

**AN ORDINANCE BY  
COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE**

**AN ORDINANCE TO ADOPT THE INTERNATIONAL EXISTING BUILDING CODE (IEBC) AS A STATE MINIMUM STANDARD CODE APPLICABLE WITHIN THE LIMITS OF THE CITY OF ATLANTA; TO AMEND VARIOUS SECTIONS OF PART III (LAND DEVELOPMENT CODE) OF THE CODE OF ORDINANCES IN FURTHERANCE OF SUCH ADOPTION; TO AUTHORIZE THE DIRECTOR OF THE OFFICE OF BUILDINGS TO ENFORCE THE IEBC AND TO SEND NOTIFICATION OF SUCH ADOPTION TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS; AND FOR OTHER PURPOSES.**

**WHEREAS**, state law provides that certain state minimum standard codes apply statewide and without any further action by cities and counties to formally adopt such codes (hereafter “mandated codes”); and

**WHEREAS**, state law further provides that certain other state minimum standard codes may be adopted and enforced by cities and counties and local needs dictate (hereafter “optional codes”); and

**WHEREAS**, O.C.G.A. § 8-2-20(9)(B)(i)(IX) sets forth the International Existing Building Code (IEBC) as a state minimum standard code and O.C.G.A. § 8-2-25(b) provides that the IEBC is an optional code; and

**WHEREAS**, the Department of Planning and Community Development recommends that the City adopt the IEBC in order to improve permitting efficiency of proposed alterations and renovations to existing buildings; and

**WHEREAS**, the City Council finds that adoption of the IEBC will improve permitting efficiency of proposed alterations and renovations to existing buildings.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA GEORGIA  
HEREBY ORDAINS:**

**SECTION 1.** The International Existing Building Code, as amended from time to time, is hereby adopted as a state minimum standard code applicable within the limits of the City of Atlanta.

**SECTION 2.** Article G of Chapter 2 (Building Regulations) of Part 8 (Community & Human Development) of Part III (Land Development Code) of the Code of Ordinances and which is currently reserved is hereby amended to read as follows:

Article G.- International Existing Building Code Sec. 8-2201.0 Adopted by Reference

The International Existing Building Code, as amended from time to time, is hereby adopted as the code governing “existing buildings” in the City of Atlanta.

**SECTION 3.** Sec. 101.2 of Appendix A (Building Code Amendment) of Part III (Land Development Code) of the Code of Ordinances entitled “Scope” shall be amended as set forth in Exhibit “A” hereto so as to add the International Existing Building Code to the list of other laws and ordinances affecting the construction, maintenance, alterations, repairs and use of buildings and facilities.

**SECTION 4.** The Director of the Office of Buildings is hereby authorized to enforce the International Existing Building Code.

**SECTION 5.** Pursuant to O.C.G.A. § 8-2-25(b), the Director of the Office of Buildings shall forward a copy of this ordinance to the Department of Community Affairs in order that the City may be apprised by DCA of subsequent amendments to the IEBC.

A true copy,

*Rhonda Dauphin Johnson*  
Municipal Clerk

ADOPTED by the Atlanta City Council  
APPROVED as per City Charter Section 2-403

NOV 21, 2016  
NOV 30, 2016

2016-44 (16-O-1604)

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## EXHIBIT "A"

### 101.2. - SCOPE.

The provisions of this Code shall apply to the construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenance connected or attached to such buildings or structures, unless otherwise exempted from the provisions of this Code.

This Code is hereby declared to be remedial. It shall be construed to secure the beneficial interests and purposes thereof - which are public safety, health and general welfare - structural strength and stability, means of egress, adequate light and ventilation, safety to life and property from fire and other hazards incidental to the design, construction, alteration, repair, removal or demolition of buildings or structures.

Other laws and ordinances affecting the construction, maintenance, alterations, repairs and use of buildings and facilities are as follows:

#### (a) ELECTRICAL CODE

See the Electrical Code, Bureau of Buildings, Electrical Division.

#### (b) ELEVATOR CODE

See the Elevator Ordinance, Bureau of Buildings, Electrical Division.

#### (c) GAS CODE

See the Gas Code, Bureau of Buildings, Mechanical Division.

#### (d) HEATING AND AIR CONDITIONING CODE

See the Heating and Air Conditioning Code, Bureau of Buildings, Mechanical Division.

#### (e) HOUSING CODE

See the Atlanta Housing Code, Bureau of Buildings, Housing Division.

#### (f) COMMERCIAL, INSTITUTIONAL AND INDUSTRIAL BUILDING MAINTENANCE CODE

See Commercial, Institutional and Industrial Building Code, Bureau of Buildings, Building Division.

#### (g) PLUMBING CODE

See the Plumbing Code, Bureau of Buildings, Mechanical Division.

(h) FIRE PREVENTION CODE

For regulations governing fire prevention, see the Fire Prevention Code, Department of Public Safety, Bureau of Fire Service.

(i) ZONING ORDINANCE

See the Zoning Ordinance, Bureau of Buildings, Zoning Division.

(j) GEORGIA FIRE SAFETY

For regulations governing means of egress and safety to life requirements, see the Georgia Fire Safety Law and the rules of the Safety Fire Commissioner pertaining thereto, Bureau of Buildings, Building Division.

(k) GEORGIA STATE ENERGY CODE FOR BUILDINGS

See Georgia State Energy Code for Buildings, Bureau of Buildings, Mechanical Division.

(l) GEORGIA STATE CODE FOR HANDICAPPED ACCESSIBILITY

See Part VI, Chapter 91-11 of the State of Georgia Code entitled "Miscellaneous Provisions."

(m) INTERNATIONAL EXISTING BUILDING CODE