

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE AMENDING CHAPTER 105 OF THE SANDY SPRINGS CODE OF ORDINANCES BY 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 has transmitted the text of the amendment to the Georgia Department of Community Affairs for review; and

WHEREAS, the Georgia Department of Community Affairs has informed the City of Sandy Springs that the Department has no comments on the proposal and it is a local decision whether to adopt the amendment.

THEREFORE, BE IT ORDAINED by the City Council of the City of Sandy Springs, Georgia that the City's Code of Ordinances be amended by 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

...

(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

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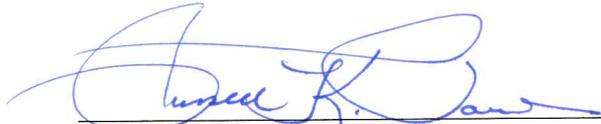
construction defined in Chapter 6 of the 2012 International Building Code as amended by the State of Georgia. This regulation shall not be used to relax or reduce any requirement in Table 503, Allowable Building Heights and Areas, or any other Section of the current adopted International Building Code.

SECTION II: This ordinance shall become effective immediately upon its adoption, and shall not apply to any project for which a Land Disturbance Permit application has been submitted to the City of Sandy Springs on or prior to August 16, 2016, provided that any such project applies for a building permit no later than February 16, 2017, after which the ordinance shall apply to those projects.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

APPROVED AND ADOPTED this the 16th day of August, 2016.

Approved:


Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)

