

ORDINANCE NUMBER 2020-09

AN ORDINANCE BY THE MAYOR AND COUNCIL FOR THE CITY OF GUYTON TO AMEND AND RESTATE THE CITY OF GUYTON, GEORGIA BUILDING REGULATIONS; TO PROVIDE FOR NOTICE; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, the duly elected governing authority of the City of Guyton, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the duly elected governing authority of the City of Guyton, Georgia have the authority to amend the City of Guyton, Georgia Building Regulations from time to time and where necessary to maintain adequate regulations;

NOW THEREFORE, IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF GUYTON, GEORGIA in a regular meeting assembled and pursuant to lawful authority thereof, as follows:

- Section 1.** That the City of Guyton, Georgia Building Regulations be amended and restated in its entirety to now read as stated on Exhibit A hereto, which is attached hereto, incorporated herein by reference as if set forth verbatim herein, and becomes part of this Ordinance.
- Section 2** If any section, clause, sentence, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.
- Section 3.** This ordinance shall become effective immediately upon its adoption by the City Council.
- Section 4.** All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

APPROVED AND ADOPTED this ____ day of _____, 2020 by the duly elected governing authority of the City of Guyton, Georgia.

CITY OF GUYTON

Russ Deen, Mayor

ATTEST:

Tina L. Chadwick, City Clerk

Mayor Pro Tem Michael Johnson

Council Member Joseph Lee

Council Member Hursula Pelote

Council Member Marshall Reiser

Bill Sawyer, City Manager

CITY OF GUYTON, GEORGIA BUILDING REGULATIONS

ARTICLE I. - IN GENERAL

1.1 – These Articles and Sections are an adoption and continuation of Georgia Minimum Standard Codes, O.C.G.A. § 8-2-21; statewide application of minimum standard codes, codes requiring adoption by municipality or county, O.C.G.A. § 8-2-25; enforcement of codes, O.C.G.A. § 8-2-26; providing of fire escapes by building owners, O.C.G.A. § 8-2-50; access to and use of public facilities by physically handicapped persons, O.C.G.A. § 30-3-1 et seq.; authority to repair, close or demolish unfit buildings or structures, O.C.G.A. § 41-2-7.

1.2 - Penalty.

Unless stated otherwise herein or as provided by state law, any person violating any provision of this Chapter shall, upon conviction, be fined in an amount not exceeding \$1,000.00 or imprisoned for a period not exceeding 90 days, or both, and as an alternative to fine or imprisonment, sentenced upon conviction to labor in a City work gang or on the streets, sidewalks, squares or other public works for a period not exceeding 90 days. Each day any violation of any provision of this Code shall continue shall constitute a separate offense. Each day a violation is committed, or permitted to continue, shall constitute a separate offense.

1.3 - Reserved.

ARTICLE II. - TECHNICAL CODES

DIVISION 1. - GENERALLY

2.1 - Violations and penalties.

Any person or agent who shall violate a provision of this article, 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, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be punished as provided in section 1-2.

2.2 - Mandatory state codes adopted.

The standards enumerated in O.C.G.A. § 8-2-20(9)(B)(i)(I) through (9)(B)(i)(VIII), which standards have mandatory statewide application pursuant to O.C.G.A. § 8-2-25(a), are hereby adopted and shall be enforced in accordance with the procedures set forth in this Chapter. The Codes provided in this Section shall mean the current edition of such Codes as approved by the State Board of Community Affairs, including any new edition of any such Code as provided in O.C.G.A. § 8-2-23(b); and provided, further, that any such Code may hereafter be amended or revised as provided in O.C.G.A. § 8-2-23(a). All references to "State Minimum Standard Codes" shall include the Georgia State amendments promulgated

by the Board of Community Affairs and any local amendments approved by said State Board.

2.3 - Reserved.

DIVISION 2. - ADMINISTRATION AND ENFORCEMENT

Subdivision I. - In General

2.4 - Purpose.

The purpose of this division is to provide for the administration and enforcement of division 1 of this article. All of the codes and standards heretofore adopted shall be referred to as the "technical codes," as may be adopted by the State or the City.

2.5 - Code Remedial.

- a) *Generally.* The standards adopted in this article 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.
- b) *Quality control.* Quality control of materials and workmanship is not within the purview of this article except as it relates to the purposes stated herein.
- c) *Permitting and inspection.* The inspection or permitting of any building, system or plan, under the requirements of this article, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. Neither the City, 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.

2.6 - Scope.

