

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF
LOGANVILLE, GEORGIA, FOR THE PURPOSE OF AMENDING CHAPTER 103 –
BUILDINGS AND BUILDING REGULATIONS OF THE CITY’S CODE OF
ORDINANCES TO ADD ARTICLE III – HIGH-EFFICIENCY PLUMBING FIXTURES**

THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAINS:

WHEREAS, the City of Loganville, Georgia (the “City”) has been vested with substantial legislative power to adopt clearly reasonable ordinances, resolutions, or regulations relating to its property, affairs, and local government for which no provision has been made by general law (O.C.G.A. § 36-35-3); and,

WHEREAS, on April 9, 2009, the City adopted its Code of Ordinances of the City of Loganville, Georgia, as amended (the “Code”); and,

WHEREAS, Section 2.23 – Acts of City Council of the City’s Charter provides that any act of the city council to amend the charter or the code of ordinances or any other act required by general state law to be done by ordinance shall be done by ordinance; and,

WHEREAS, the City desires to add Article III – High-Efficiency Plumbing Fixtures to the Code to comply with O.C.G.A. § 8-2-1 et seq.; and,

WHEREAS, pursuant to O.C.G.A. § 8-2-1, the Georgia General Assembly finds that an adequate supply of clean drinking water is a precious and essential resource upon which life depends; and,

WHEREAS, pursuant to O.C.G.A. § 8-2-1, the Georgia General Assembly further finds that technology is available to improve the efficiency of plumbing products.

NOW, THEREFORE, BE IT ORDAINED, that the Mayor and Council of Loganville do hereby declare and adopt this Ordinance as follows:

- (1) The preamble of this Ordinance shall be considered to be, and is hereby incorporated by reference as if fully set out herein; and,
- (2) The Code of Ordinances of the City of Loganville officially adopted on April 9, 2009, is hereby amended by adding the text amendments shown on Exhibit “A” attached hereto; and,
- (3) All resolutions, ordinances, or parts of ordinances in conflict herewith are hereby repealed; and,
- (4) This action shall be effective immediately upon the date so ordained.

SO ORDAINED this ____ day of December, 2024.

CITY OF LOGANVILLE, GEORGIA

By: _____ **(SEAL)**

Skip Baliles, Mayor

Attest: _____ **(SEAL)**

Kristi Ash, Deputy Clerk

EXHIBIT “A”

CHAPTER 103 – BUILDINGS AND BUILDING REGULATIONS

ARTICLE III. – HIGH-EFFICIENCY PLUMBING FIXTURES

State Law reference— Flow-rate restrictions on plumbing fixtures, O.C.G.A. § 8-2-3.

Sec. 103-186. - Purpose of article.

It is the purpose of this article to:

- (1) Promote greater efficiency in residential and commercial water use and preserve the natural resources of this state.
- (2) Reduce consumer water and energy costs by reducing indoor water use, reducing the need for new water supplies and treatment facilities, lowering operation and maintenance costs for water and sewer utilities, and reducing the amount of energy used to heat, treat and transport water.
- (3) Generate consumer awareness of the need to save water and of the savings that can result from the use of efficient plumbing products.

Sec. 103-187. – Definitions.

- (1) “Commercial” means any type of building other than residential.
- (2) “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.
- (3) “Lavatory faucet” means a faucet that discharges into a lavatory basin in a domestic or commercial installation.
- (4) “Plumbing fixture” means a device that receives water, waste, or both and discharges the water, waste, or both into a drainage system. The term includes a kitchen sink, utility sink, lavatory, bidet, bathtub, shower, urinal, toilet, water closet, or drinking water fountain.
- (5) “Plumbing fixture fitting” means a device that controls and directs the flow of water. The term includes a sink faucet, lavatory faucet, showerhead, or bath filler.
- (6) “Pressurized flushing device” means a device that contains a valve that:

(A) Is attached to a pressurized water supply pipe that is of sufficient size to deliver water at the necessary rate of flow to ensure flushing when the valve is open; and

(B) Opens on actuation to allow water to flow into the fixture at a rate and in a quantity necessary for the operation of the fixture and gradually closes to avoid water hammer.

(7) “Toilet” means a water closet.

(8) “Water closet” means a fixture with a water-containing receptor that receives liquid and solid body waste and on actuation conveys the waste through an exposed integral trap into a drainage system and which is also referred to as a toilet.

(9) “WaterSense™” means a voluntary program of the United States Environmental Protection Agency designed to identify and promote water efficient products and practices.

Sec. 103-188. Standards for Plumbing Fixtures.

(a) No plumbing fixture shall be installed that 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 103-189.

(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:

i. The average flush volume of two reduced flushes and one full flush may not exceed 1.28 gallons;

ii. The toilet meets the performance, testing, and labeling requirements prescribed by the following standards, as applicable:

(I) American Society of Mechanical Engineers Standard A112.19.2-2008;

(II) American Society of Mechanical Engineers Standard A112.19.14-2006 six-liter water closets equipped with a dual flushing device; and

iii. 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:

i. The average flush volume may not exceed 1.28 gallons;

ii. The toilet must meet the performance, testing, and labeling requirements prescribed by the American Society of Mechanical Engineers Standard A112.192/CSA B45.1 or A112.19.14; and

iii. 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 A112.19.2/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 A112.19.3/CSA B45.4 or American Society of Mechanical Engineers Standard A112.19.19/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 A112.18.1/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.

Sec. 103-189. Commercial building construction.

There shall be no construction of any commercial building initiated within the city for any commercial building of any type which does not meet the requirements of Section 103-188.

Sec. 103-189. – Exemptions-Grounds.

An exception to the requirements of this article relative to new construction and to repair or renovation of an existing building may be granted by code enforcement officer 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 building;
- (2) 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 article 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;
- (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. Toilets for juveniles.

Sec. 103-190. - Same—Application.

An application for exception to the provisions of this article may be submitted to the code enforcement officer by applying for a plumbing permit specifying the exact conditions under which the exception is requested. The code enforcement officer shall deny any such application when in his opinion the request does not comply with this article.

Sec. 103-191. - Enforcement; penalty for violation of article.

This article shall be enforced by the code enforcement office. Citations for violations may be issued by the code enforcement officer or his authorized representative. Any person, corporation, partnership or other entity violating this article shall be tried before the municipal court of the city. Upon conviction, such person, corporation, partnership or other entity found guilty of a violation of this article shall be punished as provided in Section 1-8.

Secs. 103-192—103-230. - Reserved.