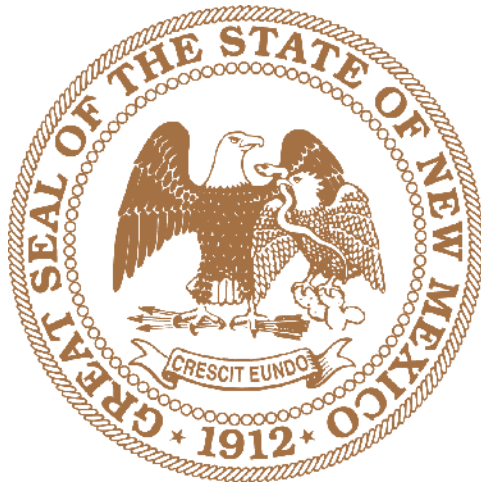


Handbook for New Mexico Building Officials



PUBLISHED BY THE JOINT PRACTICE COMMITTEE OF

THE NM BOARD OF EXAMINERS FOR ARCHITECTS

THE NM BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND
PROFESSIONAL SURVEYORS

THE NM BOARD OF LANDSCAPE ARCHITECTS

Revised 2007

Sample Architect's Seal and Certification:



Sample Architect's Seal and Certification:
(older seals may state "registered" instead of "licensed.")



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Sample Surveyor's Seal:
(older seals may state "registered" instead of licensed.)



Sample Landscape Architect's Seal and Certification:



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Foreword

The Joint Practices Committee has prepared this handbook in the spirit of service to the public by the Board of Examiners for Architects, the Board of Licensure for Professional Engineers and Professional Surveyors, and the Board of Landscape Architects.

This handbook is intended as a source of basic information and does not attempt to address all of the questions concerning the practices of architecture, engineering, surveying, and landscape architecture.

Periodic updates to this handbook will be made. Updates will also be posted on the Boards' web sites.

If you need further information or assistance concerning the requirements for the use of professional seals in New Mexico, please write, call, or visit the web site and e-mail:

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Rosters:

- **Architects**—an updated & searchable roster is available on the website
- **Engineers**—an updated & searchable roster is available on the website and may be obtained in print form.
- **Surveyors**—a continually updated & searchable roster is available on the website and may be obtained in print form.
- **Landscape architects**—a roster is published annually in print form and distributed to all code jurisdictions. For the most recent registration information contact the board office.

The boards are indebted to the many Building Officials who have provided information and assistance for this handbook.

Introduction

Building codes and professional registration laws are meant to work together. Building code jurisdictions and architectural, engineering and surveying, and landscape architectural registration boards each exist to protect the public against unsafe structures and site conditions.

Licensing officials protect the public by ensuring that all design professionals have satisfied education and training standards and pass a rigorous examination on technical and practice issues.

Building officials promulgate and enforce building code requirements that protect the public's health and safety.

I. Requirements for Professional Seals

A. General

The State of New Mexico requires professional seals on construction drawings submitted for permit in order to protect the public's life, safety and welfare.

A requirement of critical importance to a building code jurisdiction is:

When any professional seal is required for a building permit, according to the building type, occupant load or valuation of the project, every standard page of the construction documents must bear a professional seal, with signature and date, certifying professional responsibility for every aspect of the project. Referenced serial drawings (governmental and institutional drawings and details) do not require a seal. These drawings and details are the responsibility of the issuing agency. (See Section 1C: Use of Professional Seals page 3 for specific details on sealing documents)

Occupancy is a determining factor in the requirement for professional seals. Occupancy is always calculated in accordance with the current, adopted code.

Whenever any addition to a building or structure is submitted for permit, the occupant load is calculated on the combined square footage of the existing structure and the new structure.

B. Seal Requirements

1. No Professional Seal Requirement

The following construction projects do not require the seal of an architect, engineer, surveyor or landscape architect, unless the building official determines such seal is necessary to protect public life, safety and welfare:

- a. Single-family dwellings not more than two (2) stories in height;
- b. Multiple dwellings not more than (2) stories in height containing not more than four (4) dwelling units of wood-frame construction; provided this paragraph shall not be construed to allow a person who is not registered under the Architectural Act to design multiple clusters of up to four (4) dwelling units each to form apartment or condominium complexes where the total exceeds four (4) dwelling units on any lawfully divided lot;
- c. Garages or other structures not more than two (2) stories in height which are appurtenant to buildings described in Paragraphs a and b above;
- d. Nonresidential buildings, as defined in the current adopted code, or additions having a total occupant load of ten (10) or less and not more than two (2) stories in height. However, E-3 (Day Care), H (Hazardous), or I (Institutional) occupancies, must be certified by an architect or engineer regardless of the occupant load.

