

STATE OF GEORGIA
COUNTY OF Jackson County Government

**TITLE AN ORDINANCE TO RE-ADOPT VARIOUS STANDARD AND
INTERNATIONAL CODES RELATING TO INSPECTION ACTIVITIES
OF JACKSON COUNTY AND ENFORCEMENT OF BUILDING
PROVISIONS AS PROVIDED IN SAID CODES.**

SECTION 1: Adoption of Building Codes

WHEREAS, it is the desire of Jackson County to adopt, in all respects, the various National and International Codes relating to building, fire prevention, gas, grading, mechanical, plumbing and swimming pools and

WHEREAS, the adoption of these Codes is done to facilitate proper inspection activities by Jackson County relating to construction and to maintenance of buildings within the unincorporated areas of Jackson County and relating to public safety, health and general welfare;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF JACKSON COUNTY that the following codes are adopted in full and that copies of the codes are on file in the Office of the Jackson County Public Inspections Division of the Public Development Department where they are available for public review.

International Building Code, 2012 Edition:
International Fuel Gas Codes, 2012 Edition:
International Mechanical Code, 2012 Edition:
International Plumbing Code, 2012 Edition:
National Electrical Code, 2011 Edition:
International Fire Code, 2012 Edition:
International Energy Conservation Code, 2009 Edition:
International Residential Code, 2012 Edition, less and
except the plumbing and electrical requirements:
International Property Maintenance Code, 2006 Edition;
International Existing Building Code, 2006 Edition;

as adopted by the State of Georgia Department of Community Affairs, and as published by the International Code Council.

These codes, along with all applicable Georgia Amendments, and applicable appendixes are hereby adopted as the Building Codes of Jackson County, which Building Codes regulate the construction, alteration, removal, demolition, equipment use and occupancy location and maintenance of building structures, including permits and penalties, in Jackson County. Said codes, including the applicable administrative procedures in each code, are hereby referred to, adopted, and made a part hereof, as though fully set out in this Section, provided that any provisions of said document text in conflict with other provisions of this Ordinance shall be deleted or modified.

SECTION 2: Inspections

- A. Said Building Codes will be enforced by the Jackson County Chief Building Official, Building Inspectors, Development Inspectors, Code Enforcement Officers, Public Development Director and/or other qualified persons designated by the Board of Commissioners.
- B. All building permit applications shall be examined for compliance with the following;
 - 1. Unified Development Code;
 - 2. The approved and recorded plat;
 - 3. To determine that the site is reasonably safe from flooding and complies with flood control ordinances and regulations;
 - 4. To inspect for systems, appliances or equipment which have become dangerous or unsafe; the term dangerous or unsafe systems, appliances, or equipment shall include those which are structurally unsafe, unstable, or unsanitary, constituting a fire hazard, or unsuitable or improper for the use to which they are put; constituting a hazard due to obsolescence, or otherwise dangerous to life or property.

SECTION 3: Penalties

- A. Any person who shall violate or fail to comply with any of the provisions of the adopted codes herein, or the inspections required herein, shall for each such failure or violation or noncompliance be punished by a fine not to exceed \$500.00, and court cost, or imprisonment for a term not to exceed sixty (60) days or be assigned community service for a term not to exceed sixty (60) days. Each day any violation or failure to comply with this ordinance shall constitute a separate offense and be subject to the above for each day.
- B. Any person who begins construction activity, to include clearing, grading and or installing a driveway entrance shall be subject to a penalty equal to the permit fee for the project.
- C. The infliction of a penalty under the provisions of this Section shall not prevent the revocation of any permit or license or the taking of other punitive or remedial action. Flagrant and repeated violations, or acts or failures to act that constitute a safety or fire hazard shall authorize immediate revocation of any permit or license for the structure involved.

SECTION 4: Appeals

Actions and decisions Chief Building Official, Building Inspectors, Development Inspectors, Code Enforcement Officers and/or other qualified persons designated by the Board of Commissioners shall be subject to review on appeal in writing to the Board of Adjustments as the same may be constituted by the

Board of Commissioners of Jackson County, or, in the absence thereof, the Jackson County Planning Commission. A copy of the appeal shall be provided to the Jackson County Public Development Department and the Clerk of the Jackson County Board of Commissioners at least seven (7) days prior to the hearing of said appeal.

SECTION 5: Separability

If any section or portion of this Code shall be declared unconstitutional or invalid, the remaining Sections or portions thereof shall not be affected thereby, and shall not be invalidated, but shall remain in full force and effect.

SECTION 6: Repealed

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 7: Effective Date

The provisions of this ordinance shall be effective on January 01, 2014.

Adopted and Approved by the Board of Commissioners of Jackson County, Georgia, this 21st day of December 2015.

Jackson County Board of Commissioners

BY:

Tom Row
Chairman

[Signature]
Member

—
Member

[Signature]
Member

[Signature]
Member

Attest

Greene Johnson
Clerk