

ORDINANCE NO. 05-01

AN ORDINANCE TO ADOPT AND ENFORCE THE GEORGIA STATE MINIMUM STANDARD CODES AND LOCAL AMENDMENTS AND ADDITIONS THERETO WHICH REGULATE AND GOVERN THE CONSTRUCTION, ALTERATION, MOVEMENT, ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT LOCATION, REMOVAL AND DEMOLITION OF DETACHED ONE AND TWO FAMILY DWELLINGS AND MULTIPLE SINGLE FAMILY DWELLINGS NOT MORE THAN TWO STORIES IN HEIGHT FACING THE PRIMARY STREET WITH SEPARATE MEANS OF EGRESS IN THE CITY OF CITY VALLEY; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; REPEALING ORDINANCE NO. 00-02 OF THE CITY OF SKY VALLEY AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the Georgia State Minimum Standard Codes for Construction promote the life, health, safety and general welfare of all citizens, and;

WHEREAS, said Codes are also designed to protect the property of all citizens, and;

WHEREAS, it is the desire of the Mayor and Council to adopt and enforce, in all respects, the various Georgia State Minimum Standard Codes for Construction, and;

WHEREAS, it is the desire of the Mayor and Council to adopt and enforce, in all respects, other local amendments and/or additions to the Georgia State Minimum Standard Codes for Construction that are specific to the City of Sky Valley.

NOW, THEREFORE, the Council of the City of Sky Valley hereby ordains:

It is the intent of the City Council of the City of Sky Valley to enforce the latest edition of the following mandatory Georgia State Minimum Standard Codes, as adopted and amended by the Georgia Department of Community Affairs:

- International Building Code, with Georgia Amendments
- International Fuel Gas Code, with Georgia Amendments
- International Mechanical Code, with Georgia Amendments
- International Plumbing Code, with Georgia Amendments
- National Electrical Code, with Georgia Amendments
- International Fire Code, with Georgia Amendments
- International Energy Conservation Code, with Georgia Amendments
- International Residential Code, with Georgia Amendments

The Council of the City of Sky Valley hereby further ordains:

That the following Codes, the latest editions as adopted and amended by the Georgia Department of Community Affairs, are herein adopted by reference as though they were copied herein fully. It is the intent of the City Council to enforce the latest edition of the following permissive Georgia State Minimum Standard Codes, as adopted and amended by the Georgia Department of Community Affairs:

- International Property Maintenance Code
- International Existing Building Code
- SBCCI Unsafe Building Abatement Code, 1985 Edition

The Council of the City of Sky Valley hereby further ordains:

That the following local Code additions and/or amendments to the Georgia State Minimum Standard Codes, as adopted and amended by the Georgia Department of Community Affairs, are adopted as follows:

Section 100. Construction Documents and Requirements

100.10 Permits required:

(1) Building permit - Any owner or authorized agent who intends 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 stem, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Applications shall be in writing on forms furnished by the City for that purpose.

(2) Septic System permit - For all new construction and major repairs or reconstruction of the septic system the City requires a separate Septic System permit issued by the Rabun County Health Department.

(3) Tree cutting permit - For all new construction and additions, a separate tree cutting permit will be required if trees are to be removed which are of the size required for permitting pursuant to the City's current Tree Cutting Ordinance, as adopted and amended from time to time.

100.20 Plans Required.

(1) Building Plans - Three sets of building plans drawn by a registered design professional must be submitted to City Hall prior to issuance of building permit showing:

- (a) Foundation footing and all measurements.
- (b) Floor Plans - for all floors, showing all measurements.
- (c) Electrical Plans - must be incorporated with floor plans.

- (d) Plumbing Plans - must be incorporated with floor plans;
- (e) Heating, Ventilation and Air Conditioning Plans - must be incorporated with floor plans;
- (f) Cross Section Plans - showing roof structure and all walls;
- (g) All elevations and decks; and
- (h) Building materials list including exterior siding, windows, insulation R factors, and roofing materials

Building plans shall be drawn to a 1/4 inch equal to 1 foot scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed and in conformance with the provisions of this code. A copy of the plans as approved by the building official shall be kept at the building site and available for scheduled inspections. All information, drawings, specification and accompanying data shall bear the name and address of the person responsible for the design. Plans submitted shall be maintained as public records. Mirror image plans shall be acceptable when submitted with a set printed such that can be read. It shall be within the discretion of the building official to issue permits for minor construction and/or repair work without plans.

