

ORDINANCE O-14-06

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF BISBEE, COUNTY OF COCHISE, STATE OF ARIZONA, AMENDING THE APPLICABLE BUILDING AND SAFETY CODES, ARTICLES 7.1 THROUGH 7.7 OF THE CITY CODE, ADOPTING THESE AMENDMENTS BY REFERENCE, AND PROVIDING FOR REPEAL AND SEVERABILITY.

WHEREAS, the Mayor and City Council have the authority to adopt and to amend, by ordinance, building and safety codes of the City of Bisbee; and

WHEREAS the International Code Council has developed a comprehensive set of building and safety codes that are now in use in all fifty states and have become widely accepted in Arizona; including Cochise County; and

WHEREAS, the City of Bisbee had not updated or revised its building and safety codes significantly since the 1990's, until the current International Codes were recently adopted pursuant to Ordinance O-14-04; and

WHEREAS, other local jurisdictions have adopted various specific amendments to these Codes to adapt them to the specific conditions and circumstances in these jurisdictions; and

WHEREAS, the attached "City of Bisbee Amendments to the Designated Building and Safety Codes," incorporated herein by reference to the attached document, are intended to become applicable at the same time that these Codes become applicable, in August, 2014; and

WHEREAS, it is in the best interests of the City of Bisbee and its citizens to adopt these specific amendments,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Bisbee as follows:

Section 1: That the City Code of the City of Bisbee, Articles 7.1 through 7.7, is hereby amended as stated in the attached Exhibit A, "City of Bisbee Amendments to the Designated Building and Safety Codes," incorporated herein by reference.

Section 2: Adoption by Reference. That these Amendments are adopted with reference to the applicable Codes, which are on file with the City of Bisbee and have been previously adopted by reference. The attached "City of Bisbee Amendments to the Designated Building and Safety Codes" is also on file with the City of Bisbee and is hereby adopted, in the same manner, by reference to this compilation of amendments.

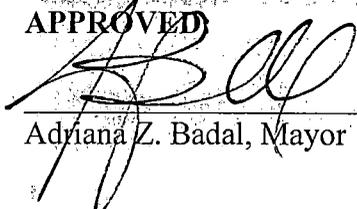
Section 3: Repeal. All prior resolutions, ordinances, and policies are hereby repealed to the extent of any conflict with this Ordinance.

Section 4: Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions.

Section 5: Delayed Effective Date. In order to provide sufficient time for the transition to these new Codes, this Ordinance shall first become effective on August 4, 2014, and shall remain in effect thereafter until amended or rescinded.

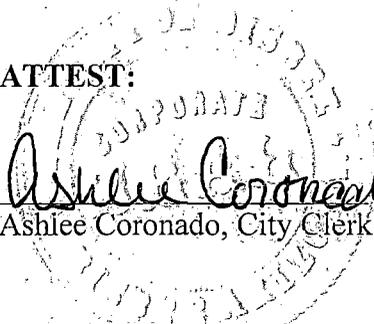
PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Bisbee, this 1st day of July, 2014.

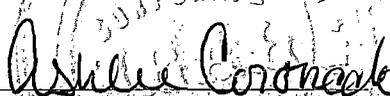
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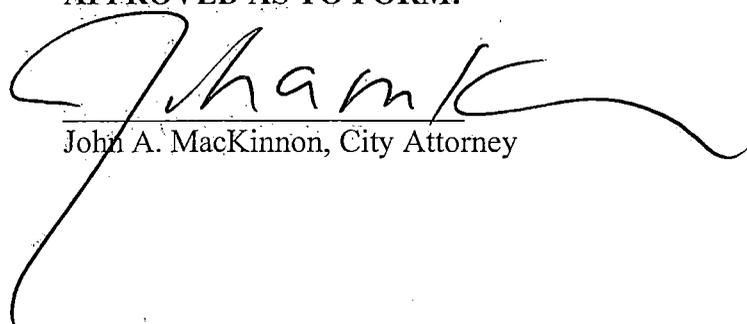
Adriana Z. Badal, Mayor

ATTEST:




Ashlee Coronado, City Clerk

APPROVED AS TO FORM:



John A. MacKinnon, City Attorney

EXHIBIT A

**CITY OF BISBEE AMENDMENTS
TO THE DESIGNATED BUILDING AND SAFETY CODES**

**AMENDMENTS TO THE CITY CODE OF THE CITY OF BISBEE
ARTICLE 7.1, BUILDING CODES, THROUGH ARTICLE 7.7, BUILDING
CONSERVATION CODE**

