



City of Albuquerque

Department of Municipal Development

Timothy M. Keller, Mayor

INTER-OFFICE MEMORANDUM

April 27, 2026

To: Samantha Sengel, EdD, Chief Administrative Officer

From: Alan Varela, Director, Planning Department

Initial
AV

Subject: New Regulation Governing Building Valuation Pursuant to the Uniform Administrative Code

The Planning Department has drafted a Regulation Governing Building Valuation Pursuant to the Uniform Administrative Code (“Regulation”). The Regulation establishes a schedule of implementing the International Code Council (ICC) Building Valuation Tables for input into the plan review and permit fee calculations in the Uniform Administrative Code, ROA 1994, Section 14-1-2, 2024. The Regulation establishes adoption of the ICC Building Valuation tables as follows:

- 1.0 For complete applications received between the adoption of this Building Valuation Regulation and June 30, 2026, the Building Safety Division for the City of Albuquerque will require applicants to use the rates set forth in the February 2018 ICC Valuation Table.
- 2.0 For complete applications received between July 1, 2026, and June 30, 2027, the Building Safety Division for the City of Albuquerque will require applicants to use the rates set forth in the February 2021 ICC Valuation Table.
- 3.0 For complete applications received between July 1, 2027, and June 30, 2028, the Building Safety Division for the City of Albuquerque will require applicants to use the rates set forth in the February 2024 ICC Valuation Table.
- 4.0 For complete applications received between July 1, 2028, and June 30, 2029, the Building Safety Division for the City of Albuquerque will require applicants to the most current February ICC valuation table available.

On April 17, 2026, Planning held a public hearing on the Regulation. Public comment was not received, and the appointed Hearing Examiner recommended that the City adopt the proposed Regulation without any changes.

Pursuant to § 2-15-1, et seq. ROA 1994, I request that you review and sign the attached Regulation. The Regulation shall go into effect following your signature and Planning's filing of the Regulation with the City Clerk.

Should you have questions or concerns, please do not hesitate to contact me.



City of Albuquerque

PLANNING DEPARTMENT

Timothy M. Keller, Mayor

INTER-OFFICE MEMORANDUM

April 27, 2026

To: Samantha Sengel, EdD, Chief Administrative Officer,
Alan Varela, J.D., Director, Planning Department

From: Chris Sanchez, Deputy Director, Hearing Officer Initial
CS

Subject: Report on April 17, 2026, Hearing Regarding the Proposed Regulation Governing Building Valuation Pursuant to the Uniform Administrative Code

I. Background

The Planning Department has proposed a new Regulation Governing Building Valuation Pursuant to the Uniform Administrative Code (“Regulation”). The Regulation establishes a schedule of implementing the International Code Council (ICC) Building Valuation Tables for input into the plan review and permit fee calculations in the Uniform Administrative Code, ROA 1994, Section 14-1-2, Exhibit A, 2024.

The Planning Department scheduled a public hearing on the proposed Regulation in person and on Zoom for April 17, 2026, at 10:30am. As required by the City’s Rulemaking Ordinance, codified at § 2-15-1, *et seq.* ROA 1994, the Planning Department provided at least 14 days’ notice of the rulemaking hearing. Notice was posted electronically on the City Clerk’s website at <https://www.cabq.gov/clerk/rulemaking> on March 30, 2026, was given in writing to the Mayor and the Chief Administrative Officer on March 30, 2026, and was posted in the lobby of City Hall and Plaza del Sol on March 31, 2026. Per your memorandum signed March 30, 2026, I was appointed as the hearing officer assigned to conduct the public hearing.

As you are aware, the City’s Rulemaking Ordinance sets forth various requirements regarding a public hearing. ROA § 2-15-3(A)-(B). The hearing must “be open to the public and any person may give testimony in favor of or in opposition to the proposed rule or regulation, whether such testimony is given orally or in writing.” The hearing officer “shall give due consideration to all such testimony.” *Id.* at (B). Following the hearing, the hearing officer shall then “submit a report to the head of the City agency that will administer the proposed rules or regulations and to the Chief Administrative Officer.” ROA § 2-15-2(A). “The report shall describe in general terms the public comment received, the City response to that public comment, if any,

and shall contain recommendations to the proposed regulations when appropriate.” *Id.* at (B). This memorandum serves as my hearing officer’s report to you as the Chief Administrative Officer and to Mr. Alan Varela, Director, Planning Department, the City agency responsible for administration of the Regulation.