- e. Alterations to buildings or structures which present no unusual conditions, hazards, change of occupancy, or code violations.

[See the Architectural Act, §61-15-9 NMSA 1978, and C.I.D. Rules and Regulations 14.5.2.9 & 14.5.2.10 C NMAC]

2. Single Seal Requirement

- a. The single seal of either an engineer or architect meets the requirement for professional certification on non-residential projects and residences not exempted under Paragraph B which do not exceed a construction valuation of four hundred thousand dollars (\$400,000) AND do not exceed a total occupant load of fifty (50). The incidental practice provisions of both statutes establish this requirement.

[See the Architectural Act, §61-15-2(B) and Regulation 16.30.1.7.12 NMAC and the Engineering Act, §61-23-10 (H) and Regulation 16.39.4.8 NMAC]

- b. An architect must seal and sign all work prepared by the architect or under the architect's responsible charge. This includes work exempted from seal requirements. *[Architectural Act, §61-15-7A]*
- c. Gazebos and not fully enclosed picnic shelters, park structures, and shade structures may be sealed by an architect, engineer, or landscape architect. This would also include kits, prefabricated or pre-engineered structures for recreational uses.
- d. This does not negate the CID requirements for electrical, mechanical or other specialized certification, as needed.

3. Seals of Multiple Professions Requirement

The professional seals of both an architect and an engineer (or engineers) are required on non-residential projects and residences not exempted under Paragraph B with EITHER a construction valuation greater than four hundred thousand dollars (\$400,000) OR a total occupant load greater than fifty (50). Occupant load shall be in accordance with the current, adopted code.

[See the Architectural Act, §61-15-2(B) and Regulation 16.30.1.7.12 NMAC and the Engineering Act, §61-23-10 (H) and Regulation 16.39.4.8.3 NMAC]

4. Exceptions to the Multiple Seal Requirement

An architect, engineer, surveyor or landscape architect may submit a request to the appropriate board asking for a variance from the incidental practice rule. The request will be submitted to the Joint Practice Committee.

C. Use of Seals by Profession

It is illegal to use an out-of-state architect's, engineer's, surveyor's, or landscape architect's seal on any New Mexico project.

All professional services provided by architects, engineers, surveyors, and landscape architects in New Mexico shall be sealed, signed and dated as specified in this section.

Each qualified registrant will sign and seal only the document(s) for that portion of the work prepared by him or her.

1. Sealing Architectural Work

The following apply to the sealing of architectural work:

- Each original construction document and each cover sheet of reports and specifications prepared by, or under the direct supervision of an individual architect, must bear the imprint of the seal with the signature of that architect and the date of the signature closely aligned to the seal. *[Regulation 16.30.3.14.2 NMAC]*
- The name and current address of the architect must also appear on the sealed page. *[Regulation 16.30.3.14.2 NMAC]*
- An architect must seal and sign all work prepared by the architect or under the architect's responsible charge. This includes work exempted from seal requirements. *[\$61-15-7A NMSA 1978]*
- Computer generated seals and signatures are permitted as long as the registrant utilizes a secure method of affixation.
- An architect's placing of the architect registration seal and signature on a document certifies that the architect has exercised direction, guidance and judgment on all issues pertaining to the health, safety and general welfare of the public.
- The architect accepts all legal responsibility for all architectural matters embodied in the document. *[Regulation 16.30.1.7.4 NMAC]*

[See sample architect's seal inside front cover of published book]

2. Sealing Engineering Work

The following apply to the sealing of engineering documents:

Each licensed professional engineer shall obtain a seal/stamp, which must appear on all design drawings and the certification page of all specifications and engineering reports prepared by the licensee in responsible charge. Adjacent to the seal/stamp shall appear the original signature of the licensee along with the date the signature was applied. Rubber stamps and all facsimiles of signatures are not acceptable. The seal/stamp shall be either the impression type seal, the rubber type, or a computer generated facsimile. Computer generated seals shall be bona fide copies of the actual seal/stamp. Electronic signatures as provided by law and Board's policy shall be acceptable. [Regulation 16.39.3.12 NMAC]

An engineer may only provide engineering services in areas in which he or she is professionally qualified, and shall use qualified engineers or architects for any portion of the work for which the contracting engineer is not qualified. [Regulation 16.39.8.9.2 NMAC]

[See sample engineer's seal inside front cover of published book.]

