

STATE OF GEORGIA
CLAYTON COUNTY
CITY OF RIVERDALE

ADOPTED BY THE GOVERNING BODY THIS 11th DAY OF July, 2016.

ORDINANCE NO. **11**

AN ORDINANCE OF THE CITY OF RIVERDALE'S MAYOR AND COUNCIL TO AMEND CHAPTER 18 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III MULTIFAMILY RESIDENTIAL INSPECTION REQUIREMENTS, SECTION 18-57 FEE AND CERTIFICATE REQUIRED, SUBSECTION (c) COMPLIANCE CERTIFICATE; TO PROVIDE FOR SEVERABILITY; TO REPEAL ANY CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE.

WHEREAS, the City of Riverdale (hereinafter "City") is governed by the Mayor and Council;

WHEREAS, the City adopted the Multifamily Residential Inspection Requirements Ordinances to regulate those multi-family parcels that operate in the City; and

WHEREAS, at the time of adoption, the City imposed compliance dates for the attainment of compliance certificates that needs amending to mandate future compliance; and

WHEREAS, other than the amendment to compliance dates for compliance certificates as outlined in Section 18-57(c), no other section of this ordinance shall be affected by this amendment; and

Section 1. NOW THEREFORE IT IS HEREBY RESOLVED that Chapter 18 Buildings and Building Regulations, Article III Multifamily Residential Inspection Requirements, Section 18-57 Fee and Certificate Required, Subsection (c) Compliance Certificate shall be amended so that Section 18-57(c) shall be deleted in its entirety and replaced with the following language:

Sec.18-57(c). Compliance Certificate.

After submission of the initial code compliance certificate, each owner shall submit a code compliance certificate annually, between September 1 and September 30, with their Occupational Tax Certificate renewal. Such subsequent code compliance certificate shall cover at least 25 percent of the units, provided all units shall be inspected, at a minimum, every four (4) years. All units inspected shall be listed

individually on the code compliance certificate submitted to the City by the certified building inspector. Furthermore, exterior and common area inspections shall cover at least 50 percent of the buildings, provided all buildings shall be inspected, at a minimum, every two (2) years. All units inspected shall be listed individually and submitted to the City by the certified building inspector.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

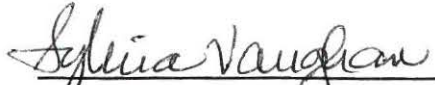
Section 3. This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Riverdale.

Section 4. This Ordinance shall take effect immediately upon adoption by the Mayor and Council. All Ordinances in conflict herewith are expressly repealed. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Riverdale, Georgia, and the sections of this Ordinance may be renumbered, if necessary, to accomplish such intention.

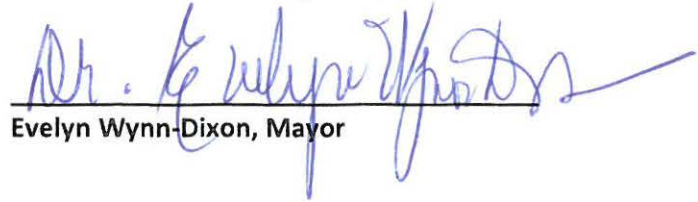
Section 5.

- a. It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.
- b. It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause and phrase of this Ordinance is severable from every other, section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- c. In the event that any phrase, clause, sentence, paragraph or Section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or Sections of

Attest:



Sylvia Vaughan, City Clerk

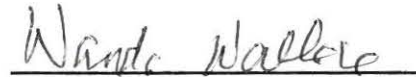
THE CITY OF RIVERDALE, GEORGIA


Evelyn Wynn-Dixon, Mayor


Approved as to form:


L'Erin F. Barnes, City Attorney


Cynthia Stamps-Jones, Mayor Pro Tem


Wanda Wallace, Councilmember


Kenny Ruffin, Councilmember


An'cel Davis, Councilmember