

Ordinance # 024-17; Adopted 08/08/2017

AN ORDINANCE OF THE COMMISSIONERS OF COWETA COUNTY, GEORGIA TO AMEND CHAPTER 14, BUILDINGS AND BUILDING REGULATIONS OF THE COWETA COUNTY CODE OF ORDINANCES AND FOR OTHER PURPOSES

WHEREAS, BE IT ORDAINED by the Commissioners of Coweta County, Georgia that Chapter 14, Building and Building Regulations of the Coweta County Code of Ordinances has been reviewed; and

WHEREAS, the Board has determined that it is the best interest of the health, safety and welfare of the public to enact and maintain Building and Building Regulations;

NOW THEREFORE BE IT ORDAINED by the Commissioners of Coweta County, Georgia; and it is hereby ordained by the authority of the same that Chapter 14, Building and Building Regulations of the Coweta County Code of Ordinances be amended as follows:

DELETE THE FOLLOWING IN ITS ENTIRETY:

Chapter 14, Building and Building Regulations, Article I. In General, Section 14-1. Portable toilets, items (a) and (b)

AND REPLACE WITH THE FOLLOWING:

Chapter 14 – Building and Building Regulations

Article 1. In General

Section 14-1. – ADMINISTRATION

Item 101.1 Scope

The provisions of this article shall govern the administration and enforcement of the Georgia State Minimum Standard Codes, hereinafter referred to as the “technical codes” or “the codes”.

Item 101.2 Code Remedial

101.2.1 General. The codes are hereby declared to be remedial and shall be construed to secure the beneficial interests and purposes thereof, which are public safety, health and general welfare through structural strength, stability, sanitation, adequate light and ventilation and safety to life and property from fire and other hazards attributed to the built environment including alteration, repair, removal, demolition, use and occupancy of buildings, structures, or premises, and by regulating the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may be referred to as service systems.

Item 101.2.2 Permitting and Inspection. The inspection or permitting of any building, system or plan by any jurisdiction, under the requirements of the codes, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. No jurisdiction 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.

Item 101.3 Applicability

101.3.1 General. Where, in any specific case, different sections of the codes specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Item 101.3.2 Building. The provisions of the International Building code, as adopted and amended by the state Department of Community Affairs, shall apply to the construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal and demolition, of every building or structure or any appurtenances connected or attached to such building or structures.

Item 101.3.3 Electrical. The provisions of the National Electrical Code, as adopted and amended by the state Department of Community Affairs, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereof.

Item 101.3.4 Gas. The provisions of the International Fuel Gas Code, as amended and adopted by the state Department of Community Affairs shall apply to the installation of consumers' gas piping, gas appliances and related accessories as covered in the codes. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

Item 101.3.5 Mechanical. The provisions of the International Mechanical Code, as adopted and amended by the state Department of Community Affairs, shall apply to the installation of mechanical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and/or appurtenances including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators, and other energy related systems.

Item 101.3.6 Plumbing. The provisions of the International Plumbing Code, as adopted and amended by the state Department of Community Affairs, shall apply to every plumbing installation, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances, when connected to a water or sewerage system.

Item 101.3.7 Fire. The provisions of the International Fire Code, as adopted and amended by the state Department of Community Affairs, shall apply to the repair, equipment use and occupancy, and maintenance of every existing building or structure or any existing appurtenances connected or attached to such building or structure. When there are specific requirements, they shall take precedence over the general provisions.

Item 101.3.8 Energy. The provisions of the International Energy Conservation Code, as adopted and amended by the state Department of Community Affairs, shall regulate the design of building envelopes for adequate thermal resistance and low air leakage and the design and selection of mechanical, electrical, service water-heating and illumination systems and equipment which will enable effective use of energy in new building construction.

Item 101.3.9 One and Two Family Dwellings. The provisions of the International Residential Code for One and Two Family Dwellings, as adopted and amended by the state Department of Community Affairs, shall apply to the construction, addition, prefabrication, alteration, repair,

use, occupancy and maintenance of detached one and two family dwellings not more than three stories in height, and their accessory structures.

Item 101.3.10 Swimming Pool, Spa or Hot Tub. The provisions of the International Swimming Pool and Spa Code, as adopted and amended by the state Department of Community Affairs, shall apply to every installation of a swimming pool, spa or hot tub.

Item 101.3.11 The International Property Maintenance Code. The International Property Maintenance Code, as adopted and amended by the state Department of Community Affairs, for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupancy and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in unincorporated Coweta County, GA; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations provisions, penalties, conditions and terms of said Property Maintenance Code.

Item 101.3.12 Appendices. To be enforceable, the appendices included in the technical codes must be referenced in the code text or specifically adopted.

Item 101.3.13 Referenced Standards. Standards reference in the technical codes shall be considered an integral part of the codes without separate adoption. Where differences occur between provisions of the codes and referenced standards, the provisions of the codes shall apply.

102 BUILDING DEPARTMENT

Item 102.1 Establishment. There is hereby established a department to be called the building department and the person in charge shall be known as the building official.

Item 102.2 Appointment. The building official shall be appointed or hired by the applicable governing authority and shall not be removed for office except for cause after full opportunity has been given to be heard on specific charges before such applicable governing authority.

Item 102.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the governing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees.

Item 102.3 Restrictions on Employees. An officer or employee connected with the department shall not be financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building, structure, system, or in the making of plans or of specifications thereof, unless he is the owner of such. This officer or employee shall not engage in any other work which is inconsistent with his duties or conflict with the interests of the department.

Item 102.5 Records. The building official shall keep, or cause to be kept, a record of the business of the department.

Item 102.6 Liability. The building official, any officer or employee charged with the enforcement of the codes, acting for the applicable governing authority in the discharge of his duties, shall not thereby render himself personally liable, and is hereby relieved from all liability, for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his duties. Any suit brought against any officer or employee because of such act performed by him in the enforcement of any provision of the codes shall be defended by the department of law until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is pursuant of the provisions of the codes.

103 POWERS AND DUTIES OF THE BUILDING OFFICIAL

Item 103.1 General. The building official is hereby authorized and directed to enforce the provisions of this code. The building official is further authorized to render interpretations of this code, which are consistent with its spirit and purpose.

Item 103.2 Right of Entry.

Item 103.2.1 Whenever necessary to make an inspection to enforce any of the provisions of the codes, or whenever the building official has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building, structure, premises, electrical, gas, mechanical or plumbing systems unsafe, dangerous or hazardous, the building official may enter such building, structure or premises at all reasonable times to inspect the same or to perform any duty imposed upon the building official by the codes. If such building or premises are occupied, he shall first present proper credentials and request entry. If such building, structure, or premises are unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of such and request entry. If entry is refused, the building official shall have recourse to every remedy provided by law to secure entry.

Item 103.2.2 When the building official shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care or control of any building, structure, or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official for the purpose of inspection and examination pursuant to the codes.

Item 103.3.1 Stop Work Orders. Upon notice from the building official, work on any lot or property, building, structure, electrical, gas, mechanical or plumbing system that is being done contrary to the provisions of the codes or local ordinances or in a dangerous or unsafe manner, shall immediately cease. The building official or his representative shall post a Stop Work Order on the site.

Item 103.3.2 Unlawful Continuance. Any person who shall continue to work in or about the property, building, or structure after the posting of a Stop Work Order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

Item 103.4 Revocation of Permits

103.4.1 Misrepresentation of Application. The building official may revoke a permit or approval, issued under the provisions of this code, in case there has been any false statement or

misrepresentation as to the material fact in the application or plans on which the permit or approval was based.

Item 103.4.2 Violation of Code Provisions. The building official may revoke a permit upon determination by the building official that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the building, structure, electrical, gas, mechanical or plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of the codes.

Item 103.5 Unsafe Buildings or Systems. All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the provisions of the Coweta County Code of Ordinances.

Item 103.6 Requirements Not Covered By Code. Any requirements necessary for the strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by this or the other technical codes, shall be determined by the building official.

Item 103.7 Alternate Materials and Methods. The provisions of the technical codes are not intended to prevent the use of any material or method of construction not specifically prescribed by them, provided any such alternate has been reviewed by the building official. The building official shall approve any such alternate, provided the building official finds that the alternate for the purpose intended is at least the equivalent of that prescribed in the technical codes, in quality, strength, effectiveness, fire resistance, durability and safety. The building official shall require that sufficient evidence or proof be submitted to substantiate any claim made regarding the alternate.

Item 103.8 Tests. The building official may require tests, test reports or inspections to be performed by a registered architect or engineer as proof of compliance with any portion of the codes. Required tests and inspections are to be made at the expense of the owner or his agent.

Item 103.9 Used Materials and Equipment. Used materials, equipment, and devices shall not be reused unless they have been reconditioned, tested, and placed in good and proper working condition and approved by the building official.

Item 103.10 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of the codes, the building official shall have the authority to grant modifications for individual cases. The building official shall first find that a special individual reason makes the strict letter of the codes impractical and that in his opinion the modification is in compliance with the intent and purpose of the codes. Such modifications shall be requested in writing by the owner.

104 PERMITS

Item 104.1 Permit Application

104.1.1 When Required. Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system the installation of which is regulated by the technical codes, or to cause any such work to be done, shall first make application to the building official and obtain the required permit for the work.

EXCEPTIONS - Permits shall not be required for the following:

1. Accessory buildings less than 200 square feet;
2. Nonstructural concrete work such as driveways and sidewalks;
3. Fences not associated with pools (pool fencing shall be permitted);
4. Small retaining walls under four (4) feet used for landscaping;
5. Patios;
6. Swings and similar playground equipment;
7. Pre-fabricated swimming pools that do not meet the definition of swimming pool written in the International Swimming Pool and Spa Code; and
8. Painting, papering, tiling, carpeting and similar finish work.

Item 104.1.2 Temporary Structures. A special building permit for a limited time shall be obtained before the erection of temporary structures such as/but not limited to; construction sheds, seats, canopies, tents, and fences used in construction work or for temporary purposes such as reviewing stands or temporary assembly. Such structures shall be completely removed upon the expiration of the time limit stated in the permit.

Item 104.1.3 Work Authorized. A building, electrical, gas, mechanical or plumbing permit shall carry with it the right to construct or install the work, provided the same are shown on the drawings and set forth in the specifications filed with the application for the permit. Where these are not shown on the drawings and covered by the specifications submitted with the application, separate permits shall be required.

Item 104.1.4 Minor Repairs. Ordinary minor repairs may be made with the approval of the building official without a permit, provided that such repairs shall not violate any of the provisions of the technical codes.

Item 104.1.5 Information Required. Each application for a permit, with the required fee, shall be filed with the building official on a form furnished for that purpose and shall contain a general description of the proposed work and its location. The application shall be signed by the owner, or his authorized agent. The building permit application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, if any, not covered by the building or structure and shall contain such other information as may be required by the building official.

Item 104.1.6 Application Expiration. An application for a permit for any proposed work shall be deemed to have been abandoned 6 months after the date of filing for the permit, unless before then a permit has been issued.

Item 104.1.7 Permit Expiration. Every permit issued shall expire unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the work is commenced, or if the work authorized by such permit is not completed within 12 months after its issuance. One or more extension of time, for periods not more than 12 months each, may be allowed for the permit. The extension shall be requested in writing and justifiable cause demonstrated.

EXCEPTION: Every permit issued for a sign shall expire thirty (30) days after its date of issuance.

Item 104.1.8 Permit Renewal. Permits which have expired require a new application and payment of a renewal fee.

Item 104.2 Drawings and Specifications

104.2.1 Requirements. When require by the building official, two or more copies of specifications, and of drawings drawn to scale with sufficient clarity and detail to indicate the nature and character of the work, shall accompany the application for a permit. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term “legal” or its equivalent be used as a substitute for specific information. All information, drawings, specifications and accompanying data shall bear the name and signature of the person responsible for the design.

Item 104.2.2 Additional Data. The building official may require details, computations, stress diagrams, and other data necessary to describe the construction or installation and the basis of calculations. All drawings, specifications and accompanying data required by the building official to be prepared by an architect or engineer shall be affixed with their official seal.

Item 104.2.3 Design Professional. The design professional shall be an architect and/or engineer legally registered under the laws of this state regulating the practice of architecture or engineering and shall affix his official seal to said drawings, specifications and accompanying data, for the following:

1. All Group A, E, R-1, R-2 and I occupancies.
2. Buildings and structures three stories or more high.
3. Buildings and structures 5,000 sq. ft. or more in area.
4. Any other structure as required by state law.

For all other buildings and structures, the submittal shall bear the certification of the applicant that some specific state law exception permits its preparation by a person not so registered.

Item 104.2.4 Structural and Fire Resistance Integrity. Plans for all buildings shall indicate how required structural and fire resistance integrity will be maintained where a penetration of a required fire resistant wall, floor or partition will be made for electrical, gas, mechanical, plumbing and communication conduits, pipes and systems and also indicate in sufficient detail how the fire integrity will be maintained where required fire resistant floors intersect the exterior walls.

Item 104.2.5 Site Drawings. Drawings shall show the location of the proposed building or structure and of every existing building or structure on the site or lot. The building official may require a boundary line survey prepared by a qualified surveyor.

Item 104.2.6 Hazardous Occupancies. The building official may require the following:

1. **General Site Plan.** A general site plan drawn at a legible scale which shall include but not be limited to, the location of all buildings, exterior storage facilities, permanent access ways, evacuation routes, parking lots, internal roads, chemical loading areas, equipment cleaning areas, storm and sanitary sewer accesses, emergency equipment and adjacent property uses. The exterior storage areas shall be identified with the hazard classes and the maximum quantities per hazard class of hazardous materials stored.
2. **Building Floor Plan.** A building floor plan drawn to a legible scale which shall include, but not be limited to, all hazardous materials storage facilities within the building and shall indicate rooms, doorways, corridors, exits, fire rated assemblies with their hourly rating, location of liquid tight rooms, and evacuation routes. Each hazardous materials storage facility shall be identified on the plan with the hazard classes and quantity range per hazard class of the hazardous materials stored.

Item 104.3 Examination of Documents

104.3.1 Plan Review. The building official shall examine or cause to be examined each application for a permit and the accompanying documents consisting of drawings, specifications, computations and additional data, and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of the technical codes and all other pertinent laws or ordinances.

Item 104.3.2 Affidavits. The building official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The building official may without any examination or inspection accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the building official copies of inspection reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical, or plumbing systems a certification that the structure, electrical, gas, mechanical, or plumbing system has been erected in accordance with the requirements of the technical codes. Where the building official relies upon such affidavit the architect or engineer shall assume full responsibility for the compliance with all provisions of the technical codes and other pertinent laws or ordinances.

Item 104.4 Issuing Permits

104.4.1 Action on Permits. The building official shall act upon an application for a permit without unreasonable or unnecessary delay. If the building official is satisfied that the work described in an application for a permit and the contract documents filed therewith conform to the requirements of the technical codes and other pertinent laws and ordinances, he shall issue a permit to the applicant.

Item 104.4.2 Refusal to Issue Permit. If the application for a permit and the accompanying contract documents describing the work do not conform to the requirements of the technical

codes or other pertinent laws or ordinances the building official shall not issue a permit, but shall return the contract documents to the applicant with his refusal to issue such permit. Such refusal shall, when requested, be in writing and shall contain the reason for refusal.

Item 104.4.3 Special Foundation Permit. When application for permit to erect or enlarge a building has been filed and pending issuance of such permit, the building official may, at his discretion, issue a special permit for the foundation only. The holder of such a special permit is proceeding at his own risk and without assurance that a permit for the remainder of the work will be granted nor that corrections will not be required in order to meet provisions of the technical codes.

Item 104.5 Contractor's Responsibilities. It shall be the duty of every contractor who shall make contracts for the installation or repairs of building structure, electrical, gas, mechanical or plumbing systems for which a permit is required, to comply with state or local rules and regulations concerning licensing which the applicable governing authority may have adopted.

Item 104.6 Condition of the Permit

104.6.1 Permit Intent. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter, or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction, or violations of this code.

Item 104.6.2 Permit Issued on Basis of an Affidavit. Whenever a permit is issued in reliance upon an affidavit or whenever the work to be covered by a permit involves installation under conditions which, in the opinion of the building official, are hazardous or complex, the building official shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity with the permit, provide copies of inspection reports as inspections are performed, and upon completion make and file with the building official written affidavit that the work has been done in conformity with the reviewed plans and with the structural provisions of the technical codes. In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the building official.

Item 104.6.3 Plans. When the building official issues a permit, he shall endorse, in writing or by stamp, both sets of plans "Reviewed for Code Compliance." One set of drawings so reviewed shall be retained by the building official and the other set shall be returned to the applicant. The permit drawings shall be kept at the site of work and shall be open to inspection by the building official or his authorized representative.

Item 104.7 Fees

104.7.1 Prescribed Fees. A permit shall not be issued until the fees as adopted by the Coweta County Commissioners have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, due to an increase in the estimated cost of the building, structure, electrical, plumbing, mechanical or gas systems, has been paid.

Item 104.7.2 Work Commencing Before Permit Issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining

the necessary permits shall be subject to the issuance of a citation in addition to the required permit fees.

Item 104.7.3 Accounting. The building official shall keep a permanent and accurate accounting of all permit fees and other monies collected, the names of all persons upon whose account the same was paid, along with the date and amount thereof.

Item 104.7.4 Schedule of Permit Fees. On all buildings structures electrical, plumbing, mechanical and gas systems or alterations requiring a permit, a fee for each permit shall be paid as required at the time of filing application, in accordance with the schedule as established by the applicable governing authority.

Item 104.7.5 Building Permit Valuations. If, in the opinion of the building official, the valuation of building, alteration, structure, electrical, gas, mechanical or plumbing systems appears to be underestimated on the application, the cost shall be adjusted by the Building Official using the most recent International Code Council square foot cost chart unless the applicant can provide a signed contract by both parties. Permit valuations shall include total cost, such as electrical, gas, mechanical, plumbing equipment and other systems, including materials and labor. The Building Official shall make final determination of construction cost.

Item 104.7.6 Building Permit Cancellation. A building permit will be cancelled when requested in writing by the owner. In order to obtain a refund of any portion of the building permit fee, the following format must be followed:

1. The person that paid the permit fee must make a written request within six months of the issuance of the permit to the Building Department for a refund.
2. Upon receipt of the permit refund request, the Building Department will attach a copy of the permit, a written explanation of why the request is being made, and a recommendation as to whether or not a refund is justified and submit these documents to the County Administrator.
3. A final determination will be made by the County Administrator.

Item 105 Inspections

105.1 General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provision of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Item 105.2 Preliminary Inspection. Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

Item 105.3 Manufacturers and Fabricators. When deemed necessary by the building official, he shall make, or cause to be made, an inspection of materials or assemblies at the point of

manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.

Item 105.4 Inspection Service. The building official may make, or cause to be made, the inspections required by 105. He may accept reports of inspectors of recognized inspection services provided that after investigation he is satisfied as to their qualifications and reliability. A certificate called for by any provision of the technical codes shall not be based on such reports unless the same are in writing and certified by a responsible officer of such service.

Item 105.5 Inspections Prior to Issuance of Certificate of Occupancy or Completion. The building official shall inspect or cause to be inspected at various intervals all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of occupancy or Completion.

Item 105.6 Posting of Permit. Work requiring a permit shall not commence until the permit holder or his agent posts the permit card in a conspicuous place on the premises. The permit shall be protected from the weather and located in such position as to permit the building official or representative to conveniently access such permit. This permit card shall be maintained in such position by the permit holder until the Certificate of occupancy or Completion is issued by the building official.

Item 105.7 Required Inspections. The building official upon notification from the permit holder or his agent shall make the following inspections and such other inspections as necessary, and shall either release that portion of the construction or shall notify the permit holder or his agent of any violations which must be corrected in order to comply with the technical codes:

Building

1. Foundation Inspection: To be made after trenches are excavated and forms erected and any required reinforcing steel is in place.
2. Concrete slab or under-floor inspection: Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.
3. Frame inspection: Framing inspections shall be made after the roof, framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.
4. Final Inspection: To be made after the building is completed and ready for occupancy.

Electrical

1. Underground Inspection: To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.
2. Rough-In Inspection: To be made after the roof, framing, fire blocking and bracing is in place and prior to the installation of wall or ceiling membranes.

3. Final Inspection: To be made after the building is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.

Plumbing

1. Underground Inspection: To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
2. Rough-In Inspection; To be made after the roof, framing fire blocking and bracing is in place and all soil, waste and vent piping is complete, and prior to this installation of wall or ceiling membranes.
3. Final Inspection: To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

Mechanical

1. Underground Inspection: To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.
2. Rough-In Inspection: To be made after the roof, framing, fire blocking and bracing are in place and all ducting and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
3. Final Inspection: To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

Gas

1. Rough Piping Inspection: To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
2. Final Inspection: To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by new work or any changes, to insure compliance with all the requirements of this code and to assure that the installation and construction of the gas system is in accordance with reviewed plans.

Energy Efficiency Inspections

Inspection shall be made to determine compliance with the State Energy Code.

Other Inspections

In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of the codes and other laws which are enforced by the building department.

Item 105.8 Written Release. Work shall not be done on any part of a building, structure, electrical, gas, mechanical or plumbing system beyond the point indicated in each successive inspection without first obtaining a written release from the building official. Such written

release shall be given only after an inspection has been made of each successive step in the construction or installation as indicated by each of the foregoing three inspections.

Item 105.9 Reinforcing Steel and Structural Frames. Reinforcing steel or structural frame work of any part of any building or structure shall not be covered or concealed without first obtaining a release from the building official.

Item 105.10 Plaster Fire Protection. In all buildings where plaster is used for fire protection purposes, the permit holder or his agent shall notify the building official after all lathing and backing is in place. Plaster shall not be applied until the release from the building official has been received.

Item 105.11 Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by the codes to provide access to and means for inspection of such work.

106 CERTIFICATES

Item 106.1 Certificate of Occupancy

106.1.1 Building Occupancy. A new building shall not be occupied or a change made in the occupancy, nature or use of a building or part of a building until after the building official has issued a certificate of occupancy. Said certificate shall not be issued until all required electrical, gas, mechanical, plumbing and fire protection systems have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by the building official or his/her designee.

Item 106.1.2 Issuing Certificate of Occupancy. Upon satisfactory completion of construction of a building or structure and installation of electrical, gas, mechanical and plumbing systems in accordance with the technical codes, reviewed plans and specifications, and after the final inspection, the building official shall issue a certificate of occupancy stating the nature of the occupancy permitted.

Item 106.1.3 Temporary/Partial Occupancy. A temporary/partial certificate of occupancy may be issued for a portion or portions of a building which may safely be occupied prior to final completion of the building. The building official shall set a time period during which the temporary certificate of occupancy is valid.

Item 106.1.4 Revocation. The building official shall, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

Item 106.2 Certificate of Completion. Upon satisfactory completion of a building, structure, electrical, gas, mechanical or plumbing system, a certificate of completion may be issued. This certificate of proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant

authority to occupy or connect a building, such as a shell building, prior to the issuance of a certificate of occupancy.

Item 106.3 Service Utilities

106.3.1 Connection of Service Utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system which is regulate by the technical codes for which a permit is required, until released by the building official and a certificate of occupancy or completion is issued.

Item 106.3.2 Temporary Connection. The building official may authorize the temporary connection of the building or system to the utility source of energy, fuel or power for the purpose of testing building service systems or for use under a temporary certificate of occupancy.

Item 106.3.3 Authority to Disconnect Service Utilities. The building official shall have the authority to authorize the disconnection of utility service to a building structure or system in case of emergency where necessary to eliminate an immediate hazard to life or property or when the building, structure or system is in violation of any of the codes or ordinances of Coweta County.

Item 106.4 Posting Floor Loads

106.4.1 Occupancy. An existing or new building shall not be occupied for any purpose which will cause the floors thereof to be loaded beyond their safe capacity. The building official may permit occupancy of a building for mercantile, commercial or industrial purposes, by a specific business, when he is satisfied that such capacity will not thereby be exceeded.

Item 106.4.2 Storage and Factory-Industrial Occupancies. It shall be the responsibility of the owner, agent, proprietor or occupant of Group S and Group F occupancies, or any occupancy where excessive floor loading is likely to occur, to employ a competent architect or engineer in computing the safe load capacity. All such computations shall be accompanied by an affidavit from the architect or engineer stating the safe allowable floor load on each floor in pounds per square foot uniformly distributed. The computations and affidavit shall be filed as a permanent record of the building department.

Item 106.4.3 Signs Required. In every building or part of a building used for storage, industrial or hazardous purposes, the safe floor loads, as reviewed by the building official on the plan shall be marked on plates of approved design which shall be supplied and securely affixed by the owner of the building in a conspicuous place in each story to which they relate. Such plates shall not be removed or defaced, and if lost, removed or defaced, shall be replaced by the owner of the building.

107 SEVERABILITY

Item 107. Severability

If any section, subsection, sentence, clause or phrase of this code is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

108 VIOLATIONS AND PENALTIES

ITEM 108. Violations and Penalties

Any person, firm, corporation or agent who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a misdemeanor. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which ay violation of any of the provisions of this code is committed or continued and upon conviction of any such violation such person shall be punished within the limits and as provided by state laws.

AMEND THE FOLLOWING:

Article II. – Construction Codes

Section 14-31. - Adopted additions to the *International Building Code*.

The following are adopted in addition to the *International Building Code*:

- 1) *International Building Code*:
 - a) *Delete in its entirety*
- 2) *International Fire Code*:
 - a) *Delete in its entirety*
- 3) *International Plumbing Code*:
- 4) *International Residential Code*:
 - a) *Delete in its entirety*
 - d) *Delete “R703.2” at the beginning of the item and “as described in Section R703.1” at the end of the item.*

Note: *Delete “Table R703.4”*

Exception: *item 2, delete “Table 703.4” and replace with “Attachment A”*

ADD THE FOLLOWING:

Article II. – Construction Codes

Section 14-31.2. Foundation Permits for Residential Units

When application for a permit to erect or enlarge a residence has been filed and pending issuance of such permit, the Building Official shall issue a special permit for the foundation only. The holder of such special permit is proceeding at his or her own risk and without assurance that neither a permit for the remainder of the work will be granted nor that corrections will not be required in order to meet provisions of the technical codes. A registered land surveyor’s certificate verifying compliance with all setbacks shall be received and reviewed by the Building Department prior to issuance of a building permit. (Ord. of 9-7-99; Ord. No. 022-99)

DELETE THE FOLLOWING:

Article II. - Construction Codes , Section 14-32. - Addenda to National Electrical Code.
Delete "Article 310"

DELETE THE FOLLOWING IN ITS ENTIRETY:

Article II. – Construction Codes, Section. 14-33. – Procedures. Items (a) through (d)

AND RENAME THE FOLLOWING:

Article II. – Construction Codes, Section 14-33 (e) as follows:

Sec. 14-33. – Refusal to Issue a Permit – Habitual Offenders

DELETE THE FOLLOWING IN ITS ENTIRETY:

Article II. – Construction Codes, Section 14-34. – Termite Protection.

DELETE THE FOLLOWING IN ITS ENTIRETY:

Article IV. – Swimming Pools, Spas and Hot Tubs

ADD THE FOLLOWING TABLE TO THE END OF THE CHAPTER:

APPENDIX – Permit Fee Schedule

Permit Type	Fee
Residential Dwelling Residential Accessory Building Commercial Structure Manufactured Home (Park or Private Property) Sign	Fee is calculated on the total value based on the most current International Code Council (ICC) Building Valuation Data (see table below)
Permit Renewal	50% of the original permit fee
Residential Dwelling Site Prep	\$50
Residential Dwelling Foundation	\$50
Residential Dwelling Plan Review	50% of permit fee; \$150 maximum
Residential Remodel or Renovation	Up to 400 sq. ft. \$150 401 to 1,000 sq. ft. \$300 over 1,000 sq. ft. \$450
Residential Re-Roof, Siding or Windows	\$100

Residential Dwelling Relocation (Move) Report	\$100
Residential Mechanical, Electrical or Plumbing	\$50 plus \$5 per thousand
Commercial Structure Plan Review	50% of building permit fee; \$150 minimum
Commercial Re-Roof, Siding or Windows	\$6 per thousand; \$100 minimum
Commercial Mechanical, Electrical or Plumbing	\$100 plus \$6 per thousand
Pool, Hot Tub, or Spa	\$300 Residential \$500 Commercial
Demolition	\$150 Residential \$200 Commercial
Re-inspections	\$50 for the 1st \$100 for the 2nd \$150 for the 3rd \$200 for each beyond 3rd

Fee Schedule based upon the most current International Code Council (ICC) Building Valuation Date

<https://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-valuation-data>

Total Value	Fee
\$1,000.00 and less	\$50.00
\$1,000.01 to \$50,000.00	\$50 for the first \$1,000.01, plus \$5 for each additional thousand or fraction thereof, up to and including \$50,000.00
\$50,000.01 to \$100,000.00	\$295 for the first \$50,000.01, plus \$4 for each additional thousand or fraction thereof, up to and including \$100,000.00
\$100,000.01 to \$500,000.00	\$495 for the first \$100,000.01, plus \$3 for each additional thousand or fraction thereof, up to and including \$500,000.00
\$500,000.01 and up	\$1,695 for the first \$500,000.01, plus \$2 for each additional thousand or fraction thereof

SO ORDAINED IN OPEN SESSION LAWFULLY ASSEMBLED ON THIS 8th DAY OF AUGUST, 2017.

Chairman

Attest: _____

Clerk