CITY of ALBUQUERQUE
TWENTY SIXTH COUNCIL

COUNCIL BILL NO. O-24-41 ENACTMENT NO. O-2024-038

SPONSORED BY: Klarissa J. Peña, by request

ORDINANCE

AMENDING THE 2024 UNIFORM ADMINISTRATIVE CODE TO ADJUST CERTAIN FEES, ADD CLARIFYING LANGUAGE REGARDING EXPIRATION AND RENEWAL OF PLAN REVIEW AND PERMITS, AND MAKE CLERICAL CORRECTIONS.

BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

SECTION 1. Section 14-1-2 is hereby amended as follows:

"The Uniform Administrative Code is hereby adopted as depicted in Exhibit A, Uniform Administrative Code 2024 Edition to this Ord. O-24-41 and shall serve as the administrative, organizational and enforcement rules and regulations for the adopted technical codes within the City of Albuquerque, New Mexico."

SECTION 2. SEVERABILITY. If any section, paragraph, sentence, clause, word or phrase of this Ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance. The Council hereby declares that it would have passed this Ordinance and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provision being declared unconstitutional or otherwise invalid.

SECTION 3. COMPILATION. Section '1' of this Ordinance amends, is incorporated in, and is to be complied as part of the Revised Ordinances of Albuquerque, New Mexico, 1994.

SECTION 4. EFFECTIVE DATE. This ordinance shall take effect January 1, 2025.

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PASSED AND ADOPTED THIS 18th DAY OF November , 2024
BY A VOTE OF: 8 FOR 1 AGAINST.

For: Baca, Bassan, Champine, Fiebelkorn, Grout, Peña, Rogers, Sanchez

Against: Lewis

Dan Lewis, President
City Council

APPROVED THIS 1 DAY OF December , 2024

Bill No. O-24-41

Timothy M. Keller, Mayor
City of Albuquerque

ATTEST:

Ethan Watson, City Clerk

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CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM July 29, 2024

TO: Dan Lewis, President, City Council

FROM: Timothy M. Keller, Mayor

SUBJECT: In accord with the trade permit fee increase approved in the FY25 budget, this legislation amends the 2024 Uniform Administrative Code of the City of Albuquerque by Increasing Trade Permit Fees and Reroof Permit Fees. The legislation also adds clarifying language regarding expiration and renewal of plan review and permits.

The Planning Department's Building Safety Division is responsible for construction and trade (electrical and plumbing/mechanical) plan review, the related permitting, and the resulting code inspections conducted at construction sites across the City of Albuquerque. Over time, the number and complexity of plans submitted each year have generally increased but staffing has remained relatively flat, and fees for basic trade permits have not been adjusted to adequately cover basic costs of improved services since at least 2009. Meanwhile, over the past two years, the department initiated and completed a thorough study of its construction permitting and inspection processes and then implemented the main recommendations from the study, including but not limited to providing compensatory time, assigning re-reviews to the original reviewer and sending the corrected plan submittals to the front of the review queue, reorganizing staff and job classifications, consolidating permitting and inspections on the same floor of Plaza Del Sol with a shared service desk, providing self-serve kiosks for customers to check-in or schedule appointments, contracting with a nationally recognized plan review firm, and procuring a new software system that will replace the minimally functional POSSE software system, allowing virtual (video) inspections as appropriate, utilizing certified drone pilots and commercial grade drones for roof and solar inspections and remote-controlled rovers for crawlspace inspections.

These steps have improved the efficiency, but it is undeniable that plan review is a highly skilled technical task performed by certified experts and at a certain point in the improvement process, it became obvious that more of these experts are needed for the team to significantly reduce the turnaround time from the date of application to the date a permit is ready to issue, i.e., if we are operating at optimal speed but truly want to go twice as fast, then we need twice as many experts.

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To fund additional staff, the Building Safety Division undertook an analysis of reroof and trade permit fees in Austin, Texas; El Paso, Texas; and Tucson, Arizona. The Building Safety Division selected common sample permits and compared those with the other municipalities. In each instance, even with a 100% increase to fees that have not been adjusted since 2009, the City of Albuquerque's fees will still be substantially lower than fees in most comparable municipalities.

	Albuquerque Proposed Rates	**Austin**	**El Paso**	**Tucson**
Residential Reroof	$71.40	$333.00	$133.00	$241.50
Electrical Service Upgrade ($4,400 valuation)	$137.70	$228.59	$175.41	$131.00
Mechanical-Residential Water Heater Replacement ($3000 valuation)	$78.54	$173.39	$141.51	$131.00
Plumbing—Commercial Underground Sewer Installation Permit ($20,000 valuation)	$129.54	$275.42	$244.11	$306.00

For a more detailed explanation of the fee analysis, please see the Municipality Fee Comparison attachment.

Increasing these outdated fees will directly benefit the public by improving speed and allowing the Building Safety Division to continue achieving its goals of increased efficiency in permitting housing and other construction projects while keeping the community safe. This balanced and modest approach of adjusting only a few basic fees will provide the necessary resources to help expedite permitting and will not be as onerous on community members and stakeholders as an across-the-board fee increase would be.

Approved:

Samantha Sengel 8/12/24

Dr. Samantha Sengel, Date
Chief Administrative Officer

Approved as to Legal Form:

DocuSigned by:
Lauren Keefe 8/6/2024 | 12:48 PM MDT
1A21D96D32C74EE...

Lauren Keefe Date
City Attorney

Recommended:

DocuSigned by:
Alan Varela 7/29/2024 | 3:59 PM MDT
047D8BB6EE4C443...

Alan Varela Date
Planning Director

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Cover Analysis

1. What is it?

On May 20, 2024, City Council approved Resolution C/S R-24-36 which appropriated funds for operating the City of Albuquerque for Fiscal Year 2025 (FY25). Part of the budget proposal included increases in trade and reroof permits to support additional staff in the One Stop Shop to directly speed up delivery of services, more specifically, to fund positions in the Building Safety Division for plan review support. This proposed legislation increases the fees for trade and reroof permits, but not building permits. The Building Safety Division of the Planning Department has no record of increases since for trade or reroof permit fees since 2009. The modest adjustments reflected in the approved budget keep Albuquerque's prices much lower than comparable cities. Additionally, this proposed legislation clarifies the timing and mechanisms of expiration of plans and permits.

2. What will this piece of legislation do?

This legislation is designed to catch up with the revenue approved in the FY25 budget. As previously approved as new revenue in the FY25 budget, the proposed legislation increases the trade and reroof permits by 100%. This increase is a targeted approach that raises only a few of Albuquerque's outdated fees. The increase in fees is generally consistent with Bernalillo County and Rio Rancho, and remains significantly lower than peer cities. This legislation provides clarifying language regarding expiration and renewal of plan reviews and permits.

3. Why is this project needed?

The adoption effectuates the approved fee increases in the FY25 budget.

4. How much will it cost and what is the funding source?

No additional costs are anticipated with these adoptions.

5. Is there a revenue source associated with this contract? If so, what level of income is projected?

Yes. The Planning Department projects an annual increase of $2,500,000.

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6. What will happen if the project is not approved?

The Planning Department would not be in alignment with the fee revenue approved in the FY25 budget; failure to generate projected revenue from the increased trade and reroof permits would detrimentally impact the City's General Fund budget.

7. Is this service already provided by another entity?

No.

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FISCAL IMPACT ANALYSIS

TITLE: AMENDING THE 2024 UNIFORM ADMINISTRATIVE CODE TO ADJUST CERTAIN FEES, ADD CLARIFYING LANGUAGE REGARDING EXPIRATION AND RENEWAL OF PLAN REVIEW AND PERMITS, AND MAKE CLERICAL CORRECTIONS

R: O:

FUND: 110

DEPT: 4926000

[x] No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.

[ ] (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	Fiscal Years 2025	2026	2027	Total
Base Salary/Wages				-
Fringe Benefits at	-	-	-	-
Subtotal Personnel	-	-	-	-
Operating Expenses				-
Property			-	-
Indirect Costs	-			-
Total Expenses	$ -	$ -	$ -	$ -
[ ] Estimated revenues not affected				
[X] Estimated revenue impact				
Amount of Grant	-			-
City Cash Match	-	-	-	-
City Inkind Match		-	-	-
City IDOH *15.30	-			-
Total Revenue	$ 2,500,000	$ 2,500,000	$ 2,500,000	$ 7,500,000

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created 0

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

PREPARED BY:

DocuSigned by: Debbie Dombrowski 7/29/2024 | 3:29 PM MDT

FISCAL MANAGER (date)

APPROVED:

DocuSigned by: Alan Haub 7/29/2024 | 3:59 PM MDT

DIRECTOR (date)

REVIEWED BY:

DocuSigned by: Torres, Evelyn L. 7/29/2024 | 4:06 PM MDT

EXECUTIVE BUDGET ANALYST (date)

DocuSigned by: Lawrence Davis 8/5/2024 | 6:34 PM MDT

BUDGET OFFICER (date)

DocuSigned by: Christine Brenner 8/6/2024 | 12:38 PM MDT

CITY ECONOMIST (date)

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Municipality Fee Comparison

March 18, 2024

Re-Roofs - Commerical

ABQ Currently Item	Fee	ABQ with Proposed 100% Increase Item	Fee	Austin, TX Item	Fee	El Paso, TX Item	Fee	Tuscon, AZ Item	Fee
Commercial Re-Roof (Valuation $501 to $5,000)	$50.00	Commercial Re-Roof (Valuation $501 to $5,000)	$100.00	Commerical Remodel, Repair, or Alterations Permit Fee	$299.75	Roofing Permit	$118.00	Commerical - Level 1 Alteration ($5000 Valuation)	$429.00
Commercial Re-Roof (Valuation $5,001 to $10,000)	$60.00	Commercial Re-Roof (Valuation $5,001 to $10,000)	$120.00	Commerical Remodel, Repair, or Alterations Permit Fee	$374.02	or Certified Roofing Permit	$77.00	Commerical - Level 1 Alteration ($10000 Valuation)	$841.50
Commercial Re-Roof (Valuation $10,001 to $20,000)	$80.00	Commercial Re-Roof (Valuation $10,001 to $20,000)	$160.00	Commerical Remodel, Repair, or Alterations Permit Fee (Valuation $20000)	$458.42			Commerical - Level 1 Alteration ($20000 Valuation)	$1,666.50
Commercial Re-Roof (Valuation $20,001 to $30,000)	$120.00	Commercial Re-Roof (Valuation $20,001 to $30,000)	$240.00	Commerical Remodel, Repair, or Alterations Permit Fee (Valuation $30000)	$530.33			Commerical - Level 1 Alteration ($30000 Valuation)	$2,491.50
Commercial Re-Roof (Valuation $30,001 to $40,000)	$160.00	Commercial Re-Roof (Valuation $30,001 to $40,000)	$320.00	Commerical Remodel, Repair, or Alterations Permit Fee (Valuation $40000)	$589.71			Commerical - Level 1 Alteration ($40000 Valuation)	$3,320.00
Commercial Re-Roof (Valuation $40,001 to $50,000)	$200.00	Commercial Re-Roof (Valuation $40,001 to $50,000)	$400.00	Commerical Remodel, Repair, or Alterations Permit Fee (Valuation $50000)	$649.09			Commerical - Level 1 Alteration ($50000 Valuation)	$4,150.00
Commercial Re-Roof (Valuation Over $50,001)	$240.00	Commercial Re-Roof (Valuation Over $50,001)	$480.00						

Re-Roofs - Residential (2500 sq ft)

Residential Re-Roof Inspection Fee	$20.00	Residential Re-Roof Inspection Fee	$40.00	Residential Roof Replacement Inspection	$333.00	Roofing Permit	$118.00	Residential - Level 1 Alteration 5% of Valuation ($3000 Valuation)	$150.00
Residential Re-Roof Administration Fee	$15.00	Residential Re-Roof Administration Fee	$30.00			Personnel Charge	$15.00		
Residential Re-Roof 2% Technology Fee	$0.70	Residential Re-Roof 2% Technology Fee	$1.40					Digital Filing Fee (1% or min 16.50)	$16.50
				Technology Surcharge 4%	$13.32	Credit Card Fee 1.98% / Technology Fee	$2.63	Building Staff Review - Residential	$75.00
Grand Total Fees	$35.70	Grand Total Fees	$71.40	Grand Total Fees	$333.00	Grand Total Fees	$133.00	Grand Total Fees	$241.50

Electrical - Commercial/Residential Electrical Service Upgrade Permit ($4400 Valuation)

				Electric Service Application Fee	$100.00	Electrical Base Fee	$110.00		
				Electric Service Inspection Fee	$109.80				
Panel	$4.00	Panel	$8.00	Electric Service Application Processing	$10.00	Each Service or New/Replacement of Electrical Panel/Panel Board	$47.00	Trade Permit including items from the following list: Upgrade/Modify Electric Service Panel (up to 400 amps)	$73.25
Pre-Final	$20.00	Pre-Final	$40.00						
Meter Loop	$20.00	Meter Loop	$40.00						
2% technology Fee	$1.35	2% technology Fee	$2.70						
				Technology Surcharge 4%	$8.79	Credit Card Fee 1.98% / Technology Fee	$3.41	Digital Filing Fee (1% or min 16.50)	$16.50
Administrative Fee	$23.50	Administrative Fee	$47.00			Personnel Charge	$15.00	Administrative Review	$41.25
Grand Total Fees	$68.85	Grand Total Fees	$137.70	Grand Total Fees	$228.59	Grand Total Fees	$175.41	Grand Total Fees	$131.00

Electrical - Residential Solar Permit (300kW) ($15000 Valuation)

				Auxillary Power Permitting (Solar) Intake Fee	$18.00	Electrical Base Fee	$110.00		
				Auxillary Power Electrical Permit Base Fee	$101.51				
Meter Loop	$20.00	Meter Loop	$40.00						
Pre-Final	$20.00	Pre-Final	$40.00	Pre-Wire for Solar Inspection Fee	$33.84			Supplementary Equipment	$25.00
Solar Voltaic (10 panels)	$40.00	Solar Voltaic (10 panels)	$80.00	Solar Inspection Fee 201-400kW)	$541.39	Solar Panels, ea	$140.00	Solar Permits - Photovoltaic Systems 1-30 panels	$109.00
Inverter	$4.00	Inverter	$8.00			Others not covered	$14.00		
2% technology Fee	$2.15	2% technology Fee	$4.30						
				Technology Surcharge 4%	$27.79	Credit Card Fee 1.98% / Technology Fee	$5.52	Digital Filing Fee (1% or min 16.50)	$16.50
Administrative Fee	$23.50	Administrative Fee	$47.00			Personnel Charge	$15.00	Administrative Review	$82.50
Grand Total Fees	$109.65	Grand Total Fees	$219.30	Grand Total Fees	$722.53	Grand Total Fees	$284.52	Grand Total Fees	$233.00

Electrical - New Construction Residential Permit (3 bedrooms, 2 bath - 1500 sq ft) $250k Valuation

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				Electric Service Application Fee	$100.00	Electrical Permit, Valuation $100,000 to $500,000	$237.75		
				Electric Service Inspection Fee	$109.80				
Panel	$4.00	Panel	$8.00	Residential Structures Electrical Fee	$282.84			Trade Permit including items from the following list: Upgrade/Modify Electric	$73.25
Pre-Final	$20.00	Pre-Final	$40.00						
Meter Loop	$20.00	Meter Loop	$40.00					Trade Permit - 2 or More Items	$25.00
Outlets - 115	$62.50	Outlets - 115	$125.00						
Motorized Equipment	$4.00	Motorized Equipment	$8.00					Trade Permit - 2 or More Items	$25.00
Fixed Appliances	$4.00	Fixed Appliances	$8.00					Trade Permit - 2 or More Items	$25.00
Refridgerated AC	$4.00	Refridgerated AC	$8.00					Trade Permit - 2 or More Items	$25.00
2% technology Fee	$2.84	2% technology Fee	$5.68						
				Technology Surcharge 4%	$19.71	Credit Card Fee 1.98% / Technology Fee	$5.00	Digital Filing Fee (1% or min 16.50)	$16.50
Administrative Fee	$23.50	Administrative Fee	$47.00			Personnel Charge	$15.00	Administrative Review	$41.25
Grand Total Fees	$144.84	Grand Total Fees	$289.68	Grand Total Fees	$512.35	Grand Total Fees	$257.75	Grand Total Fees	$231.00

Electrical - Commercial Low-Voltage (Building Permit $550k Valuation ; Electrical Work $20k valuation)

