

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO AMEND CHAPTER 105, ARTICLE IV, DIVISION  
2, SECTIONS 105-118, 105-119, 105-120, AND 105-121 OF THE CITY OF  
SANDY SPRINGS CODE OF ORDINANCES RELATING TO  
MULTIFAMILY RENTAL HOUSING**

**WHEREAS**, the Mayor and City Council of the City of Sandy Springs are charged with the protection of the public health, safety, and welfare of the citizens of the Sandy Spring; and

**WHEREAS**, important to the public health, safety, and welfare of the citizens of Sandy Springs is the proper functioning of fire hydrants within the City; and

**WHEREAS**, there is currently nothing that compels an apartment complex owner to have its fire hydrants inspected; and

**WHEREAS**, in order to insure that fire fighters' equipment will function at the highest efficiency possible in the event of a fire in areas of high density, and to preserve lives and property within the City, it is essential that these fire hydrants work properly at all times; and

**WHEREAS**, the only way to be certain that fire hydrants are functioning properly in high density areas is to require regular inspections by apartment complex owners; and

**NOW, THEREFORE**, in order to accomplish the purposes hereinbefore set forth, the Mayor and City Council of the City of Sandy Springs, Georgia, pursuant to their authority, do hereby adopt the following Ordinance amending Chapter 105, Article IV, Division 2, by deleting the current Sections 105-118, 105-119, 105-120, and 105-121 in their entirety and substituting in lieu thereof the following as Chapter 105, Article IV, Division 2, Sections 105-118, 105-119, 105-120, and 105-121, which shall henceforth read as follows:

Sec. 105-118. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Certified building inspector* means any person inspecting for compliance with the various adopted codes who is a licensed design professional (architect or engineer) or holds one of the following certifications from SBCCI (ICC): property maintenance and housing inspector, housing rehabilitation inspector, building inspector, building plan examiner or commercial combination inspector.

*Certified Private Hydrant Contractor* means any person inspecting for compliance with the various adopted codes who is an approved (by the City of Sandy Springs Fire Marshall's office) Private Hydrant Contractor.

*Code of compliance certificate* means a certificate, substantially similar to exhibit A attached to the ordinance from which this division is derived and incorporated herein, executed by a certified building inspector and stating compliance with those minimum standards described in the inspection report attached thereto.

*Inspection report* means the report attached to the code compliance certificate describing minimum requirements for inspection of each unit.

*Lease* means any written or oral agreement which sets forth any and all conditions concerning the use and occupancy of multifamily rental dwellings or multifamily rental units.

*Multifamily rental dwelling* means any multifamily structure, multifamily building, or other facility promised and/or leased to a residential tenant or tenants for use as a home, residence, or sleeping unit. This definition includes, but is not limited to, multiple-family dwellings, multiple-family apartment units, boardinghouses, roominghouses, group homes, and flats.

*Multifamily rental unit* means any one area, room, structure, flat, apartment, or facility of a multifamily rental dwelling that is being leased or rented to only one tenant, group of tenants, or family under one lease, or under terms of joint and severable liability.

*Occupancy* means all tenants, lessees and persons residing within a multifamily rental dwelling or multifamily rental unit.

*Owner* means any person, agent, firm, or corporation having a legal or equitable interest in a premises.

*Owner-occupied* means any part of a structure used as living quarters by the owner of said structure where other parts of the structure are used as multifamily rental units. Example: Two-family dwelling, owner occupies one flat; roominghouse, owner occupies one unit.

*Premises* means any lot or piece of land inclusive of the multifamily rental dwelling or multifamily rental unit.

(Ord. No. 2006-07-48, § 1(ch. 11, art. 12, § 1), 7-18-2006; Ord. No. 2007-11-64, § 1(ch. 9, art. 5, § 1), 11-20-2007)

Sec. 105-119. Fee and certificate required.

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(a) *Occupation tax.* All owners of multifamily rental dwellings or multifamily rental units within the city that receive income for use of four or more such dwellings or units and meet the requirements of O.C.G.A. § 48-13-5 for having a location or office within the city (i) shall be subject to an occupation tax as provided in this division and (ii) shall provide to the city, prior to September 1, 2006, a code compliance certificate covering 100 percent of the multifamily rental units within the 12-month period immediately preceding the date of the certification. Said code compliance certificate shall be certified by the owner that all units inspected are in compliance with those standards contained in the code compliance certificate and inspection report. For the initial year of construction, this section shall not apply to new construction or rehabilitation of a multifamily rental dwelling provided proper permits are obtained from the city.

(b) *Inspection.* Upon initial inspection of such dwellings or units, should a certified building inspector determine that further work is necessary to comply with the minimum standards set forth herein, an acceptable plan shall be submitted to the chief building official outlining the time and scope of work necessary to bring the units into compliance. If such plan is accepted by the chief building official as reasonable and justified, an extension may be granted for up to one year for completion of repairs and compliance with this division. No extension shall be granted if life safety issues are involved and any such units shall not be leased until brought into compliance.