- a) *Referenced standards.* Standards referenced in the text of the technical codes shall be considered an integral part of the codes. If specific portions of a standard are denoted by code text, only those portions of the standard shall be enforced. Where code provisions conflict with a standard, the code provisions shall be enforced. Permissive and advisory provisions in a standard shall not be construed as mandatory.
- b) *Maintenance.* All buildings, structures, electrical, gas, mechanical and plumbing systems, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards, which are required by the technical codes when constructed, altered, or repaired, shall be maintained in good working order. The owner, or his designated agent, shall be responsible for the maintenance of buildings, structures, electrical, gas, mechanical and plumbing systems.

2.7 - Special historic buildings.

The provisions of the technical codes relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings when such buildings or structures are judged by the Building Official to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings within fire districts.

2.8 - Reserved.

Subdivision II. - Powers and Duties of Building Official

2.9 - Enforcement of technical codes.

The Building Official is hereby authorized and directed to enforce the provisions of the technical codes; is hereby given the authority to issue citations for violations of this Chapter and the technical codes; is hereby authorized to issue subpoenas; and is authorized to render interpretations of the technical codes which are consistent with their spirit and purpose.

2.10 - Right of entry.

- a) Whenever necessary to make an inspection to enforce any of the provisions of the technical 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 technical codes; provided, that if such building or premises is occupied, he or she shall first present proper credentials and request entry. If such building, structure, or premises is unoccupied, he or she 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.
- b) 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 this subdivision.

2.11 - Stop work orders.

Upon notice from the Building Official, work on any building, structure, electrical, gas, mechanical or plumbing system that is being done contrary to the provisions of the technical codes or in a dangerous or unsafe manner, shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or his agent, or to the person doing

the work, and shall state the conditions under which work may be resumed. Where an emergency exists, the Building Official shall not be required to give a written notice prior to stopping the work.

2.12 - Revocation of permits.

- a) *Misrepresentation of application.* The Building Official may revoke a permit or approval, issued under the provisions of the technical codes, in case there has been any false statement or misrepresentation as to a material fact in the application or plans on which the permit or approval was based.
- b) *Violation of code provisions.* The Building Official may revoke a permit upon his determination 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 technical codes.

2.13 - 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 ordinance or state law.

2.14 - Requirements not covered by codes.

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 the technical codes, shall be determined by the Building Official.

2.15 - Alternative 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.

2.16 - Reserved.

Subdivision III. - Permits, Inspections and Certificates

2.17 - Permit application.

- a) *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 that work.
- b) *Exceptions.* Permits shall not be required for the following mechanical work:
 - (1) Any portable heating appliance;
 - (2) Any portable ventilation equipment;
 - (3) Any portable cooling unit;
 - (4) Any steam or hot or chilled water piping within any heating or cooling equipment regulated by the state minimum mechanical code;
 - (5) Replacement of any part which does not alter its approval or make it unsafe;
 - (6) Any portable evaporative cooler; or
 - (7) Any self-contained refrigeration system containing ten pounds (4.54 kg) or less of refrigerant and actuated by motors of one horsepower (746 watts) or less.
- c) *State license required.* Applications for permits may only be made by, and will only be issued to, an individual holding a valid state license authorizing such person to do such work, if such a license is required by state law, or to an individual performing work on a single-family dwelling or farm owned and occupied by the individual applicant; provided, however, all work pursuant to such permit must be in conformity with all provisions of the technical codes and this article.
- d) *Joint responsibility.* It shall be the joint responsibility of the owner and contractor to see that a permit is obtained before any work is commenced.
- e) *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.
- f) *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.
- g) *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 or her authorized agent; or, if subsection (c) of this section applies, then the application must be signed by the licensed contractor or individual owner-

occupant. 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.

- h) *Time limitations.* An application for a permit for any proposed work shall be deemed to have been abandoned six months after the date of filing for the permit, unless before then a permit has been issued. One or more extensions of time for periods of not more than nine days each may be allowed by the Building Official for the application; provided, the extension is requested in writing and justifiable cause is demonstrated.

2.18 - Drawings and specifications.

- a) *Requirements.* When required 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.
- b) *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.
- c) *Design professional.* The design professional shall be an architect or engineer legally registered under the laws of the state regulating the practice of architecture or engineering and shall affix his official seal to such drawings, specifications and accompanying data, for the following:
- (1) All group A, E and I occupancies;
 - (2) Buildings and structures three stories or more; and
 - (3) Buildings and structures 5,000 square feet (465 m²) or more in area.

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.

- d) *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.

- e) *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.
- f) *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 accessways, 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 liquidtight 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.

2.19 - Examination of documents.

- a) *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.
- b) *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 plans conform to the laws as to egress, type of construction and general arrangement and if accompanied by drawings showing the structural design, and by a statement that the plans and design conform to the requirements of the building code 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.

2.20 - Issuing permits.

- a) *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.

