



Town of Huachuca City

The Sunset City

500 N Gonzales Blvd • Huachuca City, Arizona 85616

Phone: (520) 456-1354 • TDD: (520) 456-1353 • Fax: (520) 456-2230

ORDINANCE NO. 2022-06

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 15 "BUILDINGS AND CONSTRUCTION," CHAPTER 15.25 "PLUMBING CODE," SECTIONS 15.25.010 AND 15.25.020 TO ADOPT THE 2018 EDITION OF THE INTERNATIONAL PLUMBING CODE WITH APPENDICES AND AMENDMENTS.

WHEREAS, the Town Council of the Town of Huachuca City has adopted by Resolution No. 84-002 a code known as the Town Code of the Town of Huachuca City, Arizona [the "Code"], and has amended and republished the Code from time to time, as authorized by A.R.S. 9-240 (B) (28) and Town Ordinance No. 15-02; and

WHEREAS, the Town Council has determined that it would be in the best interests of the Town and its residents to update the plumbing code by adopting the 2018 Edition of the International Plumbing Code, with appendices and amendments; and

WHEREAS, the Town Council previously adopted Resolution No. 2022-09 declaring the "International Plumbing Code 2018 Edition, With Amendments" a public record of the Town; and

WHEREAS, as required by the Code, section 2.25.040, this Ordinance was first read at a public meeting of the Town Council on April 28, 2022, and at a subsequent meeting on May 26, 2022.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Huachuca City, as follows:

SECTION 1. The Code, Section 15.25.010 "Adopted" is amended as follows, with deletions in strikethrough and additions in underlined text:

15.25.010 Adopted.

That certain code entitled "International Plumbing Code" and amendments thereto, ~~2012~~ 2018 Edition, as copyrighted by the International Code Council, Inc., is hereby adopted as the "Plumbing Code of Huachuca City" and made a part of this title the same as though said code was specifically set forth in full herein.

SECTION 2. The Code, Section 15.25.020 "Amendments" is deleted in its entirety and replaced, as follows:

15.25.020 Amendments.

The following provisions of the International Plumbing Code, 2018 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

- A. **At Section 101.1, Title**, revise wording as follows: These regulations shall be known as the Plumbing Code of the Town of Huachuca City, hereinafter referred to as "this code".
- B. **At Section 101.2, Scope**, revise as follows: Number the existing exception as Exception 1; insert Exception 2 to read: Plumbing systems in existing building undergoing repair, alteration or addition, and change of occupancy shall be permitted to comply with the International Existing Building Code.
- C. **At Section 103.1, General**, revise wording as follows: change "*code official*" to "*building official*".
- D. **At Section 103.2, Appointment**, delete the entire Section.
- E. **At Section 103.3, Deputies**, delete the entire Section.
- F. **At Section 103.4 Liability**, revise as follows: Renumber Section 103.4 as Section 103.2.
- G. **At Section 106.6.2, Fee Schedule**, revise wording as follows: All plumbing work requiring a permit, fees for each permit shall be paid as required. Permit fees due shall reflect the fee schedule established by the Town.
- H. **At Section 106.6.3, Fee Refunds**, delete the entire Section.
- I. **At Section 109.1, Application for Appeal**, insert the following after the first sentence: In the absence of an appointed board of appeals, all appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard by the Town Board of Adjustment. Revise wording in the last paragraph as follows: change "*within 20 days*" to "*within 30 days*".
- J. **At Section 109.2, Membership of Board**, delete the entire section.
- K. **At Section 109.3, Notice of Meeting**, revise wording as follows: change "*within 10 days*" to "*within 30 days*".
- L. **At Section 109.4.1, Procedure**, delete the entire section.
- M. **At Section 109.5, Postponed Hearing**, delete the entire section.
- N. **At Section 109.6, Board Decision**, revise the wording as follows: change "*vote of three members*" to "*vote of five members*."
- O. **At Section 403.2, Separate Facilities**, insert Exception 4 as follows: In existing building occupancies, one public/employee restroom is permitted where the occupant load does not exceed 50 other than M occupancies, where the occupant load does not exceed 100 provided that the one restroom for all occupancies is code compliant with ICC A117.1 – 2009. Where it is technically infeasible to comply with the new construction standards, the above shall conform to the requirements to the maximum extent technically feasible.
- P. **At Section 903.1, Roof Extension**, insert in the [number], "6".
- Q. **At Section 1108.1, Secondary (Emergency Overflow) Drains or Scuppers**, insert the following wording at the end of this Section: The overflow opening in the downspout/rainwater leader shall not be considered the secondary (emergency) roof drain or scupper. Regardless of the size of the roof drain or scupper, secondary (emergency) roof drains or scuppers are required. Secondary (emergency) roof drains or scuppers shall be the same size as the roof drains or

scuppers with the inlet flow line 2 inches above the low point of the roof and they shall be independent from the roof drain or scupper.

