

Hola a todos,

Hope this answer your questions:

According to the “REGLAMENTO GENERAL DE CONSTRUCCIÓN Y SUS NORMAS TECNICAS PARA EL MUNICIPIO DE GUAYMAS” ("GENERAL CONSTRUCTION REGULATION AND ITS TECHNICAL RULES FOR THE MUNICIPALITY OF GUAYMAS")

Two question we need clarity on that have arisen from our recent close to home experience are:

1) WHEN IS A GUAYMAS CONSTRUCTION PERMITTED REQUIRED?

Any construction in a property must have a building permit according to the following:

"CAPÍTULO 2.02.00 LICENCIAS, PERMISOS, CONSTANCIAS Y CERTIFICACIONES.

Article 2.02.01 ADMINISTRATIVE CONTROL. All urban action to be carried out will require the license, record or certification issued by the Direction.

Article 2.02.02 CONSTRUCTION LICENSE. It is the document issued by the Direction in which the owners or possessors, as the case may be, are authorized to build, expand, modify, repair or demolish a building or facility.

For the issuance of the licenses that authorize the execution of the construction works, the interested party is required to present the corresponding request to the Directorate, accompanied by the following documentation:

Application containing the following information:

- a) Name of the owner.
- b) Location.
- c) Use of the building.
- d) Construction areas.
- e) Determination of COS and CUS.
- f) Number of parking spaces.
- g) Start and end date.

h) Name of the Director Responsible for Work.

i) Name (s) of the Co-Responsible Construction Experts.

j) Property deed registered in the public registry of the property and commerce or, failing that, the documentation that in the opinion of the Direction is sufficient to prove ownership of the property, as well as a copy of the property payment receipt up to date until the date of application.

k) Land use license in the terms of this Regulation.

l) Proof of Alignment and Official Number according to 02.02.14

m) Construction permit, in cases where it is required, from the authorities health, the Ministry of Economy, PEMEX, or other state agencies or federal.

n) Three points of the project of the work in plans at a convenient scale to be legible, said plans will be duly bounded and specified and must include at least the following:

I. ARCHITECTURAL

a) Location sketch delimiting the front of the lot with respect to the closest corners.

b) General and distribution plant.

c) Sufficient facades to define the work. d) Sufficient cuts to define the work.

II. STRUCTURAL

a) Foundation plan, and its details.

b) Chains, castles, columns and beams, in plan (s), section (s) and details.

c) Slabs or roof system.

III. INSTALLATIONS

a) Hydraulic, sanitary and pluvial, in plant (s) and court (s).

b) Electrical, in plants, and where appropriate the authorization issued by the Secretary of Energy.

c) Air conditioning.

d) Specials

e) Destination of waste and, where appropriate, the favorable resolution of environmental impact issued by the Directorate of Ecology or others that correspond."

2) HOW DO WE KNOW WHAT CONSTRUCTION IS PERMITTED AND WHAT CONSTRUCTION IS NOT?

It should be a sign outside of the construction, if there isn't, its necessary to submit a request to Control Urbano as we have done in the past.

3) IS WHAT REQUIRES A GUAYMAS PERMIT ONLY WHAT IS SPELLED OUT IN THE CARACOL 2004 PROTECTIVE RULES OR ARE THE GUAYMAS REQUIREMENT MORE EXTENSIVE THAN OUR PROTECTIVE RULES?

The Guaymas Regulations requirements are more extensive than the Caracol protective rules, but they should work in conjunction. Its necessary the blue prints to be approved by the Association as a requirement for Control Urbano to issue a permit. If a constructions do not exceeds 60square meters, there is a type of license called "self construction" and the requirements are minimal for it.

Saludos.

David.

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