By sealing or signing engineering documents, the professional engineer accepts responsibility for the engineering work represented by the documents and that applicable engineering standards have been met. [§61-23-3M]

3. Sealing Surveyor's Work

The following apply to the sealing of surveying documents:

Each licensed professional surveyor shall obtain a seal/stamp which must be impressed on all survey plats prepared by the licensee in accordance with the Engineering and Surveying Practice Act. The licensee shall apply the signature and the date of the signature adjacent to the stamp/seal. Rubber stamps of or computer generated signatures are not acceptable. Electronic signatures as provided by law and Board's policy shall be acceptable. [Regulation 16.39.5.11 NMAC]

[See sample surveyor's seal inside back cover.]

By sealing or signing surveying documents, the professional surveyor accepts responsibility for the engineering or surveying work, respectively, represented by the documents and that applicable surveying standards have been met. [§61-23-3 M]

4. Sealing Landscape Architect's Work

The landscape architect's seal must be imprinted (with signature and date) on all plans, specifications and reports prepared by the Landscape Architect. A landscape architect's placing of seal and signature on a document indicates he has exercised his decisions and judgment on matters pertaining to the health, safety and general welfare of the public. Rubber stamp or computer generated signatures are not acceptable.

[See sample landscape architect's seal inside back cover of published book.]

II. Definitions of Architecture, Engineering, Surveying, and Landscape Architecture

Architecture

New Mexico statute §61-15-2 NMSA 1978 defines “architect”, “architectural services” and the “practice of architecture” as follows:

§61-15-2(A) “architect” means any individual registered under the Architectural Act to practice architecture;

§61-15-2(B) “architectural services” means the services as defined by the rule of 0

§61-15-2(F) “practice of architecture” means rendering or offering to in connection with the design, construction, enlargement or alteration of a building or group of buildings and the space within the site surrounding those buildings, which have as their principal purpose human occupancy or habitation. “Practice of architecture” does not include the practice of engineering or surveying as defined in the Engineering and Surveying Practice Act but may include such incidental engineering work as is incidental practice.

Engineering

New Mexico statute §61-23-3 NMSA 1978 defines “engineer” and the “practice of engineering” as follows:

§61-23-3(D) “engineer” means a person who is qualified to practice engineering by reason of his intensive preparation and knowledge in the use of mathematics, chemistry, physics and engineering sciences, including the principles and methods of engineering analysis and design acquired by professional education and engineering experience.

§61-23-3 E) “engineering”, “practice of engineering” or “engineering practice” means any creative or engineering work that requires engineering education, training and experience in the application of special knowledge of the mathematical, physical and engineering sciences to such creative work as consultation, investigation, forensic investigation, evaluation, planning and design of engineering works and systems, expert technical testimony, engineering studies and the review of construction for the purpose of assuring substantial compliance with drawings and specifications; any of which embrace such creative work, either public or private, in connection with any utilities, structures, buildings, machines, equipment, processes, work systems, projects and industrial or consumer products or equipment of a mechanical, electrical, hydraulic, chemical, pneumatic, environmental or thermal nature, insofar as they involve safeguarding life, health or property, and including such other professional services as may be necessary to the planning, progress and completion of any engineering work. The “practice of engineering” may include the use of photogrammetric methods to derive topographic and other data. The “practice of engineering” does not include responsibility for the supervision of construction, site conditions, operations, equipment, personnel or the maintenance of safety in the work place;

Surveying

§61-23-3 (N) “surveying”, “practice of surveying” or “surveying practice” means any service or work, the substantial performance of which involves the application of the principles of mathematics and the related physical and applied sciences for:

(1) the measuring and locating of lines, angles, elevations and natural and man-made features in the air, on the surface of the earth, within underground workings and on the beds or bodies of water for the purpose of defining location, areas and volumes;

(2) the monumenting of property boundaries and for the platting and layout of lands and subdivisions;

(3) the application of photogrammetric methods used to derive topographic and other data;

(4) the establishment of horizontal and vertical controls that will be the basis for all geospatial data used for future design surveys, including construction staking surveys, surveys to layout horizontal and vertical alignments, topographic surveys, control surveys for aerial photography for the collection of topographic and planimetric data using photogrammetric methods, construction surveys of engineering and architectural public works projects; and

(5) the preparation and perpetuation of maps, records, plats, field notes and property descriptions;

§61-23-3 (P) “surveyor” or “professional surveyor” means a person who is qualified to practice surveying by reason of his intensive preparation and knowledge in the use of mathematics, physical and applied sciences and surveying, including the principles and methods of surveying acquired by education and experience, and who is licensed by the board to practice surveying;

§61-23-3 (R) “surveying work” means the work performed in the practice of surveying; and

§61-23-3 (S) “supplemental surveying work” means surveying work performed in order to densify, augment and enhance previously performed survey work or site information but excludes the surveying of real property for the establishment of land boundaries, rights of way, easements and the dependent or independent surveys or resurveys of the public land system. The board shall recognize that there may be occasions when professional engineers need to obtain supplemental survey information for the planning and design of an engineering project. A licensed professional engineer who has primary engineering responsibility and control of an engineering project may perform supplemental surveying work in obtaining data incidental to that project. Supplemental surveying work may be performed by a licensed professional engineer only on a project for which the engineer is providing engineering design services.

Landscape Architecture

New Mexico statute §61-24B-3 [NMSA 1978] defines “landscape architect” and the “practice of landscape architecture” as follows:

§61-24B-3(C) “landscape architect” means any individual registered under the Landscape Architects Act to practice landscape architecture; and

§61-24B-3(D) “landscape architectural services” means the practice of landscape architecture, including but not limited to consultation, investigation, research, design, preparation of drawings and specifications and general administration of contracts where the dominant purposes of such services are:

- (1) the preservation or enhancement of land uses and natural features;
- (2) the location and construction of functional approaches for structures, pathways or walk ways; or
- (3) the design of trails, plantings and landscape irrigation.

Nothing contained in this definition shall be construed as authorizing a landscape architect to engage in the practice of architecture, engineering or land surveying as defined by Sections 61-15-2 and 61-23-3(E) and 61-23-3 (N), (R), (S) NMSA 1978.

III. Roles of the Architect, Engineer, Surveyor and Landscape Architect

Presented in this section are descriptions of the general areas of responsibility of architects, engineers, surveyors and landscape architects. The descriptions are general rather than all-inclusive and are intended as a guide.

A. Role of the Architect

An architect must be concerned with the basic concepts of the full spectrum of design considerations. Listed below are examples of matters architects typically address:

1. Site layout (e.g., parking, zoning requirements, grading, building layout).
2. Aesthetics and overall design.
3. Building classification (e.g., occupancy, type of construction).
4. Building circulation and exiting (e.g., stairway, exit width, travel distances, corridors).
5. Life safety considerations (e.g., requirements for sprinklers, fire ratings, fire walls, separations, fire alarms, smoke control).
6. Interior space planning.
7. Interior and exterior finish materials (e.g., durability, function, aesthetics, and fire ratings).
8. Environmental impacts (e.g., sound attenuation, quality of living, impact on natural surroundings).
9. Barrier free design and accessibility requirements.
10. Overall project coordination.

B. Role of the Engineer

An engineer must be concerned with the planning and analysis of a wide variety of building systems. Listed below are examples of matters engineers typically address:

1. Structural systems (e.g., framing, structural connections, foundations).
2. Electrical systems (e.g., power distribution, lighting, security, fire alarm and smoke detection).
3. Mechanical systems (e.g., plumbing, water distribution systems, HVAC, fire protection systems).
4. Life safety considerations (e.g. design of sprinklers, fire alarm systems, and smoke control systems)
5. Soils analysis (e.g., soils reports, soil stabilization, geotechnical investigations).
6. Civil works design (e.g., site work, site drainage, grading, utilities, circulation).
7. Coordination of engineering works (e.g., power stations, dams, bridges, water treatment facilities).
8. Barrier free design and accessibility requirements.
9. Environmental Systems, Impact Studies, Improvements and Assessments.
10. Overall Project Coordination.

C. Role of the Surveyor

A surveyor provides plats and maps used by design professionals, contractors, insurers, lenders and property owners to properly assess site conditions during the design and building phases of the project. Listed below are some examples of matters surveyors typically address:

1. Determine the boundaries of the property (boundary survey).
2. Prepare a survey of the existing conditions of the property for use by an architect, engineer and/or landscape architect to develop a site plan for the project (topographic or design survey).
3. Perform a survey for title insurance companies and/or lenders (ALTA survey).
4. Layout proposed improvements (utilities and structures) for the contractor (construction staking).
5. Site survey for completed project to ensure governing authorities that improvements were constructed as per plans (as-built survey).
6. Improvement survey to secure permanent financing for the project (ALTA survey).

D. Role of the Landscape Architect

A landscape architect must be concerned with the planning and analysis of a wide variety of site conditions, land forms, structures, and systems concerned with the full spectrum of landscape architectural conditions. Listed below are examples of matters landscape architects typically address:

1. Site layout design (e.g., parking, zoning requirements, grading, landscaping, structure locations, site drainage).
2. Aesthetics and overall project design. Site structures classification (e.g., shade structures, provided such structures are not fully enclosed except for prefabricated and kit facilities such as restrooms; open landscape retaining walls; fences; playground structures).
3. Site circulation and exiting (e.g., walkways, travel distances, and other access requirements).
4. Life safety considerations (e.g., requirements for recreational facilities, playground structures, shade structures, water distribution for potable and landscape uses, fencing).
5. Plant material analysis. (e.g., plant material for condition hardy species, form, color, water usage, health, anti-allergy selection species, accessibility.)
6. Finish materials (e.g., durability, function, aesthetics).
7. Environmental impacts (e.g., water conservation, land use consideration, natural resource analysis, aesthetic analysis, revegetation and reclamation, plant selection, sound attenuation, quality of life, impact on natural and built surroundings).
8. Barrier free design and accessibility requirements. (e.g., play structures, site structures, site access, facility access)
9. Overall project coordination.
10. Interior and Exterior Landscape Design (e.g. planting design, irrigation design, circulation, fountains and pedestrian assembly areas)
11. Outdoor Assembly (e.g. sports fields, parks, trails, shelters, spectator spaces, playgrounds)

IV. The Prime Design Professional

A prime design professional will be required for any project submitted for permit to the Building Official which requires multiple professional seals (e.g., architectural, structural, mechanical, electrical, and surveying).

A. Role of the Prime Design Professional

The prime design professional must develop a comprehensive package of design documents for submittal to the building department, taking all aspects of the project into account and coordinating various submissions prepared by other project team members.

B. Selection of Prime Design Professional

An engineer or architect may be the prime design professional on any building project. The owner, user or using agency shall select the prime design professional (architect or engineer) for any building project based on the requirements and nature of the project.

V. Commonly-Asked Questions and Answers

A. Applications for Permit

1. May anyone other than an architect, engineer, or landscape architect prepare plans for submission to building officials?

Yes, in instances where exceptions to the requirement for an architect and/or engineer(s) are noted in C.I.D. Rules & Regulations 14.5.2.9 *NMAC*. Building Officials should document the exception for the record when a permit is granted based on unsealed plans.

2. Must architects, engineers, or landscape architects be listed on a building permit application and must permit requests for revisions be professionally sealed?

The architect's, engineer's, and landscape architect's names, as appropriate, must be listed on the application. All permit requests for modifications or revisions to the sealed plans must be sealed by the responsible architect, engineer, surveyor or landscape architect and issued by that architect, engineer, surveyor or landscape architect.

3. May construction documents for a commercial building, such as a bank, office or convenience store, be prepared by a contractor or a drafting service when there are only three employees?

No, not if the occupant load exceeds 10 persons according to the current, adopted code. The actual number of employees is not relevant.

4. Do shop drawings have to be sealed by an architect or engineer and submitted to the Building Official for approval?

No, typically shop drawings are intended as contractor or fabricator details. These are not part of the filed plans.

B. Changes to Permitted Documents

5. May a building official/owner/builder/contractor make changes to an architect's, engineer's, landscape architect's plans or a surveyor's plat?

No. When plans are prepared by an architect, engineer, surveyor, landscape architect or a designated employee, no changes may be made except by that professional or a person who is under the responsible charge of that design professional.

6. Who may issue change orders and addenda to building permit construction documents that have been filed for non-exempt structures?

Change orders, additional drawings and/or addenda that alter documents when an architect's and/or engineer(s)', surveyor's and/or landscape architect's seal was required must be signed by the architect, engineer, surveyor or landscape architect responsible for the modifications.

C. Requirements for Professional Seals

7. May a building official require an architect's or engineer(s)' seal on construction drawings for a commercial project with an occupant load of less than ten (10) or any other exempt project?

Yes, if the Building Official feels such professional certification is necessary to protect the public.

8. May a draftsman or contractor submit sketches or elevations for permit review for a non-exempt building prior to preparing the full plans?

Only licensed professionals may prepare schematic design for a non-exempt building, by definition of the practice of architecture, engineering or landscape architecture.

9. Does a non-residential building with a construction valuation of greater than \$400,000 but an occupant load of less than ten (10) require a professional seal?

Yes. Since the construction valuation is greater than \$400,000, the project is considered a multiple discipline project and would require an architect and engineer(s) seals.

10. Would either an architect or engineer qualify to seal building plans for a project with a construction valuation up to \$400,000?

Yes. As long as the occupant load does not exceed fifty (50), either an architect or a qualified engineer may prepare such plans.

11. If there are four separate buildings (each under 4,000 square feet, e.g., a mini storage facility) with a construction value of over \$400,000 for the entire project, does the project require both an engineer and architect?

Yes.

12. If an unregistered designer or owner prepares plans for a non-exempt building and applies for a building permit, should the building official require the designer or owner to hire an architect or engineer, whichever is appropriate?

Yes. However, an architect or engineer may seal only plans prepared by him or her or under his or her responsible charge.

13. What are examples of component or manufactured building designs that are required to be sealed by an architect or engineer when submitted to the Building Official for approval?

Component or manufactured buildings are treated no differently than other buildings. The plans must be prepared and sealed by an architect and/or engineer. Examples of such designs are prefabricated metal buildings, roof truss systems, post tension or prestress designs and precast concrete building components.

14. What are the electronic sealing and signature requirements?

The electronic sealing and signature requirements for each discipline are as follows: For architects, a registrant may affix an electronically generated seal, signature, and date of signature. The registrant must utilize a secure method of affixation. (See the Boards Rules and Regulations at www.nmbea.org) For professional engineers and professional surveyors, electronic drawings may have electronic signatures only if they are encrypted electronic signature files that protect the integrity of the drawings (see Board's rules and policy at www.sblpes.state.nm.us).

D. Practice of Other Disciplines

15. May an architect or engineer prepare and seal documents for landscape architecture?

No, except within the limits of his or her licensure.

16. May an architect or engineer prepare and seal documents for interior design?

Yes.

17. May an architect prepare and stamp engineering documents?

No, except when the project has a construction valuation not greater than four hundred thousand dollars (\$400,000) and an occupant load not greater than fifty (50).

18. May an engineer prepare and seal architectural documents?

No, except when the project has a construction valuation not greater than four hundred thousand dollars (\$400,000) and an occupant load not greater than fifty (50).

19. May landscape architects prepare and seal architectural documents?

No, except that landscape architects may seal drawings for site structures or shade structures, provided such structures are not fully enclosed except for prefabricated and kit facilities such as restrooms.

20. May architects and landscape architects seal topography maps?

No. Topography maps are typically sealed by a surveyor but may be sealed by a qualified engineer only as defined by §61-23-3 (S). Architects and landscape architects may certify finish contours on single-seal projects; however, they may not certify to existing conditions.

21. May a surveyor prepare and submit site and grading plans?

No. Professional surveyors may prepare maps, which provide topographical and related measurement data. Plans that include design features for grading or construction must be prepared and certified by a qualified architect, a qualified engineer or landscape architect.

22. May an architect or landscape architect prepare and submit grading plans?

Yes. An architect or landscape architect can prepare and seal plans that include grading and site structures insofar as the grading falls within the limits of incidental practice. [Note: Additional requirements for drainage calculations by a licensed professional engineer may be required by some agencies.]

