

0.2015.025

**CITY OF ALBUQUERQUE
CITY COUNCIL**

INTEROFFICE MEMORANDUM

TO: Richard J. Berry, Mayor

FROM: Jon K. Zaman, Director of Council Services

Jon 9/16/15

SUBJECT: Transmittal of Legislation

Transmitted Herewith is Bill No. O-15-58 Adopting A Uniform Administrative Code And Technical Codes Prescribing Minimum Standards Regulating The Construction, Alteration, Moving, Repair And Use And Occupancies Of Buildings And Structures And Building Service Equipment And Installations Including Plumbing, Swimming Pools, Electrical, Mechanical, Signs, Solar, Energy Conservation, Building Conservation And The Abatement Of Dangerous Buildings Within The City Of Albuquerque; Providing For The Issuance Of Permits And Collecting Fees Therefore; Repealing Chapter 14, Article 1, ROA 1994, The Present Uniform Administrative Code And Technical Codes; Providing For Penalties For Violation Of The Code (Jones, by request), which was passed at the Council meeting of September 9, 2015, by a vote of 8 FOR AND 0 AGAINST.

Excused: Harris

In accordance with the provisions of the City Charter, your action is respectfully requested.

JKZ:dm
Attachment
9/14/15

RECEIVED
ALBUQUERQUE CITY CLERK

2015 SEP 23 PM 4:17

**CITY of ALBUQUERQUE
TWENTY-FIRST COUNCIL**

COUNCIL BILL NO. O-15-58 ENACTMENT NO. O-2015-025

SPONSORED BY: Trudy E. Jones, by request

ORDINANCE

1
2 **ADOPTING A UNIFORM ADMINISTRATIVE CODE AND TECHNICAL CODES**
3 **PRESCRIBING MINIMUM STANDARDS REGULATING THE CONSTRUCTION,**
4 **ALTERATION, MOVING, REPAIR AND USE AND OCCUPANCIES OF**
5 **BUILDINGS AND STRUCTURES AND BUILDING SERVICE EQUIPMENT AND**
6 **INSTALLATIONS INCLUDING PLUMBING, SWIMMING POOLS, ELECTRICAL,**
7 **MECHANICAL, SIGNS, SOLAR, ENERGY CONSERVATION, BUILDING**
8 **CONSERVATION AND THE ABATEMENT OF DANGEROUS BUILDINGS WITHIN**
9 **THE CITY OF ALBUQUERQUE; PROVIDING FOR THE ISSUANCE OF PERMITS**
10 **AND COLLECTING FEES THEREFORE; REPEALING CHAPTER 14, ARTICLE 1,**
11 **ROA 1994, THE PRESENT UNIFORM ADMINISTRATIVE CODE AND**
12 **TECHNICAL CODES INCLUDING THE BUILDING CODE, THE PLUMBING**
13 **CODE, THE SWIMMING POOL CODE, THE MECHANICAL CODE, THE SOLAR**
14 **ENERGY CODE, THE ELECTRICAL CODE, PROVIDING FOR PENALTIES FOR**
15 **VIOLATION OF THE CODE.**
16 **BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF**
17 **ALBUQUERQUE:**

18 **Section 1. INTENT OF ORDINANCE. It is the intent of this ordinance that**
19 **the City shall recover from fees derived from Building and Safety 100% of the**
20 **full cost, including indirect charges of code enforcement activities. It shall be**
21 **the responsibility of the Mayor to review the Building and Safety income at**
22 **yearly intervals and to recommend to the Council the need to increase or**
23 **decrease fees according to the result of this review.**

24 **Section 2. ADOPTION OF THE UNIFORM ADMINISTRATIVE CODE OF THE**
25 **CITY OF ALBUQUERQUE. The Uniform Administrative Code is hereby**
26 **adopted and shall serve as the administrative, organizational and enforcement**

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1 rules and regulations for the adopted technical codes within the City of
2 Albuquerque, New Mexico.

3 Section 3. ADOPTION OF THE TECHNICAL CODES OF THE CITY OF
4 ALBUQUERQUE. For the purpose of prescribing minimum standards
5 regulating construction and maintenance of buildings and structures,
6 including all building service equipment, and installations within the City of
7 Albuquerque, New Mexico, the following codes are hereby adopted:

8 (A) The New Mexico Building Code as adopted by the Construction
9 Industries Division of the State of New Mexico with an effective date of
10 January 1, 2011;

11 (B) The 2009 New Mexico Commercial Building Code as adopted by the
12 Construction Industries Division of the State of New Mexico, including
13 Appendix Chapter E, and I but not including Appendix Chapters A, B, C, D, F,
14 G, H, J, and K with an effective date of January 1, 2011;

15 (C) The 2009 New Mexico Residential Code as adopted by the Construction
16 Industries Division of the State of New Mexico, including Appendix Chapters
17 G, H, J, K and M, but not including Appendix Chapters A, B, C, D, E, F, I, L, N,
18 O, P, and Q with an effective date of January 1, 2011;

19 (D) The 2009 New Mexico Earthen Building Materials Code as adopted by
20 the Construction Industries Division of the State of New Mexico with an
21 effective date of January 1, 2011;

22 (E) The 2009 New Mexico Historic Earthen Building Code as adopted by
23 the Construction Industries Division of the State of New Mexico with an
24 effective date of January 1, 2011;

25 (F) The 2009 New Mexico Existing Building Code as adopted by the
26 Construction Industries Division of the State of New Mexico with an effective
27 date of January 1, 2011;

28 (G) The 2009 New Mexico Non-Load Bearing Baled Straw Construction
29 Building Standards as adopted by the Construction Industries Division of the
30 State of New Mexico with an effective date of January 1, 2011;

31 (H) The 2009 International Code Council Performance Code for Building
32 and Facilities, including all Appendix Chapters, as published by the
33 International Code;

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1 (I) The 2012 New Mexico Mechanical Code as adopted by the
2 Construction Industries Division of the State of New Mexico including
3 Appendixes A, B, C, and D with an effective date of November 1, 2015;

4 (J) The 2012 New Mexico Plumbing Code as adopted by the
5 Construction Industries Division of the State of New Mexico including
6 Appendix Chapters A, B, D, E, F, I, and L with an effective date of November 1,
7 2015;

8 (K) The 2012 New Mexico Swimming Pool, Spa and Hot Tub Code as
9 adopted by the Construction Industries Division of the State of New Mexico
10 with an effective date of November 1, 2015;

11 (L) The 2012 New Mexico Solar Energy Code as adopted by the
12 Construction Industries Division of the State of New Mexico with an effective
13 date of November 1, 2015;

14 (M) The 2009 New Mexico Energy Conservation Code;

15 (N) The 2014 New Mexico Electrical Code as adopted by the
16 Construction Industries Division of the State of New Mexico with an effective
17 date of August 1, 2014;

18 (O) The 2012 New Mexico Electrical Safety Code as adopted by the
19 Construction Industries Division of the State of New Mexico with an effective
20 date of August 1, 2014;

21 (P) Errata sheets to the adopted portions of the Codes promulgated by
22 the International Code Council, International Association of Plumbing and
23 Mechanical Officials and National Electrical Code;

24 (Q) The City of Albuquerque amendments to the New Mexico Codes
25 referred to herein are available at the City Clerk's office and are hereby
26 adopted and together with the Codes in divisions (A) through (Q) of this
27 section that shall be known as the Uniform Construction Codes of the City of
28 Albuquerque. From the date on which this ordinance takes effect they shall be
29 controlling within the municipal boundaries of the City of Albuquerque, New
30 Mexico.