II. Hearing

There were numerous City officials in attendance on the hearing on the Regulation on April 17, 2026. Attendees Angelo Metzgar, Associate Director, James Perez, Building Safety Division Manager, Greg Segura, Assistant City Attorney, Santana Brown, Senior Administrative Assistant, and Christina Chavez, Senior Administrative Assistant. The hearing started at 10:30am with introductions. Assistant City Attorney, Gregory Segura provided an overview of the proposed Regulation. I then opened the hearing for public comment.

Based on the individuals identified in person and on Zoom, no one provided any comment.

I then noted for the record that no written comments had been received in advance of the hearing. Accordingly, I adjourned the hearing at 10:36 am.

III. Recommendations

Having received no comments or objections regarding the Regulation, and with no further matters requiring consideration, I recommend that the Proposed Regulation Governing Building Valuation Pursuant to the Uniform Administrative Code be adopted as written.

REGULATION GOVERNING BUILDING VALUATION PURSUANT TO THE UNIFORM ADMINISTRATIVE CODE

The Regulation establishes a schedule of implementing the International Code Council (ICC) Building Valuation Tables for input into the plan review and permit fee calculations in the Uniform Administrative Code, ROA 1994, Section 14-1-2, 2024. The Regulation establishes adoption of the ICC Building Valuation tables as follows:

- 1.0 For complete applications received between the adoption of this Building Valuation Regulation and June 30, 2026, the Building Safety Division for the City of Albuquerque will require applicants to use the rates set forth in the February 2018 ICC Valuation Table.
- 2.0 For complete applications received between July 1, 2026, and June 30, 2027, the Building Safety Division for the City of Albuquerque will require applicants to use the rates set forth in the February 2021 ICC Valuation Table.
- 3.0 For complete applications received between July 1, 2027, and June 30, 2028, the Building Safety Division for the City of Albuquerque will require applicants to use the rates set forth in the February 2024 ICC Valuation Table.
- 4.0 For complete applications received between July 1, 2028, and June 30, 2029, the Building Safety Division for the City of Albuquerque will require applicants to the most current February ICC Valuation Table available.

FIGURE 1. Uniform Administrative Code Table 112-A

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

Figure 2A. Sample Valuations using the International Code Council for a City-Approved Casita

CASITA						
ICC BVD Edition (February)	R-3, V-B PRICE PER SQUARE FOOT	SQUARE FOOTAGE	VALUATION	MODIFIER	MODIFIED VALUATION	ESTIMATED PLAN REVIEW AND PERMIT FEE
2009/02a	\$91.76	750	\$68,816.25	0.90	\$61,934.63	\$553.48
2018/02	\$118.45	750	\$88,837.50	0.90	\$79,953.75	\$649.50
2021/02	\$130.58	750	\$97,935.00	0.90	\$88,141.50	\$693.11
2024/02	\$165.67	750	\$124,249.73	0.90	\$111,824.75	\$806.67

FIGURE 2B. Sample Valuations using the International Code Council for a Large Mercantile

Large Mercantile						
ICC BVD Edition (February)	M, II-B PRICE PER SQUARE FOOT	SQUARE FOOTAGE	VALUATION	MODIFIER	MODIFIED VALUATION	ESTIMATED PLAN REVIEW AND PERMIT FEE
2009/02a	\$94.49	150,000	\$14,173,650.00	0.90	\$12,756,285.00	\$69,896.50
2018/02	\$122.96	150,000	\$18,444,000.00	0.90	\$16,599,600.00	\$90,409.11
2021/02	\$134.53	150,000	\$20,179,500.00	0.90	\$18,161,550.00	\$98,745.59
2024/02	\$178.98	150,000	\$26,846,250.00	0.90	\$24,161,625.00	\$130,769.31

