

## **ORDINANCE**

### **ADOPTION OF LOCAL AMENDMENT TO PLUMBING CODE FOR WATER EFFICIENCY AND REVISION OF ADMINISTRATIVE PROCEDURES RELATING TO CHAPTER 14; AND FOR OTHER PURPOSES.**

**WHEREAS**, the current minimum water efficiency requirements for buildings in the City of Sugar Hill’s jurisdiction is the Georgia State Minimum Standard Plumbing Code (“Georgia Plumbing Code”) as approved and adopted by the Georgia Department of Community Affairs (“DCA”) from time to time;

**WHEREAS**, the City of Sugar Hill, like all local governments in the State of Georgia, is authorized under O.C.G.A. § 8-2-25(c) to adopt local requirements that are more stringent than the Georgia Plumbing Code based on local climatic, geologic, topographic, or public safety factors;

**WHEREAS**, the City of Sugar Hill has followed the required procedures in O.C.G.A. § 8-2-25(c) for local adoption of the Local Amendments to Plumbing Code for water efficiency, and DCA has recommended that they be adopted.

**WHEREAS**, the long-term availability, reliability, and resiliency of water supplies is a critical need of the City of Sugar Hill and water efficiency is essential to meeting this need;

**WHEREAS**, the City of Sugar Hill is adopting the Local Amendments to Plumbing Code to meet this critical need and to comply the requirements of Metropolitan North Georgia Water Planning District’s 2022 Water Resources Plan in the WSWC-8 Action Item on Metro Water District – Water Efficiency Code Requirements.

**WHEREAS**, it is the desire of the Mayor and Council of the City of Sugar Hill, Georgia to adopt and enforce, in all respects, the various State Minimum Standard Codes for Construction, as adopted and amended by the Georgia Department of Community Affairs, (hereafter referred to as “the construction codes”) and;

**WHEREAS**, a local jurisdiction is required to adopt administrative procedures to enforce said construction codes by the Official Code of Georgia Annotated Section 8-2-26;

#### **NOW, THEREFORE, BE IT ORDAINED THAT:**

1. The governing body of the City of Sugar Hill finds that, based on local climatic, geographic, topographic, and public safety factors, it is justified in adopting the water efficiency requirements in the Local Amendments to Plumbing Code that are more stringent than the Georgia Plumbing Code;
2. The City of Sugar Hill has followed the required procedures in O.C.G.A. § 8-2-25(c).
3. The City of Sugar Hill hereby adopts the Local Amendments to Plumbing Code, which will take effect on August 12, 2024.
4. The Code of the City of Sugar Hill, Georgia is hereby amended by deleting Articles I-IV in their entirety and replacing with the following text in “Attachment A.”

IT IS SO ORDAINED, this \_\_\_ day of \_\_\_\_\_, 2024.

Those voting in favor:

Those voting in opposition:

\_\_\_\_\_  
Mayor Pro Tem      Alvin Hicks

\_\_\_\_\_  
Mayor Pro Tem      Alvin Hicks

\_\_\_\_\_  
Council Member      Joshua Page

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Council Member      Joshua Page

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Council Member      Gary Pirkle

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Council Member      Gary Pirkle

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Council Member      Meg Avery

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Council Member      Meg Avery

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Council Member      Taylor Anderson

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Council Member      Taylor Anderson

ATTEST:

\_\_\_\_\_  
City Clerk

Submitted to Mayor: \_\_\_/\_\_\_/\_\_\_

Approved by Mayor, this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Brandon Hembree, Mayor

# ATTACHMENT "A"

## Chapter 14 – Buildings and Building Regulations

### Article 1: ADMINISTRATION & ENFORCEMENT

#### Division 1: PURPOSE AND SCOPE

##### 14-1. PURPOSE

The purpose of this Section is to provide for the administration and enforcement of the Georgia State Minimum Standard Codes for Construction as adopted and amended by the Georgia Department of Community Affairs. Hereinafter, the State Minimum Standard Codes for Construction shall be referred to as “the construction codes”.

##### 14-2. CODE REMEDIAL

(1) GENERAL. These construction codes 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.

(2) QUALITY CONTROL. Quality control of materials and workmanship is not within the purview of the construction codes except as it relates to the purposes stated therein.

(3) PERMITTING AND INSPECTION / NO WARRANTY. The inspection or permitting of any building, system or plan, under the requirements of construction codes shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. The City of Sugar Hill, 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. This ordinance and the construction codes shall not create any duty or right of recovery against the City of Sugar Hill or any of its officials or employees.

##### 14-3. SCOPE

###### (1) APPLICABILITY:

GENERAL. Where, in any specific case, different sections of these construction codes specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

BUILDING. The provisions of the International Building Code, as adopted and amended by the Georgia Department of Community Affairs, shall apply to the construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal and demolition, of every building or structure or any

appurtenances connected or attached to such buildings or structures, **except in one and two family dwellings.**

**ELECTRICAL.** The provisions of the National Electrical Code, as adopted and amended by the Georgia Department of Community Affairs, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

**GAS.** The provisions of the International Fuel Gas Code, as adopted and amended by the Georgia Department of Community Affairs, shall apply to the installation of consumer's gas piping, gas appliances and related accessories as covered in this Code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories, **except in one and two family dwellings.**

**MECHANICAL.** The provisions of the International Mechanical Code, as adopted and amended by the Georgia Department of Community Affairs, shall apply to the installation of mechanical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators, and other energy related systems. **Except in one and two family dwellings.**

**PLUMBING.** The provisions of the International Plumbing Code, as adopted and amended by the Georgia Department of Community Affairs, shall apply to every plumbing installation, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances, and when connected to a water or sewerage system.

