

NOTE: The information reflected below from the Public School Facilities Authority (PSFA) Facilities Assessment Database at times conflicts with the information in the district Facilities Master Plans related to age of Teacherages, number of units and if they are in use or not. The intent of this information is to demonstrate what information PSFA has and what needs to be confirmed.

District Name	School Name	Asset Name	Number of Buildings	Number of units	FMP Status	Notes: This column is based on information in the district Facilities Master Plan
Animas	Non-Educational Buildings	Teacherages (1962)	4	12	2012-2017	
Animas	Non-Educational Buildings	Teacherages (pre 1990)	3	3	2012-2017	
Animas	Non-Educational Buildings	Teacherages (1991)	9	9	2012-2017	
Bernalillo	Non-Educational Buildings	Teacherages	9	9	2012-2017	8-10 Teacherages units located on the Cochiti ES/MS site- in use.
Central Consolidated	Non-Educational Buildings	Teacherage (avg 1950-1997)	1	102	2016-2021	In use
Central Consolidated	Non-Educational Buildings	Teacherages (1980)	5	5	2016-2021	In use
Chama Valley	Non-Educational Buildings	Teacherage (1985)	1	3	2016-2020	3 properties and one in use
Chama Valley	Non-Educational Buildings	Teacherage (1963)	8	6	2016-2020	three mobile homes, 1,800 sq. ft, (2)1, 200 sq ft.
Chama Valley	Non-Educational Buildings	Teacherage (1965)	6	6	2016-2020	
Corona	Non-Educational Buildings	1955 Teacherages	5	5	2013-2018	6,865 SF total. 1995 Building not in FMP
Corona	Non-Educational Buildings	1995 Teacherage	1		2013-2018	
Cuba	Non-Educational Buildings	Teacherages (1975)	9	4	2013-2018	1965,2005,2008,2011 total gsf =7,176gsf;
Dora	Non-Educational Buildings	Teacherages (1947)	6	6	2015-2020	FMP does not identify Teacherages in the district
Dulce	Non-Educational Buildings	Teacherages (1957)	2	20	2017-2022	
Dulce	Non-Educational Buildings	Teacherages (1981)	1	10	2017-2022	
Dulce	Non-Educational Buildings	Teacherage (2001)	1	10	2017-2022	
Elida	Non-Educational Buildings	Teacherage (1946)	1	1	2010-2015	FMP indicates the site has a Teacherage but does not provide details
Elida	Non-Educational Buildings	Teacherages (1981)	3	3	2010-2015	
Floyd	Non-Educational Buildings	Teacherage (2000)	1	5	2015-2020	FMP indicates five Teacherages totaling 7,545 SF (average of 1,509 SF per building. 4 buildings are permanent and one is a mobile home. All in use.
Floyd	Non-Educational Buildings	Teacherages (1965)	3	3	2015-2020	
Gallup McKinley	Non-Educational District Buildings Twin Lakes	Teacherages (1982)	1	3	2017-2022	In use
Gallup McKinley	Non-Educational District Buildings Crown Point HS	Teacherages (1980)	1	60	2017-2022	new ones in use (new defined in FMP is less than 20 years); old Teacherages to be demolished in Crownpoint 16,770 sq ft.
Gallup McKinley	Non-Educational District Buildings Navajo Pine ES	Teacherages (1990)	1	34	2017-2022	new ones in use; old Teacherages to be demolished in Navajo Pine ES 24,000 sq ft.
Gallup McKinley	Non-Educational District Buildings Thoreau HS	Teacherages (2000)	1	44	2017-2022	new ones in use; old Teacherages to be demolished in Thoreau 25,080 sq ft.
Gallup McKinley	Non-Educational District Buildings Thoatchi HS	Teacherages (1972)	1	22	2017-2022	new ones in use; old Teacherages to be demolished in Tohatchi 15,000 sq ft.
Gallup McKinley	Non-Educational District Buildings Tse'Yi'Gai HS	Teacherages (1959)	1	20	2017-2022	In use
Gallup McKinley	Non-Educational District Buildings Gallup Central Alternative HS	Teacherages (1970)	1	1	2017-2022	In use
Grady	Non-Educational Buildings	Teacherages (1981)	1	1	2015-2020	In use; FMP does not indicate the presence of any Teacherages in the district.
Grants Cibola	Non-Educational Buildings	Teacherage (1963)	1	20	2017-2022	The District maintains twenty teacher housing units located on the old Laguna-Acoma Mid-High School site. The units total approximately 24,100 gsf.
Grants Cibola	Non-Educational Buildings	Teacherages (1965)	1	6	2017-2022	located in Casa Blanca approximately 24,100 gsf. FMP indicates leased.
Grants Cibola	Non-Educational Buildings	Teacherages (1974)	1	7	2017-2022	
House	Non-Educational Buildings	Teacherage (1994)	1	2	2010-2015	FMP indicates two Teacherages but does not provide ages or dates of construction. Both buildings are 1,100 SF for a total of 2,200 SF in Teacherage space.
House	Non-Educational Buildings	Teacherage (1952)	1	1	None	
Jemez Mountain	Non-Educational Buildings	Teacherages (1975)	2	4	FMP in progress	4 new units at Gallina
Jemez Mountain	Non-Educational Buildings	Teacherage (1970)	1	1	FMP in progress	no mention in FMP
Jemez Mountain	Non-Educational Buildings	Teacherage (1965)	1	1	FMP in progress	no mention in FMP
Jemez Valley	Non-Educational Buildings	Teacherages	3	3	FMP in progress	In use
Moriarty / Edgewood	Non-Educational Buildings	Double Portable Teacherages	11	22	2013-2017	do not have Teacherages
Moriarty / Edgewood	Non-Educational Buildings	Single Portable Teacherages	18	18	2013-2017	do not have Teacherages
Pecos	Non-Educational Buildings	Teacherage (2000)	1	2	2017-2022	In use, mobile home
Pecos	Non-Educational Buildings	Teacherage (1996)	1	2	2017-2022	In use, mobile home
Pecos	Non-Educational Buildings	Teacherage (1967)	1	3	2017-2022	In use, mobile home
Quemado	Non-Educational Buildings	Teacherages (1969)	2	4	2011-2016	2 duplexes in Datil with 4 units totaling 857 SF per unit
Questa	Non-Educational Buildings	Teacherages (1980)	1	1	2017-2022	In use - 3,289 gsf
Questa	Non-Educational Buildings	Teacherage (1986)	1	1	2017-2022	In use
Reserve	Non-Educational Buildings	Teacherages (1969)	5	5	2012-2017	FMP indicates 5 Teacherages but does not provide detail
Reserve	Non-Educational Buildings	Teacherages	2	2	2012-2017	
Reserve	Non-Educational Buildings	Teacherages (1978)	3	3	2012-2017	
Roy	Non-Educational Buildings	Teacherage	1	1	2015-2020	In use
San Jon	Non-Educational Buildings	Teacherage (1912)	1	1	2016-2021	3,150 gsf
San Jon	Non-Educational Buildings	Teacherages (1984)	2	2	2016-2021	
Taos	Non-Educational Buildings	Teacherages	3	3	2016-2021	not identified in FMP
Zuni	Non-Educational Buildings	Teacherage	35	76	2012-2017	Dowa Yalane: 6 duplex apartments and 4 double wide mobile homes;TwinButtes: 4 fourplex apartments, 8 single and 1 double wide mobile homes; Zuni HS: 6 three bedroom duplexes and 12 two bedroom duplexes
TOTALS			187	598		

