



CITY OF ALBUQUERQUE

Planning Department

Building Safety

NEW MODULAR BUILDING LOCATION Plans & Permit Information

Modular units may be either residential or commercial, that are transported to the project site on a truck – they are not equipped with axles of their own. The modular building will receive its compliance decal from the New Mexico Construction Industries Division. Building Safety will issue a modular building permit. Reference section 14.12.3 NMAC.

Submit two 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. All plans shall clearly indicate the nature and extent of work and conform to all current adopted codes including state, local, and technical codes. The plans shall include the following:

LEGAL DESCRIPTION and ADDRESS:

- Street address
- Subdivision
- Lot and block number

SITE PLAN:

- Location and dimensions of proposed addition
- Distance from property lines and from other buildings on the same lot.
- Directional orientation (north, south, east or west)
- Fire access and fire hydrant locations

FOUNDATION PLAN:

- Coordinate foundation details to plans
- Specify perimeter insulation type, R-value, and location on foundation details
- Foundation layout and dimensions include all interior and exterior spot footings.
- Size, location and depth below grade of all footings, piers, stem walls.
- Masonry fireplace location and details (if applicable).
- Size and spacing of steel reinforcement

FLOOR PLAN:

Show floor plan of building being placed on foundation.

- Emergency lights
- Emergency exit lights
- Fire extinguishers
- Square footage of building
- Occupancy type
- Construction type
- Building Safety will issue a permit for modifications to walls and openings in walls needing such modification due to proximity of walls to adjacent property lines or other buildings or structures such as porches or garages or any other additions to the modular building or structures located on the same piece of property.
- No professional seal required.
- Building Safety will issue electrical, mechanical and plumbing permits for work done between the service and the unit itself.
- Building Safety will make final inspections and upon approval issue a Certificate of Occupancy.

Submittals to Building Safety for commercial construction shall include the plans as required for site built structures and shall conform to all current codes pertaining to the following departments:

- Zoning
- Solid Waste
- International Building Code
- Hydrology
- Transportation
- Fire
- Mechanical
- Plumbing
- Electrical
- Environmental Health (including soil disturbance)

Any questions regarding the permit for the modular building, contact Construction Industries Division at 505-222-9870.

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.