**FIRE PREVENTION.** The provisions of the International Fire Code, as adopted and amended by the Georgia Department of Community Affairs, shall apply to the construction, alteration, repair, equipment, use and occupancy, location, maintenance, of every building or structure or any appurtenances connected or attached to such buildings or structures.

**ENERGY.** The provisions of the International Energy Conservation Code, as adopted and amended by the Georgia Department of Community Affairs, shall regulate the design of building envelopes for adequate thermal resistance and low air leakage and the design and selection of mechanical, electrical, service water heating and illumination systems and equipment that will enable the effective use of energy in new building construction.

**ONE AND TWO FAMILY DWELLINGS.** The provisions of the International Residential Code for One and Two Family Dwellings, as adopted and amended by the Georgia Department of Community Affairs, shall apply to the construction, alteration, repair, equipment, use and occupancy, location, maintenance, of every one or two family dwelling or any appurtenances connected or attached to such buildings or structures.

**SWIMMING POOLS:** The provisions of the International Swimming Pool and Spa Code, as adopted and amended by the Georgia Department of Community Affairs, shall apply to every pool and spa installation, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances, and when connected to a water and electrical system.

**EXISTING BUILDINGS.** The provisions of the International Existing Building Code, as adopted and amended by the Georgia Department of Community Affairs and the City of Sugar Hill shall be enforced within the City and shall apply to all existing residential and nonresidential structures and all existing premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation,

protections from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators, and occupants; the alteration, repair, equipment, use and occupancy of existing structures.

**DANGEROUS BUILDINGS**—The provisions of the **Dangerous, Unsafe or Unfit Building or Structures Ordinance** of the City of Sugar Hill, shall apply and be enforced within the City to all existing buildings and structures which are unfit for human habitation or for commercial, industrial or business use and are dangerous and injurious to the health, safety and welfare of the public and people of the city. See Section 14-11 below.

**PROPERTY MAINTENANCE.** The provisions of the International Property Maintenance Code, as adopted and amended by the Georgia Department of Community Affairs and the City of Sugar Hill shall be enforced within the city limits of Sugar Hill.

(2) **FEDERAL AND STATE AUTHORITY.** The provisions of the construction codes shall not be held to deprive any Federal or State agency, or any applicable governing authority having jurisdiction, of any power or authority which it had on the effective date of the adoption of the construction codes or of any remedy then existing for the enforcement of its orders, nor shall it deprive any individual or corporation of its legal rights as provided by law.

(3) **APPENDICES.** Appendices referenced in the text of the construction codes shall be considered an integral part of the construction codes.

(4) **REFERENCED STANDARDS.** Standards referenced in the text of the construction codes shall be considered an integral part of the construction codes. If specific portions of a standard are denoted by code text, only those portions of the standard shall be enforced. Where construction code provisions conflict with a standard, the construction code provisions shall be enforced. Permissive and advisory provisions in a standard shall not be construed as mandatory.

(5) **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 construction codes when constructed, altered, or repaired, shall be maintained in good working order. The owner, or his/her designated agent, shall be responsible for the maintenance of buildings, structures, electrical, gas, mechanical and plumbing systems.

#### **14-4. DEPARTMENT OF PLANNING AND DEVELOPMENT SHALL BE THE BUILDING DEPARTMENT**

There shall be created within and as a part of the Department of Planning and Development the Building Department. The City Manager shall appoint Building Official(s) to enforce this ordinance and the construction codes. The Governing Body shall establish the qualifications for the Building Official(s) and other Code Enforcement personnel.

(1) **RESTRICTIONS ON EMPLOYEES.** An officer or employee connected with the department, except one whose only connection is as a member of the Construction Board of Adjustments and Appeals, shall not be financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building, structure, service, system, or in the making of plans or of specifications thereof, unless he is the owner of such. This officer or employee shall not engage in any other work, which is inconsistent with his duties or conflict with the interests of the department.

(2) RECORDS. The Building Official shall keep, or cause to be kept, a record of the business of the department. The records of the department shall be open to public inspection pursuant to the provisions of the Georgia Open Records Act.

(3) LIABILITY. Any officer or employee, or member of the Construction Board of Adjustments and Appeals, charged with the enforcement of the construction codes, acting for the applicable governing authority in the discharge of his duties, shall not thereby render himself/herself personally liable, and is hereby relieved from all personal liability, for any damage that may occur to persons or property as a result of any act required or permitted in the discharge of his/her duties. Any suit brought against any officer or employee or member because of such act performed by him/her in the enforcement of any provision of the Construction codes shall be defended by the governing jurisdiction until the final termination of the proceedings.

(4) REPORTS. The Building Official shall submit annually a report covering the work of the building department during the preceding year. He/She may incorporate in said report a summary of the decisions of the Board of Adjustments and Appeals during said year.

#### **14-5. EXISTING BUILDINGS**

(1) GENERAL. Alterations, repairs or rehabilitation work may be made to any existing structure, building, electrical, gas, mechanical or plumbing system without requiring the building, structure, plumbing, electrical, mechanical or gas system to comply with all the requirements of the construction codes provided that the alteration, repair or rehabilitation work conforms to the requirements of the construction codes for new construction. The Building Official shall determine the extent to which the existing system shall be made to conform to the requirements of the construction codes for new construction.

(2) CHANGE OF OCCUPANCY. If the occupancy classification of any existing building or structure is changed, the building, electrical, gas, mechanical and plumbing systems shall be made to conform to the intent of the construction codes as required by the Building Official.

