

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO AMEND CHAPTER 9, BUILDING CODE, OF THE CITY OF SANDY SPRINGS  
CODE OF ORDINANCES**

**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 Code of Ordinances to correct, clarify, and update the provisions of the Ordinances; and

**WHEREAS**, the Mayor and City Council have determined that it is necessary to establish requirements for the issuance of Multi-Phase/Level Certificates of Occupancy and Completion; and

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

**1.**

Chapter 9, Building Code, Article 2, Administrative Procedures for Enforcement of Adopted Codes, Section 7, Permits, (i), Certificates, (E,F), is hereby inserted in its entirety and a new section shall be inserted therefor, to read as follows:

- (E) *Multi-Phase/Level Certificate of Completion.* Upon satisfactory completion of construction of a Multi-phase/ level structure and installation of electrical, gas, mechanical and plumbing systems in accordance with the construction and life safety codes, and final inspection, the Building Official shall issue a Certificate of Completion for the building shell. Each individual unit within, shall be permitted and inspected as a separate unit.
- (F) *Multi- Phase / Level Certificate of Occupancy.* Upon issuance of a Certificate of Completion as set forth in subsection (E) above, the Building Official shall be authorized to issue Certificates of Occupancy on a floor by floor or structure by structure basis upon the approval of the Building Officer. The Building Officer shall not issue an approval until there has been a pre-construction meeting. A pre-construction meeting shall address safe egress for the occupants and workers, the completion of common spaces, safety of the occupants during the construction phase or phases, a schedule of the work to be completed, parking separation, site access for workers, and all staging areas. Certificates of Occupancy shall be issued upon satisfactory completion of construction of a Multi-phase/ level units and installation of electrical, gas, mechanical and plumbing systems in accordance with the construction and life safety codes, and all inspections have been passed

**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.

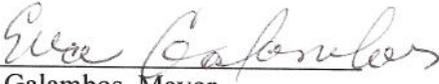
*Repeal of Conflicting Provisions.* It is the intention of the Mayor and Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Sandy Springs, Georgia and the sections of this Ordinance may be renumbered to accomplish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

5.

This Ordinance is effective August 21, 2007; and

**ORDAINED** this the 21<sup>st</sup> day of August, 2007.

Approved:

  
Eva Galambos, Mayor

Attest:

  
Christina Rowland, City Clerk  
(Seal)