31 Section 4. AMENDMENTS TO THE UNIFORM CODES OF THE CITY OF
32 ALBUQUERQUE. The Uniform Codes of the City of Albuquerque hereby

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1 adopted may be amended or repealed in the same manner as ordinances are
2 amended or repealed.

3 Section 5. AVAILABILITY OF THE UNIFORM CONSTRUCTION CODES OF
4 THE CITY OF ALBUQUERQUE. A copy of the Uniform Administrative Code
5 and a copy of the Uniform Construction Codes of the City of Albuquerque as
6 adopted by this ordinance are on file in the Office of the City Clerk of the City
7 of Albuquerque, and are available for inspection by the public during regular
8 business hours. A copy of said codes shall be available to any individual
9 upon request and the payment of a reasonable charge as set by the Chief
10 Administrative Officer, to be not less than the actual cost per copy.

11 Section 6. BUILDING SAFETY DIVISION - JURISDICTION. The Building
12 Safety Division of the Planning Department shall have jurisdiction to
13 administer the Uniform Construction Codes of the City of Albuquerque for
14 construction, alteration, moving, demolition, repair, use and occupancy of
15 buildings, structures and building service equipment.

16 Section 7. FIRE MARSHAL - JURISDICTION; APPLICATION OF FIRE CODE.

17 (A) The Fire Marshal shall have jurisdiction under the Fire Code of the
18 City of Albuquerque to test and inspect fire alarm systems and fire
19 suppression systems, including fire hydrants, fire extinguishers and sprinkler
20 systems installed in construction, alteration, moving, repair, demolition, use
21 and occupancy of buildings, structures and building service equipment. The
22 Fire Marshal shall have jurisdiction under the Fire Code as adopted by the Fire
23 Department of the City of Albuquerque as applicable to construction,
24 alteration, moving, demolition, repair, use and occupancy of buildings,
25 structures and building service equipment.

26 (B) Existing Buildings. The Fire Marshal shall have jurisdiction to
27 administer the Fire Code of the City of Albuquerque as applicable to all
28 existing structures.

29 Section 8. CONFLICT OF CODES. When a conflict exists in specific code
30 requirements between applicable sections of the Uniform Construction Codes
31 of the City of Albuquerque and the Fire Code of the City of Albuquerque, the
32 Uniform Construction Codes shall prevail.

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1 Section 9. **PENALTIES.** Any person violating any of the provisions of this
2 code or failing or neglecting to comply with any orders issued pursuant to any
3 section thereof shall be deemed guilty of a misdemeanor and such person
4 shall be guilty of a separate offense for each and every day or portion thereof
5 during which any such violation is continued or permitted. Upon conviction of
6 any such violation, such person shall be punished by fine of not more than
7 \$500 or by imprisonment for not more than 90 days, or by both such fine and
8 imprisonment.

9 Section 10. **REPEALER.** Ordinance No. 2012-020 adopting the Uniform
10 Administrative Code, the Building Code, the Mechanical Code, the Plumbing
11 Code, the Swimming Pool Code, the Solar Energy Code, the Electrical Code,
12 and all amendments thereto, which is compiled as Chapter 14, Article 1 of the
13 Revised Ordinances of Albuquerque, New Mexico, 1994, is hereby repealed;
14 provided, however, that nothing contained in this ordinance shall, in any
15 manner, affect pending actions for violations of Ordinance No. 2012-020 or the
16 Codes incorporated therein as such actions shall be governed by Ordinance
17 No. 2012-020 and the Uniform Administrative and Construction Codes
18 incorporated therein.

19 Section 11. **SEVERABILITY CLAUSE.** If any section, subsection, sentence,
20 clause, word or phrase of this ordinance is for any reason held to be
21 unconstitutional or otherwise invalid by any court of competent jurisdiction,
22 such decision shall not affect the validity of the remaining portions of this
23 ordinance. The City Council, the Governing Body of the City of Albuquerque,
24 hereby declares that it would have passed this ordinance and each section,
25 subsection, sentence, clause, word, or phrase thereof irrespective of any one
26 or more sections, subsections, sentences, clauses, words, or phrases being
27 declared unconstitutional or otherwise invalid.

28 Section 12. **COMPILATION.** This ordinance shall be incorporated in and
29 made part of the Revised Ordinances of Albuquerque, New Mexico, 1994.

30 Section 13. **EFFECTIVE DATE.** This ordinance shall take effect five days
31 after publication by title and general summary.

32

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1 PASSED AND ADOPTED THIS 9th DAY OF September, 2015
2 BY A VOTE OF: 8 FOR 0 AGAINST.

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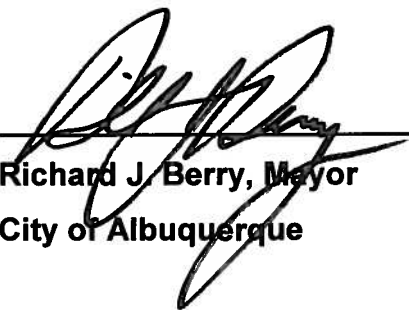
Excused: Harris



Rey Garduño, President
City Council

APPROVED THIS 22nd DAY OF September, 2015

Bill No. O-15-58



Richard J. Berry, Mayor
City of Albuquerque

ATTEST:



Natalie Y. Howard, City Clerk

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CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Richard J. Berry, Mayor

INTER-OFFICE MEMORANDUM

May 13, 2015

TO: Rey Garduno, President, City Council

FROM: Richard J. Berry, Mayor 


SUBJECT: Adopting Uniform Administrative Code of the City of Albuquerque

This is intended to adopt a Uniform Administrative Code and Technical Codes prescribing minimum standards regulating the construction, alteration, moving, repair and use and occupancies of buildings and structures and building service equipment and installations. The proposed changes will adopt the 2012 New Mexico mechanical, plumbing, pool spa and hot tub and the solar energy codes. The changes will also clarify the construction code requirements throughout the Uniform Administrative Code by updating inaccurate and superfluous language.