New language

~~{Deleted language}~~

CHAPTER 7 BUILDING

ARTICLE 7.1 BUILDING CODES

(O-94-33; R-94-50; O-90-33; R-90-29; O-96-40)

7.1.1 Adoption of Codes and Specification of Design Criteria.

(O-03-03)

The 2012 International Building Code, the 2012 International Existing Building Code, and the 2012 International Residential Code, including all tables and appendixes, are hereby adopted for use in this jurisdiction, except as specifically amended or excluded by the amendments specified in this City Code. For purposes of each of the designated Codes adopted in this Chapter 7 of the City Code, the subject Code, as adopted and as may be amended from time to time, shall hereafter be designated as the Code of the City of Bisbee. The Building Inspector of the City of Bisbee, or his designee, is authorized to assume all of the responsibilities and authorities of the "building official," as that term is used in these respective Codes.

7.1.1.A. Climatic and Geographic Design Criteria (all applicable Codes).

<u>Wind Speed</u>	<u>90 mph</u>
<u>Ground Snow Load</u>	<u>20 psf</u>
<u>Topographic Effects</u>	<u>No</u>
<u>Seismic Design</u>	<u>Category B</u>
<u>Weathering</u>	<u>Moderate</u>
<u>Frost Line Depth</u>	<u>12 inches</u>
<u>Termite</u>	<u>Heavy to Very Heavy</u>
<u>Winter Design Temperature</u>	<u>18-20 degrees F</u>
<u>Flood Hazards</u>	<u>See Cochise County Flood Control, including new panels as adopted</u>

7.1.1.B. City of Bisbee Amendments to the 2012 Edition of the International Building Code.

1. At Section 101.2, insert Exception 2 to read: "Existing buildings undergoing repair, alterations or additions and change of occupancy shall be permitted to comply with the International Existing Building Code."

2. At Section 103.2, insert a reference to the adopted Building Permit Fees schedule of the City Code for the applicable fee schedule.

3. At Section 103.3, insert a reference to the permit fee refund authority included with the adopted Building Permit Fee schedule of the City Code.

4. At Section 406.3.3, change the first paragraph to read: "Carports of combustible construction and garages shall comply with the provisions of this section for separation and opening protection. Carport and grade floor surfaces shall be of approved noncombustible material."

5. At Section 406.3.4(1), change all references from "1/2 -inch gypsum board" to "5/8 -inch Type 'X' gypsum board." Revise the second paragraph to read: "For garages beneath habitable rooms, cover above by not less than two layers of 5/8 -inch Type 'X' gypsum board." At the end of this section, insert: "Windows are not permitted in the separation wall. All walls supporting the fire-resistance rated ceiling shall be protected with 5/8 -inch Type 'X' gypsum board."

6. At Section 406.3.4(3), Add: "Refer to Section 714 for protection of other through or membrane penetrations."

7. At Section 406.3.4, Add subsection 406.3.4(4): "Attic access opening. The attic access opening protection supports shall be of noncombustible material."

8. At Section 708.1, Add number 6, to read: "Walls separating tenant spaces."

9. At Section 903.2.1.3(2), change "300" to "100 or more."

10. At Section 903.2.3, insert a new item 3 as a new required area: "Where Group E fire area has an occupant load of 30 or more."

11. At Section 1006.3, insert a new number 7 to read: "Interior electrical service rooms."

12. At Section 1009.9.3, in the exception, change reference to "1/2 -inch" to read: "5/8 -inch Type X."

13. At Table 2304.9.1, insert #35 -connection: "Story-to-story tie at 48" o.c. by minimum 18 gauge strap with minimum 9" lap on studs. Fastening: per schedule in manufacture's installation instructions, or continuous sheathing with minimum 9" lap on studs."

14. At Section 2902.2, Insert a new Exception No. 4 to read: "In existing building occupancies, one public/employee restroom is allowed where the occupant load does not exceed 50 for other than M occupancies, and for M occupancies, where the occupant load does not exceed 100, provided that the one restroom for all such occupancies is code compliant with ICC A117.1 – 2009. Where it is not technically feasible to comply with the new construction standards, the above shall conform to the requirements to the maximum extend feasible."