(2) Site/Plot Plan - Site plans shall be drawn to a 1/4 inch equal to 10 feet scale and must be submitted to City Hall prior to issuance of building permit showing:

- (a) Property boundaries on a survey plat by a registered surveyor showing all metes and bounds with corner pin locations identified;
- (b) Street location and road right of way;
- (c) Setback distances from each property line;
- (d) Location of all structures, driveways, patios, sidewalks, and retaining walls; and
- (e) Elevation facing the primary street.

(3) Erosion and Sedimentation Control Plan - E & S plans may be shown on the site plan. Applications for land disturbing activities must be in writing on forms provided by the City for that purpose. There is also a grading and soil erosion requirements acknowledgment form that must be signed by the owner of the property as well as the general building contractor.

100.30 Survey - A boundary survey is required for all new construction by a registered surveyor showing all metes and bounds with corner pin locations identified. Said survey must be in the name of the current owner with no boundary alterations to the property since the time the survey was completed. In the case of an addition, a registered survey must be submitted and approved by the building inspector.

100.40 Minimum Conditioned Floor Space

(1) R-1, Single-Family Residences hereafter constructed shall have not less than 1,750 square feet of conditioned living area with no less than 1,100 square feet on the entrance level; and

(2) MF-1, Condominium Residences and MF-2, Duplex Residences hereafter constructed shall have not less than 1,400 square feet of conditioned living area with no less than 700 square feet on the entrance level.

100.50 Maximum Number of Stories - Any building shall not exceed two stories above grade facing the primary street.

100.60 New homes to be completed in eighteen (18) months - The construction of all new homes and other buildings must be completed, exterior and interior, and finalized with occupancy permit issued within eighteen (18) months from date the construction permit was issued. Failure to complete construction within eighteen (18) months will result in a new construction permit having to be applied for at the same cost as the original permit. No new permits will be issued for any new construction until present construction is completed.

100.70 Additions, alterations, & repairs to be completed in ninety (90) days - The construction of all additions, alterations, or repairs to existing structures must be completed within ninety (90) days from date the construction permit was issued. The permit may be extended one time for an additional ninety (90) days at no additional cost provided application for extension is made prior to the expiration of the original permit. The contractor must request a final inspection by the Building Inspector at the completion of the project. Failure to complete the construction before the expiration of the building permit or failure to receive a final inspection will result in a new construction permit having to be applied for at the original cost of the permit. No new permits will be issued to the contractor for any construction until present construction is completed and inspected by the Building Inspector.

100.80 Temporary structures - No structure of a temporary character shall be placed upon any lot at any time. This prohibition shall not apply to shelters used by the contractor during the construction of the main dwelling house, if such shelters are not used as residences or permitted to remain on the lot after completion.

100.90 Damage to City property - Damage to streets and other city properties shall be repaired by the permittee to original condition within 30 days after inspection report to City Hall. A Certificate of Occupancy shall not be issued until such repairs have been made.

110.00 Contractor signs - Building/Contractor construction signs shall meet the following criteria:

- (1) Two (2) square feet total area or smaller;
- (2) Only information allowed on sign:
 - (a) Builder/Contractor/Company name;
 - (b) Phone number;
 - (c) Lot number or 911 number; and
 - (d) Street name.
- (3) Signs shall be placed in a conspicuous place so that suppliers/sub-contractors

can locate job site.

(4) Signs shall be removed within five (5) days after final inspection.

(5) All signs not in conformance with the above regulations will be removed.

Section 200. Phase I of Construction

200.10 Property Corners Identified - All property corners shall have permanent markers or monuments prior to approval of footing excavations.

200.20 Other Requirements for Phase I of Construction

(1) **Trash Containers** - Every building site shall have a trash container, with lid, on site for the collection of trash such as drink bottles, food container, etc., and the work site shall be kept free of loose debris.

(2) **Dumpsters** - Every new home under construction shall have a dumpster on site prior to the framing stage of construction for the disposal of all construction material debris. Job sites shall be picked up at the end of each day and kept clean of all debris.

(3) **Temporary sanitary toilet required** - Prior to any construction work at site, a temporary portable sanitary toilet (port-a-john) or plywood type outdoor privy constructed over the septic tank may be used until a temporary water toilet can be installed in the house under construction. All such facilities must be kept in a sanitary manner throughout the construction period.

