

SAN JUAN COUNTY BUILDING DEPARTMENT



GREENHOUSE PRE-PERMIT REVIEW



A Greenhouse is defined in the 2021 International Building Code (IBC) as:

“A STRUCTURE OR THERMALLY ISOLATED AREA OF A BUILDING THAT MAINTAINS A SPECIALIZED SUNLIT ENVIRONMENT USED FOR AND ESSENTIAL TO THE CULTIVATION, PROTECTION OR MAINTENANCE OF PLANTS”

Greenhouse structures built with impervious membranes like wood, metal, glass or plastic laminate must meet minimum building code requirements.

Greenhouses other than growing plants shall be classified for their intended use (sales, exhibits, classes, etc.) and follow building code rules for the designated occupancy classification.

The requirements for building permits depend on the structure's size, construction, and use. The County Building Code mandates that all structures comply with regulations on property setbacks, lot coverage, and floodplain areas.

The Building Department requires drawings and load calculations stamped by a New Mexico registered engineer proving the structure will meet required wind and snow load ratings for the area for commercial projects and may require for larger residential projects. (see design criteria on permit application)

Most greenhouse manufacturers can provide structural drawings and load ratings prior to ordering the product. Once submitted, the drawings and plans must be reviewed and approved by the County Building Division and other departments before a building permit can be issued.

We recommend you review structural components and load ratings with the San Juan County Building Department staff prior to purchasing a pre-built greenhouse and/or applying for your permit.

NOTE: A permit is only required if the structure is over 120 sq. ft.

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DATE: _____

ADDRESS: _____

LANDOWNER NAME: _____ PHONE: _____

CONTRACTOR BUSINESS NAME: _____

CONTRACTOR LICENSE #: _____ EXP. DATE: _____

CONTRACTOR BUSINESS EMAIL: _____

YOUR NAME: _____ PHONE: _____

YOUR EMAIL: _____

Please answer the following questions to determine if your structure is commercial or residential (circle one)

1. Will there be employees? Y or N
2. Will the public have access to structure? Y or N
3. Will there be onsite sales to the public? Y or N
4. Will there be utilities to the structure? Y or N

(To be completed by County Building Division)

Project Type: _____

COMMERCIAL (See commercial permit application)

RESIDENTIAL (See residential permit application)