

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2016-8

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4  
5 AN ORDINANCE

6 AMENDING SUBSECTION 7-1.1 SFCC 1987 TO ADOPT THE 2012 UNIFORM  
7 SWIMMING POOL, SPA, AND HOT TUB CODE, THE 2012 UNIFORM MECHANICAL  
8 CODE, AND THE 2012 UNIFORM SOLAR CODE; AMENDING SUBSECTION 7-1.1 SFCC  
9 1987 TO ADOPT THE 2012 UNIFORM PLUMBING CODE, AS AMENDED BY THE STATE  
10 OF NEW MEXICO AND THE CITY OF SANTA FE.

11  
12 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

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

15 7-1.1 Adoption of Codes.

16 A. For the purpose of regulating the erection, construction, enlargement, alteration,  
17 repair, moving, removal, conversion, demolition, occupancy, equipment, use, height,  
18 area, unobstructed maintenance of required yards, and maintenance buildings or  
19 structures within the planning and platting jurisdiction of the city, the following  
20 provisions and codes are adopted by reference and incorporated as fully as if set out  
21 herein unless otherwise amended by the city:

- 22 (1) Section 14.5.1 New Mexico Administrative Code (NMAC) General Provisions;  
23 (2) Section 14.5.2 New Mexico Administrative Code (NMAC) Permits;  
24 (3) Section 14.5.3 New Mexico Administrative Code (NMAC) Inspections;  
25 (4) 2009 International Building Code (IBC) as amended by the state of New

1 Mexico construction industries division referred to as the 2009 New Mexico  
2 Commercial Building Code (NMAC 14.7.2);

3 (5) 2009 International Residential Code (IRC) as amended by the state of New  
4 Mexico construction industries division referred to as the 2009 New Mexico  
5 Residential Building Code (NMAC 14.7.3);

6 (6) 2009 New Mexico Earthen Building Materials Code (NMAC 14.7.4);

7 (7) 2009 New Mexico Non-Load Bearing Baled Straw Construction Building  
8 Standards (NMAC 14.7.5);

9 (8) 2009 New Mexico Energy Conservation Code (NMAC 14.7.6);

10 (9) 2009 International Existing Building Code as amended by the state of New  
11 Mexico construction industries division referred to as the 2009 New Mexico  
12 Existing Building Code (NMAC 14.7.7);

13 (10) 2009 New Mexico Historic Earthen Buildings Code;

14 (11) 2012 Uniform Plumbing Code as amended by the state of New Mexico  
15 construction industries division referred to as the 2012 New Mexico Plumbing  
16 Code (NMAC 14.8.2) and as amended in Section 7-1.8 SFCC 1987;

17 (12) 2012 Uniform Swimming Pool, Spa, and Hot Tub Code Phase III as amended  
18 by the state of New Mexico construction industries division referred to as the  
19 2012 New Mexico Swimming Pool, Spa, and Hot Tub Code (NMAC 14.8.3);

20 (13) 2012 Uniform Mechanical Code as amended by the state of New Mexico  
21 construction industries division referred to as the 2012 New Mexico  
22 Mechanical Code (NMAC 14.9.2);

23 (14) 2012 Uniform Solar Code as amended by the state of New Mexico construction  
24 industries division referred to as the 2012 New Mexico Solar Energy Code  
25 (NMAC 14.9.6);

1 (15) 2014 National Electrical Code as amended by the state of New Mexico  
2 construction industries division and referred to as the 2014 New Mexico  
3 Electrical Code (NMAC 14.10.4); and

4 (16) 2012 National Electrical Safety Code as amended by the state of New Mexico  
5 construction industries division as amended by the state of New Mexico and  
6 referred to as the 2012 New Mexico Electrical Safety Code (NMAC 14.10.5);

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

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

13 D. The codes set forth in paragraph A. shall be effective ten (10) days from the date of  
14 adoption of this ordinance. Upon request of the applicant, applications for permits  
15 submitted before September 1, 2016 may be issued in compliance with the prior codes.

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

17 **7-1.8 Amendment to Sections 710.0 and 710.1 of the Uniform Plumbing Code;**  
18 **Requirements For Sewer Backwater Valves.**

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

20 **710.0 Drainage of Fixtures Located Above the Main Street Level or Located below the**  
21 **Main Sewer Level.**

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

24 **710.1 Backflow Protection.** Installation of a backwater valve, to prevent sewage from the  
25 main sanitary sewer backing up into the sanitary sewer service lines due to cleaning or plugs

1 in the sanitary sewer main, is required for all new construction connecting to a public or  
2 private sanitary sewer collection system and for all replacements or repairs made to an  
3 existing sanitary sewer service line. Backwater valves shall be accessible for routine  
4 inspection and service and the installation shall allow the working components of the devices  
5 to be quickly and easily serviced. The maintenance of the backwater valve and sanitary sewer  
6 service line and appurtenances shall be the sole obligation of the property owner. The City of  
7 Santa Fe shall be under no obligation to ascertain that the backwater valve or sanitary sewer  
8 service line and appurtenances continues in operating condition. Cleanouts for drains that  
9 pass through a backwater valve shall be clearly identified with a permanent label stating  
10 "backwater valve downstream". A list of approved backwater valves shall be prepared by the  
11 City of Santa Fe Wastewater Management Division and Inspection and Enforcement  
12 Division.

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

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

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

23 **7-1.9 [NEW MATERIAL] Amendment to Sections 1702.9 of the Uniform Plumbing**  
24 **Code; Non-Potable Rainwater Catchment Systems; Design and Installation.**

25 A. Section 1702.1 of the Uniform Plumbing Code shall be deleted and the following

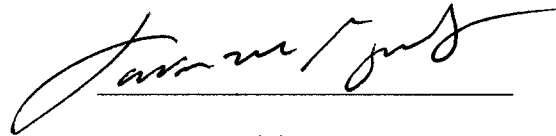
1 substituted:

2 **1702.1 General.** The installation, construction , alteration, and repair of rainwater catchments  
3 systems intended to supply uses such as water closets, urinals, clothes washers, trap primers  
4 for floor drains and floor sinks, irrigation, and industrial processes, water features, cooling  
5 tower makeup and other uses shall be approved by the Authority Having Jurisdiction.

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

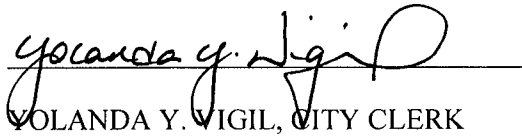
8 **1702.9.1 Outside Hose Bibbs.** Outside hose bibbs shall be allowed on rainwater  
9 piping systems. Hose bibbs supplying rainwater shall be marked with the words:  
10 "CAUTION: NON-POTABLE WATER, DO NOT DRINK" and Figure 1709.9 and shall be  
11 fitted with a lock.

12 PASSED, APPROVED and ADOPTED, this 10<sup>th</sup> day of February, 2016.

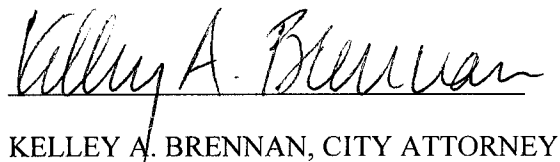
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14 JAVIER M. GONZALES, MAYOR

15 ATTEST:

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19 YOLANDA Y. VIGIL, CITY CLERK

20 APPROVED AS TO FORM:

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22  
23 KELLEY A. BRENNAN, CITY ATTORNEY