Section 300. Phase II Construction

300.10 Specific local codes which are more restrictive than the Georgia Minimum Standard Codes adopted herein.

(1) **Blasting/Explosives** - In addition to Section 414 of the International Building Code, the use of any blasting explosives must be under the direct onsite supervision of a licensed explosive engineer. At least twenty-four (24) hours notice must be given prior to activating an explosion.

(2) **Concrete Reinforcement** - In addition to Sections 1907, 403 and 404 of the International Building Code, reinforcing shall be either two (2) - #5 bars or three (3) - #4 bars continuous or at the discretion of the Building Inspector.

(3) **Deck Piers** - In addition to Section 606.5 of the International Residential Building Code, poured piers are required for deck supports. 24" x 24" x 8" is required for all decks that are eight (8) feet or more high. 16" x 16" x 8" is required for all decks up to eight (8) feet high.

(4) **Exterior Walls** - Amendment to Section R703 of the International Building Code - Exterior walls of any nature must be of wood, stone, brick, masonite, vinyl siding (minimum 0.048" nominal thickness), or stucco. Basement walls are included as exterior walls.

(5) **Georgia Amendments to the International Code** - Only those Georgia Amendments to the International Code which are deemed by the City Building Official to be more restrictive than the International Code will be adopted hereby.

300.20 Specific local codes regarding acceptable roofing materials - Amendments to the International Residential Code - Roof Assemblies and Rooftop Structures.

(1) Wood Shingles/Shakes - Only the following wood shingles/shakes can be used:

- (a) Thick butt cedar shakes; and
- (b) Thick butt pressure treated pine shakes;

(2) Fiberglass or Fiberglass/Asphalt Composite Shingles - Only fiberglass/asphalt shingles with the following minimum specifications can be used:

- (a) Class "A" fire rated - minimum;
- (b) Four bundles per square - minimum; and
- (c) 90 mile per hour wind zone - minimum.

(3) Steel or Aluminum Shingles - Only the following steel or aluminum shingles can be used:

- (a) Shingles which appear on a list of approved shingles available at City Hall;
- (b) Singles not appearing on the list may be considered for approval provided the manufacturers technical specifications are provided as well as code evaluation listings.
- (c) Shingles must be installed in strict accordance with manufacturers instructions, a copy of which must be provided;
- (d) Shingles must be installed to UL-790 Class "A" fire rating specifications.

(4) Metal sheet/panel roofing - Only the following metal sheet/panel roofing can be used:

- (a) Panels must be 24 gauge with standing ridge;
- (b) Fasteners must be concealed and mechanically installed. There shall be no exposed fasteners; and
- (c) The colors to be allowed are dark grey or dark brown only, and must be approved by the City Building Official.

300.30 Fireplace and Chimney Structures - In addition to Section R1002, the use of fire resistance materials for the inside chimney shaft structure liner shall be minimum of 5/8" Fireshield FSW. This type material has a 2 hour fire resistance rating. This does not apply if metal studs or framing are used.

300.40 Water

(1) Water supply line - The water supply line from the water main to the building shall be 18" minimum below the surface and shall be a minimum 3/4" in diameter; and

(2) Allowed materials - All water lines for potable water may be of the following

materials:

- (a) Type L copper pipe (not recommended due to corrosive water);
- (b) Cross-linked polyethylene (PEX) tubing rated at 100 psi at 180 degree Fahrenheit or better with all fittings conforming to ASTM F-1807 specifications;
- (c) Polyvinyl Chloride (PVC) SCH 40 or better (Outside Only); and
- (d) Chlorinated Polyvinyl Chloride (CPVC) Sch 40 or better (Hot & Cold).

300.50 Electricity

- (1) **Copper Conductors Required** - No copper clad or aluminum wire will be permitted as an electrical conductor from the meter base. Only true copper conductor of electrical energy will be approved;
- (2) **Minimum 12-2 W/G wire** - All wall circuit to be wired with 12-2 W/G copper wire; and
- (3) **Outside Disconnect Required** - A weatherproof disconnect switch must be installed in the main service line on an outside wall between the electrical meter and main circuit panel.