#### **14-6. SPECIAL HISTORIC BUILDINGS**

The provisions of the construction 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.

### **Division 2: POWERS AND DUTIES OF THE BUILDING OFFICIAL**

#### **14-7. GENERAL**

The Building Official is hereby authorized and directed to enforce the provisions of the construction codes. The Building Official is further authorized to render interpretations of the construction codes, which are consistent with its intent and purpose.

#### **14-8. RIGHT OF ENTRY**

(1) Any owner, applicant or authorized agent, upon submitting a request for a permit or by accepting a permit issued pursuant to the construction codes or this ordinance, shall be deemed to have agreed and

consented to allowing the Building Official or his authorized representative to conduct an inspection to enforce any provisions of the construction codes. Whenever necessary to make an inspection to enforce any of the provisions of the Construction 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 these construction codes, provided that if such building or premises is occupied, he shall first present proper credentials and request entry. If such building, structure, or premises is unoccupied, he 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.

(2) 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 the construction codes.

#### **14-9. 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 construction 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 to 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.

#### **14-10. REVOCATION OF PERMITS**

(1) MISREPRESENTATION OF APPLICATION. The Building Official may revoke a permit or approval, issued under the provisions of the construction codes, in case there has been any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based.

(2) VIOLATION OF CODE PROVISIONS. The Building Official may revoke a permit upon determination by the Building Official 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 construction codes.

#### **14-11. 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 the provisions of the **Dangerous, Unsafe or Unfit Building or Structures Ordinance.**

#### **14-12. REQUIREMENTS NOT COVERED BY CODE**

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 or the construction codes, shall be determined by the Building Official.

#### **14-13. ALTERNATE MATERIALS AND METHODS**

The provisions of the construction 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 Construction 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.

### **Division 3: PERMITS**

#### **14-14. PERMIT APPLICATION**

(1) 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 construction codes, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit for the work.

(2) WORK EXEMPT. Exemptions from permit requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the state minimum standard codes as adopted and amended by the Georgia Department of Community Affairs or any laws or ordinances of the City of Sugar Hill. Permits shall not be required for the following work:

##### **A. BUILDING**

1. One story detached accessory structures used as tool and storage sheds, playhouses and similar uses under 120 square feet (11 m<sup>2</sup>).
2. Repairs performed for maintenance or replacement purposes in an existing building or structure which does not involve structural portions of the building, does not involve room arrangement, light, ventilation and does not reduce the fire resistance of the building elements and the change and rearrangement of parts of the structure affecting the egress requirements.
3. Replacement of siding and roof cover.
4. Fences not over seven feet in height on the side or rear yards.
5. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIA liquids.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Swings and other playground equipment accessory to one and two-family dwelling.
8. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,925 L) and are installed entirely above ground.
9. Decks not exceeding 200 square feet in area, that are not more than 30 above grade at any point, are not attached to a one family dwelling and do not serve the exit door required by Section R311.4 of the International Residential Code.
10. Permanent and temporary city owned signs.

## B. ELECTRICAL

1. Replacement of any switch, other than a service disconnect, receptacle, contactor control device or other utilization equipment rated at 60 amperes or less.
2. Minor repairs and replacement of lamps, or the connection of approved portable electrical equipment manufactured, approved, and identified for cord-and plug-connection to suitable installed receptacles.

## C. MECHANICAL

1. Portable cord-and plug heating, cooling, and ventilation equipment.
2. Steam, hot or chilled water piping within any heating or cooling equipment regulated by the construction codes
3. Portable evaporative coolers.
4. Repair or replacements of any mechanical equipment and appliance part which does not alter its approval or make it unsafe.
5. Self-contained refrigeration system containing 10 lb.(4.54 kg.) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
6. Portable fuel cell appliances that are not connected to fixed piping system and are not interconnected to a power grid.

## D. PLUMBING

1. The replacement of water closets and plumbing fixtures provided that such work does not involve the rearrangement of valves, pipes, or fixtures.
2. Stopping of leaks in pipes and fixtures, and the clearing of stoppages in water pipes and fixtures, provided that such work does not involve or require the replacement and rearrangement of valves and pipes.

(3) **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.

(4) **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 construction codes.

(5) **EMERGENCY REPAIRS.** Where repairs or equipment replacements which require a permit must be performed in an emergency situation, the permit application shall be submitted the next business day after the commencement of the work.

(6) **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/her authorized agent. 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.

(7) TIME LIMITATIONS. An application for a permit for any proposed work shall be deemed to have been **abandoned 6 months after the date of filing for the permit.** After a permit has been issued, the permit shall become invalid unless the work authorized by such permit is commenced within 6 months after issuance, or if such work is suspended or abandoned for a period of 6 months after the work has commenced. One or more extensions or time periods of not more than 6 months or 180 days each may be allowed by the Building Official for the permit, provided the extension is requested in writing and a justifiable cause is demonstrated.

## **14-15. DRAWINGS AND SPECIFICATIONS**

(1) **REQUIREMENTS.** When required by the Building Official, three 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 construction codes. Such information shall be specific, and the construction 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.

(2) **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.

(3) **DESIGN PROFESSIONAL.** The design professional shall be an architect or engineer legally registered under the laws of this state regulating the practice of architecture or engineering and shall affix his official seal to said drawings, specifications and accompanying data, for the following:

1. All Group A, E, and I occupancies.
2. Buildings and structures three stories or more high.
3. Buildings and structures 5000 sq. ft. (465 m<sup>2</sup>) 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.

