

Subject Matter: Building and Construction Code Ordinance
Date First Presented by Council at Public Meeting and Public Hearing thereon : March 4, 2002
Date of Adoption at a Public Meeting and Public Hearing thereon : April 8, 2002

**TOWN OF SHARPSBURG
COUNTY OF COWETA
STATE OF GEORGIA**

ORDINANCE NUMBER 02-03

TOWN OF SHARPSBURG, GEORGIA

PREAMBLE & FINDINGS

WHEREAS, the Town of Sharpsburg desires to create and adopt a Building and Construction Code Ordinance; and

WHEREAS, it is the desire of the Town to enact this Building and Construction Code Ordinance so as to exercise this authority for the advancement and preservation of the safety, health and welfare of the citizens of Sharpsburg.

WHEREFORE, THE TOWN OF SHARPSBURG HEREBY ADOPTS, ORDAINS AND ENACTS THE FORGOING BUILDING AND CONSTRUCTION CODE ORDINANCE AS FOLLOWS:

SECTION ONE

Applicability of Building and Construction codes

(a) All persons, firms, partnerships, corporations, or other legal entities shall comply with the codes adopted hereby in the applicable construction, work, or activity within the Town of Sharpsburg.

(b) Nothing contained in these codes shall be construed to affect the responsibility or liability of any person owning, operating, controlling or installing any construction, electrical devices and materials, plumbing devices or materials, or any other construction work or activity governed by the codes named in this Ordinance, for damages to persons or property caused by any defects therein; nor shall the Town be held to assume any liability by reason of the approval of any material, device, appliance or equipment subject hereto.

(c) Any person, firm, partnership, corporation, or other legal entity violating the provisions of this Ordinance or of any of the codes named in this Ordinance, upon

conviction, may be punished to the full extent authorized by the Town's Charter or State law. All citations for violation of this Ordinance and the codes named in this Ordinance may be issued by any law enforcement or code enforcement officer of the Town of Sharpsburg or Coweta County, the Town Council, or its designee, or the Town building official. All citations for violations of this Ordinance and the codes named in this Ordinance shall be returnable to the Town Clerk of the Town of Sharpsburg.

SECTION TWO Obtaining Permits

Permits for construction, alteration, repair, removal, demolition, use and occupancy of buildings, structures, or premises shall be obtained from the Town building inspector or Town Clerk. For new construction, one set of plans must be on premises for use of the inspector, at each inspection, for compliance.

SECTION THREE State Minimum Standard Codes

The "state minimum standard codes" as defined at O.C.G.A. § 8-2-20 (9)(b)(i) as the same may hereinafter be amended or revised, are hereby adopted in their entirety by the Town of Sharpsburg, and are made a part hereof as fully as through stated verbatim herein, to wit:

- (1) Standard Building Code (SBCCI);
- (2) National Electrical Code as published by the National Fire Protection Association;
- (3) Standard Gas Code (SBCCI);
- (4) Standard Mechanical Code (SBCCI);
- (5) Georgia State Plumbing Code or the Standard Plumbing Code (SBCCI);
- (6) Council of American Building Officials One-and-Two Family Dwelling Code, with the exception of Part V – Plumbing (Chapters 20-25) of said code;
- (7) Georgia State Energy Code for Buildings as adopted by the State Building Administrative Board pursuant to an Act approved April 10, 1978 (Ga. L. 1978, p. 2212), as such code exists on September 30, 1991; and
- (8) Standard Fire Prevention Code (SBCCI).

SECTION FOUR
Additional Building Codes

As authorized by O.C.G.A. §8-2-25(b), the Town of Sharpsburg hereby adopts in their entirety the following additional building codes, as the same may be hereinafter amended or revised, and the same are made a part hereof as fully as through stated verbatim herein; to wit:

- (1) Standard Housing Code (SBCCI);
- (2) Standard Amusement Device Code (SBCCI);
- (3) Excavation and Grading Code (SBCCI);
- (4) Standard Existing Buildings Code (SBCCI);
- (5) Standard Swimming Pool Code (SBCCI); and
- (6) Standard Unsafe Building Abatement Code (SBCCI).

SECTION FIVE
Fee Schedules

- (a) Fee Schedule for building permits:

(1) Residential. Thirty (\$.30) cents per square foot of heated space of the proposed residential construction with a minimum of \$ 50.00.

- (2) Commercial.

(a) For commercial construction projects having a value of \$0.00 to \$50,000.00, the fee shall be as follows: \$ 50.00 for the first \$ 1,000.00 of value, plus \$ 6.00 for each additional \$ 1,000.00 or fraction thereof of value, up to and including \$50,000.00.

(b) For commercial construction projects having a value of \$50,001.00 to 100,000.00, the fee shall be as follows: \$ 340.00 for the first \$50,000.00 of value, plus \$ 5.00 for each additional thousand or fraction thereof of value, up to and including \$100,000.00.

(c) For commercial construction projects having a value of \$100,001.00 to \$500,000.00, the fee shall be as follows: \$ 590.00 for the first \$100,000.00 of value, plus \$ 4.00 for each additional thousand or fraction thereof of value, up to and including \$500,000.00.

(d) For commercial construction projects having a value of \$500,001.00 and up, the fee shall be as follows: \$ 2,190.00 for the first \$500,000.00 of value, plus \$ 3.00 for each additional thousand or fraction thereof of value.

(b) Reinspection fee:

A reinspection fee of \$ 35.00 shall be paid prior to each reinspection of the structure.

(c) Extension fee:

When an extension of the time is approved by the building official, a fee of ten percent of the building permit fee or a minimum of \$ 50.00 shall be paid before the extension becomes effective.

(d) Swimming pool and fence enclosure fee - \$ 80.00

(e) Outbuildings of four hundred (400) square feet or less without utilities – No fee

(f) Outbuildings exceeding four hundred (400) square feet without utilities - \$50.00

(g) Horse barns including utilities - \$.08 per square foot

(h) Minimum permit fee - \$ 50.00

(i) Move-In House Fees:

Inspection fee prior to moving of structure (if applicable) - \$ 75.00

Transit fee - \$ 75.00

Building Permit Fee – Thirty cents (\$.30) per heated square foot

(j) Demolition of Building or Structures – No fee

SECTION SIX
Water Conservation Requirements for Toilets,
Showerheads, and Faucets

The requirements for toilets, showerheads, and faucets found at O.C.G.A. §8-2-3, as the same may hereinafter be amended or revised, and the same are made a part hereof as fully as through stated verbatim herein.

SECTION SEVEN

This Ordinance shall become immediately effective upon its second reading and adoption by the Town Council.

SECTION EIGHT

The Preamble of this Ordinance shall be construed to be, and is hereby incorporated by reference as if fully set out herein.

SECTION NINE

The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, sentence, paragraph, or section of this Ordinance shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such an illegality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

SECTION TEN

All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

[Signatures appear on the following page.]

APPROVED BY THE MAYOR AND COUNCIL OF THE TOWN OF SHARPSBURG at a regular meeting of the Mayor and Council on the 8th day of April, 2001, by the following voting for adoption:

Clay Cole, Council Member

Larry Hyde, Council Member

David Mullins, Council Member

Attest:

Alvin G. Arrowood, Mayor

Robin Spradlin, Town Clerk