This ordinance is forwarded to the Council for consideration and approval.

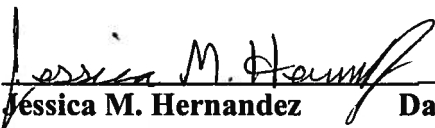
Title/ Subject of Legislation: Adopting Uniform Administrative Code of the City of Albuquerque


Approved:



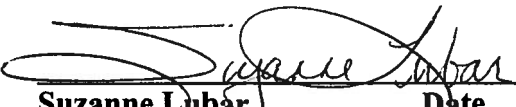
Robert J. Perry Date
Chief Administrative Officer 6/15/15

Approved as to Legal Form:



Jessica M. Hernandez Date
City Attorney 6/9/15


Recommended:



Suzanne Lubar Date
Planning Department Director 6/13/15

Cover Analysis
Adopting the
Uniform Administrative Code

1. What is it?

Adopting the Uniform Administrative Code (Exhibit A) and Ordinance to update and revise language for clarity and adopt the 2012 New Mexico Mechanical Code; including Appendixes A, B, C, and D; the 2012 New Mexico Plumbing Code; including Appendixes A, B, D, E, F, I, and L; the 2012 New Mexico Swimming Pool, Spa and Hot Tub Code; the 2012 New Mexico Solar Energy Code.

2. What will this piece of legislation do?

Clarify code requirements and align the City's mechanical and plumbing codes to newly adopted State of New Mexico's mechanical and plumbing codes.

3. Why is this project needed?

The adoption of the New Mexico mechanical and plumbing codes will avoid preemption to State law and provide continued code uniformity with other jurisdictions and unincorporated areas throughout New Mexico.

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

No known cost.

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

No change.

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

Inaccurate information would remain in the Uniform Administrative Code and the City would not be current with adopted State mechanical and plumbing codes.

7. Is this service already provided by another entity?

No.

FISCAL IMPACT ANALYSIS

Adoption of the Uniform Administrative Code & Portions of the 2012 NM Building Code

R: O:
FUND:

DEPT: Planning

- 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:

	2015	Fiscal Years 2016	2017	Total
Base Salary/Wages				-
Fringe Benefits at	-	-	-	-
Subtotal Personnel	-	-	-	-
Operating Expenses		-		-
Property		-	-	-
Indirect Costs 8.52%	-	-	-	-
Total Expenses	\$ -	\$ -	\$ -	\$ -
<input type="checkbox"/> Estimated revenues not affected				
<input type="checkbox"/> Estimated revenue impact				
Amount of Grant	-	-	-	-
City Cash Match				
City Inkind Match				
City IDOH *8.52%	-	-	-	-
Total Revenue	\$ -	\$ -	\$ -	\$ -

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created 0

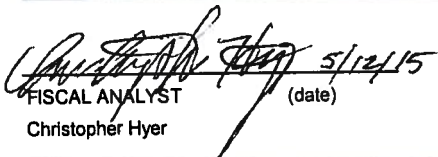
COMMENTS ON MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

No Fiscal Impact from the adoption of these codes.

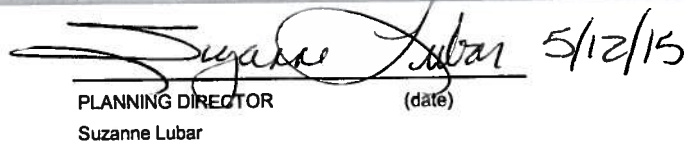
COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

This is a request to adopt the Uniform Building Code that makes revisions to the language of the current Code for clarity and adopt the 2012 New Mexico Mechanical Code (including appendicies A, B, C and D), the 2012 New Mexico Plumbing Code (including Appendicies A, B, D, E, F, I and L), the 2012 New Mexico Swimming Pool, Spa and Hot Tub Code, and the 2012 New Mexico Solar Energy Code. The Adoption of these Codes to the City's building codes will clarify code requirements and align the City's mechanical and plumbing codes to the newly adopted State of New Mexico mechanical and plumbing codes. There is no fiscal impact from the adoption of this new language to the building code.

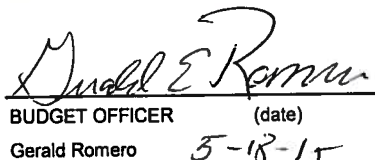
PREPARED BY:

 5/12/15
FISCAL ANALYST (date)
Christopher Hyer

APPROVED:

 5/12/15
PLANNING DIRECTOR (date)
Suzanne Lubar

REVIEWED BY:

 5-18-15
BUDGET OFFICER (date)
Gerald Romero

 5.18.15
EXECUTIVE BUDGET ANALYST (date)
Diolinda Dickson

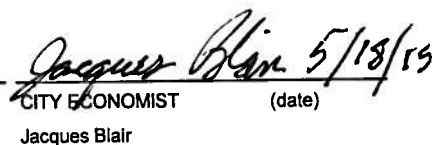
 5/18/15
CITY ECONOMIST (date)
Jacques Blair

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
[August 1, 2014] [November 1, 2015]**

~~[The 1997 Uniform Code for the Abatement of Dangerous Buildings as published (previously) by the International
—Conference of Building Officials;]~~

The [2009] [2012] New Mexico Mechanical Code; [including Appendixes A, B, C, and D;]

The [2009] [2012] New Mexico Plumbing Code; including Appendixes [Chapters] A, B, D, E, F, I, and L;

The [2009] [2012] New Mexico Swimming Pool, Spa and Hot Tub Code;

The [2009] [2012] New Mexico Solar Energy Code;

The 2009 New Mexico Energy Conservation Code;

The 2009 New Mexico Commercial Building Code including Appendix Chapters E and I, but not including
Appendix Chapters A, B, C, D, F, G, H, J, and K;

The 2009 New Mexico Residential Building Code including Appendix Chapters G, H, J, K, and M, but not including
Appendix Chapters A, B, C, D, E, F, I, L, N, O, P, and Q;

The 2009 New Mexico Earthen Building Materials Code;

The New Mexico Historic Earthen Building Code;

The 2009 New Mexico Existing Building Code;

The 2009 New Mexico Non-Load Bearing Baled Straw Construction Building Standards;

The 2009 International Code Council Performance Code for Building and Facilities, including all Appendix
Chapters as published by the International Code Council;

The 2014 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.

