

1 **CITY OF SANTA FE, NEW MEXICO**

2 **BILL NO. 2016-5**

3 **INTRODUCED BY:**

4
5 Councilor Patti Bushee

6 Councilor Peter Ives

7 Councilor Chris Rivera

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9
10 **AN ORDINANCE**

11 **AMENDING SUBSECTION 7-1.1 SFCC 1987 TO ADOPT THE 2012 UNIFORM**
12 **SWIMMING POOL, SPA, AND HOT TUB CODE, THE 2012 UNIFORM MECHANICAL**
13 **CODE, AND THE 2012 UNIFORM SOLAR CODE; AMENDING SUBSECTION 7-1.1 SFCC**
14 **1987 TO ADOPT THE 2012 UNIFORM PLUMBING CODE, AS AMENDED BY THE STATE**
15 **OF NEW MEXICO AND THE CITY OF SANTA FE.**

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17 **BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:**

18 **Section 1. Section 7-1.1 SFCC 1987 (being Ord. No. 2008-1, §3 as amended) is**
19 **amended to read:**

20 **7-1.1 Adoption of Codes.**

21 A. For the purpose of regulating the erection, construction, enlargement, alteration,
22 repair, moving, removal, conversion, demolition, occupancy, equipment, use, height,
23 area, unobstructed maintenance of required yards, and maintenance buildings or
24 structures within the planning and platting jurisdiction of the city, the following
25 provisions and codes are adopted by reference and incorporated as fully as if set out

1 herein unless otherwise amended by the city:

- 2 (1) Section 14.5.1 New Mexico Administrative Code (NMAC) General Provisions;
- 3 (2) Section 14.5.2 New Mexico Administrative Code (NMAC) Permits;
- 4 (3) Section 14.5.3 New Mexico Administrative Code (NMAC) Inspections;
- 5 (4) 2009 International Building Code (IBC) as amended by the state of New
- 6 Mexico construction industries division referred to as the 2009 New Mexico
- 7 Commercial Building Code (NMAC 14.7.2);
- 8 (5) 2009 International Residential Code (IRC) as amended by the state of New
- 9 Mexico construction industries division referred to as the 2009 New Mexico
- 10 Residential Building Code (NMAC 14.7.3);
- 11 (6) 2009 New Mexico Earthen Building Materials Code (NMAC 14.7.4);
- 12 (7) 2009 New Mexico Non-Load Bearing Baled Straw Construction Building
- 13 Standards (NMAC 14.7.5);
- 14 (8) 2009 New Mexico Energy Conservation Code (NMAC 14.7.6);
- 15 (9) 2009 International Existing Building Code as amended by the state of New
- 16 Mexico construction industries division referred to as the 2009 New Mexico
- 17 Existing Building Code (NMAC 14.7.7);
- 18 (10) 2009 New Mexico Historic Earthen Buildings Code;
- 19 (11) [~~2009~~] 2012 Uniform Plumbing Code as amended by the state of New Mexico
- 20 construction industries division referred to as the [~~2009~~] 2012 New Mexico
- 21 Plumbing Code (NMAC 14.8.2) and as amended in Section 7-1.8 SFCC 1987;
- 22 (12) [~~2006~~] 2012 Uniform Swimming Pool, Spa, and Hot Tub Code Phase III as
- 23 amended by the state of New Mexico construction industries division referred
- 24 to as the [~~2006~~] 2012 New Mexico Swimming Pool, Spa, and Hot Tub Code
- 25 (NMAC 14.8.3);

1 (13) ~~[2009]~~ 2012 Uniform Mechanical Code as amended by the state of New
2 Mexico construction industries division referred to as the ~~[2009]~~ 2012 New
3 Mexico Mechanical Code (NMAC 14.9.2);

4 (14) ~~[2006]~~ 2012 Uniform Solar Code as amended by the state of New Mexico
5 construction industries division referred to as the ~~[2006]~~ 2012 New Mexico
6 Solar Energy Code (NMAC 14.9.6);

7 (15) 2014 National Electrical Code as amended by the state of New Mexico
8 construction industries division ~~[when adopted by the State of New Mexico]~~
9 and referred to as the 2014 New Mexico Electrical Code (NMAC 14.10.4).
10 ~~[Until such time, the 2011 National Electrical Code as amended by the state of~~
11 ~~New Mexico referred to as the 2011 New Mexico Electrical Safety Code shall~~
12 ~~apply]; and~~

13 (16) 2012 National Electrical Safety Code as amended by the state of New Mexico
14 construction industries division as ~~[adopted]~~ amended by the state of New
15 Mexico and referred to as the 2012 New Mexico Electrical Safety Code
16 (NMAC 14.10.5);

17 B. Any person violating or failing, neglecting or refusing to comply with the provisions of
18 the codes set forth in paragraph A. above or this chapter shall be punished as provided for
19 in Section 1-3 SFCC 1987.