FIGURE 2C. Apartment Complex with one commercial space

4 story apartment building (37 units) with 1 commercial tenant space						
ICC BVD Edition (February)	R-2, VA PRICE PER SQUARE FOOT	SQUARE FOOTAGE	VALUATION	MODIFIER	MODIFIED VALUATION	ESTIMATED PLAN REVIEW AND PERMIT FEE
2009/02	\$88.62	27,172	\$2,408,064.16	0.90	\$2,167,257.74	\$12,819.16
2018/02	\$113.02	27,172	\$3,070,979.44	0.90	\$2,763,881.50	\$16,180.14
2021/02	\$125.18	27,172	\$3,401,390.96	0.90	\$3,061,251.86	\$17,800.26
2024/02	\$154.36	27,172	\$4,194,313.40	0.90	\$3,774,882.06	\$21,688.25

FIGURE 3. ICC 2009 Valuation Table

Square Foot Construction Costs^{a, b, c, d}

Group	(2006 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	207.99	201.27	196.59	188.35	177.31	172.08	182.33	161.78	155.82
	Assembly, theaters, without stage	188.37	181.65	176.97	168.72	157.73	152.50	162.70	142.19	136.23
A-2	Assembly, nightclubs	160.35	155.84	151.87	146.10	137.40	133.56	140.99	124.59	120.41
A-2	Assembly, restaurants, bars, banquet halls	159.35	154.84	149.87	145.10	135.40	132.56	139.99	122.59	119.41
A-3	Assembly, churches	191.73	185.01	180.33	172.08	161.06	155.82	166.06	145.52	139.56
A-3	Assembly, general, community halls, libraries, museums	162.11	155.39	149.71	142.46	129.82	126.20	136.44	114.89	109.93
A-4	Assembly, arenas	187.37	180.65	174.97	167.72	155.73	151.50	161.70	140.19	135.23
B	Business	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
E	Educational	176.25	170.31	165.47	158.26	148.32	140.74	153.03	130.54	125.61
F-1	Factory and industrial, moderate hazard	97.68	93.20	87.88	84.96	76.10	72.71	81.54	62.67	59.24
F-2	Factory and industrial, low hazard	96.68	92.20	87.88	83.96	76.10	71.71	80.54	62.67	58.24
H-1	High Hazard, explosives	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	N.P.
H234	High Hazard	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	53.24
H-5	HPM	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
I-1	Institutional, supervised environment	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
I-2	Institutional, hospitals	271.13	265.33	260.35	253.27	239.63	N.P.	247.66	223.51	N.P.
I-2	Institutional, nursing homes	189.55	183.75	178.78	171.69	159.17	N.P.	166.08	143.05	N.P.
I-3	Institutional, restrained	185.16	179.37	174.39	167.30	155.66	149.72	161.69	139.55	132.80
I-4	Institutional, day care facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
M	Mercantile	119.24	114.73	109.76	104.99	95.94	93.10	99.88	83.13	79.95
R-1	Residential, hotels	163.43	157.90	153.72	147.58	137.69	133.97	148.68	124.81	119.99
R-2	Residential, multiple family	136.97	131.44	127.26	121.11	111.35	107.63	122.34	98.47	93.65
R-3	Residential, one- and two-family	129.98	126.37	123.27	120.01	115.61	112.61	118.02	108.33	101.95
R-4	Residential, care/assisted living facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
S-1	Storage, moderate hazard	90.50	86.02	80.70	77.78	69.10	65.71	74.36	55.67	52.24
S-2	Storage, low hazard	89.50	85.02	80.70	76.78	69.10	64.71	73.36	55.67	51.24
U	Utility, miscellaneous	69.10	65.33	61.44	58.37	52.71	49.14	55.08	41.61	39.61

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent.
- d. N.P. = not permitted

