

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO AMEND THE CITY OF SANDY SPRINGS CODE OF ORDINANCES TO ADD A PARAGRPH TO CHAPTER 105 -19 (B) (3) INTERNATIONAL PLUMBING CODE APPENDICES "C" AND "I"**

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

**WHEREAS**, the Mayor and City Council desire to establish policies that provide the maximum protection of the general welfare, health, morals, and safety of the residents of the city; and

**WHEREAS**, regulations and policies pertaining to the Building Codes are outlined in the Code of the City of Sandy Springs; and

**WHEREAS**, the Mayor and City Council find it necessary to clarify provisions relating to Building Codes in the Code of Ordinances; and

**NOW, THEREFORE**, in order to accomplish the foregoing, the Mayor and City Council of the City, pursuant to their authority, do hereby Adopt International Plumbing Code Appendices "C" and "I":

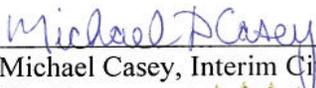
This Ordinance is effective January 20, 2009; and

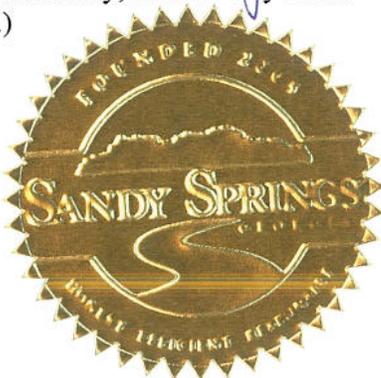
**ORDAINED** this the 20<sup>th</sup> day of January, 2009.

Approved:

  
\_\_\_\_\_  
Eva Galambos, Mayor

Attest:

  
\_\_\_\_\_  
Michael Casey, Interim City Clerk  
(Seal)



### **Sec. 105-19. State minimum standards adopted.**

(a) It is hereby declared to be the intention of the council to enforce the latest edition of the following state minimum standard codes, as adopted and amended by the state department of community affairs:

- (1) International Building Code.
- (2) International Fuel Gas Code.
- (3) International Mechanical Code.
- (4) International Plumbing Code.
- (5) National Electrical Code.
- (6) International Fire Code.
- (7) International Energy Conservation Code.
- (8) International Residential Code.

(b) The following appendices of said codes, as adopted and amended by the state department of community affairs, are hereby referenced as though they were copied herein fully:

- (1) International Building Code appendices H, I, J, K.
- (2) International Residential Code appendices G, J, O.

(3) International Plumbing Code appendices C, I

(c) The following codes, the latest editions and amended by the state department of community affairs, are hereby adopted by reference as though they were copied herein fully:

- (1) International Existing Building Code.

(d) The city also adopts the state minimum standard codes as defined by O.C.G.A. § 8-2-20(9).

(Ord. No. 2006-09-68, § 1(ch. 9, art., 1, § 1), 9-5-2006)

### **Sec. 105-20. International Property Maintenance Code.**

The International Property Maintenance Code, 2003 edition, is hereby adopted and amended in the following respects:

- (1) Section 106.2 is amended to read as follows:

*106.2 Notice of violation.* The building official or its designee may serve a notice of violation in accordance with Section 107 detailing an existing violation; however, a citation may be issued without prior written notification. The notice shall contain a deadline for compliance, which may be extended after a written request is submitted and reviewed by the building official or its designee.

- (2) Section 106.4 is amended to read as follows:

*106.4 Violation penalties.* Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be subject to a fine or imprisonment, upon conviction in the Sandy Springs Municipal Court, and each and every day that the premises shall remain in a condition in violation of the terms of this article shall constitute a separate offense. This section is in addition to the provisions of the abatement of said nuisance and the charge of the cost of the same against the owner of the premises by the city. A fine imposed under this code is no less than \$25.00 and shall not exceed \$1,000.00 per offense. A sentence of imprisonment under this article shall not exceed 60 days per offense. At the discretion of the Municipal Court judge, any sentence may be probated, altered or amended. Any property owner, occupant or party of interest who violates any other property maintenance code within a 24-month period shall immediately be issued a citation and subject to a fine of not less than \$500.00.

- (3) Section 107.1 is amended to read as follows:

*107.1 Notice to person responsible.* Whenever the building official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, if a notice is issued, it is given in the manner prescribed in Sections 107.2 and 107.3 to the person

responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with Section 108.3. The building official shall have the power to issue subpoenas requiring occupants, residents, owners, or parties in interest of buildings under inspection, investigation, or who have been accