

**TITLE 14 HOUSING AND CONSTRUCTION**  
**CHAPTER 7 BUILDING CODES GENERAL**  
**PART 2 2021 NEW MEXICO COMMERCIAL BUILDING CODE**

**14.7.2.1 ISSUING AGENCY:** Construction Industries Division (CID) of the Regulation and Licensing Department.  
[14.7.2.1 NMAC - Rp, 14.7.2.1 NMAC, 7/14/2023]

**14.7.2.2 SCOPE:** This rule applies to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of every building or structure or any appurtenances connected or attached to such building or structure performed in New Mexico on or after July, 14, 2023, that is subject to the jurisdiction of CID, unless performed pursuant to a permit for which an application was received by CID before that date.

**A. Exception 1.** Detached one and two-family dwellings and multiple single-family dwellings (town houses) not more than three stories high with separate means of egress, and their accessory structures shall comply with the 14.7.3 NMAC, currently adopted New Mexico Residential Building Code (NMRBC).

**B. Exception 2.** Existing buildings, not subject to the NMRBC, undergoing a change of occupancy, repair, alterations or additions shall comply with either 14.7.2 NMAC, currently adopted New Mexico Commercial Building Code, or 14.7.7 NMAC, currently adopted New Mexico existing Building Code, as applicable.  
[14.7.2.2 NMAC - Rp, 14.7.2.2 NMAC, 7/14/2023]

**14.7.2.3 STATUTORY AUTHORITY:** Sections 60-13-9, 60-13-10.3 and 60-13-44 NMSA 1978.  
[14.7.2.3 NMAC - Rp, 14.7.2.3 NMAC, 7/14/2023]

**14.7.2.4 DURATION:** Permanent.  
[14.7.2.4 NMAC - Rp, 14.7.2.4 NMAC, 7/14/2023]

**14.7.2.5 EFFECTIVE DATE:** July, 14, 2023, unless a later date is cited at the end of a section.  
[14.7.2.5 NMAC - Rp, 14.7.2.5 NMAC, 7/14/2023]

**14.7.2.6 OBJECTIVE:** The purpose of this rule is to establish minimum standards for the general construction of commercial buildings in New Mexico.  
[14.7.2.6 NMAC - Rp, 14.7.2.6 NMAC, 7/14/2023]

**14.7.2.7 DEFINITIONS:** See 14.5.1 NMAC, General Provisions and Chapter 2 of the 2021 International Building Code (IBC) as amended in 14.7.2.10 NMAC.  
[14.7.2.7 NMAC - Rp, 14.7.2.7 NMAC, 7/14/2023]

**14.7.2.8 ADOPTION OF THE 2021 INTERNATIONAL BUILDING CODE:**

**A.** This rule adopts by reference the 2021 International Building Code, as amended by this rule.

**B.** In this rule, each provision is numbered to correspond with the numbering of the 2021 International Building Code.

**C.** This rule is to be applied in conjunction with 14.7.9 NMAC, the current adopted New Mexico Commercial Energy Conservation Code.  
[14.7.2.8 NMAC - Rp, 14.7.2.8 NMAC, 7/14/2023]

**14.7.2.9 CHAPTER 1 - ADMINISTRATION:**

**A. Section 101 - Scope and General Requirements.**

**(1) Section 101.1 - Title.** Delete this section of the IBC and substitute: This code shall be known as the 2021 New Mexico Commercial Building Code (NMCBC).

**(2) Section 101.2 - Scope.** Delete this section of the IBC and see 14.7.2.2 NMAC, Scope.

**(3) Section 101.2.1 - Appendices.** This rule adopts the following appendices as amended herein:

**(a) Appendix C - Group U - Agricultural Buildings**

**(b) Appendix E - Supplementary Accessibility Requirements**

**(c) Appendix G - Flood-Resistant Construction**

- (d) **Appendix H - Signs**
- (e) **Appendix I - Patio Covers**
- (f) **Appendix J - Grading**

(4) **Section 101.3 – Purpose.** Delete this section of the IBC and see section 14.7.2.6 NMAC, Objective.

(5) **Section 101.4 - Referenced codes.** The codes referenced in the NMCBC are:

(a) **Section 101.4.1 - Gas.** Delete this section of the IBC and substitute: the currently adopted New Mexico Mechanical Code (NMMC) applies to “gas fittings” as that term is defined in CILA Section 60-13-32. All references in the IBC to the International Fuel Gas Code are deemed references to the NMMC or the LPG standards, 19.15.40 NMAC and Section 70-5-1 et seq. NMSA 1978, collectively. Gas piping systems and appliances for use with liquefied propane gas (LPG), or compressed natural gas (CNG), shall be governed by the LPG standards.

(b) **Section 101.4.2 - Mechanical.** Delete this section of the IBC and substitute: The currently adopted NMMC applies to the installation, repair and replacement of mechanical systems including piping systems, equipment, appliances, fixtures, fittings, and appurtenances including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators, and other energy related systems. All references in the IBC to the International Mechanical Code are deemed references to the NMMC.

(c) **Section 101.4.3 - Plumbing.** Delete this section of the IBC and substitute: the currently adopted New Mexico Plumbing Code (NMPC) applies to the installation, alterations, repairs, and replacement of plumbing systems, including piping systems, equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. All references in the IBC to the International Plumbing Code are deemed references to the NMPC.

(d) **Section 101.4.4 - Property maintenance.** Delete this section of the IBC.

(e) **Section 101.4.5 - Fire prevention.** Delete this section of the IBC.

(f) **Section 101.4.6 - Energy.** Delete this section of the IBC and substitute: the provisions of the current adopted New Mexico commercial energy conservation code (NMCECC) shall apply to the energy conservation aspects of general commercial construction.

**B. Section 102 - Applicability.** See this section of the IBC except as provided below.

(1) **Section 102.1 - General.** Delete this section of the IBC and see 14.5.1 NMAC, General Provisions.

(2) **Section 102.2 - Other laws.** Delete this section of the IBC and see 14.5.1 NMAC, General Provisions.

(3) **Section 102.3 - Application of references.** Delete this section of the IBC and see 14.5.1 NMAC, General Provisions.

(4) **Section 102.4 - Referenced codes and standards.** Delete this section of the IBC and see 14.5.1 NMAC, General Provisions.

(5) **Section 102.5 - Partial invalidity.** Delete this section of the IBC and see 14.5.1 NMAC, General Provisions.

(6) **Section 102.6 - Existing structures.** Delete this section of the IBC and substitute: the legal occupancy of any structure existing on the effective date of this rule shall be authorized to continue without change, except as specifically provided in this rule, in the current adopted New Mexico Existing Building Code, or by the building official in consideration of the general safety and welfare of the occupants of any such building and the general public.

**C. Section 103 - Code Compliance Agency.** Delete this section of the IBC.

**D. Section 104 - Duties and Powers of Building Official.** Delete this section of the IBC and see 14.5.1 NMAC, General Provisions.

**E. Section 105 - Permits.** Delete this section of the IBC and see 14.5.2 NMAC, Permits.

**F. Section 106 - Floor and Roof Design Loads.** See this section of the IBC.

**G. Section 107 - Construction Documents.** Delete this section of the IBC and see 14.5.2 NMAC, Permits.

**H. Section 108 - Temporary Structures and Uses.** Delete this section of the IBC and see 14.5.2 NMAC, Permits.

**I. Section 109 - Fees.** Delete this section of the IBC and see 14.5.5 NMAC, Fees.

**J. Section 110 - Inspections.** Delete this section of the IBC and see 14.5.3 NMAC, Inspections or 14.5.2 NMAC, Permits.

**K. Section 111 - Certificate of Occupancy.** Delete this section of the IBC and see 14.5.3 NMAC,

Permits.

- L. **Section 112 - Service Utilities.** Delete this section of the IBC and see 14.5.2 NMAC, Permits.
- M. **Section 113 - Means of Appeals.** Delete this section of the IBC and see 14.5.1 NMAC, General

Provisions.

- N. **Section 114 - Violations.** Delete this section of the IBC and see 14.5.3 NMAC, Inspections.
- O. **Section 115 - Stop Work Order.** Delete this section of the IBC and see 14.5.3 NMAC,

Inspections.

- P. **Section 116 - Unsafe Structures and Equipment.** Delete this section of the IBC and see 14.5.1 NMAC, General Provisions.

[14.7.2.9 NMAC - Rp, 14.7.2.9 NMAC, 7/14/2023]

**14.7.2.10 CHAPTER 2 - DEFINITIONS:** See this section of the IBC except as provided below.

- A. **Section 201 – General.** See this section of the IBC except as provided below.

(1) **Section 201.1 - Scope.** See this section of the IBC except add the following: If the same term is defined in the New Mexico construction codes and the IBC, it shall have the meaning given it in the New Mexico construction codes.

(2) **Section 201.3 - Terms defined in other codes.** Delete this section of the IBC and substitute: If a term is not defined in this code and is defined in a New Mexico construction code, the term shall have the meaning given it in the New Mexico construction code.

- B. **Section 202 - Definitions.** See this section of the IBC except as provided below.

(1) **Positive roof drainage.** Delete the definition in the IBC and substitute with the following: The drainage condition in which consideration has been made for all loading deflections of the roof deck, and the additional slope has been provided to ensure drainage of the roof within 48 hours of precipitation. Drainage has occurred when no more than one-half inch of standing water remains after 48 hours of precipitation in normal drying conditions.

(2) **Primary entrance.** Add this definition to this section of the IBC: The entrance through which most people enter the building or facility. A building or facility may have more than one primary entrance.

(3) **Roof replacement.** Delete this definition in the IBC and substitute with the following: The process of removing the existing roof covering to the structural roof deck, repairing any substrate, and installing a new roof covering.

(4) **Standpipe System, Classes of:** See this section of the IBC and add the following:

**Exception:** 1.5-inch hoses and hose cabinets shall not be provided, unless required by the New Mexico laws applicable to fire protection for class II and class III standpipe systems.

(5) **Unbalanced backfill height.** Add this definition to this section of the IBC: The difference in height between the exterior finish ground level and the lower of the top of the concrete footing that supports the foundation wall or the interior finish ground level. Where an interior concrete slab on grade is provided and is in contact with the interior surface of the foundation wall, the unbalanced backfill height is permitted to be measured from the exterior finish ground level to the top of the interior concrete slab.

[14.7.2.10 NMAC - Rp, 14.7.2.10 NMAC, 7/14/2023]

**14.7.2.11 CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE:** See this chapter of the IBC except as provided below.

A. **Section 304 – Business Group B.** See this section of the IBC except as provided below. **Section 304.1 – Business Group B.** See this section of the IBC and add the following to the list: Fire stations and police stations.

B. **Section 310 – Residential Group R.** See this section of the IBC except as provided below. Section 310.4.1 Care facilities within a dwelling. Delete this section of the IBC and substitute with the following: Care facilities for 12 or fewer persons receiving care that are within a single-family dwelling are permitted to comply with 14.7.3 NMAC. The requirements of the automatic sprinkler system will not be required if a primary or secondary exit are provided to a public way.

[14.7.2.11 NMAC - Rp, 14.7.2.11 NMAC, 7/14/2023; A, 01/13/2025]

**14.7.2.12 CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE:** See this chapter of the IBC with the following exception: For **Sections 404.1 through 404.11**, the definition of the term “ATRIUM”, is amended to substitute the words “floor levels” for the word “stories”.

[14.7.2.12 NMAC - Rp, 14.7.2.12 NMAC, 7/14/2023]

**14.7.2.13 CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS:** See this chapter of the IBC except as provided below. **Section 504 - Building Height and Number of Stories.** See this section of the IBC except as provided below.

**A. Section 504.1 – General.** See this section of the IBC except as provided below. Add the following section: **504.1.3 - Stair enclosure pressurization increase.** For Group R-1 and R-2 located in buildings of type VA construction equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, the maximum number of stories permitted in section 504.4 may be increased by one provided the interior exits stairways and ramps are pressurized in accordance with section 903.6.3 and 909.20. Legally required standby power shall be provided in accordance with section 909.11 and 2702.2.17 for buildings constructed in compliance with this section and shall be connected to stairway shaft pressurization equipment, elevators and lifts used for accessible means of egress (if provided), elevator hoistway pressurization equipment (if provided) and other life safety equipment as determined by the authority having jurisdiction. For the purposes of this section, legally required standby power shall comply with 2020 NEC section 701.12, options A, B, C, D, F, or G.

**B. Section 504.4 - Number of stories.** Delete this section and substitute with the following: The maximum numbers of stories of a building shall not exceed the limits specified in Table 504.4.  
[14.7.2.13 NMAC - Rp, 14.7.2.13 NMAC, 7/14/2023]

**14.7.2.14 CHAPTER 6 - TYPES OF CONSTRUCTION:** See this chapter of the IBC except as provided below. **Section 603 – Combustible Material in Types I and II Construction.** See this section of the IBC except as provided below. **Section 603.1 - Allowable materials.** Add the following exceptions to subsection 2: **Exception 28.** Stairways within individual dwelling units and stairways serving a single tenant space are permitted to be of fire-retardant wood or heavy-timber construction. In other than Group R occupancies, such stairways shall not serve as a required means of egress. **Exception 29.** Stairways complying with section 510.2, item 4 permitted to be constructed of wood above the horizontal assembly are also permitted to be constructed of wood below the horizontal assembly.

[14.7.2.14 NMAC - Rp, 14.7.2.14 NMAC, 7/14/2023]

**14.7.2.15 CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES:** See this chapter of the IBC except as provided below. **Section 708.4.2 - Fireblocks and draftstops in combustible construction.** See this section of the IBC except delete Exception 2.

[14.7.2.15 NMAC - Rp, 14.7.2.15 NMAC, 7/14/2023]

**14.7.2.16 CHAPTER 8 - INTERIOR FINISHES:** See this chapter of the IBC.

[14.7.2.16 NMAC - Rp, 14.7.2.16, NMAC, 7/14/2023]

**14.7.2.17 CHAPTER 9 - FIRE PROTECTION SYSTEMS:** See this chapter of the IBC except as provided below.

**A. Section 903 - Automatic Sprinkler Systems.** See this section of the IBC except as provided below. **Section 903.2 - Where required.** See this section of the IBC except delete the exception.

**B. Section 909 - Smoke Control Systems.** See this section of the IBC except as provided below.  
**(1) Section 909.8 - Exhaust method.** See this section of the IBC except as provided below. **Section 909.8.1 - Smoke layer.** Delete this section of the IBC and substitute with the following: The height of the lowest horizontal surface of the accumulating smoke layer shall be maintained at least six feet (1829 mm) above any walking surface which forms a portion of a required egress system within the smoke zone. The required exhaust rate for the zone shall be the largest of the calculated plume mass flow rates for the possible plume configurations. Provisions shall be made for a natural or mechanical supply of air from outside or adjacent smoke zones to make up for the air exhausted. Makeup airflow rates, when measured at the potential fire locations shall not increase the smoke production rate beyond the capabilities of the smoke control system. The temperature of the makeup air shall be such that it does not expose temperature-sensitive fire protection systems beyond their limits.

**(2) Section 909.9 - Design fire.** Delete this section of the IBC and substitute with the following. The design fire shall be based on a rational analysis performed by a registered design professional and approved by the building official. The design fire shall be based on the analysis in accordance with Section 909.4 and this section.

[14.7.2.17 NMAC - Rp, 14.7.2.17 NMAC, 7/14/2023]

**14.7.2.18 CHAPTER 10 - MEANS OF EGRESS:** See this chapter of the IBC except as provided below.

**A. Section 1004 - Occupant Load.** See this section of the IBC except as provided below. **Table 1004.5 - Maximum floor area allowances per occupant.** See this table of the IBC and amend as follows: under the *function of space* column, in the *institutional areas* block, below sleeping areas add: “correctional facilities and detention centers: 60 square feet gross floor area per occupant”.

**B. Section 1010 - Doors, Gates, and Turnstiles.** See this section of the IBC except as provided below.

(1) **Section 1010.1.2 - Egress door types.** See this section of the IBC except delete exception #9.

(2) **Section 1010.1.2.1 - Direction of swing.** See this section of the IBC and add the following to the end: a double-acting door shall be provided with a view panel of not less than 200 square inches (0.129 m<sup>2</sup>): double-acting doors shall not be used as exits where any of the following conditions exist:

- (a) 1. the occupant load served by the door is 100 or more,
- (b) 2. the door is part of a fire assembly,
- (c) 3. the door is part of a smoke- and draft-control assembly,
- (d) 4. panic hardware is required or provided on the door.

(3) **Section 1010.2.14 - Controlled egress doors in Groups I-1 and I-2.** See this section of the IBC and add the words “when approved by the building official” at the beginning of the section.

(4) **Section 1010.2.13 - Delayed egress.** See this section of the IBC and add the words “when approved by the building official” at the beginning of the section.

**C. Section 1019 - Exit Access Stairways and Ramps.** See this section of the IBC except as provided below. Add the following to the end of the section: **Section 1019.5 - Occupancies other than H and I.** In other than Group H and I occupancies, the following are required:

(1) A maximum of fifty percent of egress stairways serving one adjacent floor are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Any two such interconnected floors shall not be open to other floors. Unenclosed exit stairways shall be remotely located as required in Section 1015.2 and complies with Section 1017.1 for travel distance locations.

(2) Interior egress stairways serving only the first and second stories of a building equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Such interconnected stories shall not be open to other stories. Unenclosed exit stairways shall be remotely located as required in Section 1015.2 and complies with Section 1017.1 for travel distance locations.

[14.7.2.18 NMAC - Rp, 14.7.2.18 NMAC, 7/14/2023]

**14.7.2.19 CHAPTER 11 - ACCESSIBILITY:** See this chapter of the IBC except as provided below.

**A. Section 1102 - Compliance.** See this section of the IBC except as provided below. **Section 1102.1 Design.** Delete this section of the IBC except and substitute with the following: Building and facilities shall be designed and constructed to be accessible in accordance with this chapter, Appendix E - Supplementary Accessibility Requirements, and the current adopted ICC A117.1.

**B. Section 1104 - Accessible Route.** See this section of the IBC except as provided below.

**Section 1104.4 - Multistory buildings and facilities.** See this section of the IBC except as provided below.

**Exception: 1.** Delete the exception of this section and substitute with the following: An accessible route is not required to stories, mezzanines and occupied roofs that have an area of not more than 3,000 square feet (278.7 m<sup>2</sup>) per story and are located either above and or below the accessible levels in buildings or facilities that are less than three (3) stories. This exception shall not apply to:

- (1) **Subsection 1.1** - See this section of the IBC.
- (2) **Subsection 1.2** - See this section of the IBC.
- (3) **Subsection 1.3** - See this section of the IBC.
- (4) **Subsection 1.4** - See this section of the IBC.
- (5) **Subsection 1.5** - See this section of the IBC.

**C. Section 1105 - Accessible Entrances.** See this section of the IBC except as provided below.

(1) **Section 1105.1 - Public Entrances.** Delete this section of the IBC and substitute with the following: In addition to accessible entrances required by Sections 1105.1.1 through 1105.1.7, at least 60 percent of all public entrances, but not less than one primary entrance shall be accessible.

(2) **Section 1105.1.7 - Tenant spaces.** See this section of the IBC except add the following to the exceptions: **Exception 2.** Loading and service entrances that are not the only entrance to a tenant space are not required to be accessible.

**D. Section 1106 - Parking and Passenger Loading Facilities.** See this section of the IBC except delete table 1106.2 from the IBC and substitute with the following table:

<b>Table 1106.2 Accessible Parking Spaces</b>		
Total Parking Spaces	Total Required Accessible Parking Spaces	Number Required to be Van Accessible
1-25	1	1
26-35	2	1
36-50	3	1
51-100	4	1
101-300	8	2
301-500	12	2
501-800	16	3
801-1000	20	4
1,001 and over	20 spaces plus 1 space for every 100 spaces, or fraction thereof, over 1,000	1 of every 6 accessible parking spaces, or fraction thereof

**E. Section 1108 - Dwelling Units and Sleeping Units.** See this section of the IBC except as provided below.

(1) **Table 1108.6.1.1 - Accessible dwelling units and sleeping units.** See this table in the IBC and add the following provision after the table. For publicly funded projects, the total number of accessible dwelling units and sleeping units shall be five percent, or fraction thereof. Of these accessible dwelling units and sleeping units, one percent, or fraction thereof, shall be provided with roll-in showers.

(2) **Section 1108.6.2.2 - Apartment houses, monasteries, and convents.** Delete this section of the IBC and substitute with the following: In occupancies group R-2 containing more than 20 dwelling units or sleeping units, at least two percent, but not less than one of the units shall be a type A unit. In type A units, one in five, but not less than one of the units shall be provided with a roll-in shower including a permanently mounted folding shower seat. All Group R-2 units on a site shall be considered to determine the total number of units and the required number of type A units. Type A units shall be dispersed among the various classes of units.

**F. Section 1109 - Special Occupancies.** See this section of the IBC except as provided below.

(1) **Section 1109.2.5 - Designated aisle seats.** See this section of the IBC and add the following section: **Section 1109.2.5.1 - Location.** At least one of each four required designated aisle seats shall be located not more than two rows from an accessible route serving such seats.

(2) **Section 1109.4.1.4 - Employee work stations.** See this section of the IBC except delete the last sentence without substitution.

**G. Section 1110 - Other Features and Facilities.** See this section of the IBC except as provided below.

(1) **Section 1110.2 - Toilet and bathing facilities.** See this section of the IBC except as provided below.

(a) Insert the following sentence at the end of the first paragraph: When 20 or more fixtures of any type are installed in an *accessible* toilet room or bathing room, at least two of that type shall be accessible.

(b) Add the following language as a new paragraph: With respect to construction of any new restroom in a place of public accommodation as defined in 14.5.2 NMAC, see 14.7.2.45 NMAC, Baby Changing Facilities.

(c) Add the following to the end of the exceptions. **Exception 10:** Toilet fixtures and bathing facilities that exceed the minimum number of plumbing fixtures pursuant to the New Mexico construction codes and located in private restricted areas in other than government owned or leased facilities.

(2) **Section 1110.8 Elevators.** See this section of the IBC and add the following sentence: Limited-use or limited-application elevators may be used to access spaces or areas that have five occupants or less.

(3) **Section 1110.9 - Lifts:** Delete item 5 without substitution.

**H. Section 1111 - Recreational Facilities.** See this section except as provided below. **Section 1111.4.13 - Play Areas.** See this section and add the following sentence to the end of the section: Play areas

containing play components designed and constructed for children shall be accessible and be located on an accessible route.

**I. Section 1112 - Signage.** See this section of the IBC except as provided below. **Section 1112.1 - Signs.** See this section of the IBC except as provided below. **Exception:** Delete this exception and substitute with the following: Where the total number of parking spaces provided is four or less, the following provisions are required:

(1) 1.1 Accessible parking spaces shall be identified by a sign centrally located at the head of each parking space.

(2) 1.2 Van accessible parking spaces shall have an additional sign mounted below the International Symbol of Accessibility identifying the space as “van accessible”. **Exception:** Where all the accessible parking spaces comply with the standards for van accessible parking spaces.

(3) 1.3 Accessible parking sign shall state, “Violators will be fined and/or towed”.

(4) 1.4 Accessible parking spaces shall provide pavement markings in compliance with the following sections 1.4.1 to 1.4.3.

(5) 1.4.1 Accessible parking spaces shall be identified by the International Symbol of Accessibility; a clearly visible depiction of the symbol shall be painted in blue on the pavement surface at the rear of the space; except where the total number of parking spaces provided is four or less.

(6) 1.4.2 The access aisle shall be clearly marked by diagonal, blue pavement striping.

(7) 1.4.3 At the rear of striped access aisle state “NO PARKING”. Lettering shall be one-foot-high minimum and two inches wide minimum.

[14.7.2.19 NMAC - Rp, 14.7.2.19 NMAC, 7/14/2023]

**14.7.2.20 CHAPTER 12 - INTERIOR ENVIRONMENT:** See this chapter of the IBC.

[14.7.2.20 NMAC - Rp, 14.7.2.20 NMAC, 7/14/2023]

**14.7.2.21 CHAPTER 13 - ENERGY EFFICIENCY:** Delete this chapter of the IBC and see NMAC 14.7.9, New Mexico Commercial Energy Conservation Code.

[14.7.2.21 NMAC - Rp, 14.7.2.21 NMAC, 7/14/2023]

**14.7.2.22 CHAPTER 14 - EXTERIOR WALLS:** See this chapter of the IBC.

[14.7.2.22 NMAC - Rp, 14.7.2.22 NMAC, 7/14/2023]

**14.7.2.23 CHAPTER 15 - ROOF ASSEMBLIES AND ROOFTOP STRUCTURES:** See this chapter except as provided below:

**A. Section 1503 - Weather Protection.** See this section of the IBC except as provided below.

(1) **Section 1503.3 - Parapet walls.** Delete this section and replace with the following: Parapet walls shall be coped or covered in accordance with Sections 1503.3.1, 1503.3.2, and 1503.3.3. The top surface of the parapet wall shall provide positive drainage.

(2) Add the following new section: **1503.3.3 - Plastered Parapets.** Plastered parapets shall require a seamless but permeable waterproof cover or weather barrier, capping the entire parapet and wrapping over each side. The cover shall extend past any break from the vertical a minimum of four inches on the wall side. On the roof side, the cover shall properly lap any rising roof felts or membranes and be properly sealed. A layer of expanded metal lath shall be installed over the cover before plaster or stucco is applied. The lath shall extend past any break from the vertical on the wall side a minimum of five inches and on the roof side, the same distance as the cover below, allowing for plaster stops or seals. No penetrating fasteners are allowed on the horizontal surface of parapets.

**B. Section 1506 - Materials.** See this section of the IBC and add the following new sections.

(1) **Section 1506.4 - Loose granular fill.** Pumice and other granular fill type materials are not permitted in roofing assemblies.

(2) **Section 1506.5 - Roof deck transitions.** Where roof sheathing is overlapped to create “crickets” or valleys to canals, taperboard or equivalent shall be used to transition between the two deck levels to create a uniform substrate.

(3) **Section 1506.6 - Canales or scuppers.** All canales and scuppers must have a metal pan lining extending not less than six inches (152 mm) past the inside of the parapet and not less than six inches (152 mm) from each side of the canale or scupper opening. All canales and scuppers must have positive drainage.

**C. Section 1512 - Reroofing.** See this section of the IBC except as provided below. **Section 1512.3 – Roof recovering.** See this section of the IBC and add the following sentence to the end: New roof coverings shall not be installed without first removing existing roof coverings down to the structural roof deck. Where pumice or other granular fill are present, the material must be removed prior to installing new roof.  
[14.7.2.23 NMAC - Rp, 14.7.2.23 NMAC, 7/14/2023]

**14.7.2.24 CHAPTER 16 - STRUCTURAL DESIGN:** See this chapter of the IBC.  
[14.7.2.24 NMAC - Rp, 14.7.2.24 NMAC, 7/14/2023]

**14.7.2.25 CHAPTER 17 - SPECIAL INSPECTIONS AND TESTS:** See this chapter of the IBC except as provided below.

**A. Section 1705.3 - Concrete Construction.** See this section of the IBC except as provided below.  
**(1) Subsection 2 -** Delete this section of the IBC and substitute: continuous concrete footings supporting walls of buildings three stories or less in height that are fully supported on earth or rock;  
**(2) Subsection 3 -** Delete this section of the IBC and substitute: nonstructural concrete slabs supported directly on the ground, except pre-stressed slabs-on-grade;  
**(3) Subsection 4 -** Delete this section of the IBC with no substitution.  
**B. Section 1705.4 - Masonry Construction.** See this section of the IBC except delete Exception 2.  
**C. Section 1705.18 – Fire-resistant penetrations and joints.** Delete this section of the IBC and substitute with the following: In buildings three stories or greater, in buildings to Risk Category III and IV, or in fire areas containing Group R occupancies with an occupant load greater than 200, special inspections for through-penetrations, membrane penetration firestops, fire-resistant joint systems and perimeter fire containment systems that are tested and listed in accordance with Sections 714.4.1.2, 714.5.1.2, 715.3.1 and 715.4 shall be in accordance with Section 1705.18.1 or 1705.18.2.  
[14.7.2.25 NMAC - Rp, 14.7.2.25 NMAC, 7/14/2023]

**14.7.2.26 CHAPTER 18 - SOILS AND FOUNDATIONS:** See this chapter of the IBC except as provided below. **Section 1809 - Shallow Foundations.** See this section of the IBC except as provided below.

**A. Section 1809.7 - Prescriptive footings for light-frame construction.** Delete this section of the IBC and substitute with the following: Where a specific design is not provided, concrete footings supporting walls of light-frame construction shall be permitted to be designed in accordance with Table 1809.7. A turndown footing cast monolithically with the slab-on-grade may be used to support walls of light-frame construction for the number of floors outlined in Table 1809.7, provided the minimum width of the turndown footing is 12 inches and the depth meets the requirements of Sections 1809.4 and 1809.5.

**B. Table 1809.7 -** Delete this table and substitute with the following table:

<b>TABLE 1809.7 PRESCRIPTIVE FOOTINGS SUPPORTING WALLS OF LIGHT-FRAME CONSTRUCTION<sup>a, b, c, d, e</sup></b>		
<b>NUMBER OF FLOORS SUPPORTED BY THE FOOTING</b>	<b>WIDTH OF FOOTING (inches)</b>	<b>THICKNESS OF FOOTING (inches)</b>
1	16	8

**C. Table 1809.7 Footnotes.** See this section of the IBC except delete footnote “g” with no substitution.

**D. Section 1809.8 Plain concrete footings.** Delete this section of the IBC and substitute with the following: The edge thickness of plain concrete footings supporting walls other than light-frame construction shall be not less than 8 inches (203MM) where placed on soil or rock.  
[14.7.2.26 NMAC - Rp, 14.7.2.26 NMAC, 7/14/2023]

**14.7.2.27 CHAPTER 19 - CONCRETE:** See this chapter of the IBC except as provided below.

**A. Section 1906 Footings for Light-Frame Construction.** Delete this section of the IBC with no substitution.

**B. Section 1907 Minimum Slab Provisions.** See this section of the IBC except as provided below. **Section 1907.1 General.** Delete this section and the exception and substitute with the following: The thickness of concrete floor slabs supported directly on the ground shall be not less than 3½ inches (89mm). When required by a geotechnical investigation, design professional, building official or where moisture sensitive flooring is present, a



minimum A 6-mil (0.006 inch; 0.15mm) polyethylene vapor retarder with joints lapped not less than 6 inches (152mm) shall be placed between the base course or subgrade and the concrete floor slab, or other approved equivalent methods or materials shall be used to retard vapor transmission through the floor slab.  
[14.7.2.27 NMAC - Rp, 14.7.2.27 NMAC, 7/14/2023]

**14.7.2.28 CHAPTER 20 - ALUMINUM:** See this chapter of the IBC.  
[14.7.2.28 NMAC -Rp, 14.7.2.28 NMAC, 7/14/2023]

**14.7.2.29 CHAPTER 21 - MASONRY:** See this chapter of the IBC except as provided below.

**A. Section 2111 - Masonry Fireplaces.** See this section of the IBC except as provided below.  
**Section 2111.5 - Seismic Anchorage.** Delete this section of the IBC and substitute with the following: Two three-sixteenth-inch by one-inch (4.8 mm by 25.4mm) straps shall be embedded a minimum of 12 inches (305 mm) into the chimney with a 180-degree bend with a six-inch (152 mm) extension around the vertical reinforcing bars in the outer face of the chimney. Each strap shall be fastened to the structural framework of the building with two one-half-inch (12.7 mm) diameter bolts per strap. Where the joists do not head into the chimney, the anchor strap shall be connected to two-inch by four-inch (51 mm by 102 mm) ties crossing a minimum of four joists. The ties shall be connected to each joist with two 16d nails. As an alternative to the two-inch by four-inch (51 mm by 102 mm) ties, each anchor strap shall be connected to the structural framework by two one-half-inch (12.7 mm) diameter bolts in an approved manner.

**B. Section 2113 - Masonry Chimneys.** See this section of the IBC except as provided below.  
**Section 2113.4 - Anchorage.** Delete this section of the IBC and substitute with the following: Two three-sixteenth-inch by one-inch (4.8 mm by 25.4mm) straps shall be embedded a minimum of 12 inches (305 mm) into the chimney with a 180 degree bend with a six-inch (152 mm) extension around the vertical reinforcing bars in the outer face of the chimney. Each strap shall be fastened to the structural framework of the building with two one-half-inch (12.7 mm) diameter bolts per strap. Where the joists do not head into the chimney, the anchor strap shall be connected to two-inch by four-inch (51 mm by 102 mm) ties crossing a minimum of four joists. The ties shall be connected to each joist with two 16d nails. As an alternative to the two-inch by four-inch (51 mm by 102 mm) ties, each anchor strap shall be connected to the structural framework by two one-half-inch (12.7 mm) diameter bolts in an approved manner.  
[14.7.2.29 NMAC - Rp, 14.7.2.29 NMAC, 7/14/2023]

**14.7.2.30 CHAPTER 22 - STEEL:** See this chapter of the IBC.  
[14.7.2.30 NMAC - Rp, 14.7.2.30 NMAC, 7/14/2023]

**14.7.2.31 CHAPTER 23 - WOOD:** See this chapter of the IBC except as provided below. **Section 2308 - Conventional Light-Frame Construction.** See this section of the IBC except as provided below.

**A. Section 2308.4.5 - Joists supporting bearing partitions.** See this section of the IBC except delete the first sentence and substitute: bearing partitions parallel to joists shall be supported on beams, girders, built-up joists of sufficient size to carry the load, walls, or other bearing partitions.

**B. Section 2308.7.6 - Framing around openings.** See this section of the IBC except delete the first sentence and substitute: Trimmer and header joists shall be of sufficient size to support the load.  
[14.7.2.31 NMAC - Rp, 14.7.2.31 NMAC, 7/14/2023]

**14.7.2.32 CHAPTER 24 - GLASS AND GLAZING:** See this chapter of the IBC except as provided below. **Section 2403 – General Requirements for Glass.** See this section of the IBC except as provided below.

**A. Section 2403.1 - Identification.** Delete the first paragraph of this section of the IBC and substitute: Each pane shall bear the manufacturer’s label designating the type and thickness of the glass or glazing material. The identification shall not be omitted unless approved by the building official. The building official is authorized to require an affidavit from the glazing contractor certifying that each light is glazed in accordance with approved construction documents that comply with the provisions of this chapter. Safety glazing shall be identified in accordance with Section 2406.3.

**B. Section 2403.2 - Glass supports.** Delete this section of the IBC and substitute: Where one or more sides of any pane of glass is not firmly supported, or is subject to unusual load conditions, detailed construction documents, detailed shop drawings and analysis or test data assuring safe performance for the specific installation shall be submitted when required by the building official.  
[14.7.2.32 NMAC - Rp, 14.7.2.32 NMAC, 7/14/2023]

**14.7.2.33 CHAPTER 25 - GYPSUM BOARD, GYPSUM PANEL PRODUCTS AND PLASTER:** See this chapter of the IBC except as provided below.

**A. Section 2510 - Lathing and Furring for Cement Plaster (Stucco).** See this section of the IBC except as provided below. **Section 2510.6 - Weather - Resistant Barrier.** Delete this section and substitute with the following: Water-resistive barriers shall be installed as required in sections, 1403.2, 1405.3, and 1503.2 and, where applied over wood-based sheathing, shall comply with section 2510.6.1 or 2510.6.2.

**B. Section 2512 – Exterior Plaster.** See this section of the IBC except as provided below.

**(1) Section 2512.1.1 - On Grade Floor Slab.** Delete this section of the IBC and substitute with the following: On wood framed or steel stud construction with an on-grade concrete floor slab system, approved acrylic based exterior plaster systems and acrylic based color coats shall be applied in such a manner as to cover but not to extend below, the lath, paper, and screed. When a cement plaster stucco and cement plaster color coat is installed, and no perimeter insulation is on the exterior of a concrete or masonry foundation, the color coat shall terminate not further than six inches (153 mm) below finished grade. All excess plaster shall be removed from the site and no drip screeds shall comply with ASTM C 1063.

**(2) Section 2512.1.2 - Weep Screeds.** See this section of the IBC.

**(3) Add the following section to the IBC. Section 2512.1.3 - Plaster to Roof Separation.** A reglet and weep screed or equivalent metal flashing shall be applied where all stucco wall surfaces terminate at a roof.

[14.7.2.33 NMAC - Rp, 14.7.2.33 NMAC, 7/14/2023]

**14.7.2.34 CHAPTER 26 - PLASTIC:** See this chapter of the IBC.

[14.7.2.34 NMAC - Rp, 14.7.2.34 NMAC, 7/14/2023]

**14.7.2.35 CHAPTER 27 - ELECTRICAL:** Delete this chapter of the IBC and see the NMEC except as provided below.

**A. Section 2701 - General.** See this section of the IBC except as provided below. **2701.1 - Scope.** Delete this section of the IBC and substitute: Electrical systems, including emergency and standby power systems, and electrical equipment, appliances, fixtures, fittings, and appurtenances thereto, shall be installed, altered, repaired, replaced, maintained, tested, and designed pursuant to the provisions of the NMEC.

**B. Section 2702 - Emergency and Standby Power Systems.** See this section of the IBC except as provided below.

**(1) Section 2702.1 - General.** See this section of the IBC except as provided below.

**(a) Section 2702.1.1 - Stationary generators.** Delete this section of the IBC.

**(b) Section 2702.1.3 – Installation.** Delete this section of the IBC.

**(c) Section 2702.1.4 - Load transfer.** Delete this section of the IBC.

**(d) Section 2702.1.5 - Load duration.** Delete this section of the IBC.

**(e) Section 2702.1.6 - Uninterruptable power source.** Delete this section of the IBC.

IBC.

**(f) Section 2702.1.7 – Interchangeability.** Delete this section of the IBC.

**(2) Section 2702.2 - Where Required.** See this section of the IBC except as provided below. Section 2702.2.5 Exhaust Systems. Delete this section of the IBC without substitution.

[14.7.2.35 NMAC - Rp, 14.7.2.35 NMAC, 7/14/2023]

**14.7.2.36 CHAPTER 28 - MECHANICAL SYSTEMS:** Delete this chapter of the IBC and see the NMMC.

[14.7.2.36 NMAC - Rp, 14.7.2.36 NMAC, 7/14/2023]

**14.7.2.37 CHAPTER 29 - PLUMBING SYSTEMS:** Delete this chapter of the IBC and see the NMPC except as provided below.

**A. Section 2901 - General.** See this section of the IBC except as provided below.

**(1) Section 2901.1 Scope.** Delete this section of the IBC and substitute with the following: Plumbing systems, including piping systems, equipment, appliances, fixtures, fittings and appurtenances, and when connected to a water or sewage system, and all aspects of a medical gas system, shall be installed, altered, repaired, replaced, maintained, tested and designed pursuant to the provisions of the NMPC.

**(2) Section 2901.2.** All references in Chapter 29 of the IBC to the International Plumbing

Code are deemed references to the NMPC.

**B. Section 2902 - Minimum Plumbing Facilities. Section 2902.1 - Minimum Number of Fixtures.** See this section of the IBC and add the following language to the end of the first paragraph: urinals may be substituted for up to fifty percent of the maximum number of water closets in other than A or E occupancies; in A and E occupancies, urinals may be substituted for up to sixty-seven percent of the maximum number of water closets.

(1) **Table 2902.1 - Minimum Number of Required Plumbing Facilities.** See this table in the IBC.

(2) **Section 2902.1.1 - Fixture Calculations.** See this section of the IBC.  
[14.7.2.37 NMAC - Rp, 14.7.2.37 NMAC, 7/14/2023]

**14.7.2.38 CHAPTER 30 - ELEVATORS AND CONVEYING SYSTEMS:** See this chapter of the IBC.  
[14.7.2.38 NMAC - Rp, 14.7.2.38 NMAC, 7/14/2023]

**14.7.2.39 CHAPTER 31 - SPECIAL CONSTRUCTION:** See this chapter of the IBC.  
[14.7.2.39 NMAC - Rp, 14.7.2.39 NMAC, 7/14/2023]

**14.7.2.40 CHAPTER 32 - ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY:** See this chapter of the IBC.  
[14.7.2.40 NMAC - Rp, 14.7.2.40 NMAC, 7/14/2023]

**14.7.2.41 CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION:** See this chapter of the IBC.  
[14.7.2.41 NMAC - Rp, 14.7.2.41 NMAC, 7/14/2023]

**14.7.2.42 CHAPTER 34 - EXISTING STRUCTURES:** Delete this chapter of the IBC and see 14.7.7 NMAC.  
[14.7.2.42 NMAC - Rp, 14.7.2.42 NMAC, 7/14/2023]

**14.7.2.43 CHAPTER 35 - REFERENCED STANDARDS:** See this chapter of the IBC.  
[14.7.2.43 NMAC - Rp, 14.7.2.43 NMAC, 7/14/2021]

**14.7.2.44 APPENDIX E - SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS:** See the appendix of the IBC except as provided below.

**A. E102 - Definitions.** See this section of the IBC and add the following definition: **Children’s use** – Children’s use are spaces and elements specifically designed for use primarily by occupants 12 years old and younger.

**B. E105 - Other Features and Facilities.** See this section of the IBC except delete Subsection E105.1.

**C. E107 - Signage.** See this section of the IBC except delete Subsection E107.1.

**D. E111 - Children’s Accessible Elements.** Add children’s accessibility table as shown below.

<b>TABLE E111 CHILDREN’S ACCESSIBLE ELEMENTS TABLE</b>	
<b>This is provided as a comprehensive reference guide to children’s standards within NMBC-2021 and ANSI A117.1-2017</b>	
<b>Element</b>	<b>Children’s Requirements</b>
<b>Children’s use definition</b>	<b>ANSI-2017Section 106.</b> <b>Children’s use:</b> Spaces and elements specifically designed for use primarily by people 12 years old and younger.
<b>Scoping</b>	<b>E112 - Children’s Standards.</b> The technical requirements in the main body of the 2021 International Building Code are based on adult dimensions and anthropometrics. This section contains technical requirements based on children’s dimensions and anthropometrics in addition to those in ICC ANSI – 2017 and 2010 ADA
<b>Scoping</b>	<b>E112.1.</b> The predominant use of an element (rather than a building or facility) shall guide the determination of whether to use specifications for adults or children for that element. If children are the primary users of the element, children’s specifications shall be applied.

<b>Scoping</b>	<b>E112.2 - Children’s Accessible Elements.</b> When children are the primary users of a building or facility (such as day care centers, schools, children’s areas of libraries, etc.), the accessibility standards shall correspond to the children’s provisions of this section.			
<b>Element</b>	<b>Details</b>	<b>Ages 3 and 4 Pre-K</b>	<b>Ages 5 through 8 K through 2<sup>nd</sup> grade</b>	<b>Ages 9 through 12 3<sup>rd</sup> through 6<sup>th</sup> grade</b>
<b>Forward or Side Reach Range</b> <i>See 2010 ADA Advisory 308.1 and modify as shown to right</i>	High maximum	36 in (915 mm)	40 in (1015 mm)	44 in (1120 mm)
	Low minimum	20 in (510 mm)	18 in (455 mm)	16 in (405 mm)
<b>Ramps</b> <i>See ANSI 2017 and modify as shown to right</i>	Slope	1 :16	1 :16	1 :16
	Clear Width between handrails for single wheelchair	44” min (118 mm)	44” min (118 mm)	44” min (118 mm)
	Clear Width between handrails for two wheelchairs	88” min. (2236 mm)	88” min. (2236 mm)	88” min. (2236 mm)
	Rise for any ramp run	20 inches maximum.	20 inches maximum.	20 inches maximum.
	Handrails <i>See ANSI-505</i>	“34” – “38” 865 mm – 965 mm)	“34” – “38” 865 mm – 965 mm)	“34” – “38” 865 mm – 965 mm)
<b>Element</b>	<b>Details</b>	<b>Ages 3 and 4 Pre-K</b>	<b>Ages 5 through 8 K through 2<sup>nd</sup> grade</b>	<b>Ages 9 through 12 3<sup>rd</sup> through 6<sup>th</sup> grade</b>
<b>Drinking fountains and water coolers</b> <i>See ANSI - 2017 and modify as shown to right. See IBC-2021 section 1110.5 Exception 2</i>	Spout outlet height for children’s wheelchair access. <i>See ANSI 602.2.1 Exception</i>	30 in. - 43 in. (760 mm – 1090 mm)	30” max. (760 mm)	30” max. (760 mm)
	Spout outlet for standing occupant. <i>See ANSI 602.3.2 Exception</i>	30 in. 43 in. (760 mm – 1090 mm)	Same	Same
<b>Water closets for Toilet Rooms, Wheelchair Stalls, and Ambulatory Stalls</b> <i>See ANSI-2017 604.11 and 604.1 See IBC-2021 section 1110.2 Exception 9</i>	Centerline <i>See ANSI 604.11.2</i>	12” max. (305 mm)	12”-15” (305-380 mm)	15”-18” (380-455 mm)
	Clearance <i>See ANSI 604.11.3 and 604.3</i>	60” (1525 mm) wide by 56” (1420 mm) min. deep	60” (1525 mm) wide by 56” (1420 mm) min. deep	60” (1525 mm) wide by 56” (1420 mm) min. deep
	Toilet seat height <i>See ANSI 604.11.4</i>	11”-12” (280-305 mm)	12”-15” (305-380 mm)	15”-17” (380-430 mm)

	Horizontal grab bar height to centerline <i>See ANSI 604.11.5, 604.5 and 609.4.2</i>	18"-20" (455-510 mm)	20"-25" (510-635 mm)	25"-27" (635-685 mm)
	Rear grab bar may be split or shifted. <i>ANSI 604.5.2 Exception 2 and 609.4.2</i>	18"-20" (455-510 mm)	20"-25" (510-635 mm)	25"-27" (635-685 mm)
	Vertical grab bar 18" (455mm) long <i>See ANSI 604.11.5, 604.5.1, and 609.4.2</i>	Vertical grab bar bottom is 21" (533 mm) min. - 30" (760 mm) max. above the floor	Vertical grab bar bottom is 21" (533 mm) min. - 30" (760 mm) max. above the floor	Vertical grab bar bottom is 21" (533 mm) min. - 30" (760 mm) max. above the floor
		Centerline is 34 inches (865 mm) max. - 36" (915 mm) max. from the rear wall	Centerline is 34 inches (865 mm) max. - 36" (915 mm) max. from the rear wall	Centerline is 34 inches (865 mm) max. - 36" (915 mm) max. from the rear wall
	Flush control <i>See ANSI 604.11.6</i>	36" Max. high (915mm)	36" max. high (915 mm)	36" max. high (915 mm)
<b>Dispensers</b> See ANSI-2017 section 604.11.7	See this entire NEW section	Same	Same	Same
<b>Element</b>	<b>Details</b>	<b>Ages 3 and 4 Pre-K</b>	<b>Ages 5 through 8 K through 2<sup>nd</sup> grade</b>	<b>Ages 9 through 12 3<sup>rd</sup> through 6<sup>th</sup> grade</b>
<b>Family or Assisted-Use Toilet Rooms IBC-2021 section 1110.2.1.2 Exceptions</b>	Family or assisted-use toilet rooms shall include only one water closet. and only one lavatory. A family or assisted-use bathing room in accordance with section 1110.2.1.3 shall be considered a family or assisted-use toilet room. <b>Exception: The following additional fixtures shall be permitted in a family or assisted use toilet room:</b> <b>1. A urinal</b> <b>2. A child height water closet</b> <b>3. A child height lavatory.</b>	<b>Same</b>	<b>Same</b>	<b>Same</b>

<b>Wheelchair water closet compartments</b> <i>See ANSI-2017 604.11.8 and modify as shown to right.</i>	<b>Size</b> <i>See ANSI 604.9.2.2</i>	60" (1525 mm) min. wide by 59" (1500 mm) deep min.	60" (1525 mm) min. wide by 59" (1500 mm) deep min.	60" (1525 mm) min. wide by 59" (1500 mm) deep min.
	<b>Toe clearance beneath front partition and one side partition</b> <i>See ANSI 604.9.5.2</i>	12" (305 mm) min high and extend 8" beyond the compartment side face of partition, exclusive of partition supports	Same	Same
	<b>Toe clearance beneath front partition and one side partition. See ANSI 604.9.5.2 Exceptions 1&amp; 2</b>	<b>Exception 1.</b> Toe clearance at front partition is not required in a wheelchair accessible compartment greater than 67 inches (1700 mm) in depth	Same	Same
		<b>2.</b> Toe Clearance at side partition is not required in a wheelchair accessible compartment greater than 68 inches (1725 mm) in width	Same	Same
<b>Ambulatory water closet compartments</b> <i>See ANSI-2017 604.11.8, 604.10 and modify as shown to right</i>	<b>Stall Size</b> <i>See ANSI 604.10.2</i>	60" (1525 mm) long by 35" (890 mm) wide	60" (1525 mm) long by 35" (890 mm) wide	60" (1525 mm) long by 35" (890 mm) wide
	<b>Horizontal parallel grab bars on both sidewalls 42" (1065 mm) long</b> <i>See ANSI 604.5.1</i>	18"-20" (455-510 mm)	Same	Same
	<b>Vertical grab bars on both sidewalls 18" (455 mm) long</b> <i>See ANSI 604.5.1</i>	<b>Bottom of bar 21" (535 mm) to 30" (760 mm) above floor</b>	Same	Same
		<b>Centerline of bar 34" (865 mm) to 36" (915 mm) from the rear wall</b>	Same	Same
<b>Urinals</b> <i>See ANSI- 2017 and modify as shown to right</i>	<b>Top of rim</b>	14" max. (355 mm)	14" max. (355 mm)	14" max. (355 mm)
<b>Element</b>	<b>Details</b>	<b>Ages 3 and 4 Pre-K</b>	<b>Ages 5 through 8 K through 2<sup>nd</sup> grade</b>	<b>Ages 9 through 12 3<sup>rd</sup> through 6<sup>th</sup> grade</b>