The **NM statewide Adequacy Standards** (NMAC 6.29.30.21) indicates Teacherages shall meet standards required by the United States Department of Housing and Urban Development (HUD) for minimum standards for Teacherages. The HUD standards defer to the locally adopted codes with inclusion of minimum requirements for durability of doors, windows, gutters and downspouts, painting and wall coverings, kitchen cabinets and carpets.

The adopted building codes that are applicable to Teacherages in New Mexico are the International Building Code and the International Residential Building Code.

Below is the language from HUD.

“HUD Minimum Property Standards and How They Supplement the Model Building Code

The Minimum Property Standards (MPS) establish certain minimum standards for buildings constructed under HUD housing programs. This includes new single family homes, multi-family housing and health care type facilities.

Until the mid-1980's, HUD maintained separate Minimum Property Standards for different types of structures. Since that time, HUD has accepted the model building codes, including over 250 referenced standards, and local building codes, in lieu of separate and prescriptive HUD standards.

However, there is one major area of difference between the MPS and other model building codes: durability requirements. Homes and projects financed by FHA-insured mortgages are the collateral for these loans and their lack of durability can increase FHA's financial risk in the event of default.

More specifically, the model codes do not contain any minimum requirements for the durability of such items as doors, windows, gutters and downspouts, painting and wall coverings, kitchen cabinets and carpeting. The MPS includes minimum standards for

these, and other items, to ensure that the value of an FHA-insured home is not reduced by the deterioration of these components.