20 C. A copy of the codes set forth in paragraph A. and this chapter shall be kept on file in the
21 office of building inspections, and shall be at all reasonable times available and subject to
22 inspection.

23 D. The codes set forth in paragraph A. shall be effective ~~[July 1, 2011]~~ ten (10) days from
24 the date of adoption of this ordinance. Upon request of the applicant, applications for
25 permits submitted before ~~[December 31, 2011]~~ September 1, 2016 may be issued in

1 compliance with the prior codes.

2 E. [~~Should the codes adopted in paragraph A. above not be current with the latest codes~~
3 ~~adopted by the state of New Mexico construction industries division, the city shall~~
4 ~~automatically apply the latest codes adopted by the state.~~]

5 **Section 2. Section 7-1.8 SFCC 1987 is amended to read:**

6 **7-1.8 Amendment to Sections 710.0 and 710.1 of the Uniform Plumbing Code;**

7 **Requirements For Sewer Backwater Valves.**

8 A. Section 710.0 of the Uniform Plumbing Code shall be renamed:

9 **710.0 Drainage of Fixtures Located Above the Main Street Level or Located below the**
10 **Main Sewer Level.**

11 B. Section 701.1 of the Uniform Plumbing Code shall be deleted and the following
12 substituted:

13 **710.1 Backflow Protection.** Installation of a backwater valve, to prevent sewage from the
14 main sanitary sewer backing up into the [~~private~~] sanitary sewer service lines due to cleaning
15 or plugs in the sanitary sewer main, is required for all new construction connecting to a public
16 or private sanitary sewer collection system and for all replacements or repairs made to an
17 existing [~~private~~] sanitary sewer service [~~lateral~~] line. Backwater valves shall be accessible
18 for routine inspection and service and the installation shall allow the working components of
19 the devices to be quickly and easily serviced. The maintenance of the backwater valve and
20 [~~private~~] sanitary sewer service line and appurtenances shall be the sole obligation of the
21 property owner. The City of Santa Fe shall be under no obligation to ascertain that the
22 backwater valve or [~~private~~] sanitary sewer service line and appurtenances continues in
23 operating condition. Cleanouts for drains that pass through a backwater valve shall be clearly
24 identified with a permanent label stating “backwater valve downstream”. A list of approved
25 backwater valves shall be prepared by the City of Santa Fe Wastewater Management Division

1 and Inspection and Enforcement Division [~~on a yearly basis~~].

2 **Exception:** Property owners are exempt from the requirement to install a backwater device
3 on their [private] sanitary sewer service line when the property meets each of the following
4 three conditions as certified by a licensed architect, engineer or surveyor:

- 5 (1) That a manhole without a locking cover exists upstream of the point where the building's
6 sanitary sewer service line connects to the main sewer line; That the elevation of the top
7 of said manhole is a minimum of two (2) feet below the lowest plumbing fixture drain in
8 the building; and That said manhole is in an area with relatively low likelihood of a
9 vehicle or other object being in a position to prevent the manhole cover from discharging
10 sewage as intended.

11 **Section 3. A new section 7-1.9 SFCC 1987 is ordained to read:**

12 **7-1.9 [NEW MATERIAL] Amendment to Sections 1702.9 of the Uniform Plumbing**
13 **Code; Non-Potable Rainwater Catchment Systems; Design and Installation.**

14 A. Section 1702.1 of the Uniform Plumbing Code shall be deleted and the following
15 substituted:

16 **1702.1 General.** The installation, construction, alteration, and repair of rainwater catchments
17 systems intended to supply uses such as water closets, urinals, clothes washers, trap primers for
18 floor drains and floor sinks, irrigation, and industrial processes, water features, cooling tower
19 makeup and other uses shall be approved by the Authority Having Jurisdiction.

20 B. Section 1702.9.1 of the Uniform Plumbing Code shall be deleted and the following
21 substituted:

22 **1702.9.1 Outside Hose Bibbs.** Outside hose bibbs shall be allowed on rainwater piping
23 systems. Hose bibbs supplying rainwater shall be marked with the words: "CAUTION: NON-
24 POTABLE WATER, DO NOT DRINK" and Figure 1709.9 and shall be fitted with a lock.

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APPROVED AS TO FORM:



KELLEY A. BRENNAN, CITY ATTORNEY