



CITY OF ALBUQUERQUE

Planning Department

Building Safety

RETAINING WALLS OVER TWENTY FOUR INCHES (24'')

GARDEN WALLS AND FENCES OVER SIX FEET (6')

Plans & Permit Information

Submit two (2) sets of plans. Plans shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of the technical Codes and all relevant laws, ordinances, rules and regulations.

When plan review is complete the designee will be notified by telephone. Please arrange to have a contact person, telephone and extension number listed on the application. Comments are available on line at <http://www.cabq.gov/planning/our-department/building-safety> Quick Links [Plan Review Comments](#) or call 505-924-3964

The building permit will be issued when approved by each division. The permit will only be issued to a homeowner or general contractor licensed in the State of New Mexico. **If the permit is not issued within six (6) months from the date of submittal, the application will expire.**

A separate wall / fence permit must be applied for when the wall is not part of the actual building.

ADOPTED CODES:

- 2009 International Residential Code
- 2009 International Building Code

The plans shall include the following data:

IRC(505)924-3905 / IBC (505)924-3959

Design Criteria

- Wind speed – 90 mph (3 second gust)
- Seismic Design Category - C
- Frost line depth – 16"

Site Plan

- Actual site address of project
- Indicate both existing and proposed walls.
- Where grade elevation changes from one side of a wall to the other, the wall height is measured from the low side of grade. In cases where garden walls are built on top of retaining walls, the wall height is the combined height of the retaining wall and the garden wall, measured from the low side of grade.
- Walls designed as garden walls shall not be used as retaining walls. Garden walls **cannot** retain more than twenty four inches (24").
- New garden walls and fences in excess of six (6) feet in height or existing walls and fences **raised** in excess of six feet (6') **must be certified by a New Mexico registered structural engineer or architect.**

- Retaining walls having a difference in finished grade on opposite side exceeding twenty-four (24) inches, unless supporting any loading from above the soil line upon earth being supported by a retaining wall or retaining flammable liquids, **shall be certified by a New Mexico registered structural engineer or architect.**

The Uniform Administrative Code for the City of Albuquerque specifically states, “All retaining walls shall have engineering computations submitted before a permit is issued”.

ZONING (505) 924-3857

GARDEN WALLS OR FENCES AT A HEIGHT OF SIX (6) FEET OR LESS ARE ONLY PERMITTED THROUGH THE ZONING DIVISION. (Application is available at <http://manzano.cabq.gov/planning/code-enforcement/pdf/ZoningPermitApplication.pdf>)

- Ñ A wall/fence located in a residential zone that exceeds eight (8) feet in height and/or located within the required front and/or street side yard setback areas that exceed three (3) feet in height **require a special exception from the Zoning Hearing Examiner.**
- Ñ All walls/fences facing a public right of way shall meet the design regulations of the Zoning Code.
- Ñ Barbed, razor and/or “concertina” wire **MAY NOT** be used in a residential zone and certain commercial zones.

DISCLAIMER: Handouts should not be used as substitutes for codes and regulations. As an applicant, you are responsible for compliance with all code and rule requirements, whether or not they are described in a handout. The required drawings will depend upon the size, nature and complexity of the project.