HUD Field Office Acceptance for Areas without Building Codes

HUD requires that each property insured with an FHA mortgage meet one of the nationally recognized building codes or a State or local building code based on a nationally recognized building code. In areas where such State or local codes are used, HUD determines if the State or local code is comparable to the model building code.

There are also areas of the United States that do not have building codes. If no State or local building code has been adopted, the appropriate HUD Field Office will specify a building code that is comparable to one of the nationally recognized model building codes. “

INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL BUILDING CODE

2015 International Building Code (IBC) – Section 310 Residential Group R

Residential Group R-2; containing sleeping units or more than two dwelling units where occupants are primarily permanent in nature; including

- Apartment Houses
- Congregate Living Facilities (16 or more occupants)
- Boarding Houses (with more than 16 occupants).

The IBC dictates type of construction, wood or steel, minimum door and window sizes, structural design, allowable roof type. Also required are accessible units based on number of units provided.

An additional code book that is applicable when the facility is not an apartment or multi-unit dwelling is the **International Residential Building Code (IRC)**. The IRC covers one and two family dwellings.

The IRC dictates type of construction, wood or steel, minimum door and window sizes, structural design, allowable roof type.

6.27.30.21 TEACHERAGES. Teacherages shall meet standards required by the United States department of housing and urban development.

[6.27.30.21 NMAC - N, 9/1/02]

6.27.30.22 STANDARDS VARIANCE.

A. The council may grant a variance from any of the adequacy standards. The council shall grant a variance if it determines that the intent of the standard can be met by the school district in an alternate manner, or if a variance is required for appropriate programmatic needs as demonstrated by the district. If the council grants the variance, the school district shall be deemed to have met the standard.

B. The council may, with adequate justification, also grant a variance from any of the provisions of the New Mexico public school adequacy planning guide provided by the state for use in the programming and design of school projects to meet adequacy. Such variance shall be considered through an appeal to the council by the school district following a final administrative interpretation of the planning guide. Procedures for achieving final administrative interpretation and filing an appeal to the council for a variance are as provided for in the planning guide document.

[6.27.30.22 NMAC - N, 9/1/02; A, 12/14/07]

HISTORY OF 6.27.30 NMAC: [Reserved]

TITLE 6 PRIMARY AND SECONDARY EDUCATION
CHAPTER 27 PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL
PART 30 STATEWIDE ADEQUACY STANDARDS

6.27.30.1 ISSUING AGENCY. Public School Capital Outlay Council
[6.27.30.1 NMAC - N, 9/1/02]

6.27.30.2 SCOPE. The purpose of this rule is to provide statewide adequacy standards for public school buildings and grounds. The application of these standards shall be limited to space and attributes needed to support educational and technology programs and curricula, defined and justified as required by public education department standards and benchmarks, and that is sustainable within the operational budget for staffing, maintenance, and full utilizations of the facilities. The New Mexico public school statewide adequacy standards are dynamic and the council plans to review them at least annually, and change them as time and circumstances require. These standards are intended for use in the evaluation of existing public school facilities and are not intended to limit the flexibility of design solutions for new construction and renovation projects. A companion document is the New Mexico public school adequacy planning guide, provided by the state for use in the programming and design of school projects to meet adequacy. The New Mexico public school adequacy planning guide is incorporated by reference into these standards, and may be amended by the council with adequate notice and input from the public.
[6.27.30.2 NMAC - N, 9/1/02; A, 8/31/05; A, 12/14/07; A, 7/15/10; A, 9/14/12]

6.27.30.3 STATUTORY AUTHORITY. The Public School Capital Outlay Act, Section 22-24-5 NMSA 1978.
[6.27.30.3 NMAC - N, 9/1/02]

6.27.30.4 DURATION. Permanent
[6.27.30.4 NMAC - N, 9/1/02]

6.27.30.5 EFFECTIVE DATE. September 1, 2002
[6.27.30.5 NMAC - N, 9/1/02; A, 8/31/05]

6.27.30.6 OBJECTIVES. The New Mexico public school statewide adequacy standards establish the acceptable levels for the physical condition and capacity of school buildings, the educational suitability of those facilities and the need for technological infrastructure at those facilities. The standards are not intended to restrict a facility's size.
[6.27.30.6 NMAC - N, 9/1/02; A, 8/31/05]

