

05-22

**AN ORDINANCE TO AMEND THE BUILDING CODE OF SKY VALLEY
ORDINANCE (05-01) TO ADD ADDITIONAL PROVISIONS PERTAINING TO
CONSTRUCTION DOCUMENTS AND REQUIREMENTS, PHASE I OF
CONSTRUCTION AND DRIVEWAY CONSTRUCTION**

WHEREAS, the City of Sky Valley recognizes the need to establish building code requirements consistent with standards commonly used in the industry, and

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

- I. The Building Code of the City of Sky Valley is hereby amended as follows:
 - A. Section 100.20 is amended by adding the following language:
 - (3) Erosion control will require that a minimum of two (2) lines of rows of silt fence be entrenched according to the manufacturer's installation instructions below all disturbed soil. For other requirements, see GA EPD's Erosion and Sedimentation Control Manual.
 - B. Section 100.30 is amended by adding the following language:

A foundation survey will be required before the foundation walls are poured.
 - C. A new section is added to read as follows:

Section 100.35. A warranty deed shall be required for all new construction and shall be in the name of the applicant.
 - D. Section 400.20 is amended by deleting the current Section 400.20 in its entirety and substituting a new section to read as follows:

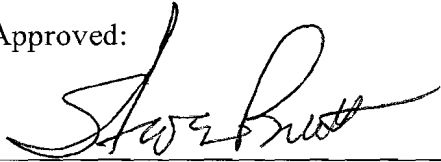
Should street drainage ditches require storm pipe, the pipe must be installed at commencement of job construction and driveway must feather out to existing grade thirty-six (36) inches before reaching street asphalt paving and shall require a three (3) inch dip running parallel with the road to allow rain water to run into the ditch. On streets where asphalt has not been applied, check with City Building Official 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 as may be approved by the Building Official upon receipt and review of manufacturer specifications. All driveways must have concrete or asphalt applied from the property line to the road.
- II. SHOULD ANY SECTION OR PROVISION OF THIS ORDINANCE AMENDMENT BE DECLARED BY A COURT OF COMPETENT JURISDICTION TO BE

UNCONSTITUTIONAL OR INVALID SUCH DECLARATION SHALL NOT AFFECT THE VALIDITY OF THE ORDINANCE AS A WHOLE OR ANY PART THEREOF OTHER THAN THE PART SO DECLARED TO BE UNCONSTITUTIONAL OR INVALID. ALL RESOLUTIONS AND ORDINANCES AND PARTS OF RESOLUTIONS AND ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE ARE HEREBY REPEALED.

III. THIS ORDINANCE AMENDMENT WILL BECOME EFFECTIVE UPON ADOPTION BY THE CITY COUNCIL AND APPROVED BY THE MAYOR 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 12th day of December, 2005.

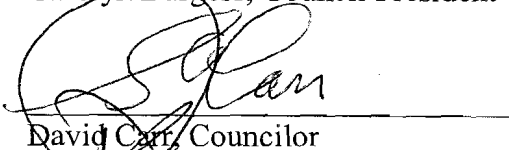
Approved:



Steve Brett, Mayor



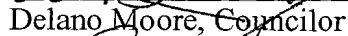
Carolyn Burgess, Council President



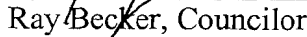
David Carr, Councilor



D. Starr Raye, Councilor

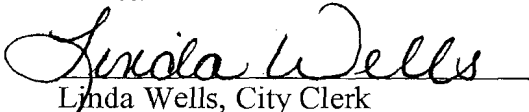


Delano Moore, Councilor



Ray Becker, Councilor

Attest:



Linda Wells, City Clerk

Read and adopted on the 12th day of December, 2005.