				Electric Service Application Fee	$100.00				
				Electric Service Inspection Fee	$109.80				
Communication & Signal - Intrusion Alarm	$10.00	Communication & Signal - Intrusion Alarm	$20.00			Electrical Permit, Valuation $500,000 to $1,000,000	$639.25	Trade Permit including items from the following list: New Electrical Circuit	$73.25
Communication & Signal - Other	$10.00	Communication & Signal - Other	$20.00					Trade Permit - 2 or More Items	$25.00
Outlets - 18	$13.50	Outlets - 18	$27.00					Trade Permit - 2 or More Items	$25.00
2% technology Fee	$0.67	2% technology Fee	$1.34						
				Technology Surcharge 4%	$8.39	Credit Card Fee 1.98% / Technology Fee	$12.95	Digital Filing Fee (1% or min 16.50)	$16.50
Administrative Fee	$23.50	Administrative Fee	$47.00			Personnel Charge	$15.00	Administrative Review	$41.25
Grand Total Fees	$57.67	Grand Total Fees	$115.34	Grand Total Fees	$218.19	Grand Total Fees	$667.20	Grand Total Fees	$181.00

Mechanical - Residential Water Heater Replacement Permit ($3000 Valuation)

				Residential Structures - Mechancial Base Fee	$105.52	Gas Base Fee	$110.00		
Appliances Water heater	$5.00	Appliances Water heater	$10.00	Residential Change Out Program: Water Heater	$61.20	Gas Water Heater	$13.76	Trade Permit including items from the following list: Water Heater Installation	$73.25
Gas Outlet	$5.00	Gas Outlet	$10.00						
Mercury Test	$5.00	Mercury Test	$10.00						
2% technology Fee	$0.77	2% technology Fee	$1.54						
				Technology Surcharge 4%	$6.67	Credit Card Fee 1.98% / Technology Fee	$2.75	Digital Filing Fee (1% or min 16.50)	$16.50
Administrative Fee	$23.50	Administrative Fee	$47.00			Personnel Charge	$15.00	Administrative Review	$41.25
Grand Total Fees	$39.27	Grand Total Fees	$78.54	Grand Total Fees	$173.39	Grand Total Fees	$141.51	Grand Total Fees	$131.00

Mechanical - Residential Split System Installation Permit ($6000 Valuation)

				Residential Structures - Mechancial Base Fee	$105.52	Mechanical Base Fee	$110.00		
Appliances Central Heating Plant	$7.00	Appliances Central Heating Plant	$14.00	Residential Change Out Program: HVAC	$61.20	Each force air or gravity heater or furnace	$24.00	Trade Permit including items from the following list: Air Conditionor/Heater Repair/Replace	$73.25
Boiler and AC BTU	$11.00	Boiler and AC BTU	$22.00			Boiler: 5 horsepower or less, ea.	$36.00		
2% technology Fee	$0.83	2% technology Fee	$1.66						
				Technology Surcharge 4%	$6.67	Credit Card Fee 1.98% / Technology Fee	$3.66	Digital Filing Fee (1% or min 16.50)	$16.50
Administrative Fee	$23.50	Administrative Fee	$47.00			Personnel Charge	$15.00	Administrative Review	$41.25
Grand Total Fees	$42.33	Grand Total Fees	$84.66	Grand Total Fees	$173.39	Grand Total Fees	$188.66	Grand Total Fees	$131.00

Mechanical - Residential Evaporative Cooler Installation Permit ($4500 Valuation)

				Residential Structures - Mechancial Base Fee	$105.52	Mechanical Base Fee	$110.00		
Evaporative Cooler	$7.00	Evaporative Cooler	$14.00	Residential Change Out Program: HVAC	$61.20	Each evaporative cooler	$24.00	Trade Permit including items from the following list: Fixed Appliance	$73.25
2% technology Fee	$0.61	2% technology Fee	$1.22						
				Technology Surcharge 4%	$6.67	Credit Card Fee 1.98% / Technology Fee	$2.95	Digital Filing Fee (1% or min 16.50)	$16.50
Administrative Fee	$23.50	Administrative Fee	$47.00			Personnel Charge	$15.00	Administrative Review	$41.25
Grand Total Fees	$31.11	Grand Total Fees	$62.22	Grand Total Fees	$173.39	Grand Total Fees	$151.95	Grand Total Fees	$131.00

Mechanical - Commercial/Residential Vent System Installation Permit ($9000 Project Valuation)

				Commerical New Construction Permit Fee - Mechanical	$151.30	Mechanical Base Fee	$110.00		
Appliances Other	$14.00	Appliances Other	$28.00					Trade Permit including items from the following list: Fixed Appliance	$73.25
Appliances Vent System	$14.00	Appliances Vent System	$28.00			Ducts: Heating, cooling and/or under slab 11-20 openings	$27.54	Trade Permit - 2 or More Items	$25.00

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2% technology Fee	$1.03	2% technology Fee	$2.06								
				Technology Surcharge 4%	$6.05	Credit Card Fee 1.98% / Technology Fee	$3.02	Digital Filing Fee (1% or min 16.50)	$16.50		
Administrative Fee	$23.50	Administrative Fee	$47.00			Personnel Charge	$15.00	Administrative Review	$41.25		
Grand Total Fees	$52.53	Grand Total Fees	$105.06	Grand Total Fees	$157.35	Grand Total Fees	$155.56	Grand Total Fees	$156.00		

Plumbing - Residential Sewer Repair Permit ($8000 Valuation)

				Residential Structures - Plumbing Base Fee	$184.70	Plumbing Base Fee	$110.00				
Building /House Sewer	$14.00	Building /House Sewer	$28.00	Residential Change Out Program: Sewer Yard Line	$61.20	House to sewer curb cut	$26.48	Trade Permit including items from the following list: Sewer Line Repair/Replace	$73.25		
Sewer Repair	$8.00	Sewer Repair	$16.00								
2% technology Fee	$0.91	2% technology Fee	$1.82								
				Technology Surcharge 4%	$9.84	Credit Card Fee 1.98% / Technology Fee	$3.00	Digital Filing Fee (1% or min 16.50)	$16.50		
Administrative Fee	$23.50	Administrative Fee	$47.00			Personnel Charge	$15.00	Administrative Review	$41.25		
Grand Total Fees	$46.41	Grand Total Fees	$92.82	Grand Total Fees	$255.74	Grand Total Fees	$154.48	Grand Total Fees	$131.00		

Plumbing - Residential Irrigation Installation Permit (Valuation $2500)

				Residential Structures - Plumbing Base Fee	$184.70	Irrigation Base for Residential Fee	$110.00				
Lawn Sprinkler	$9.00	Lawn Sprinkler	$18.00	Residential Change Out Program: Irrigation/Backflow Systems	$61.20	Sprinkler Head (x6)	$3.84		$73.25		
						Subterranean irrigation systems per square yard irrigated	$9.38				
2% technology Fee	$0.65	2% technology Fee	$1.30								
				Technology Surcharge 4%	$9.84	Credit Card Fee 1.98% / Technology Fee	$2.74		$16.50		
Administrative Fee	$23.50	Administrative Fee	$47.00			Personnel Charge	$15.00		$41.25		
Grand Total Fees	$33.15	Grand Total Fees	$66.30	Grand Total Fees	$255.74	Grand Total Fees	$140.96	Grand Total Fees	$131.00		

Plumbing - Residential New Construction Permit (3.5 bathroom, 3000 sq ft) $450k Valuation

				Residential Structures - Plumbing Base Fee	$237.06	Plumbing Base Fee	$110.00				
Appliance Dishwasher	$5.00	Appliance Dishwasher	$10.00			Grease trap, sand traps, separation tanks, dental chair, dishwasher, washing machine, grabage disposal unit, water softener, electrical water heater, indirect waste line into plumbing drain or fixture, ea.	$10.59	Trade Permit - 2 or More Items	$25.00		
Appliance Lavatories	$30.00	Appliance Lavatories	$60.00			Bathtub, shower, lavatory, kitchen sink, commercial sink (per section), urinal, bidet, drinking fountain, ea.	$50.82	Trade Permit - 2 or More Items	$150.00		
Appliances Shower	$10.00	Appliances Shower	$20.00			Bathtub, shower, lavatory, kitchen sink, commercial sink (per section), urinal, bidet, drinking fountain, ea.	$16.94	Trade Permit - 2 or More Items	$50.00		
Appliances Sinks	$5.00	Appliances Sinks	$10.00			Bathtub, shower, lavatory, kitchen sink, commercial sink (per section), urinal, bidet, drinking fountain, ea.	$8.47	Trade Permit - 2 or More Items	$25.00		
Appliances Tub	$5.00	Appliances Tub	$10.00			Bathtub, shower, lavatory, kitchen sink, commercial sink (per section), urinal, bidet, drinking fountain, ea.	$8.47	Trade Permit - 2 or More Items	$25.00		
Appliances Washer Box	$5.00	Appliances Washer Box	$10.00			Grease trap, sand traps, separation tanks, dental chair, dishwasher, washing machine, grabage disposal unit, water softener, electrical water heater, indirect waste line into plumbing drain or fixture, ea.	$10.59	Trade Permit - 2 or More Items	$25.00		
Appliances Water Closets	$20.00	Appliances Water Closets	$40.00			Water closet 1-5	$20.12	Trade Permit - 2 or More Items	$100.00		
Appliances Water Heater	$5.00	Appliances Water Heater	$10.00			Gas Water Heater	$13.76	Trade Permit - 2 or More Items	$25.00		
Building/House Sewer	$14.00	Building/House Sewer	$28.00			House to sewer curb cut	$26.48	Trade Permit - 2 or More Items	$25.00		
Shower Pan	$5.00	Shower Pan	$10.00					Trade Permit - 2 or More Items	$25.00		
Water Dist. System	$7.00	Water Dist. System	$14.00					Trade Permit - 2 or More Items	$25.00		
Water Service	$7.00	Water Service	$14.00					Trade Permit including items from the following list: Water Service Line Repair/Replace	$73.25		
2% technology Fee	$2.83	2% technology Fee	$5.66								
				Technology Surcharge 4%	$9.48	Credit Card Fee 1.98% / Technology Fee	$5.77	Digital Filing Fee (1% or min 16.50)	$16.50		
Administrative Fee	$23.50	Administrative Fee	$47.00			Personnel Charge	$15.00	Administrative Review	$41.25		
Grand Total Fees	$144.33	Grand Total Fees	$288.66	Grand Total Fees	$246.54	Grand Total Fees	$297.01	Grand Total Fees	$631.00		

Plumbing - Commercial Underground Sewer Installation Permit ($20,000 Valuation)

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				Commerical New Construction Permit Fee - Plumbing	$264.83	Plumbing Base Fee	$110.00		
						Consumer Health Permit - Inspections for 3 comparment sink, grease trap, etc.	$76.25		
Appliances Floor Drain	$20.00	Appliances Floor Drain	$40.00					Trade Permit - 2 or More Items	$100.00
Appliances Grease Interceptor	$5.00	Appliances Grease Interceptor	$10.00			Grease trap, sand traps, separation tanks, dental chair, dishwasher, washing machine, grabage disposal unit, water softener, electrical water heater, indirect waste line into plumbing drain or fixture, ea.	$10.59	Trade Permit including items from the following list: Fixed Appliance	$73.25
Appliances Sinks	$10.00	Appliances Sinks	$20.00			Bathtub, shower, lavatory, kitchen sink, commercial sink (per section), urinal, bidet, drinking fountain, ea.	$16.94	Trade Permit - 2 or More Items	$50.00
Appliances Water heater	$5.00	Appliances Water heater	$10.00			Grease trap, sand traps, separation tanks, dental chair, dishwasher, washing machine, grabage disposal unit, water softener, electrical water heater, indirect waste line into plumbing drain or fixture, ea.	$10.59	Trade Permit - 2 or More Items	$25.00
2% technology Fee	$1.27	2% technology Fee	$2.54						
				Technology Surcharge 4%	$10.59	Credit Card Fee 1.98% / Technology Fee	$4.74	Digital Filing Fee (1% or min 16.50)	$16.50
Administrative Fee	$23.50	Administrative Fee	$47.00			Personnel Charge	$15.00	Administrative Review	$41.25
Grand Total Fees	$64.77	Grand Total Fees	$129.54	Grand Total Fees	$275.42	Grand Total Fees	$244.11	Grand Total Fees	$306.00

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EXHIBIT A

UNIFORM ADMINISTRATIVE CODE

2024 EDITION

CITY OF ALBUQUERQUE

BUILDING SAFETY DIVISION

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Docusign Envelope ID: B290091A-86E9-4F82-BAB1-11A2AF2B5344

EXHIBIT A

CITY OF ALBUQUERQUE AMENDMENTS
TO THE NEW MEXICO BUILDING CODE,
AS ADOPTED BY THE CONSTRUCTION INDUSTRIES DIVISION
OF THE STATE OF NEW MEXICO
WITH AN EFFECTIVE DATE OF
[ ]

The 2021 New Mexico Mechanical Code; including Appendixes A, B, C, and D;

The 2021 New Mexico Plumbing Code; including Appendixes A, B, C, D, E, F, I, K, and L;

The 2012 New Mexico Swimming Pool, Spa and Hot Tub Code;

The 2012 New Mexico Solar Energy Code;

[~~The~~]

The 2021 New Mexico Residential Energy Conservation Code;

The 2021 New Mexico Commercial Energy Conservation Code;

The 2021 New Mexico Commercial Building Code including Appendix Chapters C, E, G, H, I, and J as amended, and all other Appendices as written.

The 2021 New Mexico Residential Building Code including Appendix Chapters AH, AJ, AK, AR, AS, and AQ, as amended, and all other Appendices as written.

The 2021 New Mexico Earthen Building Materials Code;

The 2021 New Mexico Historic Earthen Building Code;

The 2021 New Mexico Existing Building Code;

The 2015 International Code Council Performance Code for Building and Facilities, including all Appendix Chapters as published by the International Code Council;

The 2020 New Mexico Electrical Code;

The 2012 New Mexico Electrical Safety Code;

Errata sheets to the adopted portions of Codes promulgated by the International Code Council, International Association of Plumbing and Mechanical Officials and National Electrical Code;

ARE AS FOLLOWS:

Title 14, Chapter 5 of the New Mexico Building Code has been deleted and replaced with Chapter 1, on the following pages. Sections from various other parts of the Technical Codes have been amended, added, or deleted. These changes are noted on the pages following the Administrative Chapter No. 1.

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UNIFORM ADMINISTRATIVE CODE
CHAPTER I
Part I
TITLE, SCOPE AND GENERAL

SECTION 101 -- TITLE, PURPOSE AND SCOPE

101.1. Title These regulations shall be known as the "Uniform Administrative Code of the City of Albuquerque," may be cited as such and will be referred to herein as "this Code."

101.2. Purpose The purpose of this Code is to provide for the administration and enforcement of the Technical Codes adopted by this jurisdiction.

101.3 Scope The provisions of this Chapter shall serve as the administrative, organizational and enforcement rules and regulations for the Technical Codes which regulate the site preparation and construction, alteration, moving, demolition, repair, use and occupancy of buildings, structures and building service equipment within this jurisdiction.

SECTION 102 -- APPLICATION TO EXISTING BUILDINGS AND BUILDING SERVICE EQUIPMENT

102.1 General. Buildings, structures and their building service equipment to which additions, alterations or repairs are made shall comply with the 2021 New Mexico Existing Building Code.

102.2 Existing Installations. Building service equipment lawfully in existence at the time of the adoption of the Technical Codes may have their use, maintenance, or repair continued if the use, maintenance, or repair is in accordance with the original design and no hazard to life, health or property has been created by such building service equipment.

102.3 Existing Occupancy. Buildings in existence at the time of the adoption of the Building Code may have their existing use or occupancy continued if such use or occupancy was legal at the time of the adoption of the Building Code, provided such continued use is not dangerous to life, health, and safety.

A change in the use or occupancy of any existing building or structure shall comply with the provisions of the 2021 New Mexico Existing Building Code.

102.4 Maintenance. Buildings, structures and building service equipment, existing and new, and parts thereof shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by the Technical Codes shall be maintained in conformance with the technical code under which installed. Yards that are necessary for allowable area increases per the Building Code, shall be maintained open and unobstructed. The owner, or the owner's designated agent, shall be responsible for the maintenance of buildings, structures, and their building service equipment. To determine compliance with this section, the Building Official may cause any structure to be re-inspected.

Building materials, construction trash and other debris shall be kept within the confines of the construction site and maintained in such a manner that it will not be blown to adjacent properties by the wind.

102.5 Moved Buildings. Buildings, structures, and their building service equipment moved into or within this jurisdiction shall comply with the provisions of the Technical Codes for new buildings or structures and their building service equipment.