FIGURE 4. ICC 2018 Valuation Table

Building Valuation Data – FEBRUARY 2018

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	239.41	231.54	226.03	216.67	203.74	197.86	209.82	186.11	179.13
A-1 Assembly, theaters, without stage	219.07	211.20	205.68	196.33	183.65	177.76	189.48	166.01	159.03
A-2 Assembly, nightclubs	188.23	182.77	178.14	170.93	161.13	156.68	164.92	145.88	140.94
A-2 Assembly, restaurants, bars, banquet halls	187.23	181.77	176.14	169.93	159.13	155.68	163.92	143.88	139.94
A-3 Assembly, churches	220.05	212.18	206.66	197.31	185.99	180.11	190.46	168.36	161.38
A-3 Assembly, general, community halls, libraries, museums	185.05	177.18	170.67	162.31	148.58	143.75	155.46	131.00	125.02
A-4 Assembly, arenas	218.07	210.20	203.68	195.33	181.65	176.76	188.48	164.01	158.03
B Business	192.02	185.04	179.30	170.56	155.93	150.11	164.01	137.00	131.05
E Educational	197.52	190.73	185.77	177.32	165.32	156.97	171.23	144.39	140.26
F-1 Factory and industrial, moderate hazard	114.08	108.82	102.59	98.59	88.51	84.45	94.44	74.21	69.43
F-2 Factory and industrial, low hazard	113.08	107.82	102.59	97.59	88.51	83.45	93.44	74.21	68.43
H-1 High Hazard, explosives	106.73	101.48	96.25	91.25	82.38	77.32	87.10	68.08	N.P.
H234 High Hazard	106.73	101.48	96.25	91.25	82.38	77.32	87.10	68.08	62.30
H-5 HPM	192.02	185.04	179.30	170.56	155.93	150.11	164.01	137.00	131.05
I-1 Institutional, supervised environment	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
I-2 Institutional, hospitals	321.25	314.27	308.52	299.78	284.17	N.P.	293.24	265.24	N.P.
I-2 Institutional, nursing homes	222.99	216.01	210.27	201.52	187.89	N.P.	194.98	168.96	N.P.
I-3 Institutional, restrained	218.28	211.30	205.55	196.81	183.43	176.62	190.27	164.50	156.55
I-4 Institutional, day care facilities	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
M Mercantile	140.27	134.81	129.18	122.96	112.68	109.23	116.95	97.44	93.50
R-1 Residential, hotels	193.08	186.60	181.24	173.68	159.89	155.58	173.77	143.39	138.97
R-2 Residential, multiple family	161.95	155.46	150.10	142.54	129.52	125.22	142.64	113.02	108.61
R-3 Residential, one- and two-family ^d	151.10	146.99	143.20	139.61	134.50	130.95	137.27	125.85	118.45
R-4 Residential, care/assisted living facilities	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
S-1 Storage, moderate hazard	105.73	100.48	94.25	90.25	80.38	76.32	86.10	66.08	61.30
S-2 Storage, low hazard	104.73	99.48	94.25	89.25	80.38	75.32	85.10	66.08	60.30
U Utility, miscellaneous	83.66	79.00	74.06	70.37	63.47	59.32	67.24	50.19	47.80

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$21.00 per sq. ft.

FIGURE 5. ICC 2021 Valuation Table

Building Valuation Data – FEBRUARY 2021

Square Foot Construction Costs ^{a, b, c}

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	263.06	254.15	247.55	237.53	223.05	216.60	229.90	207.42	199.94
A-1 Assembly, theaters, without stage	241.02	232.11	225.51	215.49	201.01	194.56	207.86	185.38	177.89
A-2 Assembly, nightclubs	205.93	199.80	194.89	186.91	176.19	171.34	180.27	159.46	154.02
A-2 Assembly, restaurants, bars, banquet halls	204.93	198.80	192.89	185.91	174.19	170.34	179.27	157.46	153.02
A-3 Assembly, churches	243.83	234.92	228.32	218.30	204.21	198.79	210.67	188.58	181.10
A-3 Assembly, general, community halls, libraries, museums	204.02	195.11	187.51	178.49	163.01	157.56	170.86	147.38	140.89
A-4 Assembly, arenas	240.02	231.11	223.51	214.49	199.01	193.56	206.86	183.38	176.89
B Business	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
E Educational	222.69	214.99	208.81	199.81	186.17	176.74	192.93	162.78	157.80
F-1 Factory and industrial, moderate hazard	125.58	119.68	112.86	108.68	97.37	92.83	104.02	80.23	75.34
F-2 Factory and industrial, low hazard	124.58	118.68	112.86	107.68	97.37	91.83	103.02	80.23	74.34
H-1 High Hazard, explosives	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	N.P.
H234 High Hazard	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	67.37
H-5 HPM	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
I-1 Institutional, supervised environment	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
I-2 Institutional, hospitals	355.95	348.21	341.39	331.67	314.48	N.P.	324.26	293.82	N.P.
I-2 Institutional, nursing homes	247.27	239.53	232.71	222.99	207.36	N.P.	215.58	186.70	N.P.
I-3 Institutional, restrained	241.59	233.85	227.03	217.31	202.46	194.97	209.90	181.80	173.00
I-4 Institutional, day care facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
M Mercantile	153.55	147.41	141.50	134.53	123.48	119.63	127.88	106.75	102.31
R-1 Residential, hotels	213.59	206.35	200.28	192.29	176.78	171.95	192.54	158.70	154.00
R-2 Residential, multiple family	179.04	171.80	165.73	157.74	143.25	138.43	157.99	125.18	120.47
R-3 Residential, one- and two-family ^d	166.68	162.17	157.99	154.10	149.61	144.19	151.48	138.79	130.58
R-4 Residential, care/assisted living facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
S-1 Storage, moderate hazard	116.37	110.47	103.65	99.47	88.40	83.87	94.81	71.27	66.37
S-2 Storage, low hazard	115.37	109.47	103.65	98.47	88.40	82.87	93.81	71.27	65.37
U Utility, miscellaneous	89.90	84.75	79.27	75.71	67.97	63.50	72.24	53.83	51.28