15. At Section 3109, change the required height of the required barrier or fence from "4 feet" or "48 inches" to "5 feet" or "60 inches," as applicable. Enclosure requirements shall be not less than those required by applicable state law.

16. Appendices C, E, F, and G are adopted. Appendices A, B, D, H, I, J, K, L, and M are not adopted.

7.1.1.C. City of Bisbee Amendments to the 2012 Edition of the International Existing Building Code.

1. At Section 103.2, insert a reference to the Building Permit Fees schedule of the City Code for the applicable fee schedule.

2. At Section 103.3, insert a reference to the permit fee refund authority included with the Building Permit Fee schedule of the City Code.

3. At Section 609.2, delete the exception. Water conservation requirements are applicable to new fixtures.

4. At Section 805.4.4, change to read: "Doors serving a Group H occupancy and all other occupancy groups not covered by item 2 in Section 1008.1.9.3, serving rooms or spaces with an occupant load of 50 or more, shall not be provided with a latch or lock unless it is panic release hardware, suitable for a fire exit."

5. At Section 1010.3, insert at the end of the paragraph: ". . . International Plumbing Code and Building Code, Bisbee City Code, and comply with City of Bisbee standards."

6. Appendices A, B, and C are adopted. Resource A is included as a source material in this Code.

7.1.1.D. City of Bisbee Amendments to the 2012 Edition of the International Residential Code.

1. At Section R103.2, insert a reference to the Building Permit Fees schedule of the City Code for the applicable fee schedule.

2. At Section R103.3, insert a reference to the permit fee refund authority included with the Building Permit Fee schedule of the City Code

3. At Section R105.2.1 change "200 square feet" to "120 square feet."

4. Add a new Section R105.2.4 "Ordinary Repairs," to read: "Ordinary repairs which involve only the replacement of component parts of existing work with similar parts or materials and do not exceed \$1000 in valuation (materials and labor at market value) and do not change any structural, electrical, mechanical, plumbing, or fire safety condition. Ordinary repairs are subject to the provisions of R105.2.2."

5. At Section R105.2(6), amend to read: "Painting, papering, tiling, carpeting, and similar finish work."

6. At Section 106.3.1, change the stamp language to read: "Approval and date – CITY OF BISBEE."

7. At Table R302.6, change the three references from "1/2 – inch gypsum board" to "5/8 – inch Type X gypsum board or equivalent." Change the one reference from "5/8 – inch Type X gypsum board" to "Two layers of 5/8 – inch Type X gypsum board or equivalent."

8. At Section R302.6, insert subsection R302.6.1, as follows: "Attic access opening. The attic access opening protection supports shall be of noncombustible material."

9. At Section R309, insert the words "or carport of combustible construction" after all references to garage. (Requires fire separation from carport.)

10. Delete Section R309.5 regarding fire sprinklers, per Arizona law.

11. At Section R313, delete mandatory language. Add the following: Fire sprinklers are not required where the implementation of any such Code provision is prohibited by Arizona law. They may be an appropriate form of optional fire protection.

12. At Section R314.4, insert the following after the second sentence: "Smoke alarms shall not be installed on a dedicated circuit and shall originate from a general-purpose branch circuit."

13. At Section R602.3, insert at the end of the first paragraph: "In multi-story structures, floor ties shall be provided at 48" o.c. or wood structural panels shall be installed with a minimum of a 9" overlap of both floor studs."

14. At Section R606.11, change beginning to read: "Masonry walls shall be reinforced and anchored . . ."

15. At Figure R606.11(2), retitle to read: "Requirements for Reinforced Grouted Masonry Construction in Seismic Design Category B," and change the following: change #4 bars at "10 ft. o.c." to "#4 bars at 4' o.c."; add one 1/2" bar @ top of foundation; add two 1/2" bars @ bottom of foundation; add one 1/2" bar @ top of wall; add one 1/2" bar @ roof connection.

16. At Section R606.12.2.3.3, end of first paragraph, change to read: ". . . and at a maximum spacing of 4 feet."

17. At Table 1101.10 – Climate Zones, City of Bisbee requirements shall be not less than those required for Zone 1 for all purposes.

18. At Section N1103.4.2, change to read: “Refer to the City Code, Section 7.2.3 (R-4 minimum).”

19. At Section P2801.5.1, Pan Size and Drain. Add the following at the end of the second sentence: “A drain shall not be required for replacement water heaters in locations where no previously installed drain is available.”

