

PART II – CODE OF ORDINANCES  
CHAPTER 22 – BUSINESSES  
ARTICLE VIII – RESIDENTIAL AND COMMERCIAL BUILDING MAINTENANCE

**ARTICLE IX. – RESIDENTIAL AND COMMERCIAL BUILDING MAINTENANCE**

**Sec. 18-249. – International Property Maintenance Code.**

The International Property Maintenance Code (IPMC), defined as the Georgia State Minimum Standard Property Maintenance Code at O.C.G.A. § 8-2-20, as it may hereafter be amended or revised, is hereby adopted as the official Residential and Commercial Building Maintenance code of the City of Manchester.

**Sec. 18-250. - Amendments to International Property Maintenance Code.**

(a) The International Property Maintenance Code adopted in section 18-31(b) is amended as follows:

- (1) *Section 101.1. Title.* Insert City of Manchester, GA.
- (2) *Section 103.1. Creation of Agency.* Insert City of Manchester, GA
- (3) *Section 106.5 Abatement of violations,* Insert Section 106.5(a)

(a) *Time limits for abatement of violations.* The initial time period for the correction of violations of this code will be no less than 5 days and no more than 30 days. The Code Official will set the days for abatement depending on the number of violations and the difficulty to correct the violations.

Upon the expiration of the compliance period stated in the notice of violation, the Code Official shall inspect the property. The Code Official may grant an extension of time if the owner demonstrates that due diligence is being exercised in abating the violation. If the owner has failed to comply within the compliance period or has failed to timely request an appeal hearing, the Code Official may abate the violation and assess the costs against the owner. If the costs are not paid within 30 days, the cost may be collected pursuant

- (3) *Section 104.1. Fees.* For fees, see Appendix A of the Code of the City of Manchester, GA.
- (4) *Section 110.4. Failure to Comply.* Amended to state "Any person who shall continue any work after having been served with 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.
- (5) *Section 302.4. Weeds.* Insert "12 inches" in the first sentence. This section shall be amended by adding the following sentence at the end of this section: "An owner is permitted one notice per calendar year with an opportunity to abate the weed violation within the time parameters set forth in the notice without further penalty. Each subsequent violation within the calendar year will be subject to an automatic court summons and fine."
- (6) *Section 304.14. Insect Screens.* Insert "April 1 to October 31" in the first sentence.
- (7) *Section 602.2. Residential occupancies* shall be amended by adding the following after the first sentence in this section: "Said heating facilities shall be permanent in nature and shall be installed in compliance with the provisions of the ICC International Residential Code and ICC International

**Sec. 18-251. – Fines and Penalties**

- (a) This article shall be enforced by the City of Manchester. Notice of violations and Citations for violations may be issued by a police officer or other City official as determined by the City Manager.
- (b) Any person violating this article shall be tried before the municipal court. Upon conviction, a violation of this article may be punishable as provided in Sec. 18-252.

(Ord. 8-14-23)

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Sec. 18-252. – Civil Penalty Fine Schedule

**CIVIL PENALTY FINE SCHEDULE**

		<i>Number of Inspections During the Period of Time in which the Property Contains Uncorrected Violations</i>					
		<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6+</i>
		<i>Amount of Civil Penalty</i>					
		<i>Number of Inspections During the Period of Time in which the Property Contains Uncorrected Violations</i>					
		<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6+</i>
		<i>Amount of Civil Penalty</i>					
<b>Number of Uncorrected Violations</b>	1	\$250	\$500	\$750	\$1,000	\$1,250	\$1,500
	2	\$500	\$750	\$1,000	\$1,250	\$1,500	\$1,750
	3	\$750	\$1,000	\$1,250	\$1,500	\$1,750	\$2,000
	4	\$1,000	\$1,250	\$1,500	\$1,750	\$2,000	\$2,250
	5	\$1,250	\$1,500	\$1,750	\$2,000	\$2,250	\$2,500
	6	\$1,500	\$1,750	\$2,000	\$2,250	\$2,500	\$2,750
	7	\$1,750	\$2,000	\$2,250	\$2,500	\$2,750	\$3,000
	8	\$2,000	\$2,250	\$2,500	\$2,750	\$3,000	\$3,250
	9	\$2,250	\$2,500	\$2,750	\$3,000	\$3,250	\$3,500
	10 +	\$2,500	\$2,750	\$3,000	\$3,250	\$3,500	\$3,750

(Ord. 8-14-23)

Adopted this 14<sup>th</sup> day August 2023

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Mayor

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Angel Fowler, City Clerk