23. May an engineer, architect or landscape architect prepare, seal and submit survey documents?

No. All survey documents must be prepared, signed and sealed by a licensed surveyor, except an engineer may obtain supplemental survey information for the planning and design of an engineering project as provided for in §61-23-3 (S).

E. Certification by Out-of-State Professionals

24. Can a contractor sign the cover sheet of a set of plans prepared by a person registered as an architect or engineer in another state and comply with the law?

No.

25. Can a set of plans be stamped and signed by a person registered as an architect in another state? Does the plan submittal meet the requirements in New Mexico?

No. Only New Mexico architects have authority to practice in New Mexico. A person registered as an architect in another state must obtain registration in New Mexico in order to practice in this state.

26. Can a set of plans be stamped and sealed by a person licensed as an engineer in another state? Does the plan submittal meet the requirements in New Mexico?

No. Only New Mexico licensed engineers have the authority to practice in New Mexico. A person licensed as an engineer in another state must obtain licensure in New Mexico in order to practice in this state.

27. Can survey plats be stamped and sealed by a person licensed as a surveyor in another state? Does the plat submittal meet the requirements in New Mexico?

No. Only New Mexico licensed surveyors have the authority to practice in New Mexico. A person licensed as a surveyor in another state must obtain licensure in New Mexico in order to practice in this state.

28. Can a set of plans be stamped and sealed by a person registered as a landscape architect in another state? Does the plan submittal meet the requirements in New Mexico?

No. Only New Mexico registered landscape architects have the authority to practice in New Mexico. A person registered as a landscape architect in another state must obtain registration in New Mexico in order to practice in this state.

29. Can an architect “overstamp” plans prepared and stamped by a person registered as an architect in another state for submittal in New Mexico?

No. An architect may only prepare and seal drawings prepared by him or her or under his or her responsible charge.

30. Can an engineer or landscape architect “overstamp” plans prepared and stamped by a person licensed as an engineer or landscape architect in another state for submittal in New Mexico?

No, except when all of the following circumstances have been met for engineering plans or landscape architecture plans (as the case maybe):

- (1) the drawings have been prepared by an engineer or landscape architect registered in a US jurisdiction;
- (2) the reviewing engineer or landscape architect has the authority to make any changes to the construction documents in accordance with his professional knowledge and judgment; and
- (3) the engineer or landscape architect has reviewed the plans prior to the preparation and sealing of the final set of construction documents to be submitted for permit.

At no time is it legal for an engineer or landscape architect to review and seal drawings prepared by a draftsperson or other person not licensed as an engineer or landscape architect, respectively, except when that person has been working for the engineer or landscape architect under his or her responsible charge.

APPENDIX A
Sample Certification for Exempted Buildings

**CERTIFICATION OF EXEMPTION
FROM PROFESSIONAL SEAL REQUIREMENTS**

DATE: _____

CITY/COUNTY: _____

I _____, hereby certify that the technical submission for the project
know as:

located at _____

has been prepared by me under the exception to the requirement for architectural and/or engineering certifications as set forth in CID Regulation 14.5.2.9 *NMAC*, Architectural and Engineering Standards Requirements and as noted below:

- 1. Single-family dwellings not more than two (2) stories in height.
- 2. Multiple dwellings not more than (2) stories in height containing not more than four (4) dwelling units of wood-frame construction; provided this paragraph shall not be construed to allow a person who is not registered under the Architectural Act to design multiple clusters of up to four (4) dwelling units each to form apartment or condominium complexes where the total exceeds four (4) dwelling units on any lawfully divided lot.
- 3. Garages or other structures not more than two (2) stories in height which are appurtenant to buildings described in Paragraphs 1 and 2 above.
- 4. Nonresidential buildings, as defined in the uniform building code, or additions having a total occupant load of ten (10) or less and not more than two (2) stories in height, which shall not include E-3 (Day Care), H (Hazardous), or I (Institutional) occupancies, all of which must be certified by an architect or engineer.
- 5. Alterations to buildings or structures which present no unusual conditions, hazards or change of occupancy.