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 2009 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 2009 International Mechanical Code and 2009 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 and 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.

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 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 or have inadequate egress, or which 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.

107.4 Quorum & Decisions. Any combination of five (5) 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 temporarily vacated; unless emergency action is called for, until a final decision on the appeal is rendered by the Board.

No member or alternate member of the Board shall take part in any appeal or hearing in which he has a personal or financial interest. All meetings of the Board shall be open to the public.

107.5 Limitations of Authority. The Board of Appeals shall have no authority relative to interpretation of the administrative provisions of this Code or the Technical Codes nor shall the Board be empowered to waive requirements of either this Code or the Technical Codes.

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.

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.

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.

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, 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, fire-fighting 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.

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 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.
 - (1) 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.
 - (2) 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.
 - (3) Signs less than 6 feet above grade.
 - (4) 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.

4. Be accompanied by plans, diagrams, engineering calculations, computations and specifications and other data as required in Section 110.2.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the permit holder, or his authorized agent, who may be required to submit evidence to indicate such authority.
7. 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 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 1004.1.1 of the International 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 200 amperes.

110.4.1 Minimum Qualification, Training, Experience and Reliability Requirements for Approved Third-Party Reviewers and Third-Party Review Agencies. Third-party plans reviewers and third-party 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 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 or 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 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 reviewer/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.

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 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.

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 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 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.

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 cluster. Each permit shall include an accurate count of all equipment to be installed for that building or structure.

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 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.

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).
The Albuquerque regional modifier for Table 112-H Elevator, Dumbwaiter, Escalator, and Moving Walk Permit Fees shall be (1.0).

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.

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 No. 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.

6	Evaporative Coolers (any size)	\$ 4.00 each
7	Panels	\$ 4.00 each
8	Residential Fixed Appliances (30 amps or over)	\$ 4.00 each
9	Sign Connections	\$20.00 each
10	Transformers,	\$ 4.00 each
11	Space Heating Equipment: (Each Unit) Per 1000 watt	\$ 4.00 each
12	Communication and Signal: Min. each system	\$10.00 each
13	Pre-final	\$20.00 each
14	Swimming pool (Public)	\$40.00 each
15	Swimming pool (Private)	\$30.00 each
16	Other equipment as specified	\$ 4.00 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 each
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 (EXCEPTION: re-inspection fee)	\$23.50 each
2.	[Mercury][Gas line] test with no outlets or appliances	\$ 5.00 each
3.	Recording chart test or other high pressure test	\$ 8.00 each
4.	Temporary gas (shall not exceed 90 days)	\$20.00 each
No temporary gas shall be allowed before October 1 or after April 30		
5.	Gas outlet	\$ 3.00 each
6.	Each appliance, includes ducts and venting (does not include boilers, refrigeration units, air conditioning units, or absorption units)	\$ 7.00 each
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 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 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 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 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 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 each
13.	For each air handling unit including ducts attached thereto (charged as an appliance)	\$ 7.00 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 each
15.	For each ventilation fan connected to a single duct	\$ 7.00 each
16.	For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit	\$ 7.00 each
17.	For the installation of each hood, which is served by mechanical exhaust including the ducts for such hood	\$ 7.00 each
18.	For the installation or relocation of each crematory or pathological destructor	\$45.00 each

3. Inspection Fees: The owner or user of a boiler required by this ordinance to be inspected shall pay to the City of Albuquerque upon completion of inspection, fees in accordance with the following schedule:

(a) High Pressure type, Boilers:		
Certificate Inspections:	Boilers of 50 sq. ft. of heating surface or less	\$20.00
	Boilers over 50 sq. ft. of heating surface and less than 4,000 sq. ft	\$40.00
	Boilers over 4,000 sq. ft. of heating surface and less than 10,000 sq. ft. of heating surface	\$50.00
	Boilers over 10,000 sq. ft. of heating surface	\$60.00
External Inspections:	Boilers	\$20.00
(b) Heating and Supply Boilers:		
Certificate Inspections:	Heating Boilers	\$20.00
	Hot-water-supply boilers	\$15.00
(c) Hydrostatic Test: When it is necessary to make a special trip to witness the application of a hydrostatic test, an additional fee, based on the scale of fees applicable to a certificate inspection of the boiler, shall be charged.		

Other Inspections and Fees:

- All other inspections, including shop inspections, special inspections and inspections of secondhand or used boilers or pressure vessels. (minimum charge two-hours) \$47.00 per hour

"Secondhand" shall mean an object, which has changed ownership and location after primary use. New installations, repairs, or alterations must be accompanied by a record of repair form.

TABLE 112-D PLUMBING PERMIT FEES

1.	Administrative charge applicable to all applications and additions to permit	\$23.50 each
(EXCEPTION re-inspection fee)		
	[Mercury][Gas line] test with no outlets or appliances	\$25.00 each
3	Recording chart test or other high pressure test	\$ 8.00 each
4.	Temporary gas shall not exceed 90 days. No temporary gas shall be allowed before October 1 or after April 30	\$20.00 each
5.	Gas outlet	\$ 3.00 each
6.	Plumbing fixture	\$ 5.00 each
7.	Water distribution system (Also pool filling system, including back-flow prevention)	\$ 7.00 each
8.	Water service (from property line to house or building)	\$ 7.00
9.	For new storm sewer or sanitary sewer tap inspection (connection to public storm or sanitary sewer)	\$ 9.00 each
10	House or building sewer (from property line to house or building) including 2-way cleanout	\$14.00 each
11	Lawn sprinkler system on any one meter including backflow protection devices thereof	\$ 9.00
12	For atmospheric-type vacuum breakers not included in Item 11 above:	
	1 to 5	\$ 7.50
	over 5	\$ 1.50 each
13	For each backflow protective device other than atmospheric-type vacuum breakers: (ALSO FOR REPAIR)	
	2 inches and smaller	\$ 7.50
	over 2 inches	\$15.00
14	For sewer repair in public street	\$ 8.00
15	Roof drain (piping)	\$ 6.00 each
16	Septic tank or cesspool	\$40.00 each
17	Swimming pool (public)	\$40.00 each
18	Swimming pool (private)	\$30.00 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
20	Utility service lines 300, section (or portion) sewer collecting lines	\$10.00

TABLE 112-G RE-ROOF PERMIT FEES

Residential (R-3 Occupancies Only)