300.60 Inspections Required - All requests for inspections and re-inspections must be made to the City Clerk during office hours at City Hall. Pursuant to the International Residential Code, the following inspections will be required:

- (1) **Footing inspection;**
- (2) **Under slab inspection (habitable space);**
- (3) **Foundation inspection;**
- (4) **Rough-in inspection;**
- (5) **Building framing;**
- (6) **Insulation inspection (before and after); and**
- (7) **Final inspection.**

300.70 Fuel storage tanks.

- (1) **Above Ground Installation of Fuel Tanks or Storage Receptacles shall be as follows:**
 - (a) 120 gallon or less can be stored against the building.
 - (b) 150, 250, 330 or 500 gallon - no less than 10 ft. from the building.
 - (c) 1000 gallon - no less than 20 ft. from the building.
- (2) **Above Ground Tanks Shall be Hidden from View as follows:**
 - (a) Picket fence, high enough to obscure, around all sides of tank
 - (b) Evergreen shrubbery to cover tank totally

(c) Camouflage painting over all of tank.

(d) Any combination of A, B, or C plus painting tank and top cover to blend in with surrounding area.

(3) Underground fuel storage tanks - LP Gas or Liquid Fuel Tanks underground installations shall abide with the specific regulations so described by national, state or local codes.

Section 400. Phase III Construction

400.10 Termite Treatment - All building sites for any home or structure must be termite treated prior to the footing inspection, with written verification provided at the inspection, and again prior to the final inspection. A certificate by the termite treatment company must be submitted to the building official prior to the issuance of a certificate of occupancy.

400.20 Driveway Construction - Should street drainage ditches require storm pipe, the pipe must be installed at commencement of job construction and driveway must "feather out" to existing grade eighteen (18) inches before reaching street asphalt paving. On streets where asphalt has not been applied, check with officials as to where "feather out" point of driveway must stop. The materials for pipe shall be a minimum of 18" corrugated metal or concrete culvert pipe, or material of greater crush strength to be approved by the City Building Official upon receipt and review of manufacturer specifications.

400.30 Two parking spaces required. Each residential lot and individual duplex unit shall provide space for parking two automobiles off the street prior to occupancy of any dwelling constructed on said lot.

400.40 Connection of service utilities - No person shall make connections from a utility, source of energy, fuel or power to any building or system which is regulated by this code until approved by the inspection department.

400.50 Authority to disconnect service utilities - The inspection department shall have the authority to require disconnecting a utility service to the building, structure or system regulated by this code in case of emergency or when necessary to eliminate an imminent hazard to life or property. The inspection department shall have the authority to disconnect a utility service when a building has been illegally occupied, or entry into the building for purposes of making inspections cannot be readily granted. The inspection department shall notify the serving utility, and whenever possible the owner and/or occupancy 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 shall be notified in writing within eight (8) working hours.

Section 500. Severability.

In the event any section, subsection, sentence, or word of this ordinance is declared and adjudged to be invalidated or unconstitutional, such declaration or adjudication shall not affect the remaining portions of this article, which shall remain in full force and effect as if such portion so declared or adjudged unconstitutional were not originally part of this article. The city governing authority declared that it would have enacted the remaining parts of this article if it

had known that such portion thereof would be declared or adjudged invalid or unconstitutional.

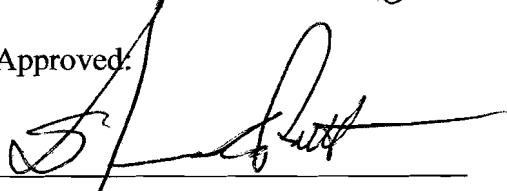
Section 600. Conflicting Ordinances.


Any ordinance or any portion of an ordinance that conflicts with this Ordinance is hereby revoked.

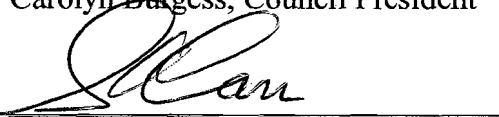
Section 700. Effective date.

This ordinance will become effective upon adoption by the City Council as provided by the Charter of the City of Sky Valley.


It is so ordained and approved by vote of the City Council of the City of Sky Valley this 14 day of February, 2005.


Approved: 
Steve Brett, Mayor


Carolyn Burgess, Council President


David Carr, Councilor


W. Delano Moore, Councilor

Attest:

Linda Wells, City Clerk


Dee Raye, Councilor


Britt Whitaker, Councilor

First reading approved by City Council on the 14th day of February, 2005.
Second reading approved by City Council on the _____ day of _____, 2005.
or
Second reading waived by unanimous vote of all council members present ✓