

State Law reference— Authority to adopt technical codes, Ga. Const. art. S II, III(a)(12); construction standards generally, O.C.G.A. S 8-2-1 et seq.; minimum state construction codes, O.C.G.A. S 8-2-25; enforcement of minimum state construction codes, O.C.G.A. S 8-2-26.

ARTICLE I. - IN GENERAL

Sec. 18-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Commercial means any type of building other than residential.

Construction means the erection of a new building or the alteration of an existing building in connection with its repair or renovation or in connection with making an addition to an existing building and shall include the replacement of a malfunctioning, unserviceable or obsolete faucet, showerhead, toilet or urinal in an existing building.

Department refers to the state department of community affairs

Residential means any building or unit of a building intended for occupancy as a dwelling but shall not include a hotel or motel.

Sec. 18-2. References to officials in adopted technical codes.

Where reference is made to the duties of certain officials named within the technical codes which are adopted by reference in this chapter, then that designated official of the County, who has duties corresponding to those of the named official in said technical code, shall be deemed to be the responsible official insofar as enforcing the provisions of that technical code are concerned.

Sec. 18-3, - State minimum standard codes.

(a) The following technical and building codes, as adopted and amended by the state department of community affairs, are adopted by reference and incorporated into this Code as if set out fully herein, including the administration and appendix chapters:

- (1) International Building Code 2018 (IBC 2018), with Georgia Amendments.
- (2) International Residential Code 2018 (IRC 2018). with Georgia Amendments.
- (3) International Fire Code 2018 (IFC 2018) with Georgia Amendments.
- (4) International Plumbing Code 2018 (IPC 2018) with Georgia Amendments
- (5) International Mechanical Code 2018 (IMC 2018), with Georgia Amendments.
- (6) International Fuel Gas Code 2018 (IFGC 2018), with Georgia Amendments.
- (7) National Electrical Code 2020 of Georgia, with Georgia Amendments.

- (8) International Energy Conservation Code 2015 (IECC 2015), with Georgia Supplements and Amendments.
- (9) International Residential Code for One- and Two- Family Dwellings (2018 Edition).
- (10) International Swimming Pool and Spa Code 2018 (ISPSC 2018).

- (b) If any of the publications listed in subsection (a) of this section are adopted as a state minimum code pursuant to O.C.G.A. S 8-2-20 et seq., then the edition adopted by the state shall control. If any of the publications listed in subsection (a) of this section are less stringent than the state minimum codes promulgated pursuant to O. C.G.A, S 8-2-20 et seq., then the state minimum code shall control.
- (c) A copy of each of the publications listed in subsection (a) of this section, as adopted by the state, is filed in the office of the County clerk and available for review by the public. The same is adopted and incorporated as fully as if set out at length herein, and from the date on which this section shall take effect, the provisions thereof shall be controlling within the corporate limits of the city.

(Code 1998, 36-101)

Sec. 18-4. - Statewide application.

- (a) The County shall enforce those state minimum standard codes which have statewide application.
- (b) The provisions of this chapter shall apply to the construction, erection, installation, alteration, demolition, repair, relocation, replacement, addition to, use or maintenance of buildings or structures, plumbing, mechanical, gas, and electrical systems within the County. Any and all requirements of this chapter shall expressly include any and all technical codes as amended by the County pursuant to this chapter.

(Code 1998, 36-102)

Sec. 18-5. - Enforcement of codes.

- (a) The County or its designee shall have the power:
 - (1) To adopt by ordinance or resolution any reasonable provisions for the enforcement of the state minimum standard codes, including procedural requirements, provisions for hearings, provisions for appeals from decisions of local inspectors, and any other provisions or procedures necessary to the proper administration and enforcement of the requirements of the state minimum standard codes;
 - (2) To provide for inspection of buildings or similar structures to ensure compliance with the state minimum standard codes;

- (3) To employ inspectors, including chief and deputy inspectors, and any other personnel necessary for the property enforcement of such codes and to provide for the authority, functions, and duties of such inspectors;
 - (4) To require permits and to fix charges therefor;
 - (5) To contract with other municipalities or counties adopting any state minimum standard code to administer such codes and to provide inspection and enforcement personnel and services necessary to ensure compliance with the codes; and
 - (6) To contract with any other county or municipality whereby the parties agree that the inspectors of each contracting party may have jurisdiction ~~to enforce the state minimum standard codes within the boundaries of the other contracting party.~~
- (b) No local inspector shall require any person performing work in compliance with a state minimum standard code or variations thereto which are in conformity with the provisions of this chapter to comply with the standards of any other building code not covered by this chapter.

(Code 1998, 36-106)

Secs. 18-6—18-28. - Reserved.

ARTICLE II. - HIGH-EFFICIENCY PLUMBING FIXTURES¹²¹

Footnotes:

State Law reference— Water efficiency requirements, O.C.G.A. § 8-2-1 et seq.; flow-rate restrictions on plumbing fixtures, O.C.G.A. § 8-2-3.

Sec. 18-29. - Definitions.

- (a) The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Commercial means any type of building other than residential.

Residential means any building or unit of a building intended for occupancy as a dwelling but shall not include a hotel or motel.

- (b) The definitions set forth in O.C.G.A. § 8-2-3 (high-efficiency plumbing fixtures), shall be effective as definitions of the words, terms and phrases used in this article. All words, terms and phrases used herein, other than those specifically defined elsewhere in this article, shall have the respective meanings ascribed to them in O.C.G.A. § 8-2-3, and shall have the same scope and effect that the same words, terms and phrases have where used in O.C.G.A. § 8-2-3.

(Code 1998, 38-101)

Sec. 18-30. - Residential building construction.

- (a) No plumbing fixture shall be installed which does not meet the standards listed in this section or the state minimum plumbing code, whichever is stricter. This includes all plumbing fixtures installed in newly constructed buildings or when replacing plumbing fixtures during remodeling or renovation of existing buildings, except as noted in section 8-32.
- (b) The standards are as follows:
- (1) A water closet or toilet that:
- a. Is a dual flush water closet that meets the following standards:
 1. The average flush volume of two reduced flushes and one full flush may not exceed 1.28 gallons;
 2. The toilet meets the performance, testing, and labeling requirements prescribed by the following standards, as applicable:
 - (i) American Society of Mechanical Engineers Standard AI 12.19.2-2008;
 - (ii) American Society of Mechanical Engineers Standard AI 12.19.14-2006 six-liter water closets equipped with a dual flushing device; and
 3. Is listed to the WaterSense™ Tank-Type High Efficiency Toilet Specification; or
 - b. Is a single flush water closet, including gravity, pressure assisted, and electro-hydraulic tank types, that meets the following standards:
 1. The average flush volume may not exceed 1.28 gallons;
 2. The toilet must meet the performance, testing, and labeling requirements prescribed by the American Society of Mechanical Engineers Standard AI 12.192/CSA B45.1 or A112.19.14; and
 3. The toilet must be listed to the WaterSense™ Tank-Type High Efficiency Toilet Specification;
- (2) A shower head that allows a flow of no more than an average of 2.5 gallons of water per minute at 60 pounds per square inch of pressure;
- (3) A urinal and associated flush valve that:
- a. Uses no more than 0.5 gallons of water per flush;
 - b. Meets the performance, testing, and labeling requirements prescribed by the American Society of Mechanical Engineers Standard AI 12.19.2/CSA B45.1;
 - c. For flushing urinals, meets all WaterSense™ specifications for flushing urinals; and
 - d. Where non-water urinals are employed, complies with American Society of Mechanical Engineers Standard AI 12.19.3/CSA B45.4 or American Society of Mechanical Engineers Standard AI 12.19.19/CSA B45.4. Non-water urinals shall be cleaned and maintained in accordance with the manufacturer's instructions after installation. Where non-water urinals are installed they shall have a water distribution line roughed-in to the urinal location at a minimum height of 56 inches (1,422 millimeters) to allow for the installation of an approved backflow prevention device in the event of a retrofit. Such water distribution lines shall be installed with shut-off valves located as close as possible to the distributing main to prevent the creation of dead ends. Where non-water urinals are installed, a minimum of one water supplied fixture rated at a minimum of one water

supply fixture unit shall be installed upstream on the same drain line to facilitate drain line flow and rinsing;

- (4) A lavatory faucet or lavatory replacement aerator that allows a flow of no more than 1.5 gallons of water per minute at a pressure of 60 pounds per square inch in accordance with American Society of Mechanical Engineers Standard AI 12.18. I/CSA B. 125.1 and listed to the WaterSense™ High-Efficiency Lavatory Faucet Specification; and
- (5) A kitchen faucet or kitchen replacement aerator that allows a flow of no more than 2.0 gallons of water per minute.

(Code 1998, S 38-102)

Sec. 18-31. - Required.

a) No new construction may be initiated within the county for any building of any type without a building permit.

(b) No construction that involves the renovation of or addition to any existing building may be commenced without a building permit. In addition, a building permit will be required prior to alteration of the existing roofline, existing building foundation or footprint, or the existing general physical character of the structure.

(c) As used herein, the term "construction" includes building, erection, placement, anchoring or otherwise siting any building, whether pre-fabricated, manufactured off site, or otherwise.

(d) No public utility shall connect service at any site within the county without proof of a county building permit.

e Building permits will not be issued without proof of a sanitation permit for the premises.

(f) A building permit shall become invalid unless the work authorized by it shall have been commenced within 90 days after its date of issue, or if the work authorized by the permit is suspended or abandoned for a period of six months or more. Commencement of construction means erection of temporary forms, pouring of slabs or footings, installation of piers or columns, or the actual start of a building or altering of a structure either temporary or permanent. Commencement for commercial, industrial, or agricultural construction projects shall include the physical moving of dirt. Hardship cases may be considered for extension by the board of commissioners.

(g) A building permit is required for planned building or renovations of greater than \$2,500.00.

(h) There shall be no construction of any commercial building initiated within the county for any commercial building of any type which does not meet the requirements of section 18-30.

(Code 1998, 38-103)

Sec. 18-32. - Exemptions.

(a) New construction and the repair or renovation of an existing building shall be exempt from the requirements of sections 18-30 and 18-31 when:

- (1) The repair or renovation of the existing building does not include the replacement of the plumbing or sewage system servicing toilets, faucets or showerheads within such existing buildings;
- (2) When such plumbing or sewage system within such existing building, because of its capacity, design, or installation would not function properly if the toilets, faucets or showerheads required by this chapter were installed;
- (3) Such system is a well or gravity flow from a spring and is owned privately by an individual for use in such individual's personal residence; or
- (4) Units to be installed are:
 - a. Specifically designed for use by the handicapped;
 - b. Specifically designed to withstand unusual abuse or installation in a penal institution; or
 - c. Specifically designed as toilets for juveniles.
- (5) The owner, or his agent, of a building undergoing new construction or repair or renovation who is entitled to an exemption as specified in subsections (a)(2), (3) or (4) of this section shall obtain the exemption by applying at the office of the building inspector for the County. A fee as determined by the Board of Commissioners shall be charged for the inspection and issuance of such exemption.
- (6) The requirements of section 18-31 do not apply when the planned building or renovation does not add any value greater than \$1,500.00 to the value of the existing property. It is not the intent of this article to require a building permit for routine maintenance or repairs, as long as the routine maintenance or repairs utilize the same or substantially similar replacement materials as used in the existing structure.
- (7) No building permit shall be required for the replacement of wiring or paint of the existing structure.
- (8) No building permit shall be required for mobile homes or manufactured housing, providing that the same are permitted under other provisions of this Code.

(Code 1998, 38-105)

Sec. 18-33. - Enforcement; penalty.

(a) This chapter shall be enforced by the office of the County building inspector. Citations for

violations may be issued by the County building inspector.

(b) This article shall be enforced by the sheriffs department, the county public works director, the

county planning director, or any other authorized personnel.

(c) Any person violating this article shall be tried before the county magistrate court, Upon

conviction, a violation of this article may be punished as provided in section 1-13.

Code 1998 38-106