Administrative Fee	Inspection Fee	Total
\$15.00	\$20.00	\$35.00

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

Valuation	Administrative Fee	Inspection Fee	Total
\$ 501 - \$5,000	\$25.00	\$ 25.00	\$ 50.00
5,001 – 10,000	\$25.00	\$ 35.00	\$ 60.00
10,001 – 20,000	\$25.00	\$ 55.00	\$ 80.00
20,001 – 30,000	\$25.00	\$ 95.00	\$120.00
30,001 – 40,000	\$25.00	\$135.00	\$160.00
40,001 – 50,000	\$25.00	\$175.00	\$200.00
Over – 50,000	\$25.00	\$215.00	\$240.00

ELEVATORS, ESCALATORS, CONVEYING SYSTEMS, PLATFORM LIFTS AND STAIRWAY CHAIRLIFTS PERMITS AND CERTIFICATES OF INSPECTION

1. Permits Required. It shall be unlawful to hereafter install any new elevator, temporary construction elevator, moving walk, escalator, dumbwaiter, platform lift, stairway chairlift, or other conveying system as described in Section 3005 of the International Building Code, without having first obtained a permit for such installation from the Building Official. It shall also be unlawful to make major alterations to any existing elevator, dumbwaiter, escalator, moving walk, platform lift, stairway lift, or other conveying system as defined in Section 3005 of the International Building Code, without having first obtained a permit for such alteration from the Building Official.

Exception: Permits shall not be required for maintenance or minor alterations.

2. Certificates of Inspection Required. It shall be unlawful to operate any elevator, dumbwaiter, escalator, moving walk, platform lift or conveying system as defined in Section 3005 of the International Building Code, without a current Certificate of Inspection Issued by the Building Official. Such Certificate shall be issued upon payment of prescribed fees and the presentation of a valid inspection report indicating that the conveyance is safe, and that the inspections and tests have been performed in accordance with the standards listed in Section 3001.2 of the International Building Code. Certificates shall not be issued when the conveyance is posted as unsafe pursuant to those same standards.

3. Applications for Permits. Application for a permit to install any elevator, dumb waiter, escalator, moving walk, platform lift, stairway chairlift or other conveying system as defined in Section 3005 of the International Building Code shall be made on forms provided by the building official and the permit shall be issued to an owner upon payment of the permit fees specified in Table 112-H of this code.

4. Application for Certificates of Inspection. Application for a Certificate of Inspection shall be made by the owner of an elevator, dumb waiter, escalator, moving walk, platform lift, stairway chairlift or other conveying system as defined in Section 3005 of the International Building Code. Applications shall be accompanied by an inspection report as described in item 5 of this section. Fees for Certificates of Inspection shall be as specified in Table 112-H of this code

The Building Official shall inspect all installations in the City of Albuquerque semi-annual and conduct such tests deemed necessary in accordance with the American Standard Practice for the Inspection of Elevators Inspector’s Manual published by the American Society of Mechanical Engineers. The fee for each bi-annual inspection shall be as specified as in Table 112-H of this code.

Other Inspection Fees:

1	Traction Elevator Maintenance Load Test	
	5-year Maintenance load test (includes operating permit)	\$125.00
	For each elevator equipped with counterweight safe ties, add	\$50.00
	For each reduced stroke buffer, add	\$20.00
	For each traction elevator with spring buffer	\$75.00
2	Hydraulic elevator three-year load test (includes operating permit)	\$100.00
3	Inspections outside of normal business hours (minimum charge two-hours)	\$47.00 per hour
4	Re-inspection fee assessed under provisions of Section 113.5.8	\$47.00 each
5	Inspections for which no fee is specifically indicated (minimum charge two-hours)	\$47.00 per hour
6.	Additional plan review required by changes, additions or revisions to approved plans (minimum charge two-hours)	\$47.00 per hour

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 holder to cause the work to remain accessible and exposed for inspection purposes. 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 Card. Work requiring a building permit shall not be commenced until the permit holder or his agent shall have posted a permit notice card with the street address on it in a conspicuous 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.

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

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.

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 [Groundwork]:** For listed approved plastic ducts: This inspection includes all ductwork covered by the permit to be buried underground. The inspection shall be called after the duct is installed, but before it is covered or backfilled with any material. [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.] **Rough Piping Inspection:** With metal ducts, after the proper insulation has been installed, but before it is covered or backfilled with any material.]~~
- ~~[3.]~~**[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.
- ~~[4.]~~**[3.] [Mercury] [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.] ~~[, or at the discretion of the Building Official the piping and valves may be tested at a pressure of at least six inches (6") of mercury measured with a manometer or slope gauge.]~~ Test pressures shall be held for a length of time satisfactory to the Building Official, but in no case for less than ten (10) minutes with no perceptible drop in pressure. [All gas stops must be installed and capped, or attached to the appliance.]
- ~~[5.]~~**[4.] High Pressure Test:** ~~[Gas piping systems with a working pressure of 2 psi and having two outlets or less, shall be tested to a minimum of 10 psi using a 15 psi gauge with 1/10 increments. Gas piping systems with a working pressure of 2 psi with 3 or more outlets, or a system with a working pressure of 3 psi or more shall be tested with a minimum test pressure of 30 psi using a recording device for a period of 24 hours. For minor repairs, installing a tee or fittings on existing systems carrying gas at a working pressure of 2 psi or greater, the test shall be 60 psi using a test gauge of 60 or 100 psi for a period of 30 minutes.]~~ [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

sand trap, mercury test on gas lines, and boilers. A pool final inspection is required upon completion.

Partial Inspection: 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 may be required by the Building Official for all signs having footings.
2. Final inspection may be required for all signs. The permit holder shall notify the Building Official when the sign is completed.

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.

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 inspection is called is not complete or when corrections called for are not made.

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 112A – 112H 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

A Temporary Certificate of Occupancy will be effective for no more than 30 days. 30 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.

Exception: A Temporary Certificate of Occupancy for new apartment buildings within a new apartment complex may be issued for each building. The Temporary Certificate of Occupancy for each building will be effective until the permanent Certificate of Occupancy is issued for the apartment complex. When circumstances beyond the control of the applicant require an extension beyond 180 days the applicant shall apply to the Building Official for an extension. Applicant must provide documentation of extenuating circumstance.

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.
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 anytime 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 provision of the 2009 New Mexico Building Code. Each amendment is numbered to correspond to the numbering of the 2009 International Building Code and 2009 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

Barbed wire and "concertina" wire may be used on a wall or fence if the strands are a minimum of six feet (6') or more above finished grade on either side of the wall or fence.

Section 1608 Snow Loads. The snow load for Albuquerque is 20 pounds per square foot non-reducible.

1609.3 Basic Wind Speed. Delete the entire section and replace with the following: The three (3) second gust wind speed to be used for design in the City of Albuquerque shall be 90 mph.