- b) *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/her refusal to issue such permit. Such refusal shall, when requested, be in writing and shall contain the reason for refusal.
- c) *Special foundation permit.* When application for a permit to erect or enlarge a building has been filed and pending issuance of such permit, the Building Official may, at his/her discretion, issue a special permit for the foundation only. The holder of such a special permit is proceeding at his/her 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.
- d) *Public right-of-way.* A permit shall not be given by the Building Official for the construction of any building, or for the alteration of any building where such building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises, unless the applicant presents to the Building Official a plat or survey certified by a state-registered land surveyor, or other evidence acceptable to the Building Official, showing the location of applicable street rights-of-way and building setback lines; and it shall be the duty of the Building Official to see that the street lines are not encroached upon except as provided for in the state minimum international building code.

2.21 - Contractor responsibilities.

It shall be the duty of every contractor who shall make contracts for the installation or repairs of buildings, structures, electrical, gas, mechanical or plumbing systems, for which a permit is required, to comply with state or local rules and regulations concerning licensing.

2.22 - Conditions of the permit.

- a) *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 the technical codes. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. One or more extensions of time, for periods not more than 90 days each, may be allowed for the permit. The extension shall be requested in writing and justifiable cause demonstrated. Extensions shall be in writing by the Building Official.
- b) *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 approved by the Building Official.

- c) *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 permitted drawings shall be kept at the site of work and shall be open to inspection by the Building Official or his/her authorized representative.

2.23 - Fees.

- a) *Prescribed fees.* A permit shall not be issued until the fees as prescribed in subsection (d) of this section 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.
- b) *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 a penalty of 100 percent of the usual permit fee in addition to the required permit fees.
- c) *Accounting.* The Building Official shall keep a permanent and accurate account 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.
- d) *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 an application, in accordance with the schedule of fees and charges established by the City Council or Planning and Zoning Commission and on file in the office of the City Clerk.
- e) *Building permit valuations.* If, in the opinion of the Building Official, the valuation of the building alteration, structure, electrical, gas, mechanical or plumbing systems appears to be underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Permit valuations shall include total cost, such as electrical, gas, mechanical, plumbing equipment and other systems, including materials and labor.

2.24 - Inspections.

- a) *Existing buildings inspections.* Before issuing a permit, the Building Official may examine or cause to be examined any building, electrical, gas, mechanical or plumbing system for which an application has been received for a permit to enlarge, alter, repair, move, demolish, install, or change the occupancy. He shall inspect all buildings,

structures, electrical, gas, mechanical and plumbing systems, from time to time, during and upon completion of the work for which a permit was issued. He shall make a record of every such examination and inspection and of all violations of the technical codes.

- b) *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.
- c) *Inspection service.* The Building Official may make, or cause to be made, the inspections required by this section. He/she may accept reports of inspectors of recognized inspection services; provided, that after investigation he/she 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.
- d) *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.
- e) *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 his/her representative to conveniently make the required entries thereon. 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.
- f) *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:
 - (1) *Building.*
 - a. *Foundation inspection.* To be made after trenches are excavated and forms erected.
 - b. *Frame inspection.* To be made after the roof, all framing, fire blocking and bracing is in place, all wiring concealed, and all pipes, chimneys, ducts and vents are complete.
 - c. *Final inspection.* To be made after the building is completed and ready for occupancy.
 - (2) *Electrical.*
 - a. *Underground inspection.* To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.

- b. *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.
 - c. *Final inspection.* To be made after the building is complete, all required electrical fixtures are in place and properly connected, and the structure is ready for occupancy.
- (3) *Plumbing.*
- a. *Underground inspection.* To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place. This inspection shall require a pressure test.
 - b. *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 installation of wall or ceiling membranes. This inspection shall require a pressure test.
 - c. *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.
- (4) *Mechanical.*
- a. *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.
 - b. *Rough-in inspection.* To be made after the roof, framing, fire blocking and bracing is in place, and all ducting and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
 - c. *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.
- (5) *Gas.*
- a. *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.
 - b. *Final piping inspection.* To be made after all piping authorized by the permit has been installed and after all portions which are to be concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
 - c. *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 ensure compliance with all the requirements of this Code, and to ensure that the installation and construction of the gas system is in accordance with reviewed plans.

- g) *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.
- h) *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.
- i) *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.

2.25 Certificates.

a) *Certificate of occupancy.*

- (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. Such 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.
- (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, the number of persons for each floor when limited by law, and the allowable load per square foot for each floor in accordance with the provisions of the technical codes.
- (3) *Temporary/partial occupancy.* A temporary/partial certificate of occupancy may be issued for a portion of a building that may safely be occupied prior to final completion of the building.
- (4) *Existing building certificate of occupancy.* A certificate of occupancy for any existing building may be obtained by applying to the Building Official and supplying the information and data necessary to determine compliance with the technical codes for the occupancy intended. Where necessary, in the opinion of the Building Official, two sets of detailed drawings, or a general inspection, or both, may be required. When, upon examination and inspection, it is found that the building conforms to the provisions of the technical codes and other applicable laws and ordinances for such occupancy, a certificate of occupancy shall be issued.

