

1 the planning and platting jurisdiction of the city, the following provisions and codes are adopted
2 by reference and incorporated as fully as if set out herein unless otherwise amended by the city:

- 3 (1) Section 14.5.1 New Mexico Administrative Code (NMAC) General
4 Provisions;
- 5 (2) Section 14.5.2 New Mexico Administrative Code (NMAC) Permits;
- 6 (3) Section 14.5.3 New Mexico Administrative Code (NMAC) Inspections;
- 7 (4) ~~[2006]~~ 2009 International Building Code (IBC) as amended by the state
8 of New Mexico construction industries division referred to as the ~~[2006]~~ 2009 New
9 Mexico Commercial Building Code (NMAC 14.7.2);
- 10 (5) ~~[2006]~~ 2009 International Residential Code (IRC) as amended by the
11 state of New Mexico construction industries division referred to as the ~~[2006]~~ 2009 New
12 Mexico Residential Building Code (NMAC 14.7.3);
- 13 (6) ~~[2006]~~ 2009 New Mexico Earthen Building Materials Code (NMAC
14 14.7.4);
- 15 (7) ~~[2006]~~ 2009 New Mexico Non-Load Bearing Baled Straw Construction
16 Building Standards (NMAC 14.7.5);
- 17 (8) ~~[2006]~~ 2009 New Mexico Energy Conservation Code (NMAC 14.7.6);
- 18 (9) ~~[2006]~~ 2009 International Existing Building Code as amended by the
19 state of New Mexico construction industries division referred to as the ~~[2006]~~ 2009 New
20 Mexico Existing Building Code (NMAC 14.7.7);
- 21 (10) ~~[2003]~~ 2009 New Mexico Historic Earthen Buildings Code;
- 22 (11) ~~[2006]~~ 2009 Uniform Plumbing Code as amended by the state of New
23 Mexico construction industries division referred to as the ~~[2006]~~ 2009 New Mexico
24 Plumbing Code (NMAC 14.8.2) and as amended in Section 7-1.8 SFCC 1987;
- 25 (12) ~~[2003]~~ 2006 Uniform Swimming Pool, Spa, and Hot Tub Code Phase III

1 as amended by the state of New Mexico construction industries division referred to as the
2 [2003] 2006 New Mexico Swimming Pool, Spa, and Hot Tub Code (NMAC 14.8.3);

3 (13) [2006] 2009 Uniform Mechanical Code as amended by the state of New
4 Mexico construction industries division referred to as the [2006] 2009 New Mexico
5 Mechanical Code (NMAC 14.9.2);

6 (14) [1997] 2006 Uniform Solar Code as amended by the state of New
7 Mexico construction industries division referral to as the [2003] 2006 New Mexico Solar
8 Energy Code (NMAC 14.9.6);

9 (15) [2008] 2011 National Electrical Code as amended by the state of New
10 Mexico construction industries division when adopted by the state of New Mexico and
11 referred to as the [2008] 2011 New Mexico Electrical Code (NMAC 14.10.4). Until such
12 time, the 2005 National Electrical Code as amended by the state of New Mexico referred
13 to as the 2005 New Mexico Electrical Safety Code shall apply; and

14 (16) [2008] 2007 National Electrical Safety Code as amended by the state of
15 New Mexico construction industries division [~~when~~] as adopted by the state of New
16 Mexico and referred to as the [2008] 2007 New Mexico Electrical Safety Code (NMAC
17 14.10.5). [~~Until such time, the 2002 National Electrical Safety Code as amended by the~~
18 ~~state of New Mexico referred to as the 2005 New Mexico Electrical Safety Code shall~~
19 ~~apply.~~]

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

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

1 D. The codes set forth in paragraph A. shall be effective [~~February 1, 2008~~] July 1,
2 2011. [~~Upon request of the applicant, applications for permits submitted before July 1, 2008 may~~
3 ~~be issued in compliance with the prior codes.~~]

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

7 **Section 2. A new Section 7-1.8 SFCC 1987 is ordained to read:**

8 **7-1.8 [NEW MATERIAL.] Amendment to Sections 710.0 and 710.1 of the**
9 **Uniform Plumbing Code; Requirements For Sewer Backwater Valves.**

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

11 **710.0 Drainage of Fixtures Located Above the Main Sewer Level or Located**
12 **Below the Main Sewer Level.**

13 B. Section 710.1 of the Uniform Plumbing Code shall be deleted and the following
14 substituted:

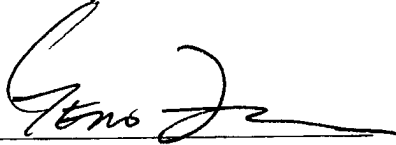
15 **710.1** Installation of a backwater valve, to prevent sewage from the main sanitary sewer
16 backing up into the private sewer service lines due to cleaning or plugs in the sanitary
17 sewer main, is required for all new construction connecting to a public or private sewer
18 collection system and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

1 label stating "backwater valve downstream". A list of approved backwater valves shall be
2 prepared by the city of Santa Fe wastewater management division and inspections and
3 enforcement division on a yearly basis.

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

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

16 APPROVED AS TO FORM:

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19 GENO ZAMORA, CITY ATTORNEY