102.6 Temporary Structures. Temporary structures such as reviewing stands and other miscellaneous structures, sheds, canopies, or fences used for the protection of the public around and in conjunction with construction work may be erected by special permit from the Building Official for a limited period of time. Buildings or structures erected under a special permit need not comply with the type of construction or fire-resistive time periods required by the Building Code. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

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102.7 Historic Buildings. Repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation or continued use of a building, structure, or its building service shall comply with the 2021 New Mexico Existing Building Code.

SECTION 103 -- CONFLICTING PROVISIONS

When conflicting provisions or requirements occur between this Code and any other codes or laws, the most restrictive shall govern.

Where conflicts occur between the Technical Codes, those provisions providing the greater safety to life shall govern. In other conflicts, where sanitation, life safety, or fire safety are not involved, the most restrictive provisions shall govern.

Exception: Where a conflict occurs between the Building Code and the Mechanical or Plumbing Codes, the Building Code shall govern. The 2021 International Mechanical Code and 2021 International Plumbing Code, both published by the International Code Council, may be used as reference documents to help resolve such conflicts.

Where in any specific case different sections within any of the Technical Codes specify different materials, methods of construction, or other requirements, the most restrictive shall govern. When there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

When conflicts occur between any specific provision of this Code and any administrative provisions in any Technical Code which is then applicable within this jurisdiction, those provisions becoming the law last in time shall prevail.

SECTION 104 -- MODIFICATIONS

Wherever there are practical difficulties involved in carrying out the provisions of this Code, the Building Official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of this Code impractical, the modification is in compliance with the intent and purpose of this Code, and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of Building Safety.

104.1 Alternative Materials Design and Methods of Construction and Equipment. The provisions of this Code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this Code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code in quality, strength, effectiveness, fire resistance, durability and safety.

104.2 Research Reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this Code, shall consist of valid research reports from approved sources.

104.3 Tests. Whenever there is insufficient evidence of compliance with the provisions of this Code, or evidence that a material or method does not conform to the requirements of this Code, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this Code or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such test shall be retained by the Building Official for the period for retention of public records.

SECTION 105 -- POWERS AND DUTIES OF BUILDING OFFICIAL

105.1 General. The Building Official is hereby authorized and directed to enforce all the provisions of this Code and the referenced Technical Codes. For such purposes, the Building Official shall have the powers of a law enforcement officer.

The Building Official shall have the power to render interpretations of this Code and the referenced Technical

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Codes, and to adopt and enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

105.2 Deputies. In accordance with prescribed procedures and with the approval of the appointing authority, the Building Official may appoint a Chief Plans Examiner, a Chief Building Inspector, a Chief Electrical Inspector, a Chief Mechanical Inspector, a Chief Plumbing Inspector, other related technical officers and inspectors, and other employees as shall be authorized from time to time to carry out the functions of the Building Safety Division.

105.3 Report and Records. The Building Official shall keep a permanent, accurate account of all fees and other moneys collected and received under this Code, the names of the persons upon whose account the same were paid, the date, and amount thereof together with the location of the building or premises to which they relate.

105.4 Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this Code, or whenever the Building Official or his authorized representative has reasonable cause to believe that there exists in any building or upon any premises, any condition which makes such building or premises unsafe as defined in this Code, the Building Official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the Building Official by this Code; provided that if such building or premises be occupied, he shall first present proper credentials and demand entry; and if such building or premises be unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and demand entry. If entry is refused, the Building Official shall proceed to obtain a search warrant by filing a complaint made before the Metropolitan Court or District Court upon oath or affirmation. The complaint shall:

1. Set forth the particular building, premises, or portion thereof sought to be inspected.
2. State that the owner or occupant of the building, premises, or portion thereof, has refused entry.
3. State that inspection of the building, premises, or portion thereof is necessary to determine whether it complies with the requirement of this Code.
4. Set forth the particular provisions of this Code sought to be enforced.
5. Set forth any other reason necessitating the inspection, including knowledge or belief that a particular condition exists in the building, premises, or portion thereof which constitutes a violation of this Code.
6. State that the Building Official or his representative is authorized by the City to make the inspection.

Each inspector shall be furnished with an identification card issued by the City of Albuquerque indicating their authority and must present same to the Metropolitan Court or District Court for the purpose of this section and to other persons, when requested to do so during the performance of his duty.

"Authorized Representative" shall include the officers named in Section 105.1 and 105.2 of this Code.

No owner or occupant or any other person having charge, care, or control of any building or premises shall fail or neglect, after proper demand is made as herein provided, to promptly permit entry therein by the Building Official or his authorized representative for the purpose of inspection and examination pursuant to this Code. Any person violating this subsection shall be guilty of a misdemeanor.

105.5 Stop Orders. When work is being done contrary to the provisions of this Code, the Technical Codes, or other pertinent laws or ordinances implemented through the enforcement of this Code, the Building Official may order the work stopped by notice in writing served on persons engaged in the doing or causing such work to be done, and such persons shall forthwith stop such work until authorized by the Building Official to proceed with the work.

105.6 Occupancy Violations. When a building or structure or building service equipment therein regulated by this Code and the Technical Codes is being used contrary to the provisions of such codes, the Building Official may order such use discontinued by written notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the Building Official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of such codes.

105.7 Authority to Disconnect Utilities. The Building Official or the Building Official's authorized representative shall have the authority to disconnect a utility service or energy supplied to the building, structure, or building service equipment therein regulated by this Code or the Technical Codes in case of emergency where necessary

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to eliminate an immediate hazard to life or property. The Building Official shall, whenever possible, notify the serving utility, the owner and occupant of the building, structure, or building service equipment of the decision to disconnect prior to taking such action, and shall notify such serving utility, owner and occupant of the building, structure, or building service equipment, in writing, of such disconnection immediately thereafter.

105.8 Authority to Condemn Building Service Equipment. When the Building Official ascertains that building service equipment regulated in the Technical Codes has become hazardous to life, health, property, or becomes unsanitary, he shall order in writing that such equipment either be removed or restored to a safe or sanitary condition as appropriate. The written notice itself shall fix a time limit for compliance with such order. Defective building service equipment shall not be maintained after receiving such notice.

When such equipment or installation is to be disconnected, a written notice of such disconnection and causes therefore shall be given within 24 hours to the serving utility, the owner and occupant of such building, structure, or premises.

When any building service equipment is maintained in violation of a notice issued pursuant to the provisions of this section, the Building Official shall institute any appropriate action to prevent, restrain, correct, or abate the violation.

105.9 Connection after Order to Disconnect. Persons shall not make connections from any energy, fuel or power supply nor supply energy or fuel to building service equipment which has been disconnected or ordered to be disconnected by the Building Official or the use of which has been ordered to be discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment.

105.10 Liability. The Building Official, or his authorized representative charged with the enforcement of this Code and the Technical Codes, acting in good faith and without malice in the discharge of his duties, shall not thereby render himself personally liable for any damage that may accrue to persons or property as a result of any approval, act, or by reason of any act or omission in the discharge of his duties. A suit brought against the Building Official or employee because of such approval, act, or omission performed by him in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this Code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting there from shall be assumed by this jurisdiction.

This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating, or controlling a building, structure, or building service equipment therein for damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming any such liability by reason of the inspections authorized by this Code or any permits or certificates issued under this Code.

105.11 Cooperation of Other Officials and Officers. The Building Official may request and shall receive the assistance and cooperation of other officials of this jurisdiction so far as is required in the discharge of the duties required by this Code or other pertinent laws or ordinances.

SECTION 106 -- UNSAFE BUILDINGS, STRUCTURES, OR BUILDING SERVICE EQUIPMENT

106.1 Inadequate Structure and Egress. Buildings or structures regulated by this Code and the Technical Codes which are structurally inadequate, have inadequate egress, constitute a fire hazard or are otherwise dangerous to human life are for the purpose of this section, unsafe buildings.

106.2 Unsafe Service Equipment. Building service equipment regulated by such codes, which constitute a fire, electrical, health hazard, unsanitary condition, or is otherwise dangerous to human life, is for the purpose of this section, unsafe. Any use of buildings, structures or building service equipment constituting a hazard to safety, health, or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage, or abandonment is, for the purpose of this section, an unsafe use.

106.3 Attachments to Buildings. Parapet walls, cornices, spires, towers, tanks, statuary, and other appendages or structural members which are supported by, attached to, or a part of a building and which are in deteriorated condition or otherwise unable to sustain the design loads which are specified in the Building Code are hereby designated as unsafe building appendages.

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106.4 Abatement. Unsafe buildings, structures or appendages and building service equipment are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedures set forth in the current adopted edition of the existing building code or such alternate adopted by this jurisdiction. As an alternative, the Building Official or other employee or official of this jurisdiction as designated by the governing body may institute any other appropriate action to prevent, restrain, correct or abate the violation.

SECTION 107 – APPEALS COMMITTEE

107.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretations of the Technical Codes, there shall be and is hereby created an ad hoc Appeals Committee consisting of five (5) members who are qualified by experience and training to pass upon matters pertaining to building construction and building service equipment and who are not employees of the jurisdiction. The Building Official shall be an ex officio member but shall have no vote upon any matter before the Appeals Committee. The Appeals Committee shall be appointed by the Mayor with the advice and consent of the City Council and shall hold office at his pleasure.

The Appeals Committee shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.

107.2 Applications. Application for an appeal shall be made in writing to the Chief Building Official and shall include a fee of one-hundred dollars ($100.00) made payable to the Building Safety Division, City of Albuquerque. The application fee will be retained by the City of Albuquerque regardless of the outcome of the appeal. The applicant shall pay for all tests, calculations, samples, and/or supporting information requested by any member of the Appeals Committee or the Chief Building Official. The applicant shall also pay for the recording fees and photocopies.

107.3 Qualifications. Both regular and alternate members of the Appeals Committee shall be qualified by education, training and experience to pass upon matters pertaining to building design and construction, including appliances, equipment, facilities, systems, and conditions.

Alternate members of the Appeals Committee shall serve in the absence of the principal members and insofar as possible the alternate member shall be of the same classification as the regular members they replace.

Each member of the Appeals Committee shall have had at least five (5) years of experience in their profession and be a resident of or have his principal place of business in the City of Albuquerque. The members and alternates shall have the following classifications: depending on the subject matter that is being appealed, members and alternates shall have applicable qualifications from the list.

1. A REGISTERED ARCHITECT in active practice.
2. A REGISTERED PROFESSIONAL ENGINEER whose field of active practice is Mechanical Design.
3. A REGISTERED PROFESSIONAL ENGINEER whose field of active practice is Structural or Civil Design.
4. A REGISTERED PROFESSIONAL ENGINEER whose field of active practice is Electrical Design.
5. A LICENSED GENERAL CONTRACTOR whose field of active practice is General Building Contracting.
6. A LICENSED GENERAL CONTRACTOR whose field is Building Contracting specializing in single-family residences.
7. A LICENSED MECHANICAL CONTRACTOR whose field is Mechanical Contracting.
8. A LICENSED ELECTRICAL CONTRACTOR whose field is Electrical Contracting.
9. A LICENSED PLUMBING CONTRACTOR whose field is Plumbing Contracting.

107.4 Quorum & Decisions. Any combination of three (3) members and alternate members shall constitute a quorum. A simple majority of the quorum present shall be decisive.

If an application for an appeal is received by the Building Official, any action recommended by the Building Official shall be stayed until a final decision on the appeal is rendered by the Appeals Committee. The Appeals Committee's decision may be appealed within 15 days to the City Council; any appealed decision of the Appeals Committee shall be stayed until a final decision of City Council is rendered.

No member or alternate member of the Appeals Committee shall take part in any appeal or hearing in which he

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has a personal or financial interest. All meetings of the Appeals Committee shall be open to the public.

107.5 Limitations of Authority. An application for appeal shall be based on a claim that the true intent of technical codes or the rules legally adopted thereunder have been incorrectly interpreted. The board shall not have authority to waive requirements of the technical codes.

Appeals based on State amendments of the adopted model codes shall be submitted to the applicable New Mexico Construction Industries' Technical Advisory Council.

SECTION 108 -- VIOLATIONS AND PENALTIES

108.1 Violation of Codes. It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, convert or demolish, equip, use, occupy, or maintain any building or structure or building service equipment in the City of Albuquerque, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Code and the Technical Codes. A violation of this Code shall be considered a separate offense for each and every day or portion thereof the violation is committed, continued, or permitted.

108.2 Actions for Violation. The Building Official may, for any violation of this Code and the Technical Codes, take one or more of the following actions:

1. Revoke one or all permits issued to the owner or contractor for the project in violation until the violation is corrected.
2. Refuse to issue any more permits to the owner or contractor until the violation is corrected.
3. Charge double permit fee if work is started without a permit.
4. Charge a re-inspection fee.
5. Refuse to authorize installation of gas, electric or water service until the violation is corrected.
6. Have gas, electric or water service removed until the violation is corrected.
7. Issue an Ordinance Violation Citation in accordance with the provisions of Section 1-1-98 R.O.A. 1994; or take any legal action at his disposal.
8. Assess a Civil Fine.

108.3 Civil Fine.

1. The Building Official may impose a civil fine of $200 for a first failure to cure violations of this article, $300 for a second failure to cure violations of this article and $500 for a third or subsequent failure to cure violations of this article after notice has been issued pursuant to this Code. Failure to pay the fine, appeal the fine, or prevail at an administrative hearing challenging the fine shall allow the Building Official to place a lien upon the subject property or any asset owned by the subject property's owner. The Building Official may also choose to collect on the fine through any other method allowed by law.
2. General. Whenever the Building Official imposes a civil fine for violations of this article, the Building Official shall issue notice of civil fine directed to the owner of the subject property, their agent and/or responsible party, and, where appropriate, to the occupant of the subject property, as shown on the records of the Bernalillo County Assessor and the Building Official. The notice of civil fine shall contain:
    a. The street address and a legal description sufficient for identification of the premises upon which the building is located.
    b. A statement that the Building Official has found the subject property to be in violation of this article.
    c. A concise description of the conditions found to render the subject property dangerous under the provisions of this Code.
    d. The amount of the fine assessed.
    e. A statement that the fine must be paid in full within 30 days of the date of the notice.

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f. Instructions for how the fine can be paid; and

g. A statement advising that any person having any title or legal interest in the subject property may appeal from the notice of civil fine to the Office of Administrative Hearings, provided the appeal is made in writing as provided in this Code, and filed with the Office of the Administrative Hearings within 15 days of service of notice of civil fine, and that failure to timely appeal the notice of civil fine shall constitute a waiver of the right to appeal.

3. Method of service.

a. Service of the notice of civil fine shall be made upon all persons entitled thereto either personally or by mailing a copy of such notice and order by certified mail, postage prepaid, return receipt requested, to each such person and owner, responsible party or identified agent at their address as shown on the records of the Bernalillo County Assessor or as known to the Building Official. If no address of any such person so appears or is known to the Building Official, then a copy of the notice of civil fine shall be so mailed, addressed to such person, at the address of the building involved in the proceedings and posted thereon.

b. The failure of any such person to receive such notice shall not affect the validity of any proceedings taken under this section. Service by certified mail in the manner herein provided shall be effective on the date of mailing.

4. Proof of service. Proof of service of the notice of civil fine shall be certified by written affidavit executed by the person effecting service, declaring the time, date and manner in which service was made. The declaration, together with any receipt card returned in acknowledgement of receipt by certified mail, shall be affixed to the copy of the notice and order retained by the Building Official.

5. Appeal. The owner may appeal a civil fine issued pursuant to this Code. The request for appeal and the hearing shall comply with the procedures outlined in the Independent Office of Hearings Ordinance, ROA 1994, §§ 2-7-8-1 to 2-7-8-9.

CHAPTER 1
PART II
DEFINITIONS

For the purpose of this Code, certain terms, phrases, words, and their derivatives shall be construed as specified in this section. Where terms are not defined, they have their ordinarily accepted meanings within the context with which they are used. *Webster's Third New International Dictionary of the English Language Unabridged, latest edition*, shall be considered as providing ordinarily accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

BUILDING DEPARTMENT is the Building Safety Division, Planning Department, and City of Albuquerque.

BUILDING SERVICE EQUIPMENT refers to the plumbing, mechanical, electrical and elevator equipment including piping, wiring, fixtures and other accessories which provide sanitation, electrical power, heating, ventilation, cooling refrigeration, firefighting, and transportation facilities for the safe use of the building or structure and its designated use and occupancy.

MAY, as used in this Code, is permissive for compliance.

OCCUPANCY is the purpose for which a building, or portion thereof, is used, or intended to be used. The term "occupancy" as used in this Code shall include the building or portion thereof housing such use.