20. At Section P2904.1.1 Required Sprinkler Locations. Delete the first sentence and replace it with the following: “Sprinklers are not required within dwelling units. This section serves as a guide for voluntary installations or to allow for a fire separation reduction pursuant to sections R302.2 and R302.2.2.”

21. At Section P3009, Gray Water Recycling Systems, delete Sections 3009.11, Drain, and 3009.14, Landscaping, and all references to those sections.

22. At Section P3201.2, change the Exception to read: “Traps for floor drains shall be fitted with a trap primer.”

23. At Section E3601.6.2, change the first sentence to read: “Service disconnecting means and risers shall be surface mounted and provided on the outside of the structure. A recessed service entry is not permitted.”

24. At Section E3608.1, insert a second paragraph to read: “All accessory structures with a poured foundation require the installation of a concrete-encased electrode as required by Section E3608.1.2.”

25. At Section E3902.5, change to read: “. . . receptacles installed in ground level rooms and unfinished basements shall have . . .” and “For purposes of this section, ground level rooms and unfinished basements are defined. . .”

26. At Section E4003.12, change the section title to read: “Luminaries in Clothes Closets, Pantries, and Storage Rooms.” (All reference in this section to closet or clothes closet shall apply to clothes closets, pantries, and storage rooms.)

27. At Section AG105.2(1), change to read: “The top of the barrier shall be at least 60 inches above grade . . .”

28. Appendices A, B, C, D, E, G, J, K, and M are adopted. Appendices F, H, I, and L are not adopted.

**7.1.2 Condition Precedent to Issuance of Building Permits
(O-10-16; O-11-17)**

No building permit shall be issued for the construction of a new structure unless that structure and the proposed usage are in compliance with the Zoning Code of the City of Bisbee.

**7.1.3 Building Permit Fees
(O-07-14; O-06-05; O-03-03; O-09-05; O-10-03)**

The following fees and fee schedules shall be applicable to all projects and improvements within the City of Bisbee for which a building permit of any type is required and for which fees may be charged under any of the respective Codes which are adopted in this Chapter.

PERMIT FEES

<u>TOTAL VALUATION</u>	<u>FEE</u>
<u>\$1 to \$500</u>	<u>\$24</u>
<u>\$501 to \$2000</u>	<u>\$24 for the first \$500, plus \$3 for each additional \$100 or fraction thereof.</u>
<u>\$2001 to \$40,000</u>	<u>\$69 for the first \$2000, plus \$11 for each additional \$1000 or fraction thereof.</u>
<u>\$40,000 to \$100,000</u>	<u>\$487 for the first \$40,000, plus \$9 for each additional \$1000 or fraction thereof</u>
<u>\$100,001 to \$500,000</u>	<u>\$1027 for the first \$100,000, plus \$7 for each additional \$1000 or fraction thereof</u>
<u>\$500,001 to \$1,000,000</u>	<u>\$3,827 for the first \$500,000, plus \$5 for each additional \$1000 or fraction thereof</u>
<u>\$1,000,001 to \$5,000,000</u>	<u>\$6327 for the first \$1,000,000, plus \$3 for each additional \$1,000 or fraction thereof</u>
<u>\$5,000,001 and over</u>	<u>\$18,327 for the first \$5,000,000, plus \$1 for each additional \$1,000,000 or fraction thereof</u>

For purposes of determining the "Total Valuation" for a project, the following values shall be used:

- a. New residential structures shall be valued at \$73.00 per square foot.
- b. New accessory structures associated with residential occupancies, but not intended for residential use (garages, storage buildings, and similar types of uses,) shall be valued at \$36.50 per square foot.
- c. Remodels, additions, and alterations of existing residential structures shall be valued at the total cost of all such work, based on the contract documents, or the builder's estimates, if there is no contract amount.
- d. New commercial structures and additions, alterations, and remodels of existing commercial structures shall be valued based on the contract documents for this work. If there are no contract documents for such work, these valuations shall be based on the most current "Building Valuation Data" available, as provided by the International Code Council.
- e. If the applicant fails or is unable to provide a commercially reasonable Total Valuation amount for all labor, materials, and other costs associated with that project, for any project other than those with per square foot values or flat rates established in this City Code, the Building Official may use the most current available "Building Valuation Data" provided by the International Code Council to determine a Total Valuation for that project.
- f. Total fees for the following Permits shall be charged at the following flat rates, rather than values:
 1. Electrical service upgrade or replacement (does not include Branch Circuit work): \$55.00 for residential and \$60.00 commercial.
 2. Electric or gas water heaters: \$25.00 residential and \$30.00 commercial.
 3. Utility Clearance Inspection (Green Tag): \$ 25.00
 4. Manufactured Home Installation Permit: \$ 200.00
- g. Ordinary repairs to residential structures which involve only the replacement of component parts of existing work with similar parts or materials and do not exceed \$1000 in valuation (materials and labor at market value) and do not change any structural, electrical, mechanical, plumbing, or fire safety condition do not require a permit and are not subject to any fee.