1609.3.1 Wind Speed Conversion. When required, the three (3) second gust wind speed shall be converted to fastest-mile wind velocity using table 1609.3.1.

**CHAPTER 18
SOILS AND FOUNDATIONS**

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.

Table 1809.7 Delete this table and replace with the following:

TABLE 1809.7 PRESCRIPTIVE FOOTINGS SUPPORTING WALLS OF LIGHT-FRAME CONSTRUCTION^{a, b, c, d, e}		
NUMBER OF FLOORS SUPPORTED BY THE FOOTING^f	WIDTH OF FOOTING (inches)	THICKNESS OF FOOTING (inches)
1	16	8
2	16	8
3	18	8
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm. a. Depth of footings shall be in accordance with Section 1809.4. b. The ground under the floor shall be permitted to be excavated to the elevation of the top of the footing. c. Interior stud-bearing walls shall be permitted to be supported by isolated footings. The footing width and length shall be twice the width shown in this table, and footings shall be spaced not more than 6 feet on center. d. See Section 1908 for additional requirements for concrete footings of structures assigned to Seismic Design Category C, D, E or F. e. For thickness of foundation walls, see Section 1807.1.6. f. Footings supporting roof only shall be as required for supporting one floor.		

**CHAPTER 19
CONCRETE**

1915.6 Approvals. Delete this section of the New Mexico Commercial Building Code and see this section of the International Building Code.

**CHAPTER 23
WOOD**

2308.9.1 Size, Height and Spacing. Delete the entire section and replace with the following: The size, height and spacing of studs shall be accordance with Table 2308.9.1 except that utility grade studs shall not be spaced more than 16 inches on center, or exceed 8 feet in height for exterior walls or 10 feet in height for interior walls. Utility studs and/or plates shall not be used in load-bearing walls.

2308.9.2.4 Plates or sills. Add the following sentence at the end of this section: 2 inch x 4 inch foundation plates or sills may overhang the foundation or foundation wall a maximum of ½ inch. 2 inch x 6 inch foundation plates or sills may overhang the foundation or foundation wall a maximum of 1 inch.

**NEW MEXICO RESIDENTIAL BUILDING 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.

**CHAPTER 3
BUILDING PLANNING**

Table 301.2(1)

				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	90*	2" per hour	C	Moderate	16"	Moderate to Heavy	12° F	N/A	263	54.6

*3 second gust

302.1.1 Zero Lot Line Separation. Delete this section.

**CHAPTER 6
WALL CONSTRUCTION**

Chapter 6 of the New Mexico Residential Building Code is adopted as written with the following changes:

Delete **R602.10.5 Continuous Wood Structural Panel Sheathing.**

Delete **Table R602.10.5 Length Requirements for Brace Wall Panels in a Continuously Sheathed Wall.**

Delete the text of **Section R602.10.6** and substitute:

R602.10.3.2.1 Alternate Braced Wall Lines. Alternate braced wall lines constructed in accordance with (a) or (b), below, shall be permitted to replace each 4 feet (1219 mm) of braced wall panel as required by section R602.10.4. In one-story buildings, each panel shall have a length of not less than 16 inches (406 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with 3/8 inch (9.5 mm) minimum thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with table R602.3.(1) and blocked at all wood structural panel sheathing edges. Anchor bolts shall be placed at panel quarter points. For walls between 12 inches (305 mm) and 16 inches (406 mm) in length and a height of not more than 10 feet (3048 mm), panels shall be nailed as above and have one anchor bolt placed at the center of the panel. The panels shall be supported directly on a foundation or on floor framing supported directly on a foundation, which is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. When the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch-by-12-inch (305 mm by 305 mm) continuous footing or turned down slab edge shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped 15 inches (381 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line. In the first story of two-story buildings, each braced wall panel shall be in accordance with (a), above, except that the wood structural panel sheathing shall be provided on both faces, sheathing edge nailing spacing shall not exceed 4 inches (101.6 mm) on center, at least three anchor bolts shall be placed at one-fifth points.

**CHAPTER 10
CHIMNEYS AND FIREPLACES**

R1001.3 Seismic reinforcing. Amend this paragraph to read: Masonry or concrete chimneys shall be reinforced. Reinforcing shall conform to the requirements set forth in Table R1001.1 and Section R609, Grouted Masonry.

R1001.4 Seismic anchorage. Amend this paragraph to read: Masonry or concrete chimneys shall be anchored

**NEW MEXICO EXISTING BUILDING 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 sections 101, 102, 113, 114, 115, 116, and 117 of the 2009 International Existing Building Code and add the following:

Section 117.5 Interference with Repair or Demolition Work Prohibited. No person shall obstruct, impede or interfere with any officer, employee, contractor or authorized representative of this jurisdiction or with any person who owns or holds any estate or interest in any building which has been ordered repaired, vacated or demolished under the provisions of this code; or with any person to whom such building has been lawfully sold pursuant to the provisions of this code, whenever such officer, employee, contractor or authorized representative of this jurisdiction, person having an interest or estate in such building or structure, or purchaser is engaged in the work of repairing, vacating and repairing, or demolishing any such building, pursuant to the provisions of this code, or in performing any necessary act preliminary to or incidental to such work or authorized or directed pursuant to this code.]

Chapter 2 Definitions. Delete this section of the New Mexico Existing Building Code and see this section of the International Existing Building Code.

**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. Appendix A, B, D, E, F, I, and L of the Plumbing Code shall be considered as part of this Code. ~~[The Uniform Plumbing Code Interpretations Manual shall be considered as the official interpretations manual for 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].

**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:

~~[313.6.1]~~ **[312.6] Pipe Protection.** 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 [2009] [current adopted edition of] New Mexico Energy Conservation Code covering the water piping. When blown-in insulation is used, 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.

~~[313.13 Plastic materials for water service piping outside underground shall have a minimum 14 AWG insulated copper tracer wire or other approved conductor suitable for direct burial, installed adjacent to the piping. The tracer wire shall terminate at each end of the water service piping and be accessible.]~~

CHAPTER 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.

Sewer Tap and Stub-In: 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 ~~[City of Albuquerque]~~ [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 ~~[City]~~ main. Approval to "tap" the sewer is required from the ~~[Utility Development/New Services Section of the City of Albuquerque]~~ [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, which adopts Chapter 8 of the Uniform Plumbing Code in its entirety.]

CHAPTER 9 **VENTS**

[See Chapter 9 of the New Mexico Plumbing Code, which adopts Chapter 9 of the Uniform Plumbing Code in its entirety.]

