

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

2 **ORDINANCE NO. 2011-18**

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4
5 **AN ORDINANCE**

6 **AMENDING CHAPTER 7 SFCC 1987 REGARDING BUILDING AND RELATED**
7 **CODES; ADOPTING THE 2009 INTERNATIONAL BUILDING CODE, THE 2009**
8 **INTERNATIONAL RESIDENTIAL BUILDING CODE, THE 2009 INTERNATIONAL**
9 **EXISTING BUILDING CODE, THE 2009 UNIFORM MECHANICAL CODE, THE 2009**
10 **UNIFORM PLUMBING CODE, THE 2011 NATIONAL ELECTRIC CODE AND OTHER**
11 **RELATED CODES AS AMENDED BY THE STATE OF NEW MEXICO AND THE**
12 **CITY OF SANTA FE.**

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

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

17 **7-1.1 Adoption of Codes.**

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

23 (1) Section 14.5.1 New Mexico Administrative Code (NMAC) General
24 Provisions;

25 (2) Section 14.5.2 New Mexico Administrative Code (NMAC) Permits;

- 1 (3) Section 14.5.3 New Mexico Administrative Code (NMAC) Inspections;
- 2 (4) 2009 International Building Code (IBC) as amended by the state of New
3 Mexico construction industries division referred to as the 2009 New Mexico Commercial
4 Building Code (NMAC 14.7.2);
- 5 (5) 2009 International Residential Code (IRC) as amended by the state of
6 New Mexico construction industries division referred to as the 2009 New Mexico
7 Residential Building Code (NMAC 14.7.3);
- 8 (6) 2009 New Mexico Earthen Building Materials Code (NMAC 14.7.4);
- 9 (7) 2009 New Mexico Non-Load Bearing Baled Straw Construction
10 Building Standards (NMAC 14.7.5);
- 11 (8) 2009 New Mexico Energy Conservation Code (NMAC 14.7.6);
- 12 (9) 2009 International Existing Building Code as amended by the state of
13 New Mexico construction industries division referred to as the 2009 New Mexico
14 Existing Building Code (NMAC 14.7.7);
- 15 (10) 2009 New Mexico Historic Earthen Buildings Code;
- 16 (11) 2009 Uniform Plumbing Code as amended by the state of New Mexico
17 construction industries division referred to as the 2009 New Mexico Plumbing Code
18 (NMAC 14.8.2) and as amended in Section 7-1.8 SFCC 1987;
- 19 (12) 2006 Uniform Swimming Pool, Spa, and Hot Tub Code Phase III as
20 amended by the state of New Mexico construction industries division referred to as the
21 2006 New Mexico Swimming Pool, Spa, and Hot Tub Code (NMAC 14.8.3);
- 22 (13) 2009 Uniform Mechanical Code as amended by the state of New Mexico
23 construction industries division referred to as the 2009 New Mexico Mechanical Code
24 (NMAC 14.9.2);
- 25 (14) 2006 Uniform Solar Code as amended by the state of New Mexico

1 construction industries division referral to as the 2006 New Mexico Solar Energy Code
2 (NMAC 14.9.6);

3 (15) 2011 National Electrical Code as amended by the state of New Mexico
4 construction industries division when adopted by the state of New Mexico and referred to
5 as the 2011 New Mexico Electrical Code (NMAC 14.10.4). Until such time, the 2005
6 National Electrical Code as amended by the state of New Mexico referred to as the 2005
7 New Mexico Electrical Safety Code shall apply; and

8 (16) 2007 National Electrical Safety Code as amended by the state of New
9 Mexico construction industries division as adopted by the state of New Mexico and
10 referred to as the 2007 New Mexico Electrical Safety Code (NMAC 14.10.5).

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

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

17 D. The codes set forth in paragraph A. shall be effective July 1, 2011. Upon request
18 of the applicant, applications for permits submitted before December 31, 2011 may be issued in
19 compliance with the prior codes.

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

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

24 **7-1.8 [NEW MATERIAL.] Amendment to Sections 710.0 and 710.1 of the**
25 **Uniform Plumbing Code; Requirements For Sewer Backwater Valves.**

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

2 **710.0 Drainage of Fixtures Located Above the Main Sewer Level or Located**
3 **Below the Main Sewer Level.**

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

6 **710.1** Installation of a backwater valve, to prevent sewage from the main sanitary sewer
7 backing up into the private sewer service lines due to cleaning or plugs in the sanitary
8 sewer main, is required for all new construction connecting to a public or private sewer
9 collection system and for all replacements or repairs made to an existing private sewer
10 service lateral. Backwater valves shall be accessible for routine inspection and service
11 and the installation shall allow the working components of the devices to be quickly and
12 easily serviced. The maintenance of the backwater valve and private sanitary sewer
13 service line and appurtenances shall be the sole obligation of the property owner. The
14 city of Santa Fe shall be under no obligation to ascertain that the backwater valve or
15 private sewer service line and appurtenances continues in operating condition. Cleanouts
16 for drains that pass through a backwater valve shall be clearly identified with a permanent
17 label stating "backwater valve downstream". A list of approved backwater valves shall be
18 prepared by the city of Santa Fe wastewater management division and inspections and
19 enforcement division on a yearly basis.

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

- 24 (1) That a manhole without a locking cover exists upstream of the point
25 where the building's private sanitary sewer service line connects to the

1 main sewer line;

2 (2) That the elevation of the top of said manhole is a minimum of two (2)

3 feet below the lowest plumbing fixture drain in the building; and

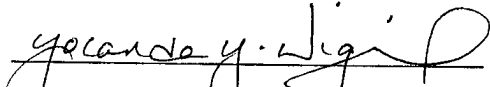
4 (3) That said manhole is in an area with relatively low likelihood of a
5 vehicle or other object being in a position to prevent the manhole cover
6 from discharging sewage as intended.

7 PASSED, APPROVED and ADOPTED this 8th day of June, 2011.

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10 DAVID COSS, MAYOR

11 ATTEST:

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13 
14 YOLANDA Y. VIGIL, CITY CLERK

15 APPROVED AS TO FORM:

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18 GENO ZAMORA, CITY ATTORNEY