In addition to the fees specified above, a Plan Review Fee in the amount of 65% of the applicable Building Permit Fee will be charged for all permits which require plan review under the applicable Code. The Plan Review Fee shall not be applicable to those permits that are subject to the specified flat rate fees.

These Permit Fees include one initial inspection and two (2) re-inspections for each stage of the project that does not pass the initial inspection. Additional inspections shall be subject to an additional fee in the amount of \$47.00. Inspections during weekends or at times other than normal business hours, when specifically requested by the owner or contractor, shall be subject to an additional fee of \$47.00 per hour, minimum two hours.

Notwithstanding any other provision or law, the City shall not charge any fee for that portion of any building permit, plan review or inspection services that is associated with the installation of a photovoltaic solar device, a solar hot water heater, or any other similar solar device that will

convert solar energy to electrical energy or heat and that will result in a decrease in the production of global warming emissions. This fee exemption shall only be applicable to that portion of any such permit directly associated with the installation of any such solar device and shall not exempt other building components from the generally applicable fees. This fee exemption shall not apply to the installation of skylights, windows or other means of providing natural lighting or to building designs that employ passive solar heating or cooling methods for the structure.

For work which requires a Building Permit pursuant to the applicable Code or Codes, and which is initiated without obtaining an appropriate Building Permit and without paying the applicable Permit Fee, the cost for the required Building Permit shall be two times (2x) the otherwise applicable fee for that work.

The Building Official may authorize a refund of the Permit Fees paid by the applicant if the request for the refund is made prior to the time at which the Building Official has performed any Plan Review or other work on the project and the project is being cancelled. For all other refund requests, the Building Official shall not authorize the refund of the fee, or any portion of it, associated with any portion of the work which has been performed by the Building Official or his designee prior to the receipt of the request for refund and the notice of the cancellation of the project.

Except as may be otherwise specified, the fees included within these Codes are hereby adopted.

7.1.4 Conformance to Arizonans with Disabilities Act

Standards and specifications set forth in Title 41, Chapter 9, Article 8, Arizona Revised Statutes (Arizonans with Disabilities Act), and its implementing rules, including "Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities" declared a public record of Resolution No. R-96-46, as applying to public entities, are hereby adopted and incorporated as an amendment to the Uniform Building Code adopted by Ordinance O-94-33 and made a part thereof as though fully set forth therein. Such standards and specifications shall apply to new construction and alterations and are not required in buildings or portions of existing buildings that do not meet the standards and specifications.

Standards and specifications set forth in Title 41, Chapter 9, Article 8, Arizona Revised Statutes (Arizonans with Disabilities Act), and its implementing rules, including "Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities" declared a public record by Resolution No. R-96-46, as applying to public accommodations and commercial facilities, are hereby adopted and incorporated as an amendment to the Uniform Building Code adopted by Ordinance O-94-33 (Chapter 7, City Code) and made part thereof as though fully set forth therein. Such standards and specifications shall apply to new construction and alterations commenced after September 3, 1996.