REPAIR is the patching, restoration, or renewal of materials, elements, equipment, or fixtures for the sole purpose of maintaining such materials, elements, equipment, or fixtures in sound working condition.

RETAINING WALL is a wall that has a difference in finished grade on opposite sides that exceeds 36 inches.

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SHALL, as used in this Code, is mandatory.

TECHNICAL CODES are those codes adopted by this jurisdiction containing the provisions for design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy, maintenance of buildings, structures, and building service equipment as herein defined.

VALUATION or ***VALUE***, as applied to a building and its building service equipment, shall be the estimated cost to replace the building and its building service equipment in kind, based on current replacement costs.

CHAPTER 1
PART III
PERMITS AND INSPECTIONS

SECTION 109 -- PERMITS

109.1 Permits Required. Except as specified in Section 109.2, no building, structure, or building service equipment regulated by this Code and the Technical Codes shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, or demolished unless a separate, appropriate permit for each building, structure, or building service equipment has first been obtained from the Building Official. All re-roofs require a permit and inspection(s).

109.2 Exempted Work. A permit shall not be required for the types of work in each of the separate classes of permit as listed below. Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in violation of the provisions of the Technical Codes or any other laws or ordinances of this jurisdiction.

109.2.1 Building Permits. A building permit will not be required for the following:

1) One-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the building area does not exceed 120 square feet.
2) Exterior fences and freestanding masonry walls not over six feet high above grade on the lowest side.
3) Oil derricks.
4) Non-fixed and moveable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches high;
   Exception: Non-fixed and moveable cases, counters, and partitions, including fences, of any height, permanently or temporarily installed in an A-2 occupancy shall be approved by the Albuquerque Fire Department.
5) Retaining walls, which do not have a difference in finished grade on opposite sides exceeding 36 inches, unless supporting a surcharge or impounding flammable liquids.
6) Water tanks supported directly upon grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter or width does not exceed two to one.
7) Platforms, walks, and driveways not more than 30 inches above adjacent grade and not over a story or basement below and not part of an accessible route.
8) Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
9) Temporary motion picture, television, and theater stage sets and scenery.
10) Window awnings not projecting more than 54 inches that are supported by an exterior wall, and nothing else, of a building regulated by the International Residential Code.
11) Prefabricated swimming pools accessory to buildings regulated by the International Residential Code that are less than 54 inches deep, do not exceed 5000 gallons, and are installed entirely above ground.
12) Repairs, as defined herein, less than $1000.00 in valuation.
13) Installation or work which is done after regular business hours or during a holiday or when immediate action is imperative to safeguard life, health, or property, provided such person making the installation or performing the work applies for a permit covering the installation or work not later than the next business day.
14) Construction, alteration, or repair work for which a permit is not required by law or ordinance.
15) Tents.
   Exception: Tents regulated by Chapter 24 of the International Fire Code shall be approved and

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permitted by the Albuquerque Fire Department.

16) Interior plastering or paneling of existing surfaces, provided the material meets all applicable requirements of flame spread required by this Code.
17) Exterior re-plastering that does not require the application of exterior lath.
18) Signs. The following signs shall not require a sign permit. These exemptions shall not be construed as relieving the owner of a sign from the responsibility of its erection and maintenance, and its compliance with the provisions of this Code or any other law or ordinance regulating the same.
    a) The changing of the advertising copy or message on a painted or printed sign only. Except for theater marquees and similar signs specifically designed for the use of a replaceable copy. Electric signs shall not be included in this exemption.
    b) Painting, repainting, or cleaning of an advertising structure or the changing of the advertising copy or message thereon shall not be considered an erection or alteration which requires a sign permit unless a structural change is made.
    c) Signs less than 6 feet above grade.
    d) Non-electric signs with an area of 2 square feet or less.
19) Interior non-structural demolitions.

Unless otherwise exempted by this Code, separate plumbing, electrical, and mechanical permits will be required for the above exempted items.

109.2.2 Plumbing Permits. A plumbing permit will not be required for the following:

1. The stopping of leaks in drains, soil, waste or vent pipe, provided, however, that should any concealed trap, drain pipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this Code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures, nor for the removal and reinstallation of water closets, provided such repairs do not involve or require the rearrangement of valves, pipes, or fixtures.
3. Work which is done when immediate action is imperative to safeguard life, health, or property, provided such person performing the work applies for a permit covering the work not later than the next business day.
4. The installation of temporary lines for testing equipment or apparatus. No deviation may be made from the installation described in the permit without the approval of the Building Official.
5. Replacement of plumbing fixtures with the same type of configuration.

109.2.3 Electrical Permits. An electrical permit will not be required for the following:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Code.
2. Repair or replacement of fixed motors, transformers, or fixed listed appliances of the same type and rating in the same location.
3. Listed cord-and-plug connected temporary decorative lighting.
4. Repair or replacement of current-carrying parts of any switch, contactor, or control device.
5. Repair or replacement of receptacles with receptacles of the same type and configuration.
6. Repairs to electric signs and outline lighting with replacement parts of the same type and rating.
7. Removal of electrical wiring.
8. Temporary wiring for experimental purposes in suitable experimental laboratories.
9. A permit shall not be required for the installation, alteration or repair of electrical wiring, apparatus, or equipment for the generation, transmission, distribution, metering of electrical energy, in the operation of signals, or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.
10. Work which is done when immediate action is imperative to safeguard life, health, or property, provided such person performing the work applies for a permit covering the work not later than the next business day.
11. Installations of communications equipment under the exclusive control of communications utilities located outdoors or in building spaces used exclusively for such installations.

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12. Installations under the exclusive control of an electric utility where such installations:
    a. Consist of service drops or service laterals, and associated metering, or
    b. Are located in legally established easements or rights-of-way designated by or recognized by public service commissions, utility commissions, or other regulatory agencies having jurisdiction for such installations.

109.2.4 Mechanical Permits. A mechanical permit will not be required for the following:

1. Any portable heating appliance.
2. Any portable ventilating equipment.
3. Any portable cooling unit.
4. Any portable evaporative cooler.
5. Any closed system of steam, hot, or chilled water piping within any heating or cooling equipment regulated by the Mechanical Code.
6. Replacement of any component part of assembly of an appliance, which does not alter its original approval and complies with other applicable requirements of the Technical Codes.
7. Any Refrigerating equipment, which is part of the equipment for which a permit has been issued pursuant to the requirements of the Technical Codes.
8. Any self-contained refrigerating system as defined in the Mechanical Code.
9. The installation of temporary lines for testing equipment or apparatus.
10. Work which is done when immediate action is imperative to safeguard life, health, or property, provided such person performing the work applies for a permit covering the work not later than the next business day.

SECTION 110 -- APPLICATION FOR PERMIT

110.1 Application. To obtain a permit, the applicant shall first file an application using an approved form furnished by the Building Safety Division for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Phase work shall be identified at submittal. Each phase will be assigned a separate permit number and fees will be assessed according to Table 112-A.
3. Describe the land on which the proposed work is to be done by legal description and street address or similar description that will readily identify and definitely locate the proposed building or work.
4. Indicate the use and occupancy for which the proposed work is intended.
5. Be accompanied by plans, diagrams, engineering calculations, computations and specifications and other data as required in Section 110.2.
6. State the valuation of any new building, structure, or any addition, remodeling, or alteration to an existing building.
7. Be signed by the permit holder, or his authorized agent, who may be required to submit evidence to indicate such authority.
8. Give such other data and information, as may be required by the Building Official.

110.2 Submittal Documents. With each application for a building permit and when required by the Building Official for enforcement of any provisions of this Code two sets of plans and specifications shall be submitted.

EXCEPTION: The Building Official may waive the submission of plans, calculations, etc., if he finds that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this Code. The Building Official shall require all plans and specifications be prepared and sealed by a Registered Architect and/or Registered Professional Engineer(s) licensed to practice in the State of New Mexico for all uses as listed in Chapter 3 of the International Building Code with the exception of:

1. Single-family dwellings not more than two (2) stories in height.
2. Multiple dwellings not more than two (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 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

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described in Paragraph 1 and 2 of this subsection;

4. Non-Residential buildings, or additions, having a total occupant load of ten (10) or less and two stories or less in height. Does not include E (Educational), H (Hazardous) or I (Institutional) occupancies, all of which must be certified by an architect and/or engineer(s) licensed to practice in the State of New Mexico.
5. Alterations to buildings, or structures, which present no unusual conditions, hazards or change in occupancy.

The Building Official shall require the plans to be prepared and sealed by a Registered New Mexico Architect and/or Registered New Mexico Professional Engineer(s) for any specific construction that involves public safety or health and wherein the public welfare or the safeguarding of life, health or property is concerned, or a change of occupancy is involved. Occupant load shall be defined and determined by the method set forth in Table 1004.5 of the International Building Code, as amended by the New Mexico Commercial Building Code.

When required by the Building Official, the responsibility of a licensed Architect and Licensed Engineer(s) shall be demonstrated on each sheet of the drawings by the appearance of their seal and signature and shall include the following:

1. Architect.
2. Structural Engineer.
3. Electrical Engineer.
4. Mechanical Engineer.
5. Civil Engineer.
6. Where an additional specific technical consideration is required, it shall also be acknowledged by seal and signature. The electrical design shall be prepared and sealed by a registered professional engineer, licensed to practice electrical engineering in the State of New Mexico, when the installation exceeds 400 amperes.
7. The Mechanical design shall be prepared and sealed by a registered professional engineer, licensed to practice mechanical engineering in the State of New Mexico, when the total mechanical equipment, materials, and labor, exceeds $50,000.00 in valuation or if the building exceeds two stories in height. The Plumbing design shall be prepared and sealed by a registered professional engineer, licensed to practice mechanical engineering in the State of New Mexico, when the fixture unit count of the project exceeds the capacity of one 4" building drain, as specified in Table 717.1 of the Uniform Plumbing Code or if the building exceeds two stories in height.

110.3 Information on Plans and Specifications. Plans shall be drawn to scale upon substantial paper or submitted electronically and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of the Technical Codes and all relevant laws, ordinances, rules and regulations. Information on plans and specifications shall include, but not be limited to, the following: the house and street address of the work, name and address of the owner, and/or the contractor, and the person preparing the plans, seismic category, type of construction, area of each floor, occupancy group and occupant load, soil bearing capacity, concrete strength, lumber and steel stress values, wind, roof, and floor design loads.

Plans shall also include a site plan showing property lines and the location of the proposed building and of every existing building on the property.

The Building Official may require special calculations regarding three-story wood framed buildings, retaining walls, or any other data or computations not specifically mentioned herein in order to show the correctness of the plans.

Plans for buildings more than two stories in height of other than buildings regulated by the International Residential Code shall indicate how required structural and fire-resistive integrity will be maintained where a penetration will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.

For one- and two-family dwellings and townhouses regulated by the International Residential Code, minimum plan submittal [is] to include but not be limited to the following drawings: Site plan, Foundation plan, Floor plan, Framing plan, Braced Wall plan, Mechanical plan, Electrical plan, cross-section through bearing wall, elevations, and calculations, as required. Plumbing fixtures may be shown on the floor plan. Roof ventilation shall be shown on the Roof Framing plan. Under floor ventilation shall be shown on the Floor Framing plan.

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Information and computation on building services equipment shall be indicated in the plans including installation of consumer plumbing, drainage, gas piping, heating and cooling, ventilating and refrigeration systems. Electrical plans shall show electrical risers, conductor sizes, grounding, load calculations, disconnects, panel schedules, and wiring methods.

Any specifications or general expression such as, "work shall be done in accordance with the Albuquerque Codes," or, "to the satisfaction of the City Building Official," shall be deemed inadequate and incomplete.

110.4 Construction Documents Review Procedures; Third-Party Plan Review: In addition to the standard plan review processes, applicants for building permits shall have the option of providing for a Third-Party Plans Reviewer or Third-Party Plans Review Agency , at the applicant's expense, to perform a code compliance review of the project, including review of one or more components of the construction documents set forth in this section, and to provide the Building Official with a certified report of the findings of the review, in a format acceptable to the Building Official. "Components" of construction documents as used in this section shall refer to the various disciplines requiring review. The Building Official shall accept such reports from approved Third-Party Plans Reviewers or Third-Party Plans Review Agencies, provided that the Building Official determines that such agencies and reviewers satisfy the qualification and reliability requirements established by the Building Official and all such reports are certified by reviewers who possess a valid license as a registered architect or professional engineer in the State of New Mexico. If the Building Official is satisfied that the proposed construction documents or certified components of construction documents conform to the requirements of the Technical Codes, the Uniform Administrative Code of the City of Albuquerque, and all applicable laws, rules, and regulations, the Building Official shall approve the construction documents or certified components of the construction documents.

110.4.1 Minimum Qualification, Training, Experience and Reliability Requirements for Approved Third-Party Plans Reviewers and Third-Party Plans Review Agencies. Third-Party Plans Reviewers or Third-Party Plans Review Agencies shall meet the following requirements:

1. Each Third-Party Plans Reviewer who reviews construction documents shall possess the appropriate licenses and/or certifications and expertise in order to review the type of documents being reviewed and shall submit evidence annually that his or her license and/or certification is valid.
2. Each Third-Party Plans Review Agency shall have adequate staff with the appropriate licenses and/or certifications and expertise to review the types of construction documents that they propose to review. All approved submitted construction documents shall bear the stamp and signature of the approving reviewer for the respective discipline.
3. Each Third-Party Plans Review Agency shall include at least one registered architect or professional engineer licensed in the State of New Mexico who shall act as the professional in charge of the review and who shall certify the plan reviews performed by the agency. Any person working for the agency who is not so licensed shall work under the direct supervision of an architect or professional engineer who holds a current registration in the State of New Mexico.
4. Each Plans Reviewer who reviews construction documents under this section, either as a Third-Party Plans Reviewer or as a member of a Plans Review Agency, shall have an acceptable level of expertise and experience in the performance of code compliance reviews in the disciplines for which he or she is seeking certification, which shall include at a minimum: possession of a current ICC certification as a plans reviewer, or a certifying agency recognized by ICC, IAPMO or NFPA, in the discipline or disciplines in which the Reviewer is applying to perform reviews.
5. Such additional requirements, as the Building Official may impose from time to time, to ensure the accuracy and reliability of the plans reviewers and the plan reviews conducted.

110.4.2 Approval and Certification of Third-Party Plans Reviewers and Plan Review Agencies. An individual or agency that wishes to be certified as an approved Third-Party Plans Reviewer or Third-Party Plans Review Agency shall submit an application on the form provided by the Building Official and shall provide all necessary information and documentation to demonstrate satisfaction of the minimum qualifications, training, experience, and reliability requirements set forth in Subsection 110.4.1. The Third-Party Plans Reviewer and Third-Party Plans Review Agency shall amend a pending certification application or a certification approval to notify the Building Official of any changes in material information submitted in the application upon which the approval and certification is based, including, but not limited to, changes in personnel identified in the application or changes in licensing, registration, or certification status. The Building Official shall provide a notice to any Third-Party Plans Review Agency

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or Third-Party Plans Reviewer of denial of certification and the reason for the denial.

110.4.3 Scope of Third-Party Plan Review. When approving a Third-Party Plans Reviewer or Third-Party Plans Review Agency, the Building Official shall specify the review disciplines of the permit construction documents that the plans reviewer or plans review agency is authorized to review. Each approved Third-Party Plans Reviewer or Third-Party Plans Review Agency shall be assigned a number. The areas in which a Third-Party Plans Reviewer or Third-Party Plans Review Agency may be certified may include any of the following: Architectural/Structural, Mechanical, Plumbing, or Electrical. The Energy Conservation Code requirements shall be reviewed by each of the disciplines for compliance with the applicable Energy Conservation Code requirements of the City of Albuquerque. Third-Party Plan Reviews of disciplines other than these will not be accepted.

110.4.4 Third-Party Review Restriction: A Third-Party Plans Reviewer or Third-Party Plans Review Agency shall not perform plan review on a project which might present a conflict of interest due to their association with the project or to their relationship or association with other parties or individuals involved with the project, its design or construction.

110.4.5 Third-Party Construction Documents Review Procedures. In order to participate, the property owner, agent, or permit applicant shall advise the Building Safety Division, in writing, at the time of application that a certified Third-Party Plans Reviewer or Third-Party Plans Review Agency will review one or more disciplines of the construction documents in conformity with the provisions of applicable laws, codes, and ordinances. Standard plan review fees shall be paid at the time of application.

The said construction documents shall be reviewed by the Third-Party Plans Reviewer or Third-Party Plans Review Agency and recommended for submission/approval in a certified report provided to the Building Official. The fees paid to the Third-Party Plans Reviewer or Third-Party Plans Review Agency is independent and separate from any fees required by this code and shall be the sole responsibility of the property owner, agent, or permit applicant.

