

STATE OF GEORGIA
COUNTY OF FULTON

A RESOLUTION AUTHORIZING THE MAYOR OF SANDY SPRINGS TO SUBMIT FOR REVIEW TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS A PROPOSED ORDINANCE AMENDING CHAPTER 105 OF THE SANDY SPRINGS CODE OF ORDINANCES AND REVISING THE BUILDING CODE TO INCLUDE NEW REQUIREMENTS FOR CLASSIFYING CONSTRUCTION BASED ON BUILDING HEIGHT

WHEREAS, the City of Sandy Springs is charged with preserving the health, safety and welfare of the citizens of the City; and

WHEREAS, the Mayor and City Council find that in order to preserve the safety of persons inhabiting buildings above a certain height, the Council wish to institute a requirement for construction with enhanced quality materials that increase the durability and longevity of the buildings; and

WHEREAS, the City of Sandy Springs currently enforces building regulations as set out in Chapter 105 of the City of Sandy Springs Code, which adopts the state minimum standard building codes; and

WHEREAS, in order to create easily accessible development regulations that integrate the adopted state regulations, the Mayor and Council wish to locally amend the state minimum standard building code to provide for increased building quality, sustainability, durability, and longevity while revitalizing the areas zoned for uses other than what is currently developed; and

WHEREAS, the City Council has found that local climatic, geologic, topographic and public safety conditions justify the proposed amendment; and

WHEREAS, the proposed amendment provides requirements not less stringent than those specified in the state minimum standard codes for the protection of life and property; and

WHEREAS, pursuant to O.C.G.A. §8-2-25, the City of Sandy Springs must submit for review to the Georgia Department of Community Affairs any proposed local amendment to the state minimum standard codes sixty (60) days prior to the adoption of such amendment.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SANDY SPRINGS, GEORGIA

That the Mayor is hereby authorized to submit for review to the Georgia Department of Community Affairs the following proposed amendment to the City's Code of Ordinances, adding Subsection (e) to Section 105-19 in Article 2 of Chapter 105 relating to the Building Code.

SECTION I: Subsection (e) is added to Sect. 105-19 as follows:

Sec. 105-19 – State Minimum Standards Adopted

...

RESOLUTION NO. 2016-06-77

(e) Construction Classification and Building Height. Any new building or structure designed or intended to be more than three (3) stories in height in any respect and which individually or in aggregate with other principal buildings or structures on the same site exceeds 100,000 sq. ft. of Gross Floor Area (GFA), within the confined exterior walls of the structures whether occupiable or non-occupiable, shall, irrespective of any conflicting allowances or provisions of any other standard, code or ordinance having force and effect in the corporate limits of the City of Sandy Springs, Georgia, be of Type I or Type II construction defined in Chapter 6 of the 2012 International Building Code as amended by the State of Georgia. This regulation shall not be used to relax or reduce any requirement in Table 503, Allowable Building Heights and Areas, or any other Section of the current adopted International Building Code.

The Mayor and City Manager are authorized to execute any documents necessary to further the intent of this Resolution.

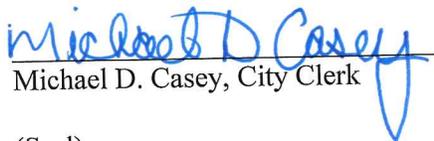
RESOLVED this the 21st day of June, 2016.

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)

