

EXPLANATION OF DOCUMENTS:

Red language equals added text.

~~Struck through language equals deleted text.~~

Chapter 18 - BUILDINGS AND BUILDING REGULATIONS^[1]

Footnotes:

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Editor's note— A resolution of July 17, 2007, repealed ch. 18, which consisted of §§ 18-1—18-75, and enacted new provisions to be designated ch. 18, §§ 18-1—18-84, to read as herein set out. Former ch. 18 pertained to similar subject matter and derived from a resolution of Aug. 20, 1996; and an amendment of Nov. 1, 2002.

Cross reference— Environment, ch. 30; floods, ch. 34; planning, ch. 42; roads and bridges, ch. 46; solid waste, ch. 50; zoning, ch. 66.

State Law reference— Water Well Standards Act of 1985, O.C.G.A. § 12-5-120; access to and use of public facilities by physically handicapped persons, O.C.G.A. § 30-3-1 et seq.; ordinances relating to repair, closing and demolition of dwellings unfit for human habitation or buildings or structures that imperil health, safety or morals, O.C.G.A. § 36-61-11; authority to demolish structures where drug crimes are committed, O.C.G.A. § 41-2-7; authority to repair, close or demolish unfit buildings or structures, O.C.G.A. § 41-2-7; county or municipal ordinances relating to unfit buildings or structures, O.C.G.A. § 41-2-9 et seq.; fire escapes in buildings, O.C.G.A. § 8-2-50.

ARTICLE I. - IN GENERAL

Sec. 18-1. - Self-inspection exemption.

The Board of Commissioners, pursuant to 1996 Ga. Laws, page 1632, exempts the county from the alternative inspection procedure as set forth in O.C.G.A. § 8-2-26(d).

(Res. of 7-17-2007(1))

Secs. 18-2—18-35. - Reserved.

ARTICLE II. - CONSTRUCTION CODES^[2]

Footnotes:

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

Sec. 18-36. - Adoption of technical codes.

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The following technical building and construction codes, including appendices where noted, as set forth in O.C.G.A. § 8-2-20 are adopted by reference as the official codes of the county and may be amended for later editions or amendments as required by the Georgia Uniform Codes Act, O.C.G.A. § 8-2-25:

- (a) International Building Code (International Code Congress);
- (b) National Electrical Code;
- (c) International Fuel Gas Code;
- (d) International Mechanical Code;
- (e) International Plumbing Code;
- (f) International Residential Code;
- (g) International Energy Conservation Code;
- (h) International Fire Code;
- (i) International Property Maintenance Code;
- (j) International Existing Buildings Code.

(Res. of 7-17-2007(1))

Sec. 18-37. - Enforcement of article.

- (a) This article shall be enforced by the planning and development department. Citations for violations may be issued by this department.
- (b) Any person violating this article shall be tried before the magistrate **or state** court of the county. Upon conviction, a violation of this article may be punished as provided in chapter 1, section 1-13.

(Res. of 7-17-2007(1))

Sec. 18-38. - Quality and workmanship not regulated.

Quality control of materials and workmanship is not within the purview of this chapter except as it relates to the purposes stated herein.

Sec. 18-39. - No warranty or guaranty.

The inspection or permitting of any building, system or plan, under the requirements of this chapter shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy, nor any guaranty of compliance with the codes. Neither Putnam County, nor any employee thereof, shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting.

Sec. 18-40. - Other applicable ordinances.

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The applicant is advised that other applicable provisions, including special agricultural setback provisions, exist in the Putnam County Zoning Ordinance, and that other requirements contained in the Putnam County development regulations, the Putnam County Flood Damage Prevention Ordinance, and the Putnam County Soil Erosion and Sedimentation Ordinance may apply, and the applicant is advised to check with the planning and development department. Issuance of a building permit is not a guaranty that the erection of the structure is lawful and in compliance with all other applicable ordinances.

Sec. 18-41. - Restriction on employees

No employee connected with the building inspections department shall be financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building, structure, service, system, or in the making of plans or of specifications thereof unless he is the owner of such, nor shall any employee engage in any other work which is inconsistent with his duties or conflict with the interests of the department.

Sec. 18-42. - Supremacy and preemption.

The provisions of this chapter shall not be held to deprive any federal or state agency, or Putnam County, of any power or authority which it had on the effective date of the adoption of this chapter or of any remedy then existing for the enforcement of its orders, nor shall it deprive any individual or corporation of its legal rights as provided by law.

Secs. 18-43—18-70. - Reserved.

ARTICLE III. - BUILDING PERMITS AND REQUIREMENTS

Sec. 18-71. - Building permit required.