ARTICLE 7.2 PLUMBING CODE
(O-94-33; R-94-50; O-90-33; R-90-29; O-88-06)

7.2.1 Adoption of Code

The 2012 International Plumbing Code, including all tables and appendixes, is hereby adopted for use in this jurisdiction except as specifically amended or excluded by the amendments specified in this City Code. The 2012 International Plumbing Code, as applicable in the City of Bisbee, is hereby amended as follows:

1. At Section 101.2, number the existing exception as Exception 1; Exception 2 to read: Plumbing systems in existing buildings undergoing repair, alteration or addition, and change of occupancy shall be permitted to comply with the International Existing Building Code.
2. At Section 106.6.2, insert a reference to the Building Permit Fees schedule of the City Code for the applicable fee schedule
3. At Section 106.6.3, insert a reference to the permit fee refund authority included with the Building Permit Fee schedule of the City Code
4. At Section 403.2, in Exception No. 2, change "15" to "50." Insert a new Exception No. 4 to read: "In existing building occupancies, one public/employee restroom is allowed where the occupant load does not exceed 50 for other than M occupancies, and for M occupancies, where the occupant load does not exceed 100, provided that the one restroom for all such occupancies is code compliant with ICC A117.1 – 2009. Where it is not technically feasible to comply with the new construction standards, the above shall conform to the requirements to the maximum extend feasible."
5. At Section 903.1, insert "6 inches."
6. At Section 1003 and following regarding Grease interceptor requirements, note that the exceptions and protections for existing uses as included in Section 13.5.2 of the City Code shall remain in effect. Upon the adoption of this International Plumbing Code, the provisions of this Code shall replace the provisions of the Uniform Plumbing Code for all purposes, except as may be specifically excepted under State or local law.
7. Appendix B, with a 3 inch per hour rainfall rate, is adopted. Appendixes C, D, E, and F are informational resources and are adopted for that purpose. Appendix A is not adopted.

7.2.2 General Amendments

The Plumbing Code is amended by adding the following:

- A. Any new connections from inflow sources such as flood waters and seepage waters into the sanitary sewer portion of the City sewer system shall be expressly prohibited.
- B. To ensure that new sewers and connections to the City sewer system are properly designed and constructed, new sewers and connections shall be designed and constructed in accordance with the

requirements of the Arizona Department of Health Services, Cochise County Health Department and the City.

- C. All wastewater introduced into the treatment works of the City shall not contain toxins or other pollutants in amounts or concentrations that endanger public safety and physical integrity of the treatment works, or cause violation of effluent or water quality limitations, or preclude the selection of the most cost-effective alternative for wastewater treatment and sludge disposal.
- D. ~~Fees provided in the plumbing code are hereby amended. Fees shall be adopted by resolution of the Council.~~

7.2.3. Water Conservation Requirements.

The following water saving requirements are intended to be applied in connection with the provisions of the adopted Plumbing Code and shall be applicable to all new construction and to that portion of any remodeled or retrofitted commercial construction which includes any substantial replacement or remodeling of the systems or fixtures described in this Article.

A. Plumbing Standards

1. Hot water pipes, including those in any recirculation system, shall be insulated with a minimum thermal resistance (R-value) of R-4.
2. Hot water systems shall be designed and shall include such components as may be necessary to deliver hot water at each demand point with no more than 0.6 gallons (2.3 liters) of water delivered prior to the delivery of hot water.
3. All new single family residential construction shall include plumbing features that will be readily adaptable, accessible, and clearly marked to allow for the optional use of the "gray water" (aka "greywater") to be produced by the residents, to be used as a source for outdoor irrigation, in the manner allowed by applicable law.
4. Water service pressure at the point of delivery for residential occupancies shall not exceed 60 pounds per square inch (psi). The Building Inspector is authorized to allow exceptions where circumstances beyond the control of the property owner may require a higher limit.

B. Plumbing Fixture Standards

Except as otherwise noted, the following designated plumbing fixtures and appliances shall either be "WaterSense" labeled fixtures, or shall meet or exceed the water conservation standard established for these types of fixtures through the "WaterSense" program. "WaterSense" is a program established by the U.S. Environmental Protection Agency which, among other matters, establishes criteria for water-efficient plumbing fixtures and maintains listings through the EPA website of the designated criteria and approved fixtures. For proposed fixtures or appliances which do not include the "WaterSense" label, the property owner or contractor shall have the obligation of demonstrating that the proposed fixture meets or exceeds these requirements. (Where flow rates are provided in parentheses, these represent maximums at the time of the adoption of this regulation, but may be subject to change as the "WaterSense" program efficiencies are improved.)