110.4.6 Review of Work Conducted by Third-Party Plans Reviewers and Revocation of Approval. The Building Official shall periodically conduct a detailed unannounced audit of documents reviewed by Third-Party Plans Reviewers and Third-Party Plans Review Agencies, and shall also maintain a tracking system to monitor the recommendations of the third-party plans reviewers. If the Building Official determines that plans recommended by the Third-Party Plans Reviewer or Third-Party Plans Review Agency review agency for approval do not meet the requirements of the Technical Codes or that the reviewer or agency has failed to meet other requirements of this section, or any regulations promulgated there under, the Building Official is authorized to revoke the approval of the Third-Party Plans Reviewer or Third-Party Plans Review Agency upon written notice, including the reason for the revocation. The approval may be reinstated if the Building Official determines that the Third-Party Plans Reviewer or Third-Party Plans Review has remedied the violation that formed the basis for the revocation and all requirements of Section 110.4.1 are met.

110.4.7 Notice of Revocation. The Building Official shall provide the Third-Party Plans Review Agency or Third-Party Plans Reviewer with written notice of his or her decision to remove or suspend the Third-Party Plans Review Agency or Third-Party Plans Reviewer from the Third-Party Program. The written notice shall also provide explanation for the removal or suspension. The decision shall become effective upon service of the notice in accordance with Section 110.4.8.

110.4.8 Service of Notice of Revocation. The Building Official shall affect service of a notice to revoke approval by one of the following methods:

1. Personal service on the Third-Party Agency, Reviewer, or their agent; or
2. Delivering the notice to the last known home or business address of the Third-Party Agency or Reviewer as identified by the Third-Party Reviewers application, the tax records, or business license records, and leaving it with a person over the age of sixteen (16) years old residing or employed therein; or
3. Mailing the notice, via first class mail postage prepaid, to the last known home or business address of the Third-Party Agency, reviewer, or their agent as identified by the Third-Party Reviewer's application, the tax records, or business license records; or
4. If the notice is returned as undeliverable by the Post Office authorities, or if no address is known or can be ascertained by reasonable diligence, by posting a copy of the notice in a conspicuous place in or about the structure affected by such notice.

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110.4.9 Appeal. The Building Official's decision to deny certification, revoke certification or deny reinstatement of the certification may be appealed to the Appeals Committee within 10 days of service pursuant to Section 107 of the Uniform Administrative Code of the City of Albuquerque, but the filing of an appeal will not stay the effectiveness of the decision.

110.4.10 Amended Construction Documents. All work shall conform to the approved application and plans for which the permit has been issued and any approved amendments to them. Any changes made during construction which deviate substantively from the approved plans shall be resubmitted for approval by the Building Safety Division.

110.4.11 Interpretations. See Section 105.1 of the City of Albuquerque Uniform Administrative Code.

110.5 Expiration of Application and Plan Review. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation. The Building Official may extend the time for action by the applicant for a period not exceeding 180 days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. Requests for extensions made after an application has expired will not be granted. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

[If the application has expired by limitation and has had a substantial review in the discretion of the Building Official, and the applicant is resubmitting the same set of plans subject to the same codes, the applicant shall be charged an hourly rate for plan review of the resubmitted plans. If the application has expired by limitation, and the applicant is resubmitting either new plans or the plans are subject to a new code cycle, then the standard plan review fees shall apply.

Trade permits that do not require the submission of plans shall not be renewed and a new permit shall be required.]

SECTION 111 -- PERMIT ISSUANCE

111.1 Issuance. Only an individual, firm, partnership, or corporation duly licensed as a contractor by the Construction Industries Division of the State of New Mexico, will be issued a permit unless such individual, firm, partnership, or corporation is exempt under NMSA [Section] 60-13-3 D.

Exception 1: A homeowner may be issued a permit to build a single-family residence and or garage for their own use.

Exception 2: An electrical or plumbing permit may be issued to a homeowner who successfully completes a written plumbing and/or electrical exam with a score of 75% or greater. The Electrical/Plumbing Section shall administer the written exams to qualified homeowners who complete the Homeowner's Responsibility Form. Homeowners will be allowed four (4) hours to complete each exam. Homeowners who do not pass an exam may take that exam one additional time after waiting 30 days.

Exception 3: Persons bidding or contracting for the installation of a solar PV electric system must possess a valid license issued by the division with the EE-98, EL-1 or ER-1 license classification, as applicable. If structural modifications are required, a GB-02 license classification is allowed for residential construction and otherwise a GB-98 license classification is mandated.

The application, plans and specifications, and other data, filed by an applicant for permit shall be reviewed by the Building Official. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the Building Official finds that the work described in an application for a permit and the plans, specifications, and other data filed therewith conform to the requirements of this Code and the Technical Codes and other pertinent laws and ordinances, and that the fees specified in Section 112 have been paid, a permit therefore shall be issued to the applicant.

When the Building Official issues the permit where plans are required, he shall endorse in writing or stamp the plans

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and specifications "APPROVED". Such approved plans and specifications shall not be changed, modified, or altered without authorization from the Building Official, and all work regulated by this Code shall be done in accordance with the approved plans.

The Building Official may issue a permit for the construction of part of a building, structure, or building service equipment before the entire plans and specifications for the whole building, structure, or building service equipment have been submitted or approved, provided adequate information, and detailed statements have been filed complying with all pertinent requirements of the Technical Codes. The holder of such permit shall proceed at his own risk without assurance that the permit for the entire building, structure, or building service will be granted. A permit that is issued for a foundation only will require a building permit before work progresses beyond the foundation stage. Work permitted under a foundation permit shall be limited to footings, foundation walls, Site Utilities, and any other construction up to and including a first floor slab.

A separate permit shall be required for a sign or signs for each business entity, and/or a separate permit shall be required for each group of signs on a single supporting structure. ~~[Address]~~

Plumbing, Mechanical, and Electrical Permits for Multiple Buildings or Structures. Where multiple buildings or structures are constructed on the same property or lot, under one ownership, separate permits are required for each building or structure on separate foundations. The address and building identifier shall be included on each permit submitted, and each permit will be charged an administration fee of $23.50. For townhouse construction a separate permit is required for each townhouse within the cluster. Each permit shall include an accurate count of all equipment to be installed for that building or structure.

Where the City Council has, by resolution, made a finding that a building, structure, or premise is so ruined, damaged, and dilapidated that it is such a menace to the public comfort, health, peace, or safety so as to require removal, no new permits will be issued for the site, other than for the purposes of removal and abatement, until such time as the removal and abatement activities are completed, and the purposes for which the resolution was enacted are fulfilled.

Roof structures or assemblies and other areas used to connect buildings or structures together will not negate this requirement.

Where gas meters are installed on multi-occupancy buildings, separate permits are required for each meter. The address, building identifier and unit or space number shall be included on each permit submitted and each permit will be charged an Administrative Fee of $23.50.

111.2 Retention of Plans. One set of approved plans and specifications shall be returned to the applicant and shall be kept on the site in a safe and accessible place of the building or work at all times during which the work authorized thereby is in progress. One set of approved plans, specifications, and computations shall be retained by the Building Official.

111.3 Validity of Permit. The issuance of a permit or approval of plans, specifications, and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code or the Technical Codes, or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this Code or of other ordinances of the jurisdiction shall not be valid.

The issuance of a permit based upon plans, specifications, and other data shall not prevent the Building Official from thereafter requiring the correction of errors in said plans, specifications, and other data, or from preventing building operations being carried on there under when in violation of these codes or of any other ordinances of this jurisdiction.

111.4 Expiration of Permit. Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void and the work deemed abandoned if:

1. The permittee has not made a request to the Building Official for an inspection [of the permit, or in the case of a building permit, any associated trade permits] required by this code within 180 days from the date the permit was issued, or

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2. The permittee has not received an approval from the Building Official for an entire inspection required by this code at any time after the work is commenced for a period of 180 days, or

3. The permittee has not made a request to the Building Official for a Certificate of Occupancy within 180 days of the final inspection.

The Building Official may extend the time for action by the permittee for a period of 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Requests for extensions made after the permit has expired will not be granted. No permit shall be extended more than once. In order to renew action on a permit after expiration [when there has been a change in any technical code since the permit's issuance], the permittee shall re-apply for a permit, re-submit plans and specifications for review [to meet the current adopted technical codes] and pay new plan review and permit fees. [In order to renew action on a permit after expiration, when there has been no change in any technical code since the permit's issuance, the permitee shall re-apply for a permit and pay new permit fees.] If re-application is not made within 180 days of permit expiration, the Building Official shall declare the project to be abandoned. The Building Official may refuse to issue permits for new projects to the permittee of an abandoned project.

[Trade Permits], Demolition Permits and Minor Alteration and Repair Permits shall expire by limitation and become null and void after 180 days from the date the permit was issued.

111.5 Suspension or Revocation. The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this Code and the Technical Codes whenever the permit is issued in error, on the basis of incorrect information supplied, or in violation of any ordinance, regulation, or any of the provisions of these codes.

SECTION 112 -- FEES

112.1 General. Fees shall be assessed in accordance with the provisions of this section.

112.2 Permit Fees. The fee for each permit shall be as set forth in Tables 112-A through 112-H. Where a technical code has been adopted by the jurisdiction for which no fee schedule is shown in this Code, the fee required shall be in accordance with the schedule established by the council.

112.2.1 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and other building service equipment. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

The Albuquerque regional modifier shall be applied to all tables in accordance with the schedule established by the legislative body as follows:

The Albuquerque Regional Modifier for Table112-A Building Permit Fees shall be (.67) for apartments, public and commercial construction. (Minimum fee shall be $23.50.)

The Albuquerque Regional Modifier for Table 112-A Building Permit Fees shall be (.50) for one- and two-family dwelling and town-house construction, including renovations, alterations and additions. (Minimum fee shall be $23.50).

The Albuquerque regional modifier for Table 112-B Electrical Permit Fees shall be (1.0).
The Albuquerque regional modifier for Table 112-C Mechanical Permit Fees shall be (1.0).
The Albuquerque regional modifier for Table 112-D Plumbing Permit Fees shall be (1.0).
The Albuquerque regional modifier for Table 112-E Sign Permit Fees shall be (1.0).
The Albuquerque regional modifier for Table 112-F Wall Permit Fees shall be (1.0).
The Albuquerque regional modifier for Table 112-G Re-Roof Permit Fees shall be (1.0).

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112.3 Plan Review Fees. When a plan or other data is required to be submitted by Sections 110.2 and 110.3, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee for buildings, signs, or structures shall be 65 percent of the building or sign permit fee as shown in Tables 112-A and 112-E.

City Projects shall submit a Promise to Pay form prior to plan review.

The plan review fees for electrical, mechanical, and plumbing, shall be equal to 25 percent of the total permit fee as set forth in Tables 112-B, 112-C, and 112-D.

The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 112.2 and are in addition to the permit fees.

Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in Tables 112-A through 112-H.

The fee for rechecking lost or worn-out plans for which a permit has previously been issued shall be charged at the rate shown in Table 112-A.

The fee for checking more than two sets of plans (duplicate sets) shall be charged at the rate shown in Table 112- A.

The fee for the checking and consultation time requested by the applicant for a preliminary plan review shall be charged at the rate shown in Table 112-A. In all cases the applicant must be prepared with the basic code data and not be dependent upon the Building Official for this information.

112.4 Investigation Fees. Work Without a Permit.

112.4.1 Investigation. Whenever any work for which a permit is required by this Code has been commenced without first obtaining a permit, a special investigation may be made before a permit may be issued for such work.

112.4.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this Code. The minimum investigation fee shall be the same as the minimum fee set forth in Tables 112-A through 112-H. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of either this Code or the Technical Codes nor from any penalty prescribed by law.

112.5 Fee Refunds. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.

The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this Code.

The Building Official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permit holder not later than 180 days after the date of fee payment.

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TABLE 112-A BUILDING PERMIT FEES

TOTAL VALUATION	FEES
$1.00 to $500.00	$23.50
$501.00 to $2,000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00 or fraction thereof, to and including $2,000.00.
$2,001.00 to $25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00 or fraction thereof, to and including $25,000.00.
$25,001.00 to $50,000.00	$391.75 for the first $25,000.00 plus $10.10 for each additional $1,000.00 or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00 or fraction thereof, to and including $100,000.00.
$100.001.00 and up	$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00 or fraction thereof.

Other Inspections and Fees:

1	Inspections outside of normal business hours (minimum charge two-hours)	$47.00 per hour
2	Re-inspection fee assessed under provisions of Section 113.5.8	$47.00 each
3	Inspections for which no fee is specifically indicated (minimum charge two-hours)	$47.00 per hour
4	Additional plan review changes, additions, revisions to approved plans (minimum charge two-hours)	$47.00 per hour
5	Additional plan review required by rechecking lost or worn-out plans	1/2 plan check fee
6	Duplicate sets of plans: Each set.	1/2 plan check fee
7	Preliminary and integrated plan review	$75.00 per hour
8	Demolition Permit Fee:	
	• for wrecking and demolition up to and including1500 sq. ft. of floor area including all floors and basements	$47.00
	• Each additional 500 sq. ft. or fraction thereof	$10.00
9	Temporary Certificate of Occupancy	$100.00
10	Certificate of Occupancy	$50.00

TABLE 112-B ELECTRICAL PERMIT FEES

1	Administrative charge applicable to all applications and additions to permits		~~$23.50~~ [$47.00] each
	EXCEPTION: re-inspection fee		
2	Meter loop		~~$20.00~~ [$40.00] each
	(a)	Temporary meters (separate permit required)	~~$20.00~~ [$40.00] each
	(b)	Ganged meters	~~$30.00~~ [$60.00] per gang
3	Outlets (Communication and signal, fixtures, switches, and receptacles):		
	(a)	First 20	~~$ 0.75~~ [$ 1.50] each
	(b)	All over 20	~~$ 0.45~~ [$ 0.90] each
4	Installation of commercial lighting fixtures		
	(a)	First 20	~~$ 0.75~~ [$ 1.50] each
	(b)	All over 20	~~$ 0.50~~ [$ 1.00] each
	When fluorescent lighting is installed in continuous rows, each unit shall be considered a separate fixture. (The term fixture shall be interpreted to mean the lighting device at any outlet.)		

