



Staff Report

Agenda Item: AN ORDINANCE OF THE TOWN OF CLARKDALE, ARIZONA, AMENDING CHAPTER 7, SECTION 7-3-1 IN THE CODE OF THE TOWN OF CLARKDALE TO ADD SECTION 7-3-1(M)(1) IN ORDER TO DELETE EXCEPTION 1 TO SECTION 608.16.4 OF THE 2006 INTERNATIONAL PLUMBING CODE, REPEALING CONFLICTING ORDINANCES AND PROVIDING FOR SEVERABILITY. – Discussion and consideration of Ordinance #325, amending Chapter 7, Section 7-3-1; Plumbing Code, by creating Section 7-3-1(M)(1) which deletes reference to Section 608.16.4; Exception #1, of the International Plumbing Code - Connections to automatic fire sprinkler systems and standpipe systems, from the Code of the Town of Clarkdale repealing conflicting ordinances and providing for severability.

Staff Contact: Paul Grasso, Building Inspector

Meeting Date: January 26, 2010

Background: The International Code Council (ICC) Building Codes were approved on May 13, 2008 by Ordinance #312. The Community Development Department has requested that Section 7-3-1 (M)(1) be added to the Town Code which deletes referencing Section 608.16.4, Exception #1 of the International Plumbing Code.

Section 608.16.4 Connections to automatic fire sprinkler systems and standpipe systems. The potable water supply to automatic fire sprinkler and standpipe systems shall be protected against backflow by a double check-valve assembly or a reduced pressure principle backflow preventer.

Exceptions:

- ~~1. Where systems are installed as a portion of the water distribution system in accordance with the requirements of this code and are not provided with a fire department connection, isolation of the water supply system shall not be required.~~
2. Isolation of the water distribution system is not required for deluge, preaction or dry pipe systems.

Recommendation: Adoption of Ordinance #325, an ordinance of the Town of Clarkdale, Arizona, amending chapter 7, section 7-3-1 in the code of the Town of Clarkdale to add section 7-3-1(M(1) in order to delete exception 1 to section 608.16.4 of the 2006 international plumbing code, repealing conflicting ordinances and providing for severability.

ORDINANCE # 325

AN ORDINANCE OF THE TOWN OF CLARKDALE, ARIZONA, AMENDING CHAPTER 7, SECTION 7-3-1 IN THE CODE OF THE TOWN OF CLARKDALE TO ADD SECTION 7-3-1(M)(1) IN ORDER TO DELETE EXCEPTION 1 TO SECTION 608.16.4 OF THE 2006 INTERNATIONAL PLUMBING CODE, REPEALING CONFLICTING ORDINANCES AND PROVIDING FOR SEVERABILITY.

BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CLARKDALE, ARIZONA THAT:

SECTION 1: Article 7-3-1 (M)(1) is added to the Code of the Town of Clarkdale to read as follows:

M(1) 608.16.4: Connections to automatic fire sprinkler systems and standpipe systems. The potable water supply to automatic fire sprinkler and standpipe systems shall be protected against backflow by a double check-valve assembly or a reduced pressure principle backflow preventer.

Exception: Isolation of the water distribution system is not required for deluge, preaction or dry pipe systems

SECTION 2: That all Ordinances and part of Ordinances in conflict with the provisions of this Ordinance or any part of this document adopted herein by reference are hereby repealed.

SECTION 3: If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of this document adopted herein 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 thereof.

SECTION 4: This ordinance shall take effect and be in force thirty (30) days after passage by the Council and approval by the Mayor.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Clarkdale, Arizona, this 26th day of January, 2010.

Doug Von Gausig, Mayor

ATTEST:

APPROVED AS TO FORM:

Kathy Bainbridge, Town Clerk

Robert S. Pecharich, Town Attorney

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3. An addition is added that exceeds the available water supply needed for fire flow.

- AV. AR 101 Dust Control. Any terrain that has been grubbed or altered by grading or construction shall have dust control measures in place at all times, including weekends, to prevent any windborne dust from becoming a public or private nuisance. Contractors and owners shall be held responsible for controlling dust. Exception: Land where regrowth of vegetation has occurred.

- AW. AR 102 Stop Work Order. A written notice requiring cessation of dust producing activity shall be issued to the operator, contractor, or owner if excessive dust is being generated and the method of controlling the dust is inadequate or absent. If after 15 minutes, the dust generation is not corrected; a written stop work order may be issued to the operator and/or contractor for all or part of the project, and shall remain in effect until adequate measures have been taken to reduce the dust to an acceptable level.

Article 7-3 PLUMBING CODE

Section 7-3-1 Adoption of the Plumbing Code

That certain code entitled the International Plumbing Code, 2006 Edition is hereby adopted as the Plumbing Code of the Town of Clarkdale and made a part of this chapter the same as though said code was specifically set forth herein, with the following changes:

- A. 101.1 Title. Omit [NAME OF JURISDICTION] and substitute the following: the Town of Clarkdale, Arizona

- B. 103 Department of Plumbing Inspection. Delete in its entirety.

- C. 109.2 Membership of Board. Delete in its entirety and substitute the following: "Appeals shall be heard by the Board of Adjustment as described in the Town Code."

- D. 109.2.1 Qualifications. Delete in its entirety

- E. 109.2.2 Alternate Members. Delete in its entirety.

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- F. 109.2.3 Chairman. Delete in its entirety.
- G. 109.2.5 Secretary. Delete in its entirety.
- H. 419.1 Approval. Omit in its entirety and substitute the following: Urinals shall be approved waterless type.
- I. 420.1.1 Composting Toilets. Approved composting toilets are permitted.
- J. 603.1 Size of Water Service Pipe. Delete “3/4 inch (19.1mm).” and substitute the following: 1 inch, or as approved by the Building Official.
- K. 604.8 Water-pressure Reducing Valve or Regulator. Omit in its entirety and substitute the following: All newly constructed buildings connected to the municipal water supply shall have an approved pressure regulator device installed on the user side of the water meter. The regulator shall be accessible, in an approved location, and have unions, screens, and pressure gauges on each side of the device to comply with 604.8.2. Sufficient water pressure shall be maintained to assure the proper operation, but not put undue strain on fixtures, devices and systems. Any existing structure that is newly supplied with municipal water or undergoes a service main addition or replacement shall adhere to this section and 603.1.
- L. 607.2 Hot Water Supply Temperature Maintenance. Delete in its entirety and substitute the following: All potable water systems shall be equipped with a recirculating pump for hot water, a manifold or similar approved device, unless the farthest fixture using hot water is 10 ft. or less from the water heater.
- M. 607.2.1 Piping Insulation. Delete in its entirety and substitute the following: All hot water piping, except for fixture supply lines, shall be insulated with approved materials.
- M.1. M(1) 608.16.4: Connections to automatic fire sprinkler systems and standpipe systems. *The potable water supply to automatic fire sprinkler and standpipe systems shall be protected against backflow by a double check-valve assembly or a reduced pressure principle backflow preventer.*



Exception: Isolation of the water distribution system is not required for deluge, preaction or dry pipe systems

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- N. 608.16.5.1 Permitted Lawn Irrigation Systems. Low water use drip systems are permitted for new and replacement lawn irrigation systems. Sprinkler systems may be repaired only and not expanded or installed except for permitted new or expanded turf.
- O. 614.1 Meter. An approved meter shall be installed, before any fixture supply piping, on the discharge side of any potable water supply system that uses a well or other approved non municipal source for the supply of potable water and uses the collection system of the Town sewer for waste discharge. This meter shall only be used to determine sewer charges and will be read regularly as determined by the Utility Director.
- P. 614.2 Accessibility. This meter shall be accessible to authorized personnel during business hours, except for emergencies, and shall be easily read without entering upon the customer's property unless otherwise approved by the Utilities Director.
- Q. 614.3 Testing. The Utilities Director shall have the right to have any meter tested as required in other sections of the Town Code.

Article 7-4 MECHANICAL CODE

Section 7-4-1 Adoption of the Mechanical Code

That certain code entitled the International Mechanical Code, 2006 Edition is hereby adopted as the Plumbing Code of the Town of Clarkdale and made a part of this chapter the same as though said code was specifically set forth herein, with the following changes:

- A. 101.1 Title. Omit [Name of Jurisdiction] and substitute the following: the Town of Clarkdale, Arizona.
- B. 103 Department of Mechanical Inspection. Delete in its entirety.
- C. 109 Means of Appeal. Delete in its entirety and substitute the following:
109.1 Means of appeal. A decision of the building official may be appealed to the Board of Adjustment as described in the Town Code.

Article 7-5 ELECTRICAL CODE