6.27.30.7 DEFINITIONS. Unless otherwise specified, the following definitions apply:

- A. "ancillary space" means any subordinate space necessary to support an activity or function of main programmatic space(s);
- B. "art education program" includes visual and performing arts programs;
- C. "combination school" means a school that contains the elementary, middle school/junior high school and high school or any combination thereof;
- D. "council" means the public school capital outlay council;
- E. "equipment" means a specified item not affixed to the real property of a school facility;
- F. "exterior envelope" means the exterior walls, floor and roof of a building;
- G. "fixture" means a specified item that is affixed to the real property of a school facility;
- H. "general use classroom" means a classroom space that is or can be appropriately configured for instruction in at least the areas of language arts (including bi-lingual), mathematics and social studies;
- I. "gross sf" means a measurement from exterior wall to exterior wall and calculated to obtain the gross square footage of a space;
- J. "infrastructure" means the on-site physical support systems needed for the operation of the school, including internal roads, and utilities, and drainage systems, and building subsystems such as structure, mechanical, electrical, data, and telecommunications;
- K. "interior finish" means an aesthetic or protective final coating or fabric applied to an exposed surface inside the building;

- L. "interior surface" means any exposed area of the interior enclosure for an interior space, finished or unfinished;
 - M. "net sf" means a measurement from interior face of wall to interior face of wall and calculated to obtain the net square footage of a space;
 - N. "planned school program capacity" means the planned number of students to be accommodated in the entire facility when all phases of construction are fully completed; these shall include students in regular education classes in combination with special education students requiring special education classrooms in compliance with public education department requirements;
 - O. "school facility" means a building or group of buildings and outdoor area that are administered together to comprise a school;
 - P. "school site or school campus" means one or more parcels of land where a school facility is located; more than one school facility may be located on a school site or school campus;
 - Q. "space" means the net square footage located within the interior of a building;
 - R. "specialty classroom" means a classroom space that is or can be appropriately configured for instruction in a specific subject such as science, physical education, special education or art;
 - S. "specialty program capacity" means the planned number of students to be accommodated in a specialty program area in compliance with public education department requirements;
 - T. "student" means "qualified student or MEM" as defined in Section 22-8-2 NMSA 1987; and
 - U. "teacherage" means a residence that houses a teacher or administrator on site.
- [6.27.30.7 NMAC - N, 9/1/02; A, 8/31/05; A, 12/14/07; A, 7/15/10; A, 9/14/12]

6.27.30.8 GENERAL REQUIREMENTS. These standards are not intended to supersede or omit, compliance with applicable building and fire code or any other code, regulation, law or standard that has been adopted by state agencies.

- A. Building condition. A school facility must be safe and capable of being maintained.
 - (1) Structural. A school facility must be structurally sound. A school facility shall be considered structurally sound and safe if the building presents no imminent danger or major visible signs of decay or distress.
 - (2) Exterior envelope. An exterior envelope is safe and capable of being maintained if:
 - (a) walls and roof are weather tight under normal conditions with routine upkeep; and
 - (b) doors and windows are weather tight under normal conditions with routine upkeep, and the building structural systems support the loads imposed on them.
 - (3) Interior surfaces. An interior surface is safe and capable of being maintained if it is:
 - (a) structurally sound;
 - (b) capable of supporting a finish; and
 - (c) capable of continuing in its intended use, with normal maintenance and repair.
 - (4) Interior finishes. An interior finish is safe and capable of being maintained if it is:
 - (a) free of exposed lead paint;
 - (b) free of friable asbestos; and
 - (c) capable of continuing in its intended use, with normal maintenance and repair.
- B. Building systems. Building systems in a school facility must be in working order and capable of being properly maintained. Building systems include roof, plumbing, telephone, electrical and heating and cooling systems as well as fire alarm, 2-way internal communication, appropriate technological infrastructure and security systems.
 - (1) General. A building system shall be considered to be in working order and capable of being maintained if all of the following apply.
 - (a) The system is capable of being operated as intended and maintained.
 - (b) Newly manufactured or refurbished replacement parts are available.
 - (c) The system is capable of supporting the adequacy standards established in this rule.
 - (d) Components of the system present no imminent danger of personal injury.
 - (2) Plumbing fixtures. A school facility shall be equipped with sanitary facilities in accordance with the New Mexico building code. Fixtures shall include, but are not limited to, water closets, urinals, lavatories and drinking fountains. In all new construction, restrooms shall be available so students will not have to exit the building. In existing facilities, restrooms shall be available for classrooms for grades 5 and below, and special needs classrooms, without having to exit the building, wherever possible within reasonable cost constraints.
 - (3) Fire alarm and emergency notification system. A school facility shall have a fire alarm and emergency notification system as required by applicable state fire codes and emergency procedures.