5	Motor Operated Equipment:	
	(a) Less than one horsepower unit	~~$ 4.00~~ [$ 8.00] each
	(b) One horsepower and over, based on total horsepower of all motors in any one unit (per horsepower	~~$10.00~~ [$20.00] each
	(c) Maximum fee per unit	~~$20.00~~ [$40.00] each
6	Evaporative Coolers (any size)	~~$ 4.00~~ [$ 8.00] each
7	Panels	~~$ 4.00~~ [$ 8.00] each
8	Residential Fixed Appliances (30 amps or over)	~~$ 4.00~~ [$ 8.00] each
9	Sign Connections	~~$20.00~~ [$40.00] each
10	Transformers	~~$ 4.00~~ [$ 8.00] each
11	Space Heating Equipment: (Each Unit) Per 1000 watt	~~$ 4.00~~ [$ 8.00] each
12	Communication and Signal: Min. each system	~~$10.00~~ [$20.00] each
13	Pre-final	~~$20.00~~ [$40.00] each
14	Swimming pool (Public)	~~$40.00~~ [$80.00] each
15	Swimming pool (Private)	~~$30.00~~ [$60.00] each
16	Other equipment as specified	~~$ 4.00~~ [$ 8.00] each

Other Inspections and Fees:

1. Installation for which no fee is prescribed (Minimum charge two-hours) — $47.00 per hour
2. Re-inspection fee assessed under provisions of Section 113.5.8 — $47.00 per hour
3. Overtime and after-hour inspections (Minimum charge two-hours) — $47.00 per hour

TABLE 112-C MECHANICAL PERMIT FEES

1.	Administrative charge applicable to all applications and additions to permit	~~$23.50~~ [$47.00] each
	EXCEPTION: re-inspection fee	
2.	Gas line test with no outlets or appliances	~~$ 5.00~~ [$10.00] each
3.	Recording chart test or other high-pressure test	~~$ 8.00~~ [$16.00] each
4.	Temporary gas (shall not exceed 90 days)	~~$20.00~~ [$40.00] each
	No temporary gas shall be allowed before October 1 or after April 30	
5.	Gas outlet	~~$ 3.00~~ [$ 6.00] each
6.	Each appliance, includes plenums and venting	~~$ 7.00~~ [$14.00] each
	NOTE: This does not include boilers, refrigeration units, air conditioning units, or absorption units[.]	
7.	For the repair, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, boiler, absorption or evaporative cooling system, including installation of controls regulated by this Code	~~$ 8.00~~ [$16.00] each
8.	For the installation or relocation of each absorption system up to and including 100,000 B.T.U. input; and each condensing unit to and including 36,000 B.T.U. output.	~~$11.00~~ [$22.00] each
9.	For the installation or relocation of each boiler or each absorption system over 100,000 B.T.U. input up to and including 500,000 B.T.U. input, and each condensing unit over 36,000 B.T.U. output to and including 180,000 B.T.U. output.	~~$20.00~~ [$40.00] each
10.	For the installation or relocation of each boiler or each absorption system over 500,000 B.T.U. input to and including 1,000,000 B.T.U. input, and each condensing unit over 180,000 B.T.U. output to and including 360,000 B.T.U. output.	~~$27.00~~ [$54.00] each

11.	For the installation or relocation of each boiler or each absorption system over 1,000,000 B.T.U. input to and including 1,750,000 B.T.U input, and each condensing unit over 360,000 B.T.U. output to and including 600,000 B.T.U. output		~~$40.00~~ [$80.00] each
12.	For the installation or relocation of each boiler or each absorption system over 1,750,000 B.T.U. input and each condensing unit over 600,000 B.T.U. output.		~~$67.00~~ [$134.00] each
13.	For each air handling unit including ducts attached thereto (charged as an appliance)		~~$ 7.00~~ [$14.00] each
	NOTE: This fee shall not apply to an air handling unit which is a portion of a factory assembled appliance cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this Code.		
14.	For each evaporative cooler other than portable type		~~$ 7.00~~ [$14.00] each
15.	For each ventilation fan connected to a single duct		~~$ 7.00~~ [$14.00] each
16.	For each ventilation system or heating or air conditioning duct work system authorized by a permit		~~$ 7.00~~ [$14.00] each
17.	For the installation of each hood, which is served by mechanical exhaust including the ducts for such hood		~~$ 7.00~~ [$14.00] each
18.	For the installation or relocation of each crematory or pathological destructor		~~$45.00~~ [$90.00] each
19.	For each appliance or piece of equipment required by this Code but not classed in other appliance categories, or for which no other fee is listed in this Code		~~$ 7.00~~ [$14.00] each
20.	For solar collectors (including related piping, duct work and regulating devices):		
	(a)	Up to 1000 sq. ft.	~~$ 4.00~~ [$ 8.00]
	(b)	1001 sq. ft. to 2000 sq. ft.	~~$ 6.00~~ [$12.00]
	(c)	More than 2000 sq. ft.	~~$ 6.00~~ [$12.00]
		plus $1.50 per 1000 sq. ft. or fraction thereof over 2000 sq	
21.	For solar storage tanks (including related piping and regulating devices):		
	(a)	Up to 750 gallons	~~$ 3.00~~ [$ 6.00]
	(b)	751 gallons to 2000 gallons	~~$ 4.00~~ [$ 8.00]
	(c)	More than 2000 gallons	~~$ 4.00~~ [$ 8.00]
		plus $1.50 per 1000 gallons or fraction thereof over 2000 gallons	
22.	For solar rock storage:		
	(a)	Up to 1500 cu. ft.	~~$ 3.00~~ [$ 6.00]
	(b)	1501 cu. ft. to 3000 cu. Ft	~~$ 4.00~~ [$ 8.00]
	(c)	More than 3000 cu. ft.	~~$ 4.00~~ [$ 8.00]
		plus $1.50 per 1000 cu. ft. or fraction thereof over 3000 cu. ft.	

Other Inspections and Fees:

1. Overtime and after-hour inspections (Minimum charge two-hours) — $47.00 per hour
2. Re-inspection fee assessed under provisions of Section 113.5.8 — $47.00 each

BOILER INSPECTIONS

Certificate of Inspection:

(a) A boiler Certificate of Inspection and subsequent maintenance inspections shall be obtained by the property owner through a certified third-party inspection as required by law per NMAC Section 14.9.4.

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TABLE 112-D PLUMBING PERMIT FEES

1.	Administrative charge applicable to all applications and additions to permit	~~$23.50~~ [$47.00] each
	EXCEPTION: re-inspection fee	
2.	Gas line test with no outlets or appliances	~~$ 5.00~~ [$10.00] each
3	Recording chart test or other high-pressure test	~~$ 8.00~~ [$16.00] each
4.	Temporary gas for heating shall not exceed 90 days. No temporary gas shall be allowed before October 1 or after April 30	~~$20.00~~ [$40.00] each
5.	Gas outlet	~~$ 3.00~~ [$ 6.00] each
6.	Plumbing fixture <u>includes drain and vent</u>	~~$ 5.00~~ [$10.00] each
7.	Water distribution system (Also pool filling system, including back-flow prevention)	~~$ 7.00~~ [$14.00] each
8.	Water service (from property line to house or building)	~~$ 7.00~~ [$14.00]
9.	For new storm sewer or sanitary sewer tap inspection (connection to public storm or sanitary sewer)	~~$ 9.00~~ [$18.00] each
10.	House or building sewer (from property line to house or building) including 2-way cleanout	~~$14.00~~ [$28.00] each
11.	Lawn sprinkler system on any one meter including backflow protection devices thereof	~~$ 9.00~~ [$18.00]
12.	For atmospheric-type vacuum breakers not included in Item 11 above:	
	1 to 5	~~$ 7.50~~ [$15.00]
	over 5	~~$ 1.50~~ [$ 3.00] each
13.	For each backflow protective device other than atmospheric-type vacuum breakers: (ALSO FOR REPAIR)	
	2 inches and smaller	~~$ 7.50~~ [$15.00]
	over 2 inches	~~$15.00~~ [$30.00]
14.	For sewer repair in public street	~~$ 8.00~~ [$16.00]
15.	Roof drain (piping)	~~$ 6.00~~ [$12.00] each
16.	Septic tank or cesspool	~~$40.00~~ [$80.00] each
17.	Swimming pool (public)	~~$40.00~~ [$80.00] each
18.	Swimming pool (private)	~~$30.00~~ [$60.00] each
19.	Automatic fire extinguishing system, type I hood, wet standpipe system, dry standpipe system, combination standpipe system installed in a building (in addition to all associated Albuquerque Fire Department fees)	~~$25.00~~ [$50.00]
20.	Utility service lines 300, section (or portion) sewer collecting lines	~~$10.00~~ [$20.00]
21.	Utility service lines sewer connection outlets	~~$ 3.00~~ [$ 6.00]
22.	Utility service lines manholes	~~$ 8.00~~ [$16.00]
23.	Utility service lines 300, section (or portion) water service lines	~~$10.00~~ [$20.00]
24.	Utility service lines water connection outlets	~~$ 3.00~~ [$ 6.00]
25.	Fire hydrant inspection	~~$ 8.00~~ [$16.00]
26.	Interceptor or sewer ejector pump	~~$12.00~~ [$24.00] each
27.	For each fixture or piece of equipment required by this Code but not classed in other fixture categories, or for which no other fee is listed in this Code	~~$5.00~~ [$10.00]

Other Inspections and Fees:

1. Overtime and after-hour inspection (minimum charge two-hours) — $47.00 per hour
2. Re-inspection fee assessed under provisions of Section 113.5.8 — $47.00 each
3.

TABLE 112-E SIGN PERMIT FEES

A sign permit fee shall be paid in accordance with the following schedule:

SIZE OF SIGN	FEE
2 to 20 sq. ft	$15.00
over 20 to 100 sq. ft	$30.00
over 100 sq. ft	$45.00
Note: Separate electrical permits are required for electrical signs, see Table 112-B	

Other Inspections and Fees:

1. Inspections outside of normal business hours (Minimum charge-two hours) — $47.00 per hour
2. Re-inspection fee assessed under provisions of Section 113.5.8 — $47.00 each
3. Inspections for which no fee is specifically indicated (Minimum charge two-hours) — $47.00 per hour
4. Additional plan review required by changes, additions or revisions to approved plans (Minimum charge two-hours) — $47.00 per hour

TABLE 112-F WALL PERMIT FEES

Fence And Wall Construction Cost Guide Per Lineal Foot

	HEIGHT OF WALL					
	2'	3'	4'	5'	6'	8'
Cmu* Garden Wall					$41.70	$55.40
Adobe Garden Wall					$71.40	$95.50
Wood Stud/Stucco Wall					$69.30	$92.40
Wood Fence (Cedar)					$23.30	$31.00
Chain Link Fence					$12.00	$16.00
Cmu* Retaining Wall 1, 2, 6"	$15.25	$22.80	$30.50	$38.00	$45.75	$61.00
Cmu* Retaining Wall 1, 2, 8"	$16.85	$25.30	$33.70	$42.00	$50.55	$67.40
Concrete Retaining Wall 3'	$29.70	$44.50	$59.40	$74.20	$89.00	$118.75

* cement masonry unit

Footnotes:

1. Add 15% for reinforcement greater than code minimum

TABLE 112-G RE-ROOF PERMIT FEES

Residential (R-3 Occupancies Only)

Administrative Fee	Inspection Fee	Total
~~$15.00~~ [$30.00]	~~$20.00~~ [$40.00]	~~$35.00~~ [$70.00]

Commercial (Apartments R-1, R-2, R-4 and All Other Occupancies)

Valuation	Administrative Fee	Inspection Fee	Total
$501 - $5,000	~~$25.00~~ [$50.00]	~~$ 25.00~~ [$50.00]	~~$ 50.00~~ [$100.00]
$5,001 – $10,000	~~$25.00~~ [$50.00]	~~$ 35.00~~ [$70.00]	~~$ 60.00~~ [$120.00]
$10,001 – $20,000	~~$25.00~~ [$50.00]	~~$ 55.00~~ [$110.00]	~~$ 80.00~~ [$160.00]
$20,001 – $30,000	~~$25.00~~ [$50.00]	~~$ 95.00~~ [$190.00]	~~$120.00~~ [$240.00]
$30,001 – $40,000	~~$25.00~~ [$50.00]	~~$135.00~~ [$270.00]	~~$160.00~~ [$320.00]
$40,001 – $50,000	~~$25.00~~ [$50.00]	~~$175.00~~ [$350.00]	~~$200.00~~ [$400.00]
Over – $ 50,000	~~$25.00~~ [$50.00]	~~$215.00~~ [$430.00]	~~$240.00~~ [$480.00]

SECTION 113 -- INSPECTIONS

113.1 General. Construction or work for which a permit is required shall be subject to inspection by the Building Official and the construction or work shall remain accessible and exposed for inspection purposes until approved by the Building Official.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this Code or of other ordinances of the jurisdiction shall not be valid.

It shall be the duty of the permit holder to cause the work to be completed and remain accessible and exposed for inspection purposes. The equipment, material and labor necessary for inspection or tests shall be furnished by the person to whom the permit is issued or by whom inspection is requested. Neither the Building Official nor this jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

A survey of the lot may be required by the Building Official to verify that the structure is located in accordance with the approved plans.

113.2 Permit Notice. Work requiring a building permit shall not be commenced until the permit holder or his agent shall have posted a permit notice with the street address on it in a conspicuous, safe and accessible place on the premises. This card shall be maintained in such position by the permit holder until final approval has been issued by the Building Official.

113.3 Inspection Requests. It shall be the duty of the permit holder doing the work authorized by a permit to notify the Building Official that such work is ready for inspection. Notification shall include at least the following: correct street address, suite number and/or building number, type of inspection, permit holder's name, permit number and/or sub-permit number. The Building Official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the Building Official. It shall be the duty of the permit holder requesting any inspections required either by this Code or the Technical Codes to provide access [~~to~~] and means for inspection of such work. It shall be the duty of the permit holder requesting any inspection to ensure that the permit notice card is conspicuously posted.

> **Exception**: If a building permit is not required, it shall be the duty of the plumbing, mechanical, or electrical permit holder to ensure that the address is conspicuously posted.

When a correction notice is issued, a re-inspection must be requested by the applicant.

Cancelation Fee: A $47.00 fee will be assessed to the permit holder if a scheduled inspection is canceled less than 24 hours before the scheduled inspection. See Table 112-A Other inspections and fees, item 3.

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113.4 Approval Required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. Such approval shall be given only after an inspection shall have been made of each successive step in the construction as indicated by each of the inspections required by the following subsections detailing the required inspections. The Building Official, upon notification, shall make the requested inspections and shall either indicate that portion of the construction is satisfactory as completed or shall notify the permit holder or his agent when the same fails to comply with this Code. Any portions which do not comply shall be corrected and no portion shall be covered or concealed until authorized by the Building Official.

There shall be a final inspection and approval of all buildings, building service equipment, and structures when completed and ready for occupancy and use.

113.5 Required Inspections.

113.5.2 Required Building Inspections. Reinforcing steel or structural framework for any part of any building or structure shall not be covered or concealed without first obtaining the approval of the Building Official.

The Building Official, upon notification from the permit holder or his agent, shall make the following inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with this Code.

1. **Foundation Inspection:** Footing and foundation inspections shall be made after excavations for footing are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready-mixed in accordance with ASTM C94 the concrete need not be on the job. Where the foundation is to be constructed of approved treated wood, additional inspections may be required by the Building Official. Compaction Reports may be requested at the time of inspection.
2. **Foundation Insulation Inspection**: To be made after insulation has been installed around the perimeter of slab on grade floors.
3. **Frame Inspection**: To be made after the roof decking and underlayment, all framing, fire blocking, draft stopping, bracing, framed openings for exterior doors and windows are in place, and all pipes, electrical wiring, chimneys, duct work and vents are approved.
4. **Frame Insulation Inspection**: To be made after insulation and vapor barriers have been installed in frame walls, floors, and ceilings or roofs.
5. **Exterior Lath and/or Wallboard Inspection**: To be made after all exterior lathing is in place; but before any plastering is applied. Wallboard inspection to be made on all firewalls, wet areas, and shear walls before wallboard joints and fasteners are taped and finished.
6. **Final Inspection**: To be made after building is completed and ready for occupancy and before it is occupied. A final inspection shall be called for by the permit holder.
7. **Demolition Final Inspection:** To be made after the building is demolished, all materials have been removed from the site, and vacant lot has been filled to existing grade and leveled.
8. **Re-roof and Solar Inspections:** To be made after the installation is complete. A certified Building Inspector may view photos of the permitted work which have been captured by a UAS Drone operator. If necessary, a second inspection will be done by a certified Building Inspector on site.
9. **Partial Inspections:** When necessary, due to construction requirements, partial inspections may be made. This requires specific details as to what portion is to be inspected.

Some projects shall require multiple inspections within a category as listed above. It shall be the responsibility of the General Contractor or a homeowner with a valid homeowner's permit to notify the Building Official and request such additional inspections for these categories as the project progresses.

113.5.2 Required Electrical Inspections. The following is a list of required electrical inspections and the customary terms. It should be noted that the number and type of inspections are not limited to the following and that more inspections may be required by the complexity of some jobs.

1. **Rough-in:** After conduits, cables, wires, cabinets, and boxes are installed within a structure and before insulation is installed or wall and ceilings are covered, a rough-in inspection is required. All splicing of wires must be completed and neutrals and grounds must be terminated in boxes and panels. Bonding jumpers for metal boxes must be installed.

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2. **Low Voltage Rough-in:** After all cables, wires, cabinets, and boxes are installed within a structure and before insulation is installed or wall and ceilings are covered, a low voltage rough-in is required.
3. **Pre-final:** All service equipment, service conduits, service conductors, bonding jumpers, and points of attachment must be installed. At least one grounding electrode and associated grounding electrode conductor must be installed. For ct type metering, current transformers must be installed.
4. **Underground:** After underground conduits, cables, and conductors are installed and before covering them an underground inspection is required.
5. **Slab:** After conduits, boxes, grounding electrode conductors, or electrical equipment are installed within a concrete slab and before concrete is poured a slab inspection is required.
6. **Low Voltage Final:** After all low voltage equipment has been installed a low voltage final is required.
7. **Final:** When all electrical equipment is installed and all electrical wiring is completed a final inspection is required.
8. **Temporary Power:** For temporary power during construction, remodeling, or where power is needed for other temporary needs a temporary power inspection is required. All services, other power sources, and all wiring associated with the temporary power installation must be inspected.
9. **Service Upgrades or Replacement:** When electrical services are upgraded or replaced inspections are required.
10. **Signs:** After a sign has been installed or erected, all electrical wiring has been completed on or in the sign and all electrical circuits have been completed to the sign, a sign final is required.
11. **Swimming Pools:** The equipotential bonding grid, the underground conduits, and a final inspection are required on all pools.
12. **Partial Inspections**: When necessary, due to construction requirements, partial inspections may be made. This requires specific details as to what portion is to be inspected.