(c) *Compliance certificate.* After submission of the initial code compliance certificate, each owner shall submit a code compliance certificate annually, commencing on January 1, 2007, with their business license renewal. Such subsequent code compliance certificate shall cover at least 20 percent of the units, provided all units shall be inspected, at a minimum, every five years. All units inspected shall be listed individually on the code compliance certificate submitted to the city by the certified building inspector. Furthermore, exterior inspections shall cover at least 20 percent of the buildings, provided all buildings shall be inspected, at a minimum, every five years. All units inspected shall be listed individually and submitted to the city by the certified building inspector.

(d) *Written record of inspection.* Furthermore, each owner and certified building inspector shall keep a written record of all inspections for each unit including the date of the inspection, items inspected and all violations, if any, observed. Such records shall be presented to the city within ten business days after such request is made in writing to the inspector. Failure to provide such records shall nullify the code compliance certificate for those units.

(e) *Fire Hydrant Inspection and Compliance Certificate.* Upon initial inspection of hydrants/mains, should a certified Private Hydrant Contractor determine that further work is necessary to comply with the minimum standards adopted by the City and State of Georgia, an acceptable plan of correction shall be submitted to the Fire Marshal outlining the time and scope of work necessary to bring hydrants/mains into compliance. Any such units without a properly functioning fire hydrant within 1,000 feet (or closet hydrant at the time of adoption of this ordinance) of the unit shall not be leased until hydrant(s) and or main(s) are brought into compliance.

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(1) After submission of the initial Hydrant/Main Code Compliance Certificate, each owner shall submit a Hydrant/Main Code Compliance Certificate annually, commencing on January 1, 2010 with their business license renewal. Such subsequent Hydrant/Main Code Compliance shall cover 100% of all private hydrants and water mains connected to fire hydrants for their property. All hydrants and mains shall be listed individually on a document attached to the Hydrant/Main Code Compliance Certificate submitted to the City by the Certified Private Hydrant Contractor.

(2) Furthermore, each owner and Certified Private Hydrant Contractor shall keep a written record of all inspections for each hydrant and main including the date of the inspection, items inspected and all violations, if any observed. Such records shall be presented to the City within ten business days after such request is made in writing to the inspector or property owner. Failure to provide such records shall nullify the Hydrant/Main Code Compliance Certificate for the affected units.

(Ord. No. 2006-07-48, § 1(ch. 11, art. 12, § 2), 7-18-2006; Ord. No. 2007-11-64, § 1(ch. 9, art. 5, § 2), 11-20-2007)

Sec. 105-120. Failure to provide code compliance certificate.

(a) Failure to provide the code compliance certificate as provided herein shall be a violation of this division and is subject to those penalties contained herein and in section 1-10.

(b) Further, said failure, upon a judicial determination, shall be a condition constituting probable cause, and may subject said multifamily rental dwelling or multifamily rental units to inspection by the city building official and/or the city fire Marshall at a fee as determined by the city council that covers all costs of such inspection by the city. Said inspection by the city, if required, shall be at a sole cost of the owner and failure to pay said cost shall result in a lien being placed on the premises as provided for collection of taxes.

(c) Failure to pay the occupational tax as provided herein shall be a violation of this division and is subject to those penalties set forth in this division. Nothing contained in this section shall prevent the city from enforcement of the state minimum standard codes as provided in this chapter.

(Ord. No. 2006-07-48, § 1(ch. 11, art. 12, § 3), 7-18-2006; Ord. No. 2007-11-64, § 1(ch. 9, art. 5, § 3), 11-20-2007)

Sec. 105-121. Penalty for false certification and false inspection.

(a) An owner who knowingly participates in furnishing a code compliance certificate to the city which contains a false certification that all multifamily rental dwellings or multifamily rental units inspected are in compliance with those standards contained in the code compliance certificate shall be guilty of a violation of this Code for each multifamily rental dwelling or

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multifamily rental unit for which the certification is shown to be false and can be fined up to

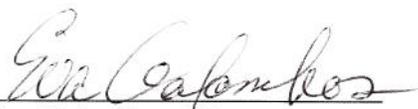
\$1,000.00, or imprisoned for up to one year, or any combination of these, by the court for each violation.

(b) A certified building inspector or a private hydrant contractor who furnishes an inspection report which knowingly contains fraudulent information that a multifamily rental dwelling or multifamily rental unit meets the minimum housing standards or fire hydrant standards of the city as shown by the inspection report contained in exhibit A of the ordinance from which this division is derived shall be guilty of a violation of this Code and can be fined up to \$1,000.00, or imprisoned for up to one year, or any combination of these, by the court for each violation. In addition, a private hydrant contractor or a building inspector's right to submit inspection reports to the city may be suspended for a stated period of time, up to five years, by resolution of the city council.

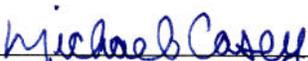
(Ord. No. 2006-07-48, § 1(ch. 11, art. 12, § 4), 7-18-2006; Ord. No. 2007-11-64, § 1(ch. 9, art. 5, § 4), 11-20-2007)

**SO ORDAINED**, this the 21st day of October, 2008.

Approved:

  
Eva Galambos, Mayor

Attest:

  
Michael Casey, City Clerk  
(Seal)