1. Toilets (1.28 gallons per flush- gpf)
2. Flushing urinals (only for custodial cleaning) or non-water using units.
3. Bathroom sink faucets and faucet accessories. (1.5gpm)
4. Kitchen sink faucets and accessories (2.2 gpm max.).
5. Showerheads, single units.
 - For shower compartments with multiple outlet units, including body sprays, rain systems, waterfalls, and jets, the total flow rate of water from all such outlets into the compartment shall not exceed 2.0 gpm.
6. Residential clothes washers, Energy Star qualified with a water factor equal or less than 6.0 gallons of water per cycle per cubic foot of capacity.
7. Commercial laundry facilities, including for-fee washing machines available to the public or residents of a multifamily housing development, Energy Star qualified with a water factor of 4.5 gallons per cubic foot of capacity, or less.
8. Evaporative cooling systems for single family residences shall use a maximum of 3.5 gallons (13.3 liters) of water per ton-hour cooling, when adjusted to maximum water use.
9. Water softener systems shall be certified to meet the standards of NSF/ANSI 44, Residential Cation Exchange Water Softeners, 2, including the efficiency ratings standards in Section 7.
10. Drinking water treatment systems must be certified to yield at least 85 gallons of treated water for each 100 gallons of water processed.

C. Prohibited Plumbing Fixtures

The following designated types of plumbing fixtures and systems shall not be permitted in connection with any new or remodeled commercial or multi-family building or other facility. For purposes of this restriction, a "remodeled commercial or multifamily building or facility" would include any such structure or improvement in which these designated types of plumbing fixtures and systems were not already in place.

1. Outdoor air-cooling misters which release water or water vapor, reducing the apparent ambient temperature in that location.
2. Commercial car washing facilities, including dealerships, which do not include systems which recycle a minimum of seventy-five percent (75%) of the water used in the system.
3. Watering or irrigation systems that do not include rainfall shutoff devices, or other mechanisms that reduce or interrupt the delivery of water during effective rain events.

ARTICLE 7.3 ELECTRICAL CODE (O-94-33; R-94-50; O-90-33; R-90-29)

7.3.1 Adoption of Code

The 2014 National Electric Code, including all tables and appendixes, is hereby adopted for use in this jurisdiction except as specifically amended or excluded by the amendments specified in this City Code.

7.3.2 Amendments

The 2014 National Electric Code, as applicable in the City of Bisbee, is hereby amended as follows:

1. Article 210.8 (A)(5). Amend to read: "All 125-volt, single phase, 15-and 20-ampere receptacles installed in ground level rooms and unfinished basements shall have ground-fault circuit-interrupter protection for personnel. For purposes of this section, ground level rooms and unfinished basements are defined as areas not intended as habitable rooms and limited to storage areas, work areas, and the like." (The exception shall remain unchanged.)

2. Article 210.8 (B)(3). Amend to read: "Rooftops. The receptacle(s) shall have the reset located on the roof."

3. Article 210.71. Power Source. Amend by adding this new Section: "Where required, smoke alarms shall not be installed on a dedicated circuit and shall originate from a general-purpose branch circuit."

4. Article 230.6. Amend by adding the following: "A recessed service entry is not permitted."

5. Article 230.70. Amend by adding the following after the first paragraph: "Service disconnecting means and risers shall be surface mounted."

6. Article 250.50. Amend by adding the following: "All accessory structures with a poured foundation require the installation of a concrete-encased electrode as required by NEC 250.52 (A)(3) and IRC Section E3508.1.2."

7. Article 300.21. Amend by adding the following: "Penetrations of one-hour fire-resistance-rated walls shall require approved metallic raceway with 12-inch extensions on both sides of the wall. The penetrations of the wall and the conduit ends shall be fire safe. Penetrations of two-hour, or greater, fire-resistance-rated walls shall require approved metallic raceway with 5-foot extensions on both sides of the wall. The penetrations of the wall and the conduit ends shall be fire safe."

8. Article 406. Amend by adding a new sub Article, Article 406.4 (A)(1) Installation, to read as follows: "When installed in a vertical position, grounding-type receptacles shall be installed with the grounding contacts down. When installed in the horizontal position, grounding-type receptacles shall be installed with the grounding contacts on the right."

9. Article 408. Amend by adding a new sub Article 408.31, Subpanels and Low-Voltage Boxes, to read as follows: "Subpanels and low-voltage boxes shall not be located in any firewall, fire barrier, fire partition, or in the garage side of the common wall separating the dwelling from a garage or carport. Subpanels and low-voltage boxes may be surface mounted on any of the above-mentioned walls."