~~(a) It shall be unlawful for any building to be located, erected, moved, expanded or structurally altered for a cost in excess of \$1,000.00 unless a permit is specifically required herein (ex. temporary electrical pole, moving building on or across public thoroughfares, etc.) without obtaining a building permit issued by the planning and development department in conformity with this chapter. All permits issued shall be posted at the construction entrance and displayed on the premises described in the permit during construction or reconstruction. Any building permit shall automatically expire six months from the date of issuance if construction has not begun or has been abandoned. Construction or reconstruction not in compliance with the building permit issued, or without a building permit as required in this section, shall constitute a misdemeanor for which the violator, if found guilty, may be punished as provided by law. Each day upon which a violation occurs shall be considered a separate offense under this section.~~

(a) Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, or change the occupancy of a building or a structure, or to erect, install, enlarge, alter, repair, convert or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by the standard building codes, or to cause any such work to be done, shall first make application to the director and obtain the required permit for the work. Any time a new non-residential business is beginning operation in an existing structure, or any time a new tenant is to occupy an existing non-residential structure, such person or entity shall be required to notify the director and obtain an inspection prior to obtaining a business license and/or beginning

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tenancy (such requirements shall not apply to residential tenants such as apartment renters). It shall be unlawful to commence construction of a building or structure ~~requiring a permit~~ without first obtaining a permit, as required herein. It shall be unlawful to commence any land disturbance activity for the construction of any building; to commence construction of any building; to commence the moving or alteration of any building; or to commence the development of land for a use not requiring a building, until all necessary permits for such work have been issued. Building permits shall be required as listed in this chapter, and land disturbance permits as required by the Putnam County Soil Erosion and Sedimentation Control Ordinance. All land development or construction shall comply with the codes and ordinances in effect in Putnam County at the time the permit is issued. Any building permit shall automatically expire six months from the date of issuance if construction has not begun or has been abandoned. Construction or reconstruction not in compliance with the building permit issued, or without a building permit as required in this section, shall constitute a misdemeanor for which the violator, if found guilty, may be punished as provided by law. Each day upon which a violation continues shall be considered a separate offense under this section.

- ~~(1) Lot dimensions with boundary line prepared by a licensed surveyor in addition to the site plans and drawings described above, to ascertain precise dimensions;~~
- ~~(2) Shape, size, height and location of the structures proposed to be erected, demolished, altered or moved, and of any buildings already on the lot; yard dimensions and the use of structures, including the number of dwelling units within each structure;~~
- ~~(3) Easements (public and private);~~
- (4) Watercourses;
- (5) Fences;
- ~~(6) Street names and street right of way lines;~~
- (7) Other information regarding abutting property as directly affects the application; and
- ~~(8) Identity of owner and location by tax map and parcel number, verified by the tax assessor's office on the permit form.~~

(Res. of 7-17-2007(1))

Sec. 18-72. - Permit applications.

- (a) *Application required.* Prior to the issuance of any permit required or authorized by the building code, an application therefore shall be submitted ~~in writing~~ to the planning and development department on forms furnished for such purpose by the department. Such application shall be signed in the spaces provided by the qualified applicant, the owner of the property or his authorized agent, and, where required, the architect or engineer. The applicant shall become the permit holder upon issuance of a permit and shall be held responsible for the supervision and conduct of all work covered thereby. The application shall serve as the basis for determination of issuance of a permit and shall be factual evidence upon which any interested party may rely as to the information provided thereon.

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(b) *Application contents.* Building permit applications shall be accompanied by the following:

(1) a copy of a dimensional sketch or preliminary site plan, signed by the owner or his authorized agent, and include, at a minimum,

- a. Lot dimensions with boundary line prepared by a licensed surveyor in addition to the site plans and drawings described above, to ascertain precise dimensions;
- b. Shape, size, height and location of the structures proposed to be erected, demolished, altered or moved, and of any buildings already on the lot; yard dimensions and the use of structures, including the number of dwelling units within each structure;
- c. Easements (public and private)
- d. Watercourses

(2) Copy of Recorded Plat

(3) Identity of owner and location by tax map and parcel number

(4) ~~Fences;~~ A septic permit from the health department (if on septic);

(5) ~~Street names and street right of way lines;~~ A sewer tap approval from the applicable water provider if on sewer and not in an approved subdivision (i.e. is on an existing lot);

(6) ~~Other information regarding abutting property as directly affects the application;~~ A water tap ~~permit~~ approval from the applicable water provider if not in an approved subdivision (i.e. is on an existing lot);

(7) ~~Identity of owner and location by tax map and parcel number, verified by the tax assessor's office on the permit form.~~ A driveway permit may be required from the department of transportation if the property fronts on a state highway or road or any access is desired to a state highway, or from Putnam County if the property fronts on a county road or any access is desired from a county road, and those departments should be consulted;