~~[Delete Chapter 9 of the New Mexico Plumbing Code in its entirety. Chapter 9 of the Uniform Plumbing Code is adopted as written.]~~

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.]

~~[Delete Chapter 10 of the New Mexico Plumbing Code in its entirety. Chapter 10 of the Uniform Plumbing Code is adopted as written with the following changes:]~~

[1002.3 Add the following sentence to 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 discharge through a minimum 1" air gap into an approved indirect waste receptor, or have a properly trapped and vented indirect waste on the inlet side. If the indirect waste is on the inlet side, an approved flow control device shall be installed on the fixture drain, and the vent of the flow control shall not be connected to the sanitary vent.]

1014.3.6.1 Grease interceptor sizing chart. Add a sentence to the end of the paragraph to read as follows: The minimum size of a grease trap required for coffee, sandwich, ice cream and similar non-cooking establishments shall be one with a ~~[fifty (50)]~~[forty (40)] pound capacity. ~~[When installed inside a building, it shall be installed in the floor.]~~

Exception: ~~Structural conditions which prohibit installation in the floor, may be installed above floor upon approval by the building official.]~~

CHAPTER 11

~~[Section 304.1.2 Access from Inside. Delete the language in this section and replace with the following: On Buildings more than ten (10) feet in height with any type of mechanical equipment installed on a roof or elevated level shall have either an inside or outside permanent means of access to the roof or elevated area. Ladders shall comply with ANSI A14.10-2000~~

~~Exception: Buildings regulated by the International Residential Code.]~~

CHAPTER 4 VENTILATION AIR SUPPLY

[See Chapter 4 of the New Mexico Mechanical Code, which adopts Chapter 4 of the Uniform Mechanical Code in its entirety.]

~~[Delete Chapter 4 of the New Mexico Mechanical Code in its entirety. Chapter 4 of the Uniform Mechanical Code is adopted as written.]~~

CHAPTER 5 EXHAUST SYSTEMS

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

504.3-Clothes Dryers.

~~[504.3.2.2]~~ **[504.3.1.2] Length Limitation.** Change the section to read as follows:

Unless otherwise permitted or required by the dryer manufacturer's installation instructions and approved by the Administrative Authority, domestic dryer moisture exhausts shall not exceed a length of 23 feet with two (2) 90 degree ells and a full 4" vent cap opening, or 33 feet with one (1) 90 degree ell and a full 4" vent cap opening. Ten feet shall be deducted for each additional 90 degree elbow in excess of the number allowed. Further, it is the installer's responsibility to comply with the individual installation instructions and/or manufacturer's recommendations for each appliance.

507.2.7 Insert a new sentence at the end to read as follows: Field applied grease duct enclosures shall meet test method AC101, or ASTM-E-2336.

508.1 Hoods Where Required. For the purposes of this section, a food-processing establishment shall 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] ~~[W#]~~ not be required to be provided with a type II hood.

CHAPTER 6 DUCT SYSTEMS

[See Chapter 6 of the New Mexico Mechanical Code]

~~[Delete Chapter 6 of the New Mexico Mechanical Code in its entirety. Chapter 6 of the Uniform Mechanical Code is adopted as written.]~~

CHAPTER 7 COMBUSTION AIR

See Chapter 7 of the New Mexico Mechanical Code, which adopts Chapter 7 of the Uniform Mechanical Code in its entirety.]

CHAPTER 8 VENTS

[802.6.1.2] [802.6.1] Add the following section: For new construction only, not for appliance replacements connected into existing vents: The required 1" clearance to combustibles for all type B Vents from water heaters, central heating plants and boilers shall be permanently maintained with no intrusion by any other foreign objects from the ceiling of the appliance space continuously through the roof by the use of local vents, chases, or approved listed duct or plenum wraps.

CHAPTER 12
HYDRONICS

See Chapter 12 of the New Mexico Mechanical Code, which adopts Chapter 12 of the Uniform Mechanical Code in its entirety.]

~~[Delete Chapter 12 of the New Mexico Mechanical Code in its entirety. Chapter 12 of the Uniform Mechanical Code is adopted as written with the following changes:~~

~~**Section 1201.2.8.3 Pressure Test.** Delete the first sentence and substitute: Piping shall be tested with a hydrostatic pressure or an air test of not less than 1.5 times operating pressure.]~~

CHAPTER 13
FUEL PIPING

Delete Chapter 13 of the New Mexico Mechanical Code in its entirety. Chapter 13 of the Uniform Mechanical Code is adopted as written with the following changes:]

Section ~~[1312.9.3]~~ [1311.10.2] Emergency Shutoff Valves. Add the following language to the end of the paragraph: 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 2014 NMEC and add: For townhouse construction, feeders may not run through, over or below any other dwelling unit or the property associated with it.

Article 240 Overcurrent Protection.

240.24 Location in or on Premises. Add a sub-paragraph: **(F)** Overcurrent devices shall not be located in bathrooms, toilets, shower areas, cupboards or similar locations.

NEW MEXICO ENERGY CONSERVATION CODE
CHAPTER 1
ADMINISTRATION

Adopted as written with the following changes:

- A. 101 General.** Delete this section and see the 2009 International Energy Conservation Code.
- C. Section 103 Construction Documents.** Replace with Section 110 of the Uniform Administrative Code.
- D. Section 104 Inspection.** Replace with Section 113 of the Uniform Administrative Code.
- E. Section 105 Validity.** Delete this section.
- F. Section 106 Reference Standards.** Add a sentence at the end of the paragraph to read: All above references to the NMAC are as amended by the Uniform Administrative Code.
- G. Section 107 Fees.** Replace with Section 112 of the Uniform Administrative Code.
- H. Section 108 Stop Work Orders.** Replace with Section 105.5 of the Uniform Administrative Code.
- I. Section 109 Board of Appeals.** Replace with Section 107 of the Uniform Administrative Code.