**EXCEPTION:** Single family dwellings, regardless of size, shall require neither a registered architect nor engineer, nor a certification that an architect or engineer is not required.

(4) **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 resistance wall, floor or partition will be made for electrical, gas, mechanical, plumbing, signal and communication conduits, pipes and systems and also indicate in sufficient detail how the fire integrity will be maintained where required fire resistance floors intersect the exterior walls.

(5) **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.

(6) 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 access ways, 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 liquid tight 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 or the hazardous materials stored.

#### **14-16. EXAMINATION OF DOCUMENTS**

(1) 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 construction codes and all other pertinent laws or ordinances.

(2) AFFIDAVITS. The Building Official may accept a sworn affidavit from a Registered Architect or Engineer stating that the plans submitted conform to the construction codes. For buildings and structures the affidavit shall state that the 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 construction codes 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 construction 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 construction codes and other pertinent laws or ordinances.

#### **14-17. ISSUING PERMITS**

(1) 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 construction codes and other pertinent laws and ordinances, he shall issue a permit to the applicant.

(2) 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 construction 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 refusal to issue such permit. Such refusal shall, when requested, be in writing and shall contain the reason for refusal.

(3) SPECIAL FOUNDATION PERMIT. When application for permit to erect or enlarge a building has been filed and pending issuance of such permit, the Building Official may, at his discretion, issue a special

permit for the foundation only. The holder of such a special permit is proceeding at his 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 construction codes.

#### **14-18. CONTRACTOR RESPONSIBILITIES**

It shall be the duty of every contractor who shall make contracts for the installation or repairs of building, structure, electrical, gas, mechanical, sprinkler or plumbing systems, for which a permit is required, to comply with state or local rules and regulations concerning licensing which the applicable governing authority may have adopted. In such case that the state requires a contractor to have obtained a state license before they are permitted to perform work, the contractor shall supply the local government with their license number before receiving a permit for work to be performed. An affidavit containing the contractor's license number and a statement of responsibility shall be required prior to the issuance of a certificate of occupancy.

#### **14-19. CONDITIONS OF THE PERMIT**

(1) 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 construction 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 construction codes. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 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.

(2) 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 construction 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 reviewed by the Building Official.

(3) PLANS. When the Building Official issues a permit, he/she shall endorse, in writing or by stamp, all three sets of plans. One set of drawings so reviewed shall be retained by the Building Official, one set shall be returned to the applicant, and one set shall be retained at the site of work. 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.

#### **14-20. FEES**

(1) PRESCRIBED FEES. A permit shall not be issued until the fees prescribed by the governing body 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, etc. has been paid.

(2) **WORK COMMENCING BEFORE PERMIT ISSUANCE.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing, etc. system before obtaining the necessary permits, shall be subject to a penalty of 100% of the usual permit fee in addition to the required permit fees.

(3) **ACCOUNTING.** The Building Official shall keep a permanent and accurate accounting of all permit fees and other money collected, the names of all persons upon whose account the same was paid, along with the date and amount thereof.

(4) **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 application, in accordance with the fee schedules as set by the governing body.

(5) **BUILDING PERMIT VALUATIONS.** If, in the opinion of the Building Official, the valuation of building, alteration, structure, electrical, gas, mechanical or plumbing systems appears to be underestimated on the application, 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.

#### **14-21. INSPECTIONS**

(1) **EXISTING BUILDING INSPECTIONS.** Before issuing a permit the Building Official may examine or cause to be examined any building, electrical, gas, mechanical or plumbing systems 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 construction codes.

(2) **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 construction codes.

(3) **INSPECTION SERVICE.** The Building Official may make, or cause to be made, the inspections required by 3.8.6 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 construction codes shall not be based on such reports unless the same are in writing and certified by a responsible officer of such service.

(4) **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.

(5) **POSTING OF PERMIT.** Work requiring a permit shall not commence until the permit holder or his/her 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 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.

(6) 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 Code:

A. BUILDING

1. Footings: To be made after trenches are excavated and reinforcing steel is in place. Building corners and setback lines are to be surveyed and delineated on site by the contractor and approved by the Building Official prior to installation of footing.
2. Foundation inspection: To be made after the forms have been erected and the reinforcing steel is in place. Building corners and setback lines are to be surveyed and delineated on site by the contractor and approved by the Building Official prior to installation of foundation.
3. Under slab inspection: To be made after trenches are excavated and all electrical conduit and plumbing have been installed.
4. Slab Inspection: To be made after the steel, wire and vapor barrier are in place.
5. Sheathing Inspection: To be made on buildings over three stories above grade plane before windows, doors, and vapor retarders and exterior covering is installed.
6. Frame Inspection: To be made after the roof, all framing, fire blocking and bracing are in place, all rough trades, including wiring, water and/pr gas pipes, chimneys, ducts and vents are completely roughed in. Windows and doors are installed prior to building insulation installation.
7. Final Inspection: To be made after the building is completed and ready for occupancy.

B. ELECTRICAL

1. Underground Inspection: To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.
2. 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.
3. Temporary Power Pole Inspection. To be made after the temporary pole has been erected and the meter box and all subsequent wiring has been installed and before connection to the provider.
4. Temporary Power Inspection: to be made after the meter box, the main service disconnect breaker, the panel box has been installed, and at least one GFCI circuit has been installed
5. Final Inspection: To be made after the building is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.

### C. PLUMBING

1. Underground Inspection: To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
2. 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 the installation of wall or ceiling membranes.
3. 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. Note: Plumbing shall be tested as indicated in the International Plumbing Code; testing requirements amended by the Georgia Department of Community Affairs shall be followed.

