

ORDINANCE O-26-15

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF BISBEE COUNTY OF COCHISE, STATE OF ARIZONA, DECLARING THE FOLLOWING AS A PUBLIC RECORD: 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, INCLUDING ALL TABLES AND APPENDICES; AMENDING THE CITY CODE BY ADOPTING THE FOLLOWING PUBLICATION IN PLACE OF THE CURRENT PUBLICATION: 2024 INTERNATIONAL PROPERTY MAINTENANCE CODEM, INCLUDING ALL TABLES AND APPENDICES, EXCEPT AS SPECIFICALLY AMENDED BY THIS ORDINANCE; REPEALING AND REPLACING CHAPTER 7 “BUILDING”, ARTICLE 7.6 “PROPERTY MAINTENANCE CODE”, SECTION 7.6.1 OF THE CITY CODE; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR PENALTIES; AND PROVIDING FOR AN EFFECTIVE DATE.

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 since 2024; 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 City of Bisbee Amendments to the Designated Building and Safety Codes incorporated herein by reference are intended to become applicable at the same time that these Codes be applicable, in August 2026; 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 MAYOR AND COUNCIL OF THE CITY OF BISBEE, COUNTY OF COCHISE, STATE OF ARIZONA, THAT:

Section 1. Technical Code Adopted as Public Record.

That certain document entitled the 2024 International Property Maintenance Code, including all tables and appendices, three copies of which are to remain on file in the office of the City Clerk, is hereby declared to be public records and said copies are to remain on file with the City Clerk.

Section 2. In General.

The City of Bisbee Code is hereby amended by adopting the following publication in place of the current publication; the 2024 International Property Maintenance Code, including all tables and appendices, except as specifically amended by this Ordinance.

The City of Bisbee Code is further amended by repealing and placing Chapter 7 Building, Article 7.6 International Property Maintenance Code Section 7.6.1 as follows:

CHAPTER 7 BUILDING

ARTICLE 7.6 INTERNATIONAL PROPERTY MAINTENANCE CODE

7.6.1 Adoption of Code

The 2024 International Property Maintenance 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 2024 International Property Maintenance Code, as applicable in the City of Bisbee, is hereby amended as follows:

1. At Section, 101.1, insert City of Bisbee.
2. At Section 103.1, insert Building Safety Department.
3. At Section 202: General Definitions, insert the definition for “Dangerous Trees”; “dangerous tree” means any tree, limb or portion thereof which has fallen or threatens to fall and which creates a risk of imminent danger or hazard to persons or property such as trees which have fallen on houses or power lines or block safe passage of, or obstruct, in whole or in part, streets, easements or bicycle paths, or which threatens to do so after having become uprooted or unstable as a result of construction activities, disease, age or severe weather, including a windstorm, flood, freeze, or other natural disaster .
4. 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.
5. At Section 302.4.1, insert “Dangerous Trees”, Any tree determined by the Building Official or their designee to constitute a hazard to persons or property shall be abated, trimmed, or removed as required.
6. At Section 302.8, delete this section and insert “Dangerous Mine Shafts and Wells.” All wells and mine shafts greater than 4 feet (4’) in depth shall be secured to prevent trespass and accidental falls.
7. At Section 303, change all references to the height of fences and barriers from “48 inches” to “60 inches.”
8. At Section, 304.14 insert Year-round.
9. At Section, 602.2, add at the end of the paragraph insert, “Interior spaces intended for human occupancy shall be provided with cooling systems capable of maintaining a maximum indoor temperature of 85°F (29°C)”.
10. At Section 602.3, insert Year-round; minimum temperature of 68° (20°C) and maximum temperature of 84°(29°C).
11. At Section 602.4, insert Year-round; minimum temperature of 68° (20°C) and maximum temperature of 84°(29°C).
12. At Section 704.1.1, delete this Section.

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13. At Section 705, insert a new subsection 705.3 to read Mixed-Use Building with Residential Above Commercial; In buildings containing a commercial occupancy below and a residential dwelling unit above, smoke detection installed in the commercial occupancy shall be interconnected to the smoke alarms within the dwelling unit such that activation of any device results in occupant notification in both the commercial and residential portions of the building.
14. Appendix A is adopted.

Section 3. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with this Ordinance or any part of the Code adopted herein by reference are hereby repealed.

Section 4. Providing for Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the Code adopted herein by reference, 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 5. Providing for Penalties.

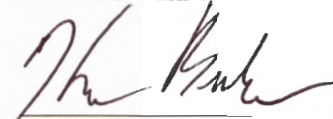
Any person found guilty of violating any provision of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine of not to exceed one thousand dollars (\$1,000) or by imprisonment for a period not to exceed six (6) months, or both such fine and imprisonment. Each day that a violation continues shall be a separate offense punishable as herein above described.

Section 6. Effective Date.

This Ordinance shall be effective from 30 days after the date written below.

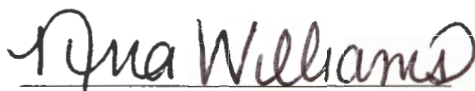
PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Bisbee on this 7th day of July, 2026.

APPROVED:



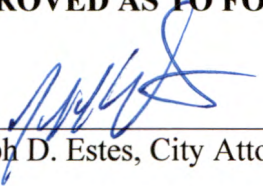
Ken Budge, Mayor

ATTEST:



Nina Williams, Deputy City Clerk

APPROVED AS TO FORM:



Joseph D. Estes, City Attorney