- b) *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 is 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.

c) *Service utilities.*

- (1) *Connection of service utilities.* No person or other entity (including public utility companies) shall make connections from a utility, source of energy, fuel or power to any building or system which is regulated 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.
- (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.
- (3) *Authority to disconnect service utilities.* The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by the technical codes, in case of an emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall notify the serving utility, and whenever possible the owner and occupant of the building, structure or service system, of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

2.26 - Posting floor loads.

- a) *Occupancy.* An existing or new building shall not be occupied for any purpose that 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 specific business, when he is satisfied that such capacity will not thereby be exceeded.
- b) *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 City.
- c) *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 or 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.

2.27 - Tests.

The Building Official may require tests or test reports as proof of compliance. Required tests are to be made at the expense of the owner, or his/her agent, by an approved testing laboratory or other approved agency.

2.28 - Reserved.

Subdivision IV. - Appeals

2.29 - Appeals.

Appeals from any decision of the Building Official may be taken by any person aggrieved by the decision of the Building Official. Such appeal shall be to the Planning and Zoning Commission pursuant to Section 1103 of the City of Guyton, Georgia Zoning Ordinance. Any decision by the Building Official or by the Planning and Zoning Commission denying a request to place, construct or modify a telecommunications facility shall be in writing and supported by substantial evidence in a written record.

2.30 - Reserved.

ARTICLE III. - USE OF LOW FLOW PLUMBING DEVICES

3.1 - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Commercial means any type of building other than residential.

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.

Residential means any building or unit of a building intended for occupancy as a dwelling but shall not include a hotel or motel.

3.2 - New construction restrictions.

a) No construction may be initiated within the City for any residential building of any type which:

- (1) Employs a gravity-tank-type, flushometer-valve, or flushometer-tank toilet that uses more than an average of 1.6 gallons of water per flush;
- (2) Employs a showerhead that allows a flow of more than an average of 2.5 gallons of water per minute at 60 pounds per square inch of pressure;
- (3) Employs a urinal that uses more than an average of 1.0 gallons of water per flush;

- (4) Employs a lavatory faucet or lavatory replacement aerator that allows a flow of more than 2.0 gallons of water per minute; or
 - (5) Employs a kitchen faucet or kitchen replacement aerator that allows a flow of more than 2.5 gallons of water per minute.
- b) There shall be no construction initiated within the City for any commercial building of any type that does not meet the requirements of subsections (a)(1) through (5) of this section.

3.3 - Repair or renovation restrictions.

The requirements of Section 3.2 shall apply to any residential construction initiated after April 1, 1992, and to any commercial construction initiated after July 1, 1992, which involves the repair or renovation of or addition to any existing building when such repair or renovation of or addition to such existing building includes replacement of toilets or showers or both.

3.4 - Exemptions.

- a) New construction and the repair or renovation of an existing building shall be exempt from the requirements of Section 3.2 and Section 3.3 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 buildings;
 - (2) When such plumbing or sewage system within such existing building, because of its capacity, design, or installation would not function 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; or
 - (4) Units to be installed are:
 - a. Specifically designed for use by persons with disabilities;
 - b. Specifically designed to withstand unusual abuse or installation in a penal institution; or
 - c. Toilets for juveniles.
- b) The owner, or his agent, of a building undergoing new construction or repair or renovation who is entitled to an exemption as specified in subsection (a)(2), (a)(3), or (a)(4) of this section shall obtain the exemption by applying at the office of the Building Official for the City.

3.5 - Enforcement; penalty.

- (a) This article shall be enforced by the office of the Building Official of the City. Citations for violations may be issued by the Building Official of the City.
- (b) Any person or other entity violating this article shall be punished as provided in Section 1.2.

3.6. - Reserved.

ARTICLE IV. - BUILDING NUMBERS

4.1 – Number of houses and principal buildings.

It shall be the duty of the owners and occupants of every house and principal building in the City to have placed thereon, in a place visible from the street figures exhibiting the numbered address of the house or building. The figures shall be mounted or raised, be at least four inches high, and have a color distinctive from that of the house or building exterior on which they are to be placed. Any person, firm, or corporation who/which fails to so number any house or principal building occupied by him/her/it after receiving notice to do so from the City Manager or his/her designee shall be fined \$10.00 for each day during or on which a failure to so number continues.