<b>Lavatories and sinks</b> <i>See ANSI - 2017 and modify as shown to right</i>	Sink rim <i>See ANSI 606.2 Exception 3 and 4</i>	22" max. (559 mm)	31" max. (797 mm)	31" max. (797 mm)
	Knee clearance height <i>See ANSI 606.2 Exception 2 and 3</i>	none required with parallel approach	24" min. (610 mm)	24" min. (610 mm)
<b>Mirrors</b> <i>See ANSI – 2017 section 603.3 and modify as shown to right.</i>	Full length mirror 60" (1525 mm) min. tall	Bottom of reflecting surface 12" (455 mm) max. above floor	Same	Same
	Mirrors over sinks	Bottom of reflecting surface 28" (710 mm) max. above floor	Bottom of reflecting surface 37" (940 mm) max. above floor	Bottom of reflecting surface 37" (940 mm) max. above floor
<b>Signage, Braille</b> <i>See ANSI – 2017 section 703.4.5 and modify as shown to right</i>	Centerline	36" (915 mm) min. 44" (1120 mm) max	Same	Same
<b>Dining surfaces and work surfaces</b> <i>See ANSI – 2017 section 902.5 and modify as shown to right</i>	Tops of tables and counters	26" (660 mm) min. 30" (760 mm) max.	Same	Same
<b>Benches</b> <i>See ANSI-2017 903.5 Exception and modify as shown to right</i>	Top of seat	11"-17" (280-430 mm)	Same	Same
<b>Tray slides</b> <i>See ANSI-2017 section 904.5.2 and modify as shown to right</i>	Top of tray slide	28" (710 mm) min. 30" (762 mm) max.	Same	Same
<b>Storage</b> <i>See ANSI-2017 section 905 and modify as shown to right</i>	Frontal approach height range	20"-36" (510-915 mm)	20"-40" (510-1015 mm)	20"-44" (510-1120 mm)
	Side approach height range	20"-36" (510-915 mm)	40" max. (1015 mm)	44" max. (1120 mm)

[14.7.2.44 NMAC - Rp, 14.7.2.44 NMAC, 7/14/2023]

#### 14.7.2.45 BABY CHANGING FACILITIES

**A.** Construction of a new restroom, intended for use in a place of public accommodation, as defined in 14.5.2 NMAC, shall provide for at least one baby changing facility on each floor that has a public toilet facility and shall accommodate any person needing to utilize a baby changing facility, pursuant to Section 60-13-10.3 NMSA 1978.

**B.** Baby changing facilities shall be included in all required documentation including plans submitted under submittal documents pursuant to Subparagraph (b) of Paragraph (1) of Subsection A of 14.5.2 10 NMAC and shall be subject to plan review pursuant to Subsection A of 14.5.2.11 NMAC - Permits, and inspections pursuant to Subsection A of 14.5.3.8 NMAC.

C. All requirements for baby changing facilities must be complied with in order for a certificate of occupancy to be issued or a final inspection approved, whichever is appropriate.

D. Baby changing facilities shall comply with the American national standards institute (ANSI) A117.1-2017: Section 603.5 diaper changing tables; Section 305 floor space; Section 308.2.1 unobstructed access; Chapter 7 Communication Elements and Features; Chapter 9 built in furnishings and equipment; and Subsection K of 14.7.2.19 NMAC, Section 1111, signage.  
[17.7.2.45 NMAC –Rp, 14.7.2.45 NMAC, 7/14/2023]

#### **HISTORY OF 14.7.2 NMAC:**

**Pre-NMAC History:** Material in this part was derived from that previously filed with the commission of public records - state records center and archives as:

GCB-NMBC-83-1, 1982 New Mexico Building Code, filing date, 2/15/1983  
CID-GCB-NMBC-85-1, 1985 New Mexico Building Code, filing date, 11/19/1985  
CID-GCB-NMBC-88-1, 1988 New Mexico Building Code, filing date, 01/20/1989  
CID-GCB-NMBC-91-1, 1991 New Mexico Building Code, filing date, 05/04/1993

#### **History of Repealed Material:**

14 NMAC 7.2, New Mexico Building Code, filed 10/30/1998 (with the exception of material incorporated by reference which was also filed 10/30/1998), repealed 12/1/2000.  
14.7.2 NMAC, 1997 New Mexico Building Code (filed 10/16/2000), repealed 7/1/2004.  
14.7.2 NMAC, 2003 New Mexico Commercial Building Code (filed 5-27-2004) repealed 1/1/2008.  
14.7.2 NMAC, 2006 New Mexico Commercial Building Code (filed 08/16/2007) repealed 1/28/2011.  
14.7.2 NMAC, 2009 New Mexico Commercial Building Code (filed 12/28/2010) repealed 11/15/2016.

#### **Other History:**

CID-GCB-NMBC 91-1, 1991 New Mexico Building Code (filed 5/4/1993) was replaced by 14 NMAC 7.2, Housing and Construction, Building Codes General, 1997 New Mexico Building Code, effective 12/31/1998.  
14 NMAC 7.2, Housing and Construction, Building Codes General, 1997 New Mexico Building Code (filed 10/30/1998) replaced by 14.7.2 NMAC, 1997 New Mexico Building Code, effective 12/1/2000.  
Those applicable portions of 14.7.2 NMAC, 1997 New Mexico Building Code (filed 10/16/2000) and those applicable portions of 14 NMAC 7.3, 1997 Uniform Building Code (filed 10/30/1998) replaced by 14.7.2 NMAC, 2003 New Mexico Commercial Building Code, effective 7/1/2004.  
14.7.2 NMAC, 2003 New Mexico Commercial Building Code (filed 5/27/2004) replaced by 14.7.2 NMAC, 2006 New Mexico Commercial Building Code, effective 1/1/2008.  
14.7.2 NMAC, 2006 New Mexico Commercial Building Code (filed 08/16/2007) replaced by 14.7.2 NMAC, 2009 New Mexico Commercial Building Code, effective 1/28/2011.  
14.7.2 NMAC, 2009 New Mexico Commercial Building Code (filed 12/28/2010) replaced by 14.7.2 NMAC, 2015 New Mexico Commercial Building Code, effective 11/15/2016.  
14.7.2 NMAC, 2015 New Mexico Commercial Building Code (filed 11/15/2016) replaced by 14.7.2 NMAC, 2021 New Mexico Commercial Building Code, effective 7/14/2023.