ARTICLE 7.4 FIRE CODE

7.4.1 Adoption of Code (O-03-03; O-94-33; R-94-50)

The 2012 International Fire Code, including all tables and appendixes, is hereby adopted for use in this jurisdiction except as specifically amended or excluded by the amendments specified in this City Code. The 2012 International Fire Code, as applicable in the City of Bisbee, is hereby amended as follows:

1. At Section 102.3, insert "or the International Existing Building Code" after "International Building Code" (at two locations).
2. The provisions of Article 4.3 of the City Code, Fire Flow, Water Main and Fire Hydrant Spacing Requirements, shall be applicable where there is any conflict with the provisions of the International Fire Code.
3. Appendices B, C, D, E, F, G, H, and I are adopted. Appendices A and J are not adopted.

ARTICLE 7.5 MECHANICAL CODE (O-03-03; O-94-33; R-94-50; O-90-33; R-90-29; O-88-06)

7.5.1 Adoption of Code

The 2012 International Mechanical Code, including all tables and appendixes, is hereby adopted for use in this jurisdiction except as specifically amended or excluded by the amendments specified in this City Code. The 2012 International Mechanical Code, as applicable in the City of Bisbee, is hereby amended as follows:

1. At Section 101.2, number the existing exception as Exception 1. Add Exception 2, to read: Mechanical systems in existing buildings undergoing repair, alteration, or addition, or change of occupancy shall be permitted to comply with the International Existing Building Code.
2. At Section 106.5.2, insert reference to the Building Permit Fees schedule of the City Code for the applicable fee schedule.
3. At Section 106.5.3, Insert reference to the permit fee refund authority included with the Building Permit Fee schedule of the City Code.
4. Appendix A is adopted. Appendix B is not adopted.

ARTICLE 7.6 DANGEROUS BUILDING CODE
(O-03-03; O-94-33; R-94-50)

7.6.1 Adoption of Code

The 1997 Uniform Code for the Abatement of Dangerous Buildings, plus changes from prior uniform codes for abatement of dangerous buildings, and as prepared by the International Conference of Building Officials, is hereby adopted in its entirety as if fully set out in this ordinance, except Sections 205.1 and 205.2 of the 1997 Uniform Code for the Abatement of Dangerous Buildings pertaining to a Board of Appeals, in accordance with A.R.S. Section 9-802.

ARTICLE 7.7 ADDITIONAL CODES
(O-94-33; R-94-50)

7.7.1 Adoption of Codes

The 2012 International Fuel Gas Code, the 2012 Energy Conservation Code, and the 2012 International Property Maintenance Code, including all tables and appendixes, are hereby adopted for use in this jurisdiction except as specifically amended or excluded by the amendments specified in this City Code.

7.7.2 Amendments to the International Fuel Gas Code

The 2012 International Fuel Gas Code, as applicable in the City of Bisbee, is hereby amended as follows:

1. At Section 101.2, number the existing exception as Exception 1 and add Exception 2, to read as follows: "As an alternative to the provisions of this code, fuel gas piping systems, fuel-gas utilization equipment and related accessories in existing buildings undergoing repair, alteration, or addition, and change of occupancy shall be permitted to comply with the International Existing Building Code."
2. At Section 106.6.2, add: "City of Bisbee building permit fees shall be as established in the City Code."
3. At Section 106.6.3, add: "Permit fee refund process shall be as established in the City Code."
4. At Section 303.7, insert new subsection 303.7.1 to read: "Liquefied petroleum gas piping shall not serve any gas appliance located in a pit or basement where heavier-than-air gas might collect to form a flammable mixture."
5. Appendices A, B, C, and D are adopted.

7.7.3 Amendments to the International Energy Conservation Code

The 2012 International Energy Conservation Code, as applicable in the City of Bisbee, is hereby amended as follows:

1. The Residential Provisions, pages R-1 through R-42, inclusive, are not adopted.

7.7.4 Amendments to the International Property Maintenance Code

The 2012 International Property Maintenance Code, as applicable in the City of Bisbee, is hereby amended as follows:

1. At Section 302.4, note that the control of weeds and plant growth is subject to City of Bisbee City Code, Article 9.4.1, which shall be the applicable standard.
2. At Section 302.8, delete this Section.
3. At Section 303, change all references to the height of fences and barriers from "48 inches" to "60 inches."
4. At Section 503.3, delete this Section.
5. At Section 704.1.1, delete this Section.
6. Appendix A is adopted.