### D. MECHANICAL

1. 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.
2. Rough-In Inspection: To be made after the roof, framing, fire blocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
3. 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.

### E. GAS

1. 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.
2. 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 by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
3. 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 in order to insure compliance with all the requirements of the construction codes and to assure that the installation and construction of the gas system is in accordance with reviewed plans.

### F. ENERGY

1. Foundation Inspection: To be made before slab concrete is poured in place. To verify that perimeter insulation has been installed correctly on any slab on grade foundations, if required.
2. Frame Inspection: To be made before exterior wall insulation is concealed by wall board to check installation of exterior walls insulation and to inspect that all holes and cracks through the structure envelope have been sealed in an appropriate manner as to restrict air passage.

3. Final Inspection: To be made after the building is completed and ready for occupancy. To verify installation and R-value of ceiling and floor insulation. To verify correct SEER ratings on appliances.

#### G. SWIMMING POOL

1. Site Inspection: Required for any private in-ground swimming pools of any depth, or capacity and private above ground pools that are over 24 inches deep. The proposed pool location shall be staked, and setbacks verified.
2. Initial Construction Inspection: To inspect reinforcing steel or basket, bonding and erosion control inspection.
3. Final Inspection: All swimming pool installations must be completed with all fences, gates, decks, signage, alarms, plumbing equipment, filters, heaters and appliances in place. The pool shall be completely filled with water and in operation before final inspection.

(7) 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.

(8) REINFORCING STEEL, STRUCTURAL FRAMES, INSULATION, PLUMBING, MECHANICAL, OR ELECTRICAL SYSTEMS Reinforcing steel, structural frame, insulation, plumbing, mechanical or electrical work of any part of any building or structure shall not be covered or concealed without first obtaining a release from the Building Official.

(9) 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.

#### 14-22. CERTIFICATES

##### (1) CERTIFICATE OF OCCUPANCY.

a. 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. Said Certificate shall not be issued until all required building electrical, gas, mechanical, plumbing and fire protection systems have been inspected for compliance with the construction codes and other applicable laws and ordinances and released by the Building Official.

b. 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 construction 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 construction codes.

c. TEMPORARY/PARTIAL OCCUPANCY. A temporary/partial certificate of occupancy may be issued for a portion of a building, which may safely be occupied prior to final completion of the building.

d. **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 construction 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 construction codes and other applicable laws and ordinances for such occupancy, a Certificate of Occupancy shall be issued.

(2) **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.

(3) **SERVICE UTILITIES.**

- a. **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 the construction codes for which a permit is required, until released by the Building Official and a Certificate of Occupancy or Completion is issued.
- b. **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.
- c. **Authority to Disconnect Service Utilities.** The Building Official shall have the power to authorized disconnection of utility service to the building, structure or system regulated by the construction codes, in case of 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.

#### **14-23. POSTING FLOOR LOADS**

(1) **OCCUPANCY.** An existing or new building shall not be occupied for any purpose, which 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 a specific business, when he is satisfied that such capacity will not thereby be exceeded.

(2) **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 Building Department.

(3) **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.

#### **Division 4: 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.

#### **Division 5: CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS**

##### **14-24. APPOINTMENT**

There is hereby established and constituted a Board to be called the Construction Board of Adjustment and Appeals. The Governing Body (a/k/a Mayor and City Council) shall serve as the Construction Board of Adjustments and Appeals (“Board”).

##### **14-25. MEMBERSHIP AND TERMS**

(1) QUORUM AND VOTING. A simple majority of the Board shall constitute a quorum. All members of the Governing Body, including the Mayor, shall be voting members of the Board and each member present shall have one vote. In varying any provision of the construction codes, the affirmative votes of the majority present shall be required. In modifying a decision of the Building Official, not less than three affirmative votes shall be required; however, a vote of three to three shall be deemed a denial.

(2) SECRETARY OF THE BOARD. The City Clerk shall act as Secretary of the Board and shall make a detailed record of all its proceedings, which shall set forth the reasons for its decision, the vote of each member, the absence of a member and any failure of a member vote.

##### **(3) POWERS**

The Construction Board of Adjustments and Appeals shall have the power, as further defined in 5.4, to hear the appeals of decisions and interpretations of the Building Official and consider variances of the construction codes.

##### **14-26. APPEALS**

(1) DECISION OF THE BUILDING OFFICIAL. The owner of a building, structure or service system, or his duly authorized agent, may appeal a decision of the Building Official to the Construction Board of Adjustment and Appeals whenever any one of the following conditions are claimed to exist:

1. The Building Official rejected or refused to approve the mode or manner of construction proposed to be followed or materials to be used in the installation or alteration of a building, structure or service system.
2. The provisions of the construction codes do not apply to this specific case.

3. That an equally good or more desirable form of installation can be employed in any specific case.
4. The true intent and meaning of the construction codes or any of the regulations thereunder have been misconstrued or incorrectly interpreted.

(2) VARIANCES. The Construction Board of Adjustments and Appeals, when so appealed to and after a hearing, may vary the application of any provision of the construction codes to any particular case when, in its opinion, the enforcement thereof would do manifest injustice and would be contrary to the spirit and purpose of this ordinance, the construction codes or public interest, and also finds all of the following:

1. That special conditions and circumstances exist which are peculiar to the building, structure or service system involved and which are not applicable to others.
2. That the special conditions and circumstances do not result from the action or inaction of the applicant.
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by the construction codes to other buildings, structures or service system.
4. That the variance granted is the minimum variance that will made possible the reasonable use of the building, structure or service system.
5. That the grant of the variance will be in harmony with the general intent and purpose of the construction codes and will not be detrimental to the public health, safety and general welfare.

a. CONDITIONS OF VARIANCES. In granting the variance, the Board may prescribe a reasonable time limit within which the action for which the variance is required shall be commenced or completed or both. In addition, the Board may prescribe appropriate conditions and safeguards in conformity with the construction codes. Violation of the conditions of a variance shall be deemed a violation of the construction codes.