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$23.20 per sq. ft.

FIGURE 6. ICC 2024 Valuation Table


Building Valuation Data – FEBRUARY 2024

Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	330.56	318.80	309.39	297.20	277.71	269.67	287.04	258.79	248.89
A-1 Assembly, theaters, without stage	303.49	291.73	282.32	270.13	250.88	242.84	259.97	231.96	222.06
A-2 Assembly, nightclubs	272.51	264.43	256.91	248.19	232.76	226.12	239.28	211.57	204.72
A-2 Assembly, restaurants, bars, banquet halls	271.51	263.43	254.91	247.19	230.76	225.12	238.28	209.57	203.72
A-3 Assembly, churches	308.01	296.25	286.84	274.65	255.52	247.48	264.49	236.60	226.71
A-3 Assembly, general, community halls, libraries, museums	258.66	246.90	236.50	225.30	205.06	198.01	215.15	186.13	177.24
A-4 Assembly, arenas	302.49	290.73	280.32	269.13	248.88	241.84	258.97	229.96	221.06
B Business	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
E Educational	276.33	266.73	258.30	247.60	231.08	219.28	239.09	202.46	195.97
F-1 Factory and industrial, moderate hazard	160.20	152.78	143.34	138.64	123.55	117.41	132.48	102.44	95.93
F-2 Factory and industrial, low hazard	159.20	151.78	143.34	137.64	123.55	116.41	131.48	102.44	94.93
H-1 High Hazard, explosives	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	N.P.
H234 High Hazard	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	85.50
H-5 HPM	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
I-1 Institutional, supervised environment	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
I-2 Institutional, hospitals	455.16	444.88	434.86	423.47	399.17	N.P.	413.57	374.14	N.P.
I-2 Institutional, nursing homes	315.97	303.75	293.73	282.34	261.43	N.P.	272.44	236.40	N.P.
I-3 Institutional, restrained	338.01	327.73	317.71	306.32	285.40	276.05	296.41	260.38	248.77
I-4 Institutional, day care facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
M Mercantile	203.29	195.21	186.69	178.98	163.28	157.64	170.06	142.09	136.24
R-1 Residential, hotels	264.67	255.41	246.77	238.13	218.35	212.40	238.17	196.75	190.67
R-2 Residential, multiple family	221.32	212.06	203.42	194.78	175.96	170.01	194.82	154.36	148.28
R-3 Residential, one- and two-family ^d	209.61	203.74	198.94	195.12	188.41	181.45	191.77	175.86	165.67
R-4 Residential, care/assisted living facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
S-1 Storage, moderate hazard	148.46	141.04	131.60	126.90	112.12	105.97	120.74	91.00	84.50
S-2 Storage, low hazard	147.46	140.04	131.60	125.90	112.12	104.97	119.74	91.00	83.50
U Utility, miscellaneous	114.09	107.37	99.89	95.60	85.13	79.54	90.99	67.39	64.19

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.

The Regulation shall go into effect following your signature and Planning’s filing of the Regulation with the City Clerk.

DocuSigned by:

 BC2424C09B6741A...
 Samantha Sengel, EdD
 Chief Administrative Officer

5/8/2026 | 2:23 PM MDT

Date