(8) Such other information as may be requested for determining whether the provisions of this chapter are being observed and complied with; and

~~(10) Such other information as may be requested by the building official or elsewhere in this chapter.~~

(c) *Changes to application.* In the event of a change in any material fact given in the application, which served as a basis for issuing the permit, the permit holder shall immediately file an amended application detailing such changed conditions. If the change in the application is a change in the person responsible for the work, the owner shall immediately stop the work and notify the planning and development department in writing, detailing such changed conditions and any other information as required or, in lieu thereof, a new permit application shall be filed immediately by a new qualified applicant. If such changed conditions are determined to be in compliance with the building code and other applicable regulations, an amended building permit will be issued at a minimum fee if the changed conditions shall not be greater than those permitted in the original permit.

(d) *Qualifications and responsibilities of applicant.*

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(1) Except as provided in subsection (c)(2), (c)(3) or (c)(4) of this section, application for permits shall be accepted from and permits issued only to contractors who are qualified as provided in this article to perform the kind of work included in the particular permit for which application is made. It shall be the duty and responsibility of every contractor, builder, electrician, plumber or mechanical contractor who shall make contracts for the erection or construction or repair of buildings, or any portion thereof for which a permit is required, and every contractor or builder making such contracts and subletting the same, or any part thereof, shall be required to:

a. Purchase and maintain an occupational license. The fee is as listed in the schedule of fees. Such license shall be registered with the planning and development department.

b. Any contractor not **required by law to be** licensed by the state must purchase and maintain a license bond (or an equivalent) in the amount of \$25,000.00. Such bond shall be conditioned that all work performed by the contractor or under his supervision shall be performed in accordance with the provisions of this building code and other pertinent laws and regulations. ~~He~~ **They** will pay all fees and penalties properly imposed upon ~~him~~ **them** for violations of the building code. The planning and development department shall be so named on the license bond.

(2) The owner of commercial property, except that designated for farming and agricultural purposes, may make application for a permit, supervise and do the work in connection with construction, repair, alteration or maintenance where the total value of such work, including labor and materials, does not exceed \$1,000.00, and where none of the work to be done is required by law to be performed by a licensed contractor. All work performed in the case of buildings or structures classified as group E-educational, or group I-institutional or group A-assembly occupancy shall be performed only by a licensed contractor.

(3) The owner of residential or agricultural property may make application for a permit, supervise and do the work in connection with the construction, maintenance, repair, alteration or addition to a dwelling, including farm and agricultural buildings and structures, regardless of the size or cost of such work under the following conditions:

a. Such dwelling, farm or agricultural building is intended for the use and occupancy of the owner making such application and not intended for sale **or public use**. In this connection, no more than one permit shall be issued to an owner for the construction of a new dwelling (not including permits issued for alterations, additions and repairs to an existing dwelling) during any 12-month period.

b. The planning and development department may require proof that the applicant is the owner of the dwelling upon or in which construction is to take place, and nothing in this section is to be construed to invalidate the requirement for applying for and obtaining permits, paying fees, calling for required inspections, and complying with all plans, specifications, codes, laws and regulations applicable.

(4) A maintenance craftsman may obtain a permit for work to be done by him on the building or premises owned by his employer where such work is in the same category as

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the craftsman is qualified and where such work is limited to the maintenance, repair and minor alterations.

(5) The director shall act upon an application for a permit without unreasonable or unnecessary delay, within 30 days from the submission of an application deemed complete. If the director is satisfied that the work described in an application for a permit and the contract documents filed therewith conform to the requirements of the standard building codes and other pertinent laws and ordinances, he shall issue a permit to the applicant.

(Res. of 7-17-2007(1))

Sec. 18-73. - Permit fees.

(a) *Permits not valid.* No building, construction, electrical, mechanical, miscellaneous or other permit issued by the planning and development department shall be valid until fees prescribed by this section shall have been paid.

(b) *Permit fees for work commenced prior to obtaining permits.* In all cases where building, construction, electrical, plumbing, mechanical or other work for which a permit is required is commenced before such permit is obtained, any permit fee due to the county for a permit for such work shall be twice the amount of the regular permit fee specified in this article which would have been due had such permit been obtained prior to commencing work. In no event shall such fee be less than an amount listed in the schedule of fees in addition to the regular permit fee. Payment of such increased fee shall not be a defense in any prosecution for any such work, for which a permit is required. Any work performed prior to the issuance of a building permit that has not been inspected by the county, and that is not easily inspected, or has been covered up, shall be inspected by an independent engineer that can certify that such work complies with the building code.

(c) *Reinspection fees.* When extra inspection trips are made for a permit holder due to any of the following reasons, an addition fee in an amount listed in the schedule of fees shall be charged for each such additional inspection:

- (1) Wrong address given on call for inspection;
- (2) Work not ready for inspection at time specified;
- (3) Required corrections not made within time specified;
- (4) Failure to request required inspections; and
- (5) Additional work done after inspection has been made.

(d) *Refund of fees.* Where no work has been done under a valid permit for which fees have been paid and a written request for refund of fees is made by holder thereof within six months of the date of original issuance, the of the planning and development department may authorize the refund of 85 percent of such fee upon surrender of the permit and cancellation of the permit, providing no refund shall be made of a plan review fee.

(Res. of 7-17-2007(1))

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Sec. 18-~~74~~. - Schedule of building or construction permit fees.

For the purpose of determining fees, floor area shall be the gross overall outside floor area of a building at each story, including all portions under a roof. Where a building permit fee is paid for a new building or addition, separate permits and fees shall not be required for ~~fences, walls, awnings,~~ masonry fence walls, site work or other components normal to building construction. Separate fees shall be paid for electrical, plumbing, mechanical, miscellaneous or other permits shown elsewhere in this schedule. Fees can be found in the schedule of fees located at the planning and development department. Permit fees shall be as follows:

- (a) New buildings and additions.
 - (1) For each square foot of enclosed area or fractional part of residential space, for each story below and above grade.
 - (2) For each square foot of garage, storage building or barn space.
 - (3) For each square foot of open shed space.
 - (4) For commercial space.
- (b) New construction other than buildings, including towers, pylons, storage tank foundations, structural elements of industrial complexes not within a building, and similar construction.
- (c) Alterations (including major repair to buildings or other structures).
- (d) Moving buildings/modular and manufactured homes on or across public thoroughfares, when the move is not in conjunction with a building permit.
- (e) The manufactured home fee, including 200-amp electrical.
- (f) Masonry fences and walls: For each 50 linear feet or fractional part thereof.
- (g) Swimming pools: For all permanent swimming pool installations aboveground or in-ground, including fencing.
- (h) Demolition of buildings and for demolition of structures other than buildings.
- (i) Temporary permits.
- (j) Minimum fee for any building permit, based upon the fee formulas contained in subsections (b) through (l) of this section.
- (k) Golf course or recreational development area: A base fee plus a per acre fee.
- (l) Development/subdivision permit: A flat fee. See chapter 28, development regulations.
- (m) Electrical permit fees. Electrical permit fees for service installations (conductors and equipment for delivering energy from the electrical utility supply system, residential and commercial). Each service or subservice requiring a utility-owned meter shall be considered a service for fee purposes.

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- (n) Plumbing permit fees. Plumbing permit fees for new residential or commercial service shall include a base fee and a per fixture fee. Renovations or additions to a room shall be charged a fee.
- (o) Mechanical permit fees. Mechanical permit fees for new residential or commercial service HVAC system and charges per ton of air conditioning equipment and 20,000 BTU of heat equipment. Additions or changes of equipment shall require a fee.
- (p) Renewal of permits.
- (q) Reinspection fees. Fees for reinspection shall be an amount listed in the schedule of fees and charges.

(Res. of 7-17-2007(1))

Sec. 18-~~74~~ **75**. - Plans and specifications.

- (a) Each **commercial and multifamily** application for a permit shall be accompanied by two sets of plans and specifications, except as outlined in section 18-~~74~~ **75**.
- (b) All plans for buildings, structures, additions or alterations to group E-educational, group I-institutional, and group A-assembly occupancy, regardless of size, and all buildings or structures three or more stories in height or greater than 5,000 square feet in area (except those classified as one-family and two-family dwellings, expressly exempted by the chief building inspector, and those buildings or structures for farm or agricultural purposes), such designer shall be an architect or engineer legally registered under the laws of the state regulating the practice of architecture or engineering, and shall affix his official seal to such plans, specifications and accompanying data.
- (c) Plans shall be original drawings or prints of the structure, mechanically reproduced at the original scale on substantial paper, showing completely all foundations, wall sections, floor plans, roof plans and elevations at a convenient scale; a plot plan showing the actual shape and dimensions of the lot to be built upon; the exact sizes and location on the lot of the buildings or structures to be erected or altered, the location and number of required off-street parking and loading spaces; such other information as may be required to determine compliance with the building code and this chapter; complete structural, mechanical, plumbing and electrical plans; and such other reasonable information as may be required to clearly show the nature, character and location of the proposed work. Computations, stress diagrams, shop drawings, floor plans of existing buildings to which additions are proposed and other data necessary to show compliance with the building code shall be included when required by the planning and development department. Any specifications in which general expressions are used to the effect that "work shall be done in accordance with the building code" or "to the satisfaction of the of the planning and development department," shall be deemed imperfect and incomplete, and every reference to the building code shall be by section or subsection number applicable to the materials to be used, or to the methods of construction proposed.
- (d) **With respect to commercial and multifamily**, the **director** may authorize the issuance of a permit without plans and specifications for minor alterations, repairs and small or unimportant work, but in no instance where the work is of a structural nature. The issuance of a permit

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without plans and specifications will still require the necessary inspections and compliance with the building code and all other pertinent regulations.

(e) It shall be unlawful to use roof or wall covering material that has not been approved by the applicable building code as exterior covering material except in the event a building is damaged by natural or manmade disaster, or suffers a roof leak, other leak, or other damage. In such cases, temporary materials may be applied to a building to provide a temporary repair for no more than 60 days from the date of the damage. One 60-day extension can be requested from the director, for cause, if the structure is not able to be properly repaired with approved exterior covering material within 60 days. Examples of materials that are not approved as exterior covering materials include, but are not limited to, tarpaulins, plastic sheeting, and OSB. This restriction shall not apply to [a] building, such as outbuildings and storage buildings.

(Res. of 7-17-2007(1))

Sec. 18-~~76~~. - Examination of plans.

All plans and applications shall be examined in the order received, except those plans that have been previously examined. If the application or the plans do not conform to the requirements of all pertinent laws, such applications shall be rejected in writing, stating the reasons therefore. Such plans may be returned for correction of the tracings. Penciled notations on such plans may be accepted for only minor corrections. If the application, plans and specifications meet the approval of the building code, the plans shall be stamped "approved," and the permit shall be issued.

(Res. of 7-17-2007(1))

Sec. 18-~~77~~. - Approval of other authorities.

In addition to verifying compliance with the building code, the planning and development department shall require that the laws, rules and regulations of any other regulatory authority having jurisdiction, where such laws, rules and regulations are applicable and are known, shall be satisfied before a permit shall be issued. The department shall require such evidence, as is reasonable, to show such other approvals. The department shall not thereby be held responsible for enforcement of such other regulations it is not specifically authorized to enforce. The following are some, but not necessarily all, other agencies having jurisdiction on some or all projects:

- (1) The county road department, the sheriff's office, the state highway department, and the City of Eatonton's police department for the moving of buildings, structures and heavy equipment over, temporary construction over, storage of material on, construction operations over or temporary blocking of streets or other public spaces;
- (2) The county road department for the installation of a driveway culvert installed on county property;
- (3) The county health department for the permitting of wells, septic tanks and water and sewer systems;

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- (4) The land department of Georgia Power for the permitting of docks, ramps and bulkheads that are within their jurisdiction; and
- (5) The state highway department for permitting driveway approaches on any state road.

(Res. of 7-17-2007(1))

Sec. 18-78. - Permit types.

- (a) Building permits, as issued by the planning and development department shall be required for:
 - (1) The erection or construction of any building or structure and the adding to, enlarging, repair, improving, altering, covering or extending of any building or structure;
 - (2) The moving of any building or structure within, into, through, or out of the county;
 - (3) The demolition of any building or structure;
 - (4) The erection, remodeling, relocating, repair, altering or removal of any sign; or
 - (5) The installation or alteration of a swimming pool.
- (b) Electrical permits shall be required for the installation, repair, alteration, addition to or changing of any electrical wires, fixtures, apparatus, raceways, conduit or any part thereof, which generates, transmits, transforms or utilizes electrical energy in any form for lights, heat or power.
- (c) Plumbing permits shall be required for the installation, repair, alteration, addition to or changing of any plumbing system or appurtenances thereto, domestic water supply or distribution systems, plumbing fixtures and traps, sanitary and storm sewers, liquid waste piping, or water and sewer-using equipment. No plumbing permit shall be required for the repair of leaks, unstopping of sewers or waste pipes, repair or replacement of faucets or water closets, repair of valves, repair or cleaning of septic tanks.
- (d) Mechanical permits shall be required for the installation, alteration or major repair of:
 - (1) Boilers or steam-activated machinery, including the appurtenances and piping thereto;
 - (2) Heat-producing appliances, furnaces or other heating apparatus, including piping or flues, or accessories thereto, except electrical and other appliances that are fully portable and require no physical connection to piping or flues;
 - (3) Air conditioning or refrigeration systems;
 - (4) Mechanical ventilating systems, including air distribution ductwork;
 - (5) Gas systems or piping;
 - (6) Elevators, lifts, escalators, hoists or other transporting devices;

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- (7) Paint-spraying equipment or other process equipment that produces explosive or flammable vapors;
- (8) Fire sprinklers, standpipes, fire hose cabinets or other fire protection apparatus; and
- (9) Mechanical equipment of any kind that is regulated by the building code.
- (e) Renewal of permits.
- (f) Reinspection fees.
- (g) Miscellaneous permits include, but are not limited to, tents for assembly, home occupation licenses, occupation registration, temporary camper, carnivals, rodeos, sporting events, public events (specific duration of less than one year), and tent revivals.