(3) NOTICE OF APPEAL. Notice of appeal shall be in writing and filed within 30 calendar days after the Building Official renders the decision. Appeals shall be in a form acceptable to the Building Official.

(4) UNSAFE OR DANGEROUS BUILDINGS OR SERVICE SYSTEMS. In the case of a building, structure, or service system, which, in the opinion of the Building Officials, is unsafe, unsanitary or dangerous, the Building Official may, in his order, limit the time for such notice of appeals to a shorter period.

## **14-27. RULES AND REGULATIONS**

The Board shall establish rules and regulations for its own procedure:

1. All presented to the Board, whether by appeal of a decision of the Building Official or by request for a variance, shall be heard in an open public meeting.
2. The hearing shall generally be conducted in the following manner:
  - (a) The Building Official shall summarize the Notice of Appeal or Variance Request and present any facts or information pertinent to the appeal or variance. The Board may ask questions of the Building Official.

- (b) The appellant person requesting the appeal or variance, or his/her representative (“Applicant”) shall be provided the opportunity to be heard. The Applicant may present any evidence, information, material, or witness that the Applicant desires for the Board to consider at arriving at its determination. The Board shall be allowed to limit the time for presentation by the Applicant. The time allowed shall not be less than that allowed for the Building Official and in no case shall the Board allow less than fifteen minutes for presentation time by the Applicant. The Board, in its discretion may extend the time for presentation by the applicant.
- (c) Public comments are not necessary for the consideration of the Board. However, in its discretion, the Board may call for comments from the public and shall be allowed to limit the presentation time of the public collectively to no more than fifteen minutes.
3. In considering a variance request, the Board shall consider and weigh the factors provided in Section 14-26 (2) and 14-26 (2)a above. The burden for proving the necessity of a variance shall be that of the Applicant. The Board shall use its discretion in weighing the factors found in Sections 14-26 (2) and 14-26 (2)a.
4. In considering an appeal from a decision of the Building Official, the board shall consider all evidence, materials and testimony presented. In making its determination, the Board shall consider whether the Building Official abused his/her discretion in making the decision being appealed. If the Board determines the Building Official abused his/her discretion, the Board shall be authorized to change or vary the decision of the Building Official and shall be permitted to place reasonable conditions on its decision.

The Board shall meet within 45 calendar days after Notice of Appeal has been received or a request for variance has been filed.

(1) DECISIONS. The Construction Board of Adjustment and Appeals shall, in every case, reach a decision without unreasonable or unnecessary delay. Each decision of the Board shall also include the reasons for the decision. If a decision of the Board reverses or modifies a refusal, order, or disallowance of the Building Official or varies the application of any provision of the construction codes, the Building Official shall immediately take action in accordance with such decision. Every decision shall be promptly filed in writing in the office of the City Clerk and a copy shall be maintained by the Building Official and shall be open to public inspection. A certified copy of the decision shall be sent by mail or otherwise to the appellant. Every decision of the Board shall be final, subject however to an appeal by writ of certiorari to the Superior Court of Gwinnett County.

#### **Division 6: SEVERABILITY**

If any section, subsection, sentence, clause or phrase of the Construction codes is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of the construction codes.

#### **Division 7: VIOLATIONS AND PENALTIES**

Any person, firm, corporation or agent who shall violate a provision of the construction codes, 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 guilty of violating this ordinance and the construction codes. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which any violation of any of the

provisions of the Construction codes is committed or continued, and upon conviction of any such violation such person shall be punished within the limits and as provided by state laws. Any fine assessed by a court of competent jurisdiction for a violation of this ordinance shall not be less than two hundred and fifty dollars (\$250.00) nor more than one thousand dollars (\$1,000.00).

Secs. 14-28. – 14-39. – Reserved.

## **Article 2: TECHNICAL CODES**

### **14-40. STANDARD CODES ADOPTED BY REFERENCE**

The following Georgia State Minimum Standard Codes, as adopted and amended by the Georgia Department of Community Affairs are adopted by reference and shall be in full force and effect within the corporate boundaries of the City of Sugar Hill:

- (1) International Building Code (ICC);
- (2) National Electrical Code (NFPA);
- (3) International Fuel Gas Code (ICC);
- (4) International Mechanical Code (ICC);
- (5) International Plumbing Code (ICC);
- (6) International Residential Code for One- and Two-Family Dwellings (ICC);
- (7) International Energy Conservation Code (ICC);
- (8) International Fire Code (ICC);
- (9) International Existing Building Code (ICC);
- (10) International Property Maintenance Code (ICC); and
- (11) Any other codes deemed appropriate by the board for the safety and welfare of Georgia's citizens.

Secs. 14-41. – 14-45. – Reserved.

## **Article 3: RESERVED**

Secs. 14-46. – 14-240. – Reserved.

## **Article 4: LOCAL AMENDMENTS TO PLUMBING CODE**

### **14-241. PURPOSE**

It is the purpose of this article to require the use of ultra-low-flow plumbing fixtures in all new construction, or when replacing plumbing fixtures during renovation or remodeling of existing buildings, and to require the labeling of plumbing fixtures with information regarding flow rates and serviceability standards; to promote compliance with state laws for the purpose of conserving water to maintain the integrity of drinking water supplies and reduce wastewater flows.