Health City Sun

AFFIDAVIT OF PUBLICATION

CITY of ALBUQUERQUE
TWENTY-FIRST COUNCIL
COUNCIL BILL NO. O-15-58
ENACTMENT NO. O-2915-25
SPONSORED BY: Trudy E.
Jones, by request

ORDINANCE
ADOPTING A UNIFORM
ADMINISTRATIVE CODE
AND TECHNICAL CODES
PRESCRIBING MINIMUM
STANDARDS REGULATING
THE CONSTRUCTION,
ALTERATION, MOVING, REPAIR
AND USE AND OCCUPANCIES
OF BUILDINGS AND
STRUCTURES AND BUILDING
SERVICE EQUIPMENT AND
INSTALLATIONS INCLUDING
PLUMBING, SWIMMING
POOLS ELECTRICAL,
MECHANICAL, SIGNS, SOLAR,
ENERGY CONSERVATION,
BUILDING CONSERVATION
AND THE ABATEMENT OF
DANGEROUS BUILDINGS
WITHIN THE CITY OF
ALBUQUERQUE; PROVIDING
FOR THE ISSUANCE OF
PERMITS AND COLLECTING
FEES THEREFORE;
REPEALING CHAPTER
14, ARTICLE 1, ROA 1994,
THE PRESENT UNIFORM
ADMINISTRATIVE CODE
AND TECHNICAL CODES
INCLUDING THE BUILDING
CODE, THE PLUMBING CODE,
THE SWIMMING POOL CODE,
THE MECHANICAL CODE,
THE SOLAR ENERGY CODE,
THE ELECTRICAL CODE,
PROVIDING FOR PENALTIES
FOR VIOLATION OF THE CODE.
BE IT ORDAINED BY
THE COUNCIL, THE
GOVERNING BODY OF THE
CITY OF ALBUQUERQUE:
HCS Pub. October 2, 2015

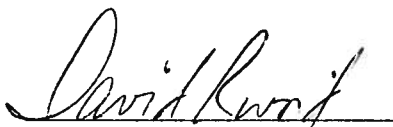
State of New Mexico)
) ss
County of Bernalillo)

David Rivord, being duly sworn declares and says he is the **Publisher** of the Health City Sun, a weekly newspaper published and having a general paid circulation in the State of New Mexico; that the said Health City Sun was entered in the post office at Albuquerque as second class mail matter on September 5, 1930, and has met all requirements of a legal newspaper under the laws of the State of New Mexico.

Affiant further states that this newspaper is duly qualified to publish Legal Notices or advertisements within the meaning of Section 14-11-4 of the New Mexico Statutes annotated (1978).

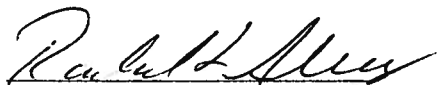
Affiant further states that the publication, a copy of which is hereto attached, was published in said paper in the regular and entire issue of each number of the paper, during the period and time of publication, and that the notice was published in the newspaper proper and not in a supplement thereof for 1 week, the first publication being in the issue of the 2nd day of October, 2015, and the last publication being in the issue of the 2nd day of October, 2015.

Affiant further states that the costs of publishing said legal notice have been paid, or have been assessed as court costs in the case numbered.



David Rivord, Publisher

Subscribed and sworn to before me, a Notary Public in and for said County and State, this 2nd day of October, 2015.



Rachel L. Alvarez
Notary Public

My Commission Expires 2/18/2019



Health City Sun

AFFIDAVIT OF PUBLICATION

CIUDAD de ALBUQUERQUE
VIGÉSIMO PRIMER CONCEJO
PROYECTO DE LEY
MUNICIPAL NÚM. O-15-58
PROMULGACIÓN NÚM.
O-2015-25
PATROCINADO POR:
Trudy E. Jones, a solicitud
ORDENANZA
PARA ADOPTAR UN CÓDIGO
ADMINISTRATIVO UNIFORME
Y CÓDIGOS TÉCNICOS
QUE PRESCRIBAN LOS
ESTÁNDARES MÍNIMOS
QUE REGULAN LA
CONSTRUCCIÓN, LA
ALTERACIÓN, EL TRASLADO,
LA REPARACIÓN Y EL USO Y
OCUPACIÓN DE EDIFICIOS
Y ESTRUCTURAS Y LOS
EQUIPOS DE SERVICIO DE
LOS EDIFICIOS Y LAS
INTALACIONES, INCLUSO
CAÑERÍAS, PISCINAS,
INSTALACIONES ELÉCTRICAS
Y MECÁNICAS, CARTELES,
SISTEMAS SOLARES Y
DE CONSERVACIÓN DE
ENERGÍA, CONSERVACIÓN
DE EDIFICIOS Y REDUCCIÓN
DE EDIFICIOS PELIGROSOS
DENTRO DE LA CIUDAD
DE ALBUQUERQUE; PARA
LA EMISIÓN DE PERMISOS
Y EL COBRO DE TARIFAS
DE LOS MISMOS; PARA
REVOCAR EL CAPÍTULO
14, ARTÍCULO 1 DE LAS
ORDENANZAS REVISADAS
DE ALBUQUERQUE (ROA) DE
1994, EL ACTUAL CÓDIGO
ADMINISTRATIVO UNIFORME
Y LOS CÓDIGOS TÉCNICOS
QUE INCLUYEN EL CÓDIGO
DE EDIFICACIÓN, EL CÓDIGO
DE PLOMERÍA, EL CÓDIGO
DE PISCINAS, EL CÓDIGO DE
MECÁNICA, EL CÓDIGO DE
ENERGÍA SOLAR, EL CÓDIGO
DE ELECTRICIDAD, Y PARA
ESTIPULAR LAS SANCIONES
POR INFRINGIR EL CÓDIGO.
ASÍ LO RESUELVE EL
CONCEJO, ÓRGANO
GOBERNANTE DE LA
CIUDAD DE ALBUQUERQUE.
HCS Pub. October 2, 2015

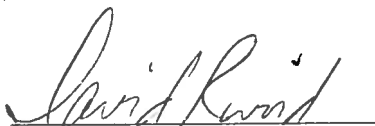
State of New Mexico)
) ss
 County of Bernalillo)

David Rivord, being duly sworn declares and says he is the **Publisher** of the Health City Sun, a weekly newspaper published and having a general paid circulation in the State of New Mexico; that the said Health City Sun was entered in the post office at Albuquerque as second class mail matter on September 5, 1930, and has met all requirements of a legal newspaper under the laws of the State of New Mexico.


Affiant further states that this newspaper is duly qualified to publish Legal Notices or advertisements within the meaning of Section 14-11-4 of the New Mexico Statutes annotated (1978).

Affiant further states that the publication, a copy of which is hereto attached, was published in said paper in the regular and entire issue of each number of the paper, during the period and time of publication, and that the notice was published in the newspaper proper and not in a supplement thereof for 1 week, the first publication being in the issue of the 2nd day of October, 2015, and the last publication being in the issue of the 2nd day of October, 2015.

Affiant further states that the costs of publishing said legal notice have been paid, or have been assessed as court costs in the case numbered.


David Rivord, Publisher

Subscribed and sworn to before me, a Notary Public in and for said County and State, this 2nd day of October, 2015.


 Notary Public

My Commission Expires 2/18/2019



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Phone: 505-242-3010/Fax: 505-842-5464