

DO I NEED A BUILDING PERMIT? Ruidoso Downs building permit regulations and information.

Project	Yes/No	Information
Air Conditioner - Replacement/New	Yes	
Asbestos Abatement	Yes	When demolishing a structure, you are required to test for the presence of asbestos. If asbestos is present, the removal must be performed by a certified asbestos abatement firm, and the material disposed of in a state-regulated manner. REFERENCE CODE FEDERAL
Attic Alteration or Remodel	Yes	
Bathroom Remodel	YES (most cases)	
Concrete Flatwork	YES	
Decks	YES	
Demolition	YES	
Door - Replacement (with casement, exterior only)	NO	
Driveway - Approach at curb/street (curb cut)	YES	
Electrical Permits	YES	The 2014 NMEC applies to all electrical wiring as defined in CILA Section 60-13-32. All references in the IBC to the ICC electrical code are deemed references to the NMEC. "No electrical wiring, plumbing or mechanical work as defined and described in the applicable New Mexico construction codes for those trades, may be installed, repaired or maintained in or on such building or structure, unless the applicable permit has first been obtained...".REFERENCE CODES NEC 2014; NMEC 2014
Fences	YES	City of Ruidoso Downs fence ordinance requires a permit to erect, enlarge or replace a fence. The goal is to keep fences from being erected in the public right-of-way, to make sure they are erected properly for safety, and to maintain visibility at streets and intersections.
Fireplace YES	YES	
Furnace - Wall, Floor, etc.	YES	
Garage - New Construction, Addition	YES	

Garage - Remodel	YES	
Heater/FAU - New/replacement	YES	
House Remodel	YES	
House - New Construction, Addition	YES	
House - Demolish	YES	
House - Modular	YES	
House - Manufactured	YES	
Insulation	NO	
Kitchen - Remodel	NO	
Landscaping (for sprinkler system)	YES	
Porch/Patio Cover - Accessory Building	YES	
Plumbing/Mechanical Permits	YES	<p>The 2015 NMPC applies to the installation, alterations, repairs and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and were connected to a water or sewage system and all aspects of a medical gas system. All references in the IBC and the IRC, to the international plumbing code are deemed references to the NMPC.</p> <p>The 2015 NMMC applies to the installation, repair and replacement of mechanical systems including equipment, appliances, fixtures, fittings and appurtenances including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators and other energy related systems. All references in the IBC and the IRC, to the international mechanical code are deemed references to the NMMC.</p> <p>For a list of Plumbing and Mechanical permit fees, click here. REFERENCE CODES IAPMO & NMCBC 14.8 & 9</p>
Retaining Wall	Yes	
Reroof - Tear off shingles and new roofing	YES	
Reroof - Overlay Shingles	YES	
Sewer Tap	YES	A permit from the streets department is required. Note, all excavation and trenching shall meet OSHA requirements.
Sidewalks	NO	
Siding - Stucco	YES	
Signs	YES	

Street Cut	YES	A permit is required for a street cut. Contact the Public Works Department at 575-378-6162 or visit 102 Mystery Drive, Ruidoso Downs.
Storage Structure - Accessory Building (includes storage buildings, shops, garages, carports, patio covers, gazebos, etc.)	YES	Any detached residential or commercial accessory structure 120 square feet or less in area, with the minimum required separation, do not require construction permits (though may require a Land Development permit) (Exception: In flood zones). Structures above these limits require construction permits. REFERENCE CODE NMCBC 14.5.2.9; FEMA; RMC 22-33.b.7
Swimming Pool and/or Spa	YES	
Tile - Floors and Counter Tops	NO	
Tile - Tub/Shower, Shower Pans & Wall	YES	
Tub/Shower - Repair/Replacement	YES	
Water Heater - Replacement/New	YES	
Windows - Replacement (not glazing replacement)	YES	