## **14-242. AMENDMENTS TO THE GEORGIA STATE MINIMUM STANDARD PLUMBING CODE**

The Georgia State Minimum Standard Plumbing Code is hereby amended with an effective date of August 12, 2024, as follows:

Chapter 2, Section 202 General Definitions. **Add in alphabetical order and revise, as applicable, the following definitions:**

**KITCHEN FAUCET OR KITCHEN FAUCET REPLACEMENT AERATOR.** A kitchen faucet or kitchen faucet replacement aerator that allows a flow of no more than 1.8 gallons of water per minute at a pressure of 60 pounds per square inch and conforms to the applicable requirements in ASME A112.18.1/CSA B125.1.

**LAVATORY FAUCET OR LAVATORY FAUCET REPLACEMENT AERATOR.** A lavatory faucet or lavatory faucet replacement aerator that allows a flow of no more than 1.2 gallons per minute at a pressure of 60 pounds per square inch and is listed to the WaterSense High Efficiency Lavatory Faucet Specification.

### **LANDSCAPE IRRIGATION.**

**Flow sensor.** An inline device in a landscape irrigation system that produces a repeatable signal proportional to flow rate.

**Lawn or Landscape Irrigation system.** An assembly of component parts that is permanently installed for the controlled distribution of water to irrigate landscapes such as ground cover, trees, shrubs, and other plants. Lawn and Landscape Irrigation System refer to the same system.

**Master shut-off valve.** An automatic valve such as a gate valve, ball valve, or butterfly valve) installed as part of the landscape irrigation system capable of being automatically closed by the WaterSense controller. When this valve is closed water will not be supplied to the landscape irrigation system.

**Pressure regulating device.** A device designed to maintain pressure within the landscape irrigation system at the manufacturer's recommended operating pressure and that protects against sudden spikes or drops from the water source.

**Rain sensor shut-off.** An electric device that detects and measures rainfall amounts and overrides the cycle of a landscape irrigation system so as to turn off such system when a predetermined amount of rain has fallen.

**WaterSense irrigation controller.** Is a weather-based or soil moisture-based irrigation controller labeled under the U.S. Environmental Protection Agency’s WaterSense program, which includes standalone controllers, add-on devices, and plug-in devices that use current weather data as a basis for scheduling irrigation.

**WaterSense spray sprinkler bodies.** A sprinkler body with integral pressure regulation, generating optimal water spray and coverage labeled under the U.S. Environmental Protection Agency’s WaterSense program.

**SHOWER HEAD.** A showerhead that allows a flow of no more than the average of 2.0 gallons of water per minute at 80 pounds per square inch of pressure, is listed in the WaterSense Specification for Showerheads, and meets the US Department Definition of Energy definition of showerhead.

**Chapter 6, Section 604.4 Maximum Flow and Water Consumption.** Revise Section 604.4 to read as follows:

Consistent with the general approach taken in Georgia, these Maximum Flow and Water Consumption requirements and related definitions in Section 604.4 of the plumbing code shall apply to all plumbing systems, including those in one- and two-family dwellings. The maximum water consumption flow rates and quantities for all plumbing fixtures and fixture fittings shall be in accordance with Table 604.4.

**Exceptions:**

1. Blowout design water closets having a water consumption not greater than 3<sup>1</sup>/<sub>2</sub> gallons (13 L) per flushing cycle.
2. Vegetable sprays.
3. Clinical sinks having a water consumption not greater than 4<sup>1</sup>/<sub>2</sub> gallons (17 L) per flushing cycle.
4. Laundry tray sinks and service sinks.
5. Emergency showers and eye wash stations.

TABLE 604.4  
MAXIMUM FLOW RATES AND CONSUMPTION FOR  
PLUMBING FIXTURES AND FIXTURE FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY <sup>b</sup>
Lavatory faucet and replacement aerators, private	WaterSense Labeled & 1.2 gpm at 60 psi <sup>f</sup>
Lavatory faucet, public (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Showerhead <sup>a</sup>	WaterSense Labeled & 2.0 gpm at 80 psi <sup>f</sup>
Kitchen faucet and replacement aerators	1.8 gpm at 60 psi <sup>f, g</sup>

Urinal	0.5 gallon per flushing cycle <sup>f</sup>
Water closet	1.28 gallons per flushing cycle <sup>c, d, e, f</sup>

For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m,  
1 pound per square inch = 6.895 kPa.

- a. A hand-held shower spray is a shower head. As point of clarification, multiple shower heads may be installed in a single shower enclosure so long as each shower head individually meets the maximum flow rate, the WaterSense requirements, and the US Department of Energy definition of showerhead. However, multiple shower heads are not recommended for water efficiency purposes.
- b. Consumption tolerances shall be determined from referenced standards.
- c. For flushometer valves and flushometer tanks, the average flush volume shall not exceed 1.28 gallons.
- d. For single flush water closets, including gravity, pressure assisted and electro-hydraulic tank types, the average flush volume shall not exceed 1.28 gallons.
- e. For dual flush water closets, the average flush volume of two reduced flushes and one full flush shall not exceed 1.28 gallons.
- f. See 2014 GA Amendment to Section 301.1.2 'Waiver from requirements of high efficiency plumbing fixtures'.
- g. Kitchen faucets are permitted to temporarily increase the flow above the maximum rate, but not to exceed 2.2 gpm (8.3 L/m) at 60 psi (414 kPa) and must revert to a maximum flow rate of 1.8 gpm (6.8 L/m) at 60 psi (414 kPa) upon valve closure.