R. Specifically adopt Appendices B [3" per hour], D [2700 HDD], and E.

SECTION 3. As provided in the Code, Section 15.080.010, the penalties for violation of this Ordinance are as follows:

Any person, firm, company, association, corporation or other entity (hereinafter referred to as "person") in violation of any provisions of this title shall be guilty of a class one misdemeanor, and shall be deemed guilty of a separate offense for each 24-hour period after receipt of a notice of noncompliance from the town building official. Any such violation(s) shall be dealt with as follows:

1. Upon receipt of the initial formal written complaint, the town building official may issue a letter of noncompliance and intent to suspend the business license or permit to the person in violation, which shall state the extent and nature of the violation and the actions necessary to remedy the noncompliance. The person in violation shall be given 30 days from the date of the letter to initiate actions approved by the building official necessary to comply with this chapter.

2. If corrective action is not taken as outlined above and to the satisfaction of the town building official, the person in violation shall receive a notice of continued noncompliance from the town building official, which shall state the extent and nature of the continued noncompliance. Additionally, a copy of the notice of continued noncompliance shall be forwarded to the Huachuca City police department, which may issue a criminal citation for violation and may issue additional citations for each violation. Each 24-hour period of noncompliance after receipt of the notice of continued noncompliance shall constitute a separate violation and shall carry a fine no less than \$500.00 per violation, plus an additional \$50.00 shall be collected per issued citation as reimbursement to the police department, upon the determination of guilt or no contest by the town magistrate. In addition, it shall require an immediate suspension of the business license or permit or both issued by the town of Huachuca City and used by the violator to conduct business within the town limits of Huachuca City upon the determination of guilt or no contest by the town magistrate. Should the person in violation be found guilty or otherwise enter a plea of guilty or "no contest," the person's business license or permit shall immediately be suspended until such time as the town building official has determined that the person in violation has remedied the violation, paid all fines in full issued by the town magistrate and is in full compliance with the town code.

3. If a person builds a structure without having a valid permit from the Huachuca City building official, that person(s) will have 10 days from the date of notice to tear down all structures that were built without a permit, or file a request for hearing with the Huachuca City board of adjustment. If corrective action is not taken as outlined above to the satisfaction of the town building official, the person in violation shall receive a notice of continued noncompliance from the town building official, which shall state the extent and nature of the continued noncompliance. Additionally, a copy of the notice of continued noncompliance shall be forwarded to the Huachuca City police department, which shall issue a criminal citation for violation and may issue additional citations for each violation. Each 24-hour period of noncompliance after receipt of the notice of continued noncompliance shall constitute a separate violation and shall carry a fine no less than \$500.00 per violation, plus an additional \$50.00 shall be collected per issued citation as reimbursement to the police department, upon the determination of guilt or no contest by the town magistrate.

4. For purposes of this chapter, a notice shall be deemed received when it is personally served or five days after it is sent by certified U.S. mail.

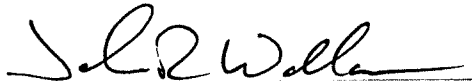
5. In addition to the penalties provided in this section, the court shall impose restitution as part of its sentence to compensate the town for its costs to enforce this chapter and bring a building or land into compliance with this chapter. Restitution shall include all costs of abatement, including inspection fees and prosecution of the case.

SECTION 4. All ordinances, parts of ordinances, resolutions, parts of resolutions, policies, and parts of policies in conflict with the provisions of this Ordinance, or any part hereof, are hereby repealed.

SECTION 5. If any section, subsection or portion of this Ordinance is for any reason held to be invalid or unenforceable by the decision of a court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining portions hereof.


SECTION 6. The Town Clerk is hereby directed, pursuant to the Code, sections 2.25.080 and 2.25.090, to post this Ordinance in three or more public places within the Town, and to publish this Ordinance as required by A.R.S. 9-812 and 39-204 (C)(3).

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, THIS 26th DAY OF MAY, 2022.



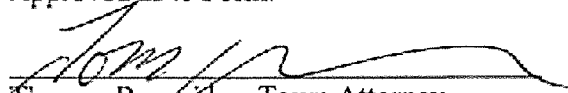
Johann Wallace, Mayor

ATTEST:



Brandy Thorpe, Town Clerk

Approved as to Form:



Thomas Benavidez, Town Attorney