

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO AMEND DIVISION 2, ADMINISTRATION AND ENFORCEMENT
OF THE SANDY SPRINGS LAND DEVELOPMENT REGULATIONS ORDINANCE**

WHEREAS, the Mayor and City Council of the City of Sandy Springs find that from time to time it is necessary to amend sections of the Development Regulations to correct, clarify, and update the provisions of the Ordinance; and

WHEREAS, the Mayor and City Council of Sandy Springs have determined that the development of individual sites generates an accumulative impact on the city's infrastructure system, and proper records must be maintained for all development for the maintenance and improvement of stormwater, transportation and other facilities; and

NOW, THEREFORE, to accomplish the foregoing, the City Council of the City of Sandy Springs, Georgia, pursuant to their authority, do hereby adopt the following Ordinance:

1.

Division 2, *Administration and Enforcement*, Chapter V, *Permits* Section 105-46, *Permits (i) Certificates*, of the City of Sandy Springs Development Regulations Ordinance is hereby amended by the following inserted therefor:

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 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 and acceptance of as-built drawings, 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.

(1) As-built drawings. Site development as-built drawings, containing a boundary survey, location, elevation, height, and square footage of buildings, parking areas, utilities, walls, and stormwater facilities, pertinent site development data, and any other requirements of the community development director shall be submitted to and approved by the department prior to the issuance of a certificate of occupancy

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.

2.

All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.

3.

Severability. Should any court of competent jurisdiction declare any section of this Ordinance invalid or unconstitutional, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof, which is not specifically declared to be invalid or unconstitutional.

4.

Repeal of Conflicting Provisions. It is the intention of the Mayor and Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Sandy Springs, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.

5.

This Ordinance is effective August 16th, 2016; and

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

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)