**604.4.1 Clothes Washers.** Residential clothes washers shall be in accordance with the Energy Star program requirements.

**604.4.2 Cooling Tower Water Efficiency.**

**604.4.2.1 Once-Through Cooling.** Once-through cooling using potable water is prohibited.

**604.4.2.2 Cooling Towers and Evaporative Coolers.** Cooling towers and evaporative coolers shall be equipped with makeup water and blow down meters, conductivity controllers and overflow alarms. Cooling towers shall be equipped with efficiency drift eliminators that achieve drift reduction to 0.002 percent of the circulated water volume for counterflow towers and 0.005 percent for crossflow towers.

**604.4.2.3 Cooling Tower Makeup Water.** Water used for air conditioning, cooling towers shall not be discharged where the hardness of the basin water is less than 1500 mg/L. **Exception:** Where any of the following conditions of the basin water are present: total suspended solids exceed 25 ppm, CaCO<sub>3</sub> exceeds 600 ppm, chlorides exceed 250 ppm, sulfates exceed 250 ppm, or silica exceeds 150 ppm.

**604.4.3 Landscape Irrigation System Efficiency Requirements.** The requirements in Section 604.4.3 apply to all new landscape irrigation systems connected to the public water system except those (a) used for agricultural operations as defined in the Official Code of Georgia Section 1-3-3, (b) used for golf courses, and (c) dependent upon a nonpublic water source. Nothing in this Code or Section 604.4.3 is intended to require that landscape irrigation systems must be installed at all premises. The landscape irrigation efficiency requirements in this Section 604.4.3 apply only when someone voluntarily chooses or is otherwise required by some requirement beyond this Code to install a landscape irrigation system on premises.

**604.4.3.1 Avoiding Water Waste Through Design.** All new landscape irrigation systems shall adhere to the following design standards:

1. Pop-up type sprinkler heads shall pop-up to a height above vegetation level of not less than four (4) inches above the soil level when emitting water.
2. Pop-up spray heads or rotary sprinkler heads must direct flow away from any adjacent surfaces and must not be installed closer than four inches from impervious surfaces.
3. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or by other means that produces no overspray or runoff.
4. Narrow or irregular shaped landscaped areas, less than four (4) feet in any direction across opposing boundaries shall not be irrigated by any irrigation emission device except sub-surface or low flow emitters with flow rates not to exceed 6.3 gallons per hour.

**604.4.3.2 Landscape Irrigation System Required Components.** All new landscape irrigation systems shall include the following components:

1. A rain sensor shut-off installed in an area that is unobstructed by trees, roof overhangs, or anything else that might block rain from triggering the rain sensor shut-off.
2. A master shut-off valve for each controller installed as close as possible to the point of connection of the water but downstream of the backflow prevention assembly.
3. Pressure-regulating devices such as valve pressure regulators, sprinkler head pressure regulators, inline pressure regulators, WaterSense spray sprinkler bodies, or other devices shall be installed as needed to achieve the manufacturer's recommended pressure range at the emission devices for optimal performance.
4. Except for landscape irrigation systems serving a single-family home, all other systems must also include:
  - (a) a WaterSense irrigation controller; and
  - (b) at least one flow sensor, which must be installed at or near the supply point of the landscape irrigation system and shall interface with the control system, that when connected to the WaterSense controller will detect and report high flow conditions to such controller and automatically shut master valves. The flow sensor serves to aid in detecting leaks or abnormal flow conditions by suspending irrigation. High flow conditions should be consistent with manufacturers' recommendations and specifications.

**Chapter 13 NONPOTABLE WATER SYSTEMS, Section 1304 Reclaimed Water Systems.** Revise Section 1304.3.2 to read as follows:

**1304.3.2 Connections to water supply.** Reclaimed water provided from a reclaimed wastewater treatment system permitted by the Environmental Protection Division may be used to supply water closets, urinals, trap primers for floor drains and floor sinks, water features and other uses approved by the Authority Having Jurisdiction, in motels, hotels, apartment and condominium

buildings, and commercial, industrial, and institutional buildings, where the individual guest or occupant does not have access to plumbing. Also, other systems that may use a lesser quality of water than potable water such as water chillers, carwashes or an industrial process may be supplied with reclaimed water provided from a reclaimed wastewater treatment facility permitted by the Environmental Protection Division. The use of reclaimed water sourced from any new private reclaimed wastewater treatment system for outdoor irrigation shall be limited to golf courses and agriculture operations as defined in the Official Code of Georgia Section 1-3-3, and such reclaimed water shall not be approved for use for irrigating any other outdoor landscape such as ground cover, tree, shrubs, or other plants. These limitations do not apply to reclaimed water sourced from existing private reclaimed water systems or from existing or new, governmentally-owned reclaimed wastewater treatment systems.

**Appendix E, Section E101.1.2.** Revise Section E.101.1.2 to read as follows:

Because of the variable conditions encountered in hydraulic design, it is impractical to specify definite and detailed rules for sizing of the water piping system. Accordingly, other sizing or design methods conforming to good engineering practice standards are acceptable alternatives to those presented herein. Without limiting the foregoing, such acceptable design methods may include for multi-family buildings the Peak Water Demand Calculator from the IAPMO/ANSI 2020 Water Efficiency and Sanitation Standard for the Built Environment, which accounts for the demands of water-conserving plumbing fixtures, fixture fittings, and appliances. If future versions of the Peak Water Demand Calculator including other building types, such as commercial, such updated version shall be an acceptable design method.

Secs. 14-243. – 14-247. – Reserved.