APPENDIX B

Minimum Standards for Code Submissions

Plans and specifications submitted to the Building Official for permit must be sufficiently clear to show the project in its entirety with emphasis on the following:

1. Structural integrity
2. Life safety
3. Architectural barriers
4. Building code compliance
5. Definition of scope of work

The required drawings will depend upon the size, nature and complexity of the project. Following is a suggested standard of minimum required drawings for review by Building Officials. Additions and remodels may not require all these for plan submittal and review.

Cover Sheet

1. Project identification
2. Project address and a location map
3. All design professionals identified
4. The principal design professional (the professional responsible for project coordination) shall be identified. All communications should be directed through this individual.
5. Design Criteria list:
 - a. Occupancy group
 - b. Type construction
 - c. Location of property
 - d. Seismic zone
 - e. Square Footage/Allowable area
 - f. Fire sprinklers
 - g. Height and number of stories
 - h. Occupant load
 - i. Land use zone

Site Plan

Show proposed new structure and any existing buildings or structures, all property lines with dimensions, all streets, easements and setbacks. Show all water, sewer, electrical points of connection, proposed service routes and existing utilities on the site. Show all required parking, drainage and grading information. Indicate drainage inflow and outflow locations and specify areas required to be maintained for drainage purposes. When appropriate include a topographic survey. Show north arrow.

Landscape Plan

Show locations and quantities of all landscape materials (e.g., plant species, mulch, turf areas, mounding, edging, etc.) required for construction of the project.

Irrigation Plan

Show location and provide product type of backflow prevention device, controller, valves, main line, lateral line and sprinkler heads for the entire system. Indicate on plans point of connection, pipe sizing, flow in g.p.m. for each valve in spray and irrigation zones

Foundation Plan

Show all foundations and footings. Indicate size, locations, thicknesses, materials and strengths and reinforcing. Show all imbedded anchoring such as anchor bolts, hold downs, post bases, etc. Provide a geotechnical report or information.

Floor Plan

Show all floors including basements. Show all rooms, with their use, overall dimensions and locations of all structural elements and openings. Show all doors and windows. Provide door and window schedules. All fire assemblies, area and occupancy separations and draft stops shall be shown.

Framing Plans and Roof Framing Plans

Show all structural members, their size, methods of attachment, location and materials for floors and roofs. Show roof plan.

Exterior Elevations

Show all views. Show all vertical dimensions and heights. Show all openings and identify all materials and show lateral bracing system, where applicable.

Building Sections and Wall Sections

Show materials of construction, non rated and fire rated assemblies and fire rated penetrations. Show dimension of all heights.

Mechanical System

Show the entire mechanical system. Include all units, their sizes, mounting details, all duct work and duct sizes. Indicate all fire dampers where required. Provide equipment schedules. Submit energy conservation calculations per State of New Mexico.

Plumbing System

Show all fixtures, piping, slopes, materials and sizes. Show point of connections to utilities, septic tanks, pre treatment sewer systems and water wells.

Electrical System

Show all electrical fixtures (interior, exterior and site) wiring sizes and circuiting, grounding, panel schedules, single line diagrams, load calculations and fixture schedules. Show point of connection to utility.

Structural Calculations

Where required, provide structural calculations for the entire portion of the structural system of the project being permitted.

Specifications

Either on the drawings or in booklet form, further define construction components, covering materials and methods of construction, wall finishes and all pertinent equipment. Schedules may be incorporated in project manual in lieu of drawings.

Addenda and Changes

It shall be the responsibility of the individual identified on the cover sheet as the principal design professional to notify the Building Official of any and all changes throughout the project and provide revised plans, calculations or other appropriate documents prior to actual construction.

Revisions

For clarity, all revisions should be identified on the drawings.

If you need further information or assistance concerning the requirements for the use of design professional seals in New Mexico, please write, e-mail or call:

NM Board of Examiners for Architects

P.O. Box 509
Santa Fe, New Mexico 87504
505-982-2869
www.nmbea.org

NM Board of Licensure for Professional Engineers and Professional Surveyors

4001 Office Court Dr., Suite 903
Santa Fe, NM 87507-4962
505-827-7561
www.sblpes.state.nm.us

NM Board of Landscape Architects

P.O. Box 25101
Santa Fe, New Mexico 87504-25101
505-476-4607
www.rld.state.nm.us/b&c/Landscape/index.htm

NOTES: