

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS TO AMEND CHAPTER 22 (FIRE PREVENTION AND PROTECTION) OF THE CODE OF ORDINANCES OF THE CITY OF SANDY SPRINGS, GEORGIA; TO MODIFY THE PROVISION PERTAINING TO PENALTIES FOR CODE VIOLATIONS; TO MODIFY THE PROVISION PERTAINING TO SPRINKLER PROTECTION; TO DELETE, MODIFY AND ADD PROVISIONS PERTAINING TO SELF-CLOSING DOORS AND NON-COMBUSTIBLE SIDING IN MULTIFAMILY RENTAL HOUSING; AND FOR OTHER PURPOSES

WHEREAS, the City of Sandy Springs ("City") is a political subdivision of the State of Georgia and is duly organized and existing pursuant to the Constitution and laws of the State; and

WHEREAS, the Mayor and City Council of the City of Sandy Springs ("City Council") are charged with the protection of the public health, safety, and welfare of the citizens of the City; and

WHEREAS, Section 1.03(b)(25) of the City Charter grants the City the power to operate a fire-fighting agency; and

WHEREAS, City Council finds it is in the best interest of residents, taxpayers, and visitors of the City to clarify and update the penalties associated with violating the City of Sandy Springs Code of Ordinances ("Code"); and

WHEREAS, City Council finds that the City is at high risk of dangerous and costly building fires being caused by outdated sprinkler systems in existing buildings; and

WHEREAS, City Council finds that the effect of fire in a multi-family unit can be substantially abated by regulating apartment entry doors and siding materials; and

WHEREAS, it is the City's policy to prevent building fires that jeopardize the health, welfare, and safety of the citizens or degrade the quality of life; and

NOW THEREFORE, THE MAYOR AND COUNCIL FOR THE CITY OF SANDY SPRINGS HEREBY ORDAIN AS FOLLOWS:

Section I: The Code of Ordinances of the City of Sandy Springs is hereby amended by revising certain sections as follows:

Section	Text to be Amended
Division 1 of Article II of Chapter 22 of Subpart A – Sec. 22-28	<p>Sec. 22-28. – Penalties.</p> <p>(a) <i>Definitions.</i> The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:</p> <p><i>Citation</i> means a written document indicating a violation of the fire prevention code ordering the owner to either remedy the violation or to court.</p>

	<p><i>Commercial property</i> means any real property other than property containing one to four residential units; property on which no buildings or structures are located and which is not zoned for nor available for commercial, multifamily, or retail use; or property classified as agricultural for tax assessment purposes.</p> <p><i>Enforcement officers</i> means any duly authorized law enforcement officer employed by the city.</p> <p><i>Property</i> means commercial and residential property.</p> <p><i>Property owner</i> means any person, agent, firm, or corporation having a legal or equitable interest in property.</p> <p><i>Residential property</i> means any real property used or to be used for residential purposes, including single family homes, dwellings for two to four families and individual units of condominiums and townhouses.</p> <p>(b) Any person property owner who shall violate any of the provisions of the fire prevention code or fail to comply therewith or who shall violate or fail to comply with any order made thereunder or who shall build in violation of any detailed statements, specifications, plans submitted and approved thereunder or any certificate or permit issued thereunder and from which no appeal has been taken within the time affixed herein, may be prosecuted for violations by the city after the person property owner has been issued a citation by a duly authorized officer of the fire department of the city or an authorized law enforcement officer of the police department of the city.</p> <p>(1) Upon conviction, the person property owner shall be punished by a fine or imprisonment in accordance with section 1-10. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy the violations or defects within 30 days. Each day's continuing violation shall be treated as a separate offense.</p> <p>a. Any property owner who has been issued a citation remains legally obligated to satisfy any current citations, even if their interest in the property is terminated by sale, assignment, or otherwise.</p> <p>b. The new property owner is not legally responsible for citations issued prior to the date title to the property is acquired, regardless of whether the new owner is put on notice of said citations.</p>
Division 1 of Article II of Chapter 22 of	<p>Sec. 22-34. - Sprinkler protection requirements.</p> <p>(a)</p>

<p>Subpart A – Sec. 22-34(a)</p>	<p><i>New</i> means any additions to existing buildings, whether vertically or horizontally, or any existing building or structure which shall be deemed to be a new building in the event such building, or structure is subject to substantial renovation due to a fire or other hazard of serious consequence. For purposes of this definition, the term "substantial renovation" shall mean any construction project involving egress or internal features of such building or structure costing more than 50 percent the building's or structure's gross assessed value according to county tax records at the time of such renovation. For the purposes of this section, the 50 percent gross assessed value standard shall be calculated for each individual building or structure being renovated, and not the gross assessed value of a multi-building development which is contained in a single tax parcel. Any requirements of this section triggered by substantial renovation under this definition shall apply solely to the individual building or structure being renovated. Notwithstanding the foregoing, any requirements of this section triggered by substantial renovation to an individual building or structure contained within a larger multi-building development on a single tax parcel, when such renovation costs more than 50 percent of the gross assessed value of the entire multi-building development, shall apply to the entire multi-building development.</p>
<p>Division 4 of Article II of Chapter 22 of Subpart A – Sec. 22</p>	<p>§ 22-77. Enforcement</p> <p>Failure to comply with the requirements of this division shall result in a citation and a fine not exceeding \$1,000.00 for each offense.</p> <p>§ 22-77. Self-closing doors</p> <p>(a) All doors providing access to interior corridors, breezeways, or stairs in any multifamily rental housing shall be self-closing or equipped with a device that will ensure closing after having been opened. The Owner is required to always keep and maintain such doors in good working condition.</p> <p>(b) Any existing multifamily rental housing at the time of this ordinance shall have up to two (2) years to conform to the provisions of this ordinance.</p> <p>§ 22-78. Non-combustible siding</p> <p>(a) All non-sprinklered multifamily rental housing with an exterior shared breezeway shall have the exterior material replaced with a non-combustible material.</p> <p>(b) Any existing non-sprinklered multifamily rental housing at the time of this ordinance shall have up to two (2) years to conform to the provisions of this ordinance.</p> <p>§ 22-79. Enforcement of violations and penalties</p> <p>Failure to comply with this division shall be a violation and is subject to those penalties as detailed in section 1-10 of the Code. Each week that the violation continues shall constitute a separate violation of this division.</p>

SECTION II: It is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of the City of Sandy Springs City Code of Ordinances, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

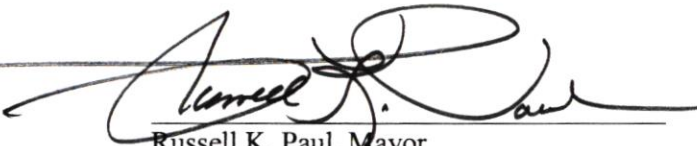
SECTION IV: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION V: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

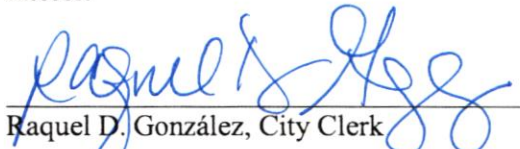
SECTION VI: This Ordinance shall become effective immediately upon adoption.

APPROVED AND ADOPTED this the 1st day of November 2022.

Approved:


Russell K. Paul, Mayor

Attest:


Raquel D. González, City Clerk

