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 (UAC 110.3). Provide plan views at a minimum of ¼”=1’-0” scale and provide sections and details at a minimum of ½”=1’-0” scale.

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 505-924-3320.

The permit will be issued when approved by each division. The permit will only be issued to a homeowner or general contractor (GB-2 or GB-98) licensed in the State of New Mexico. If the building permit is not issued within six (6) months from the date of submittal, the application will expire.

ADOPTED CODES: The following codes are a minimum standard and base guideline for building construction.

- 2015 International Building Code (IBC)
- 2015 International Residential Code (IRC)
- 2012 Swimming Pool, Spa and Hot Tub Code (ISPSC)
- 2015 New Mexico Earthen Building Code (NMEBMC)
- 2015 New Mexico Existing Building Code (NMEBC)
- 2017 New Mexico Administrative Code (NMAC)
- 2017 Albuquerque Uniform Administrative Code (UAC)

Design Criteria

UAC - 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	115*	2” per hour	C	Moderate	16"	Moderate to Heavy	12° F	N/A	263	54.6

* 3 second gust

The plans shall include the following data

Site Plan

- Actual site address of project
- Size and shape of lot with north arrow
- Provide location and indicate proposed wall lengths
- Label all streets, easements and setbacks
- Provide property line dimensions/coordinates
- Grading and drainage information

- 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 top of the footing to the top of the wall.

- 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.**

ZONING
(505) 924-3857

HYDROLOGY
(505) 924-3982

- **An approved drainage plan** must be attached to submittal (building over 500 square feet).
- Determines if project in a flood plain

Inspections: For Inspections call: **(505) 924-3320.**

Permit number is required for all Inspection requests.

Required Items at Site

- **The Permit Card.**
- **The Approved Set of Plans.**

Building Inspections:

- Foundation/Footing Inspection/Slab
- Bond Beam and or Reinforcement
- Final Inspection