

**Subject Matter: Building and Construction Code**  
**Date First Reading: May 4, 2015**  
**Date of Adoption and Second Reading at a**  
**Public Meeting: June 1, 2015**

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

**ORDINANCE NUMBER 15-01**

**TOWN OF SHARPSBURG, GEORGIA**

**PREAMBLE & FINDINGS**

**WHEREAS**, the Town of Sharpsburg has adopted a comprehensive building and construction code codified at Chapter 23 of the Town of Sharpsburg Code of Ordinance; and

**WHEREAS**, the Town Council has determined that to serve the needs of the community certain amendments are needed in the Town's Code of Ordinances; and

**WHEREAS**, these amendments to the building and construction ordinance to adopt the International Property Maintenance Code is necessary to further the general health and welfare of the community; and

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

## ARTICLE I

The Town of Sharpsburg's Zoning Ordinance, as codified at Chapter 23-102 of the Town's Code of Ordinances is hereby amended by deleting the stricken language (~~stricken language~~) and adding the double underlined (double underlined) language as follows:

### Sec. 23-102 State Minimum Standard Codes

The "state minimum standard codes" as defined as 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) International Building Code;
- (2) National Electrical Code (NFPA);
- (3) International Fuel Gas Code;
- (4) International Mechanical Code;
- (5) International Plumbing Code;
- (6) International Residential Code for One-and-Two Family Dwellings;
- (7) International Energy Conservation Code; ~~and~~
- (8) International Fire Code; and
- (9) International Property Maintenance Code.

The Department of Community Affairs Board specifically omitted the plumbing and electrical requirements of the International Residential code for One-and-Two Family Dwellings. Therefore, the plumbing requirements of the International Plumbing Code and the electrical requirements of the National Electrical Code must be used for one and two-family dwelling constructions.

## ARTICLE II

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

## ARTICLE III

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

## ARTICLE IV

The Ordinance shall be codified within the Code of Ordinances of the Town of Sharpsburg, Georgia at Chapter 9 in a manner consistent with the laws of the State of Georgia and of the Town of Sharpsburg.

## **ARTICLE VII**

If any section, subsection, sentence, clause, phrase, or other portion of this ordinance for any reason is held invalid or unconstitutional by court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

## **ARTICLE VIII**

Town ordinance number 02-03 entitled "Building Construction Code Ordinance" adopted April 8, 2002 is repealed in its entirety.

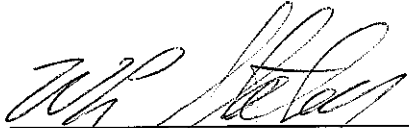
Town ordinance number 06-17 entitled "Building Construction Code Ordinance" adopted October 2, 2006 is repealed in its entirety.

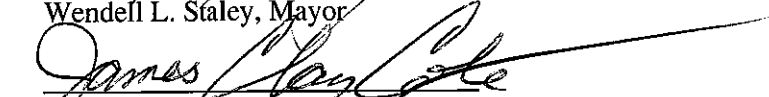
Town ordinance number 07-07 entitled "Building Construction Code Ordinance" adopted April 16, 2007 is repealed in its entirety.

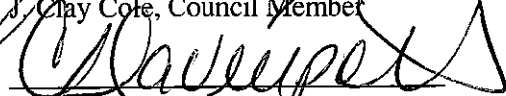
All ordinances in conflict herewith are hereby expressly repealed.

**[Signatures on next page]**

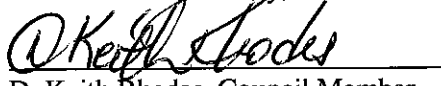
**APPROVED BY THE MAYOR AND COUNCIL OF THE TOWN OF SHARPSBURG**, at a regular meeting of the Mayor and Council on the 1<sup>st</sup> day of June, 2015, by the following voting for adoption:

  
\_\_\_\_\_  
Wendell L. Staley, Mayor

  
\_\_\_\_\_  
J. Clay Cole, Council Member

  
\_\_\_\_\_  
Celene D. Davenport, Council Member

Absent  
\_\_\_\_\_  
Derrick G. McElwainy, Council Member

  
\_\_\_\_\_  
D. Keith Rhodes, Council Member

Attest:   
\_\_\_\_\_  
Donna M. Camp, Town Clerk