(Res. of 7-17-2007(1)

Sec. 18-79. - Requirements for safe work.

All work performed relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures, including work on the building or structure itself, or the building or structure's electrical, gas, mechanical or plumbing system, shall be done in a safe manner, in compliance with the requirements of the standard building codes and this article. Work not done in compliance with these requirements, whether it requires a permit, may be subject to citation, stop work order, or other civil remedy by the director.

Sec. 18-80. - Existing buildings.

(a) General. Alterations, repairs or rehabilitation work may be made to an existing structure, building, electrical, gas, mechanical or plumbing system without requiring the building, structure, plumbing, electrical, mechanical or gas system to comply with all the requirements of the technical codes, provided that the alteration, repair or rehabilitation work conforms to the requirements of the technical codes for new construction. The director shall determine the extent to which the existing system shall be made to conform to the requirements of the technical codes for new construction.

(b) Change of occupancy. If the occupancy classification of any existing building or structure is changed, the building, electrical, gas, mechanical and plumbing systems shall be made to conform to the intent of the technical codes, as required by the director.

Sec. 18-81. - Special historical buildings.

The provisions of the standard building codes relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or county as historic buildings when such buildings or structures are judged by the director to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation, or moving of buildings within fire districts.

Sec. 18-82. - Property maintenance.

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All buildings, structures, electrical, gas, mechanical and plumbing systems, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards, which are required by the standard building codes when constructed, altered, or repaired, shall be maintained in good working order. The owner, or his designated agent, shall be responsible for the maintenance of buildings, structures, electrical, gas, mechanical and plumbing systems.

Sec. 18-83. - Illegal lots.

Building permits may only be issued on lots of record. No building permit shall be issued on any illegal non-conforming lot, as such is defined in the Putnam County Zoning Ordinance. There are lots within Putnam County, that, while their existence may be recorded in the office of the Clerk of Putnam Superior Court, were not lawfully created in accordance with the laws of Putnam County as described herein, or at the time of their creation, and are not lots of record. Putnam County will not issue a building permit for such lots.

Sec. 18-84. - Partially-built structures.

The county finds that partially built and subsequently abandoned homes and other building and structures are occurring more frequently and are an aesthetic harm to the community; they also reduce property values of adjacent and nearby property; they create a public safety hazard in that they can be dangerous; and they invite illicit activity. The county finds such structures to be a nuisance. Therefore, it shall be unlawful for a property owner to leave a residential, commercial or industrial structure in a partially-built status for more than six months with no substantial progress occurring on the construction. Partially-built means foundations that are poured or erected; basements that have been dug and partially completed; and structures that have been framed or dried-in (siding, roofing, windows and doors in place) but not completed. It shall be permissible to finish the exterior of a commercial shopping center or other commercial or industrial building without building-out the inside. It shall also be a violation for a partially completed building or structure to remain unfinished without a certificate of occupancy more than 30 days after the expiration of its building permit (building permits expire one year from issuance unless extended). The director shall be authorized to issue citations to the property owner or builder, and shall be authorized to seek abatement of the nuisance in magistrate court or superior court.”

Sec. 18-85. - Minor repairs exempted.

Ordinary minor repairs may be made without a permit, provided that such repairs shall not violate any of the provisions of the standard building codes.

Sec. 18-86. - Swimming pools.

Any swimming pool shall be enclosed with a fence that is in compliance with the standard building code (International Residential Code). Public swimming pools must also comply with applicable regulations of the Putnam County Board of Health

Sec. 18-87. - Accessory buildings.

Accessory buildings in residential and agricultural zoning districts shall not require site plans. However, such applications must be provided with certification that such buildings will meet all

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applicable setbacks and comply with any relevant special agricultural zoning setbacks contained in the Putnam County Zoning Ordinance. Placement of and requirements for accessory buildings is governed by the zoning ordinance.

Sec. 18-88. - Pending violations and stop-work orders.

No building permit shall be issued to any applicant currently in violation of this chapter, or any other ordinance of Putnam County. No building permit shall be issued to any applicant currently subject to a stop-work order under this chapter, or any other ordinance of Putnam County.

Sec. 18-89. - Compliance with licensing requirements.

It shall be the duty of every contractor who contracts for the installation or repairs of building, structure, electrical, gas, mechanical, sprinkler or plumbing systems, for which a permit is required, to comply with all state or local rules and regulations concerning licensing which the county has adopted. In cases where the state requires a contractor to have obtained a state license before they are permitted to perform work, the contractor shall supply the local government with their license number before receiving a permit for work to be performed.

Sec. 18-90. - Inspections.

Field inspections will be made to determine that the building, construction or structural alteration or use is being pursued in accordance with the site plan for which a development or building permit has been issued and in compliance with this chapter. These inspections and reports of findings shall be made as soon as practicable after inspection is requested by the developer. When a violation is found to exist, a notice of violation will be posted on the site. See section 18-84 for enforcement and penalties of this chapter.

(Res. of 7-17-2007(1))

Sec. 18-91. - Certificate of occupancy.

Upon completion of construction but prior to occupancy or use for the purpose constructed, and prior to utility hookup, the property owner or his agent shall notify the planning and development department and request final inspection of the premises. The inspection will be conducted as quickly as is reasonably practicable after such request. A certificate of occupancy will be issued only if such construction comports with all applicable local, state or national rules, regulations, statutes, laws, ordinances, and the terms of this chapter. No electricity, gas or water may be supplied to the premises until such certificate of occupancy is issued.

(Res. of 7-17-2007(1))

Sec. 18-92. - Unsafe buildings.

An unsafe building is defined as any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a fire hazard and/or

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other hazards incident to the construction, alteration, repair, demolition, use and occupancy of such building, structures or premises. The International Property Maintenance Code, with the exceptions of Section 111, Means of appeal, will regulate this Code; all appeals will be made according to chapter 66, subsection 66-156(d) and subsection 66-157(c).

(Res. of 7-17-2007(1); Amend. of 1-12-2010)

Sec. 18-~~93~~. - Manufactured housing site requirements.

- (a) No structure not now located within the county shall be used as a residence and individually sited unless it has been constructed in conformity with the requirements of the U.S. Department of Housing and Urban Development under 42 USC 5401, currently meet all fire and safety requirements of such standards, and has more than 450 square feet of living area. No pre-HUD (mobile) home may be transported on or across county roads.
- (b) Any manufactured home shall be completely enclosed (skirted) with materials of brick, block, concrete or siding of like or similar character to the unit, or other nonrigid materials that must be affixed to a solid backing not less than one-half inch thick.
- (c) All manufactured homes individually sited must have at each door a landing that is a minimum of 36 inches by 36 inches; be attached to a permanent foundation; and have all towing devices, wheels, axles and removable hitches removed.
- (d) All manufactured homes to be individually sited shall comply with the following:
 - (1) In existing subdivisions that have specific covenants providing for individual siting of such homes, the setbacks provided in the covenants shall control, but shall not be less than the standard residential setback required by chapter 66, zoning.
 - (2) In existing subdivisions that allow the siting of such homes, the standard residential setbacks provided in chapter 66, zoning.
- (e) All manufactured homes individually sited must be placed upon permanent foundations constructed in accordance with applicable building codes and state law and shall be installed in accordance with manufacturers' instructions and O.C.G.A. § 8-2-131 and state fire marshal rules and regulations.
- (f) The following items must be completed before final power inspection for manufactured homes and site-built homes:
 - (1) Completion of skirting/underpinning as sited in subsection (b) above;
 - (2) Construction of porches/decks at each exit as sited in subsection (c) above;
 - (3) Installation of driveway pipe and gravel at driveway entrances onto county/state/federal roads;
 - (4) Construction of well house, if applicable;
 - (5) Permanent posting of street number; and
 - (6) Connection to water and sewer facilities, if applicable.

(Res. of 7-17-2007(1))

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Sec. 18-~~94~~. - Minimum standards for pre-owned manufactured homes.

These standards are applicable only to those pre-owned manufactured homes built under the Federal Manufactured Housing Construction and Safety Standards (HUD Code) and defined as a manufactured home under O.C.G.A. 8-2-131(3). Construction and safety standards for a pre-owned HUD Code manufactured home should not exceed the HUD Code standard in effect at the time the home was produced.

(a) *Definitions.*

- (1) *Pre-owned manufactured home.* Any manufactured home as defined in O.C.G.A. 8-2-131(3) that has been previously utilized as a residential dwelling.
- (2) *Retailer.* A retailer shall be synonymous with dealer as defined in O.C.G.A. 8-2-131(2).
- (3) *Assignee.* Any bank, financial institution or any person purchasing a retail installment contract, that has as security a manufactured home.

(b) *Facilities required.*

- (1) *Sanitary facilities.* Every pre-owned manufactured home shall contain not less than a kitchen sink, lavatory, tub or shower, and a water closet all in working condition when properly connected to an approved water and septic/sewer system. Every plumbing fixture and water and waste pipe shall be in a sanitary working condition free from leaks, and obstructions.
- (2) *Hot and cold water supply.* Every kitchen sink, lavatory and tub or shower in a pre-owned manufactured home must be connected to a supply of both cold and hot water.
- (3) *Water-heating facilities.* Every pre-owned manufactured home shall have water-heating facilities in a safe, working condition.
- (4) *Heating facilities.* Every pre-owned manufactured home shall have heating facilities in safe, working condition. Where a central heating system is not provided, each manufactured home shall be provided with facilities whereby heating appliances may be connected. Unvented fuel-burning heaters shall be prohibited except for gas heaters listed for unvented use and the total input rating of the unvented heaters is less than 30 BTU per cubic foot of room content. Unvented fuel-burning heaters shall be prohibited in bedrooms. In lieu of inspecting the heating facilities of a pre-owned manufactured home, the retailer, assignee, or county may request a heating inspection by a qualified third party. Approval by such a person will be accepted as compliance with those portions of the safety standards established herein which pertain to heating systems. The county will not be responsible for any cost incurred by or due to a third party.
- (5) *Smoke detector.* Every pre-owned manufactured home shall be provided with a State of Georgia-approved smoke detector, installed in accordance with the manufacturer's recommendations and listing.
- (6) *Windows.* Every habitable room excluding bathrooms, kitchens, and hallways shall have at least one window that can be opened, facing directly to the outdoors.

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(7) *Ventilation.* Every habitable room shall have at least one window or skylight which can be opened, or such other device that will ventilate the room.

(8) *Electrical.*

a. Distribution panels. Distribution panels shall be in compliance with the approved listing, complete with required breakers or fuses, with all unused openings covered with blank covers approved and listed for that purpose. Connections shall be checked for tightness. Panels shall be accessible.

b. Electrical system. The electrical system (switches, receptacles, fixtures, etc.) shall be properly installed, wired and shall be in working condition. The pre-owned manufactured home shall be subjected to an electrical continuity test(s) to assure that all metallic parts are properly bonded.

c. Third-party inspection. The retailer, assignee, or county may, in lieu of inspecting the electrical system of a pre-owned manufactured home, request an electrical inspection by a qualified third party. Approval by such a person will be accepted as compliance with those portions of the safety standards established herein which pertain to electrical systems. The county will not be responsible for any cost incurred by or due to a qualified third party.

(9) *Exterior walls.* The exterior of the home shall be free of loose or rotting boards or timbers and any other conditions that might admit rain or moisture to the interior portions of the walls to the occupied spaces of the pre-owned manufactured home.

(10) *Exterior siding.* The exterior siding of the pre-owned manufactured home shall be free of rot and rust and must be uniform in appearance.

(11) *Roofs.* Roofs shall be structurally sound and have no obvious defects, which might admit rain or cause moisture to collect on the interior portion of the home.

(12) *Interior floors, walls and ceiling.* Every floor, interior wall and ceiling shall be kept in sound condition to prevent the admittance of rain or moisture.

(c) ~~Homes purchased for repair. No home may be occupied until standards herein are met.~~
HUD Code. Every pre-owned manufactured home located in the jurisdiction shall be in compliance with the Federal Manufactured Housing Construction and Safety Standards Act, 42 U.S.C. § 5401-5445 (the HUD Code) and shall not have been altered in such a way that the home no longer meets the HUD Code.

(Res. of 7-17-2007(1))

Sec. 18-95. - Enforcement; penalties for violation of article.

(a) In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered, covered or maintained, or any building, structure or land is or is proposed to be used in violation of any provision of this chapter, the of the planning and development department, or any other appropriate authority of the county, may, in addition to other remedies, and after due notice to the owner of the violation, issue a citation for violation of this chapter requiring the presence of the violator in the magistrate's court; or institute injunction or other appropriate action or proceeding to prevent this unlawful erection,

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construction, reconstruction, alteration, conversion, maintenance or use to correct or abate this violation or to prevent the occupancy of this building, structure or land. Where a violation of the regulations of this chapter exists with respect to a structure or land, the may, in addition to other remedies, require that public utility service be withheld therefrom until such time as the structure or premises are no longer in violation of this chapter.

(b) Any firm, person or corporation that shall do anything prohibited by this chapter as they exist, or as they may hereafter be amended, or who shall fail to do anything required by this chapter as they now exist or as they may hereafter be amended, upon conviction of a violation, shall be subject to punishment as provided by law. Any violation of this chapter shall be regarded as a misdemeanor, punishable by up to one year's imprisonment and/or a fine of \$500.00. Each day that this violation exists shall be deemed a separate offense.

(Res. of 7-17-2007(1))