113.5.3 Required Mechanical and Solar Energy Inspections. The following is a list of required Mechanical Inspections and the customary terms and order in which they are usually called. It should be noted that the number and type of inspections are not limited to the following and that more inspections may be required by the complexity of some jobs.

1. **Underground Duct**: For listed approved plastic ducts: This inspection includes all ductwork covered by the permit to be buried underground. The inspection shall be requested after the duct is installed, but before it is covered or backfilled with any material. With metal ducts, the inspection shall be requested after the proper insulation has been installed, but before it is covered or backfilled with any material.
2. **Heating Top Out**: This inspection shall include all ductwork and vents above grade covered by the permit, which will be covered or concealed. This inspection shall be called before any of the ducts or vents above grade are covered or concealed.
3. **Gas Line Test**: Gas piping systems with a working pressure of less than 2 psi, or a working pressure of 2 psi and having two outlets or fewer, shall be considered a low-pressure system. This inspection shall include an air pressure test, at which time the gas piping shall stand a pressure of not less than 10 pounds per square inch gauge pressure using a 15-psi gauge with 1/10th increments. Test pressures shall be held for a length of time satisfactory to the Building Official, but in no case for less than fifteen (15) minutes with no perceptible drop in pressure. All gas stops must be installed and capped, or attached to the appliance.
4. **High Pressure Test:** Gas piping systems with a working pressure of 2 psi with 3 or more outlets, or a system with a working pressure of more than 2 psi, shall be considered a high-pressure system and shall be tested with a minimum test pressure of 30 psi using a recording device for a period of 24 hours. For minor repairs or installing a tee or fittings on existing high-pressure gas systems or welded piping, the test shall be 60 psi for a period of 30 minutes.
5. **Gas Line Final:** Final inspection of all installations shall be made after all piping and shut off valves covered by the permit has been installed and after all portions thereof which are to be concealed by plastering or otherwise have been so concealed and after all non-portable gas appliances are installed. A gas line test inspection is required even if a temporary gas inspection was made previously. The final test is valid for sixty (60) days.
6. **Appliance Final**: An appliance final shall be made after the installation of an appliance, or appliances, has been completed to meet this Code and manufacturer's installation instructions.
7. **Temporary Gas Service**: Temporary gas service shall be for a maximum of 90-day period. A Gas Line test and an appliance inspection shall be required for temporary gas service. Before additional appliances are connected, or approval for occupancy, a gas line final inspection shall be called for and approved. No temporary gas for heating shall be allowed after April 30 or before October 1.

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8. **Temporary Heat:** Temporary Heat shall be for period of no more than 90 days. The single heating appliance shall be permanently installed as per code and manufacturer's specifications. The furnace closet or furnace area shall meet the fire rating specified in the construction documents. Enclosure doors and duct registers need not be installed.
9. **Boiler Inspection**: This inspection shall be made after the installation of the boiler is completed to meet this Code and the manufacturer's installation instructions.
10. **Partial Inspections**: When necessary, due to construction requirements, partial inspections may be made. This requires specific details as to what portion is to be inspected.

113.5.4 Required Plumbing and Swimming Pool Inspections. The following is a list of required plumbing and swimming pool inspections and the customary terms and order in which they are usually called. It should be noted that the number and type of inspections are not limited to the following and that more inspections may be required by the complexity of some jobs.

1. **Sewer Tap or Repair**: Sewer tap and stub-in from a tee or a tapping a saddle on the sewer main to private property line. Approval to tap the sewer is required from the Liquid Waste Engineer of the ABCWUA.
2. **Water Service**: Water piping from the service meter to the connection outside of building. Metal pipe shall be covered to a minimum of 28" below finished grade and in debris-free soil. Plastic pipe shall be covered to a 28" depth below grade, on a smooth bed, and in debris-free soil. All piping shall be checked with a test of not less than operating pressure. Backfill shall be free of any stones, metal, glass, etc., which could cause damage to piping.
3. **Building or House Sewer**: Building sewer or house sewer shall be in accordance with Table 717.1 in the Uniform Plumbing Code, of approved materials, at a minimum depth of 12", on a smooth bed, tamped below pipe as required, and properly graded, and inspected before any backfill cover.
4. **Sanitary Rough-in**: All drain, waste, and vent piping below the first-floor level is to be filled with water for a test and inspection to a minimum height of 10 feet above highest opening in the section being tested. An air test with 5 psi pressure on an air gauge for fifteen minutes may be used if allowed by the material manufacturer. This inspection also includes water distribution under a building.
5. **Top-Out**: Where a Sanitary rough-in inspection under a concrete floor has been made, the next inspection is usually the top-out and includes all piping above the floor to the extensions through the roof and/or walls. Shower pans require a standing water test at time of rough-in inspection.
6. **Rough Piping Inspection**: Rough piping inspection of all piping installations shall be made after all piping covered by the permit has been installed, and before any such piping has been covered or concealed, or any appliances have been attached thereto; provided that the Building Official may expressly waive rough piping under any particular permit where there is involved only an extension to existing piping for the purpose of providing one or more additional gas outlets or plumbing fixtures for the same structure. This inspection may be made at that time of the plumbing or heating top-out.
7. **Plumbing Final**: When all plumbing is complete and the fixtures are installed and ready for use, a final inspection shall be called for by the plumbing contractor.
8. **Swimming Pool Inspections**: A Pool Rough-In inspection is required on all work before it is concealed. An inspection is required on the circulating lines, pool drain, water distribution, and house sewer connection. Additional inspections may be needed for the sand trap, gas lines, and boilers. A pool final inspection is required upon completion. An air test with 5 psi pressure on an air gauge for fifteen minutes may be used if allowed by the material manufacturer.
9. **Partial Inspections**: When necessary, due to construction requirements, partial inspections may be made. This requires specific details as to what portion is to be inspected.

113.5.5 Required Sign Inspections. All signs for which a permit is required shall be subject to inspection by the Building Official.

1. Footing Inspections shall be required by the Building Official for all signs having footings.
2. Final inspection shall be required for all signs.

All signs containing electrical wiring shall be subject to the provisions of the governing electrical code, and the electrical sign and components used shall bear the label of an approved testing agency.

The Building Official may order the removal of any sign that is not maintained in accordance with provisions of Section 102.4 of this Code.

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All signs may be re-inspected at the discretion of the Building Official.

113.5.6 Other Inspections. In addition to the called inspections specified above, the Building Official may make or require other inspections of any construction work to ascertain compliance with the provisions of this Code or Technical Codes and other laws which are enforced by the Building Safety Division. For the purpose of determining compliance with Section 102.4 of this Code, the Building Official may cause any structure to be re- inspected.

113.5.7 Inspections of Existing Structures. To verify modifications to bring existing structures up to code, the Building Safety Division shall make inspections of existing structures when requested provided the request meets the following conditions:

1. A request, in writing, giving details of the type of inspection, or inspections, desired is received.
2. Arrangements are made, in advance, to pay the inspection fee.
3. An appointment is made to gain access to the property; keeping in mind that the inspection, or inspections, shall be made at the convenience of the Building Official.

113.5.8 Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which the inspection is called is not complete or when corrections called for are not made. A re-inspection fee minimum two-hour charge will be assessed for work with no description, inaccurate description, or in which no fee is prescribed.

This subsection is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of the Technical Codes, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

Re-inspection fees may be assessed in accordance with Tables 112-A – 112-H when the permit notice card and/or address is not conspicuously posted on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, for deviating from plans requiring the approval of the Building Official, or for a second rejection for failure to comply with the requirements of this Code.

When re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid. When a correction notice is issued, a re-inspection must be requested by the applicant.

113.5.9 Overtime and after hour inspection. Overtime and after hour inspection require 24-hour prior approval by the section manager.

Exception: Emergencies where the utilities must be reconnected to or in occupied buildings or when other life safety issues need to be inspected.

SECTION 114 -- CONNECTION TO UTILITIES

114.1 Energy Connections. Persons shall not make connections from a source of energy, fuel, or power to building service equipment, which is regulated by the Technical Codes and for which a permit is required by this Code, until approved by the Building Official.

114.2 Temporary Connections. The Building Official may authorize the temporary connection of the building service equipment to the source of energy, fuel, or power for the purpose of testing building service equipment, or for use under a temporary Certificate of Occupancy.

114.3 Reconnection of utilities. Written authorization of the Building Official shall be required for any person, firm, or corporation to re-connect any gas, electrical, or water service if it has been ordered disconnected by the Building Official.

114.4 Street Excavations. All utilities (plumbing, gas, sewer, water, electricity, telephone, and other cables)

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making excavations as defined by Chapter 6, Article 5 Section 6-5-2-2 of the 2005 Street, Excavation and Barricade Ordinance are required to comply with all provisions thereof.

SECTION 115 -- CERTIFICATE OF OCCUPANCY AND CERTIFICATE OF SHELL COMPLETION

115.1 Use or Occupancy. Buildings or structures shall not be used or occupied, nor shall a change in the existing occupancy classification of a building or structure or portion thereof be made until the Building Official has issued a Certificate of Occupancy therefore as provided herein.

115.2 Change in Use. Changes in the character or use of a building shall not be made except as specified in the Building Code.

115.3 Certificate of Occupancy Issued. A request for a Certificate of Occupancy shall be made by the owner or his agent after final inspection approvals have been secured from all City departments or divisions involved in the enforcement of pertinent codes, ordinances, or laws. The Building Official, after verification of all required, final inspection approvals are recorded into the permitting and inspection database, shall issue a Certificate of Occupancy, which shall contain the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The authorization of the Building Official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3 of the New Mexico Commercial Building Code.
9. The type of construction as defined in Chapter 6 of the New Mexico Commercial Building Code.
10. The design occupant load.
11. Any special stipulations and conditions of the building permit

Failure to obtain a valid Certificate of Occupancy may result in penalties as described in Section 9 of this Ordinance.

115.4 Temporary Occupancy. The Building Official is authorized to issue a Temporary Certificate of Occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The Building Official shall set a time period during which the Temporary Certificate of Occupancy is valid.

Prior to the issuance of a Temporary Certificate of Occupancy, all fire/life safety issues, fire protection systems, exiting, sanitary facilities, parking spaces, and accessibility provisions for the portions to be occupied must meet code requirements. Inspection approvals for these areas must be secured from all City departments or divisions involved in the enforcement of pertinent codes, ordinances or laws before the Temporary Certificate of Occupancy is issued. In addition, temporary safety measures such as barricades and occupancy separation walls shall be provided onsite to ensure occupants can safely ingress to and egress from the portion or portions of the building for which the Temporary Certificate of Occupancy is to be issued.

A Temporary Certificate of Occupancy will be effective for 30 days. Thirty-day extensions may be granted by the Building Official. Each department, section, or division that issued a temporary approval must re-inspect the area before a Temporary Certificate of Occupancy may be extended.

Upon receipt of a written request for an extension of a current, valid Temporary Certificate of Occupancy, and good cause being shown, the Temporary Certificate of Occupancy can be extended for 30 days, for a maximum of 12 months total. An additional Temporary Certificate of Occupancy fee shall be paid, prior to approval, for each extension, per Table 112-A Other inspections and fees, item 9.

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115.5 Certificate of Shell Completion. A request for a Certificate of Shell Completion shall be made by the owner or his agent after inspection approvals have been secured from all City departments or divisions involved in the enforcement of pertinent codes, ordinances or laws. The Building Official, after notification of all inspection approvals, shall issue a Certificate of Shell Completion which shall contain the following:

1. The shell building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A statement that the construction of the shell is complete and is in compliance with the requirements of this Code.
5. The authorization of the Building Official.
6. The edition of the code under which the permit was issued.
7. The type of construction as defined in Chapter 6 of the New Mexico Commercial Building Code.
8. If an automatic sprinkler system is provided.
9. Any special stipulations and conditions of the building permit.

A Certificate of Occupancy and Temporary Certificate of Occupancy will not be issued until Certificate of Shell Completion has been issued. Failure to obtain a valid Certificate of Shell Completion may result in penalties as described in Section 9 of this Ordinance.

115.6 Posting. The Certificate of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

115.7 Revocation. The Building Official may in writing, suspend or revoke a Temporary Certificate of Occupancy, Certificate of Occupancy, or Shell Certificate of Completion at any time if the certificate was issued in error, issued on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance, regulation or provision of this code. If the certificate is suspended, all violations must be corrected before it may be reinstated. If the certificate is revoked, a permanent Certificate of Occupancy will be required before the building or structure or portion thereof may be re-occupied. Failure to comply may result in removal of utilities to the building or structure or portion thereof, fines or both.

AMENDMENTS TO THE STATE OF NEW MEXICO TECHNICAL CODES

The following adopts and amends the technical provisions of the 2021 New Mexico Building Code. Each amendment is numbered to correspond to the numbering of the 2021 International Building Code and the 2021 International Residential Code.

All mention of L.P. gas shall be deleted from these Codes. Refer to the L.P. Gas Bureau of the State of New Mexico for regulations.

NEW MEXICO COMMERCIAL BUILDING CODE CHAPTER 1 ADMINISTRATION

Delete Chapter 1 of the New Mexico Commercial Building Code, except as provided below, and refer to Chapter 1 o the Uniform Administrative Code of the City of Albuquerque.

Section 101.1 is adopted as written.

Section 101.4 is adopted as written.

Section 102 is adopted as written.

Section 103 is adopted as written.

Section 104 is adopted as written.

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Section 106 is adopted as written.

CHAPTER 18
SOILS AND FOUNDATIONS

See Chapter 18 of the New Mexico Commercial Building Code with the following amendment:

1809.5 Frost protection. See this section of the International Building Code with the following changes: delete the text of item 1, and replace with the following:

1. Extending a minimum of sixteen inches (16") below the adjacent finish grade.

CHAPTER 30
ELEVATORS, CONVEYING SYSTEMS, PLATFORM LIFTS, AND STAIRWAY CHAIRLIFTS

See Chapter 30 of the New Mexico Commercial Building Code with the following amendments:

3001.3 Referenced Standards. Add the following at the end of this section:

It shall be the building owner's responsibility to have new construction of elevator and escalators completed by a Qualified Elevator Installer and inspected by a Qualified Elevator Inspector (QEI), certified by NAESA, prior to final acceptance, per ASME A17.1 Section 8.10. The building owner shall maintain a certificate of approval onsite and available for inspection.

Section 3009 Existing Elevators and Escalators. Add the following section:

3009.1 General. Existing elevator and escalator installations shall comply with ASME A17.3. It shall be the building owner's responsibility to have existing elevator and escalators inspected by a Qualified Elevator Inspector (QEI), certified by NAESA, at least annually, per ASME A17.3. The building owner shall maintain a certificate of approval onsite and available for inspection.

CHAPTER 35
REFERENCED STANDARDS

See Chapter 35 of the New Mexico Commercial Building Code with the following amendments:

Add the following reference: ASME A17.3 2020, Safety Code for Existing Elevators and Escalators.

Add the following reference: ASME A17.5 – B44.1 –2019, Standard for Elevator and Escalator Electrical Equipment.

NEW MEXICO RESIDENTIAL BUILDING CODE
CHAPTER 1
ADMINISTRATION

Delete Chapter 1 of the New Mexico Residential Code, except as provided below, and replace with Chapter 1 of the Uniform Administrative Code of The City of Albuquerque.

R101.1 is adopted as written.

R101.2 is adopted as written.

Section R102.5 is deleted.

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Section R102.7 is deleted.

R104 is adopted as written.

CHAPTER 3
BUILDING PLANNING

Chapter 3 of the New Mexico Residential Building Code is adopted as written with the following additions:

R301.2: The criteria listed in Table R301.2, shall be used as the minimum requirements for prescriptive designs of Climatic and Geographic Design criteria:

Table R301.2 Climatic and Geographic Design Criteria

Subject to Damage From										
Ground Snow Load	Wind Speed (MPH)	Rainfall	Seismic Design Category	Weathering	Frost Line Depth	Termite	Winter Design Temp	Ice Shield Under-Layment Required	Air Freezing Index	Mean Annual Temp
20	**115***	**2" per hour**	**C**	**Moderate**	**16"**	**Moderate to Heavy**	**12° F**	**N/A**	**263**	**54.6**

*3 second gust

Manual J Design Criteria						
Elevation	Altitude correction Factor	Coincident wet bulb	Indoor winter design dry-bulb temperature	Indoor winter design dry-bulb temperature	Outdoor winter design dry-bulb temperature	Heating temperature difference
Project Site Location	N/A	60°F	72°F	72°F	18°F	52°F
Latitude	Daily range	Indoor summer design relative humidity	Summer design gains	Indoor summer design dry-bulb temperature	Outdoor summer design dry-bulb temperature	Cooling temperature difference
35°N	24°F	50%				

R302.1.1 Zero Lot Line Separation. Delete this section of the New Mexico Residential Code.

2021 NEW MEXICO EARTHEN BUILDING MATERIALS CODE

Adopted as written.

2021 NEW MEXICO HISTORIC EARTHEN BUILDING CODE

Adopted as written.

2021 NEW MEXICO EXISTING BUILDING CODE

CHAPTER 1
ADMINISTRATION

Delete Chapter 1 except as provided below and see Chapter 1 of the Uniform Administrative Code of The City of Albuquerque.

Section 101.1 is adopted as written.

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Section 101.4 is adopted as written.

Section 102 is adopted as written.

Section 103 is adopted as written.

Section 104 adopted as written.

2021 NEW MEXICO PLUMBING CODE
CHAPTER 1
ADMINISTRATION

Delete Chapter 1 in its entirety and replace with Chapter 1 of the Uniform Administrative Code of The City of Albuquerque.

The provisions of this Code shall apply to the erection, installation, alteration, repair, relocation, replacement, addition to, use, or maintenance of all plumbing systems and drainage systems. Appendices A, B, C, D, E, F, I, K, and L of the Plumbing Code shall be considered as part of this Code. The International Association of Plumbing & Mechanical Officials Installation Standards shall be considered only as a guide. The International Association of Plumbing & Mechanical Officials Directory of Research Recommendations shall be considered only as a guide.

CHAPTER 2
DEFINITIONS

Delete Chapter 2 in its entirety and replace with Chapter 1, Part 2 of the Uniform Administrative Code of the City of Albuquerque and Chapter 2 of the Uniform Plumbing Code with the following addition:

218.0 Plumbing Systems. Add the following: also, shall include fire protection systems.

CHAPTER 3
GENERAL REGULATION

Delete Chapter 3 of the New Mexico Plumbing Code in its entirety. Chapter 3 of the Uniform Plumbing Code is adopted as written with the following changes:

312.6 Freezing Protection. Add to the end of the section: All water piping installed in any space adjacent to, above or below, a heated area subject to freezing shall be protected from freezing by the use of a minimum insulation required by the current adopted edition of the New Mexico Energy Conservation Code covering the water piping. When blown-in insulation is used or for existing residential applications with plumbing in unconditioned space, a semi-rigid material shall be draped over the pipe and extending down to the top of the ceiling with no house insulation installed in the space below the piping. Water piping shall not be installed in any outside walls, floors or ceilings of unheated areas.

CHAPTER 4
PLUMBING FIXTURES AND FITTINGS

Delete Chapter 4 of the New Mexico Plumbing Code in its entirety. Chapter 4 of the Uniform Plumbing Code is adopted as written with the following changes:

Section 412.1.1 Nonwater Urinals. Delete the text of this section and replace with the following: Nonwater urinals shall be listed and comply with the applicable standards in Table 14-1 and manufacturer's specifications.
Nonwater urinals shall have a barrier liquid sealant to maintain a trap seal. Nonwater urinals shall be located on the downstream side of a frequently used water-using fixture. Nonwater urinals shall permit the uninhibited flow of waste through the urinal to the sanitary drainage system. Nonwater urinals shall be cleaned and maintained in accordance with the manufacturer's instructions after installation. Where nonwater urinals are installed they shall have a water distribution line rough-in to the urinal location to allow for the installation of an approved backflow prevention device in the event of a retrofit.

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Section 422.0 Minimum Number of Required Fixtures. Delete this section of the Uniform Plumbing Code.

Table 422.1 Minimum Plumbing Facilities. Delete this table of the Uniform Plumbing Code. Reference applicable section of the current adopted edition of the New Mexico Commercial Building Code.

CHAPTER 5
WATER HEATERS

Delete Chapter 5 of the New Mexico Plumbing Code in its entirety. Chapter 5 of the Uniform Plumbing Code is adopted as written with the following changes:

Section 504.3.2 Unlisted Water Heaters. Delete the text of this section and replace with the following: Unlisted Water Heaters shall not be installed.

Section 507.13 Installations in Residential Garages. Delete the following text: "unless listed as flammable vapor ignition resistant."

510.2.20 Chimneys and vents. See this chapter of the UPC except delete the following language: "Where vents extend outdoors above the roof more than 5 feet (1524mm) higher than required by Table 509.6.1, and where vents terminate in accordance with Section 509.6.1(1)(b), the outdoor portion of the vent shall be enclosed as required by this section for vents not considered to be exposed to the outdoors or such venting shall be engineered."

CHAPTER 6
WATER SUPPLY AND DISTRIBUTION

Adopt Chapter 6 of the New Mexico Plumbing Code in its entirety and add the following:

606.5 Control Valve. Add to the end of the section: Installations of multiple water heaters connected to a common manifold shall have separate isolation valves installed on the hot and cold-water lines within three (3) feet of each water heater.

CHAPTER 7
SANITARY DRAINAGE
Part I Drainage Systems

Delete Chapter 7 Part I of the New Mexico Plumbing Code in its entirety. Chapter 7 Part I of the Uniform Plumbing Code is adopted as written with the following changes:

704.3 Commercial Dishwashing Machines and Sinks. Delete the text of this section and replace with the following: Pot sinks, scullery sinks, dish-washing sinks, silverware sinks, commercial dishwashing machines, silverware washing machines, and other similar fixtures shall not be connected directly to the drainage system. Such equipment or fixtures shall be drained by means of indirect waste pipes, as defined in Chapter 2 of the UPC, and all wastes drained by them shall discharge through an airgap into an open floor sink or other approved type receptor that is properly connected to the drainage system. Food waste disposal units shall be connected directly to the drainage system. A floor drain shall be provided adjacent to the disposal unit, and the disposal unit shall be connected on the sewer side of the floor drain trap, provided that no other drainage line is connected between the floor drain waste connection and the disposal unit drain. The floor drain shall be trapped and vented as required in this code.

707.10 Fittings. Add to the end of the section: Each cleanout shall be sized as per table 707.1 for the largest diameter pipe of the run.

712.1 Media: See this section of the Uniform Plumbing Code except add the following text to the end of the section: When testing during weather conditions that could result in damage to piping, adequate provisions shall be made to protect such piping from freezing.

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PART II BUILDING SEWERS

715.1 Building Sewer Materials. Change to read as follows: The building sewer, beginning two (2) feet from any building or structure, and not in a public right away shall be of such materials as may be approved by the Authority Having Jurisdiction under the approved procedures set forth in Chapter 1 of this Code. Building sewers 4" and smaller are required to be a minimum of schedule 40 piping. Building sewers 6" and larger are required to be a minimum of SDR 35 (ASTM 3034) piping. Drainage fittings or approved manholes shall be used to connect building sewers to utility lines on private property. All building sewers may be constructed of SDR 26 PVC (ASTM 3034) piping.

715.2 Joining Methods and Materials: A Sewer tap and Stub-in is from the sewer main connection to the private property line. Approved materials for this use include hub and spigot, no hub cast iron and PVC schedule 40 meeting SDR 26 or ASTM 2665 or meeting ASTM 3034. All fittings shall be drainage type fittings. The minimum size of such piping shall be 4" nominal diameter. If the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) sewer main is tapped, either an approved saddle or a y-branch fitting must be used at the point of connection between the house sewer and the main. Approval to "tap" the sewer is required from the ABCWUA. The vertical section of service risers, if required, when connecting to flexible mains (PVC SDR 35, etc.) shall be schedule 40 PVC meeting ASTM D2665 or PVC SDR 26 meeting ASTM 3034. The Horizontal Section of all laterals shall be of schedule 40 PVC, SDR26, schedule 40 cast iron or ASTM D2657 or ASTM D3261, ASTM D2683 heat fusion Polyolefin pipe and fittings and use of trench less systems. ABS piping may not be used in the public right of way.

CHAPTER 8
INDIRECT WASTES

See Chapter 8 of the New Mexico Plumbing Code.

CHAPTER 9
VENTS

See Chapter 9 of the New Mexico Plumbing Code.

CHAPTER 10
TRAPS AND INTERCEPTORS

See Chapter 10 of the New Mexico Plumbing Code, which adopts Chapter 10 of the Uniform Plumbing Code in its entirety, with the following changes:

1002.3 Change of Direction. Add to the end of the section: An approved slip joint on the outlet side of a trap may be substituted for a clean-out on trap arms 1-1/2" or smaller, provided the change of direction does not exceed 135 degrees.

1014.0 Grease Interceptors. Add to the end of the section: Grease interceptors installed above ground shall either:

1. Discharge through a minimum 1" air gap into an approved indirect waste receptor, or
2. Have a properly trapped and vented indirect waste on the inlet. If the indirect waste is on the inlet, the drainage flow must be controlled in a manner so as to prevent overflow of the receptor.

1014.3.6.1 Grease interceptor sizing chart. Add to the end of the section: The minimum size of a grease trap required for coffee, sandwich, ice cream, and similar non-cooking establishments shall be one with a forty (40) pound capacity.

CHAPTER 11
STORM DRAINAGE

See Chapter 11 of the New Mexico Plumbing Code with the following addition:

1101.1 Applicability. Add to the end of the section: The rainfall rate for the City of Albuquerque shall be 2 inches per hour.

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CHAPTER 12
FUEL PIPING

See Chapter 12 of the New Mexico Plumbing Code with the following changes:

Section 1210.9.3 Emergency shutoff valves. Delete this section of the New Mexico Plumbing Code and see this section of the Uniform Plumbing Code. Add to the end of the section: For the purpose of isolation and safety, an additional full-bore gas shutoff shall be installed downstream of the serving supplier gas meter prior to any distribution of gas into the gas piping system. This includes all new and re-pipe systems.

Section 1213.3 Test Pressure: Delete this section of t3he New Mexico Plumbing Code and see this section of the Uniform Plumbing Code.

NEW MEXICO SWIMMING POOL, SPA AND HOT TUB CODE
CHAPTER 1
ADMINISTRATION

Delete Chapter 1 in its entirety and replace with Chapter 1 of the Uniform Administrative Code of The City of Albuquerque and add Scope. The provisions of this code shall apply to the erection, installation, alterations, repair, relocation, replacement, addition to, use, and maintenance of swimming pools, spas, or hot tubs within its jurisdiction.

CHAPTER 2
DEFINITIONS

Delete Chapter 2 of the New Mexico Swimming Pool, Spa, and Hot Tub Code in its entirety. Chapter 2 of the Uniform Swimming Pool, Spa, and Hot Tub Code is adopted as written.

NEW MEXICO MECHANICAL CODE
CHAPTER 1
ADMINISTRATION

Delete Chapter 1 in its entirety and replace with Chapter 1 of the Uniform Administrative Code of The City of Albuquerque and add Scope: The provisions of this Code shall apply to the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of all mechanical systems. Appendixes A, B, C, and F of the Uniform Mechanical Code shall be considered as part of this Code. Refer all references to LPG to the LP Gas Bureau.

CHAPTER 2
DEFINITIONS

See Chapter 2 of the New Mexico Mechanical Code as written.

CHAPTER 3
GENERAL REQUIREMENTS

See Chapter 3 of the New Mexico Mechanical Code in its entirety.

CHAPTER 4
VENTILATION AIR SUPPLY

See Chapter 4 of the New Mexico Mechanical Code.

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CHAPTER 5
EXHAUST SYSTEMS

See Chapter 5 of the New Mexico Mechanical Code with the following changes:

508.1 Hoods Where Required. Add to the end of the section: A food-processing establishment shall also include any building or portion thereof used for the processing of food, including churches, day care centers and similar occupancies, but shall not include a dwelling unit.

> **EXCEPTION**: A low temperature dishwashing machine with a maximum water temperature setting of 140°F or less will not be required to be provided with a type II hood.

CHAPTER 6
DUCT SYSTEMS

See Chapter 6 of the New Mexico Mechanical Code.

CHAPTER 7
COMBUSTION AIR

See Chapter 7 of the New Mexico Mechanical Code, which adopts Chapter 7 of the Uniform Mechanical Code.

CHAPTER 8
VENTS

See Chapter 8 of the New Mexico Mechanical Code, which adopts Chapter 8 of the Uniform Mechanical Code.

CHAPTER 9
SPECIFIC EQUIPMENT

See Chapter 9 of the Uniform Mechanical Code with the following changes.

904.2.2 Clearances. Delete this section and replace with "Unlisted central-heating furnaces and boilers shall not be installed."

906.1.2 Installation: Deleted this section and replace with "Unlisted floor furnaces shall not be installed."

907.1.1 Installation: Delete this section and replace with "Unlisted wall furnaces shall not be installed."

CHAPTER 10
STEAM AND HOT WATER BOILERS

See Chapter 10 of the New Mexico Mechanical Code, which adopts Chapter 10 of the Uniform Mechanical Code in its entirety, with the following changes:

1001.1 Applicability: Add to the end of the section: All commercial boilers, except sectional boilers, exceeding 200,000 BTU input must be ASME constructed and National Board registered. Sectional boilers shall be ASME constructed but are not required to be issued a National Board number. All commercial boilers less than 200,000 BTU input must be listed and approved.

1001.1 Exceptions: Add exception (9): Boilers installed in one- and two-family dwellings as defined by the currently adopted residential code.

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1002.1: Standards: Add to the end of the section: All commercial boilers, and potable water heaters in excess of 200,000 BTU input, shall be installed and inspected.

1003.1 Safety Requirements. All boilers and fired pressure vessels installation and the repair thereof shall conform to minimum requirements for safety from structural and mechanical failure and excessive pressures established by the Building Official in accordance with the currently adopted ASME Boiler and Pressure Vessel Code, Section I, and IV with the amendments and interpretations thereto made and approved by the Council of the Society. Automatically fired boilers shall have the controls and safety devices as specified by the currently adopted ASME CSD-1, titled Controls and Safety Devices for Automatically Fired Boilers, and promulgated by the American Society of Mechanical Engineers. Amendments and interpretations to the Code also may be adopted immediately upon being promulgated, to the end that the definitions, rules and regulations shall at all times follow the generally accepted nation-wide engineering standards. Installations of multiple boilers manifold together requires each boiler to have separate isolation valves installed between each boiler and the system within five (5) feet of boiler.

CHAPTER 11
REFRIGERATION

See Chapter 11 of the New Mexico Mechanical Code which adopts Chapter 11 of the Uniform Mechanical Code.

CHAPTER 12
HYDRONICS

See Chapter 12 of the New Mexico Mechanical Code.

CHAPTER 13
FUEL PIPING

Chapter 13 of the New Mexico Mechanical Code and see Chapter 13 of the Uniform Mechanical Code with the following changes:

Section 1310.11.2 Emergency Shutoff Valves. For the purpose of isolation and safety, an additional full-bore gas shutoff shall be installed downstream of the serving supplier gas meter prior to any distribution of gas into the gas piping system. This includes all new and re-pipe systems.

NEW MEXICO ELECTRICAL CODE
CHAPTER 1
ADMINISTRATION

Delete Sections 14.10.4.1 through 14.10.4.9 and substitute Chapter 1 of the Uniform Administrative Code of the City of Albuquerque.

Article 215. Feeders.

Section 215.1. Scope. See this section of the [~~2017~~] [2020] NMEC and add: For townhouse construction, feeders may not run through, over or below any other dwelling unit or the property associated with another dwelling.

Article 240 Overcurrent Protection.

240.24(E) Not Located in Bathrooms. Delete this section and replace with: Overcurrent devices, other than supplementary overcurrent protection, shall not be located in bathrooms.

2021 NEW MEXICO COMMERCIAL ENERGY CONSERVATION CODE

Adopted as written with the following changes: Delete Chapter 1 except as provided below and replace with Chapter 1 of the Uniform Administrative Code of the City of Albuquerque.

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Section C101.1 Adopted as written.

Section C108 Adopted as written.

2021 NEW MEXICO RESIDENTIAL ENERGY CONSERVATION CODE

Adopted as written with the following changes: Delete Chapter 1 except as provided below and replace with Chapter 1 of the Uniform Administrative Code of the City of Albuquerque.

Section R101.1 Adopted as written.

Section R101.5.1 Adopted as written.

Section R108 Adopted as written.

NEW MEXICO SOLAR ENERGY CODE
CHAPTER 1
ADMINISTRATION

Adopted as written with the following changes: Delete Chapter 1 except as provided below and replace with Chapter 1 of the Uniform Administrative Code of The City of Albuquerque.

Section 101.1 is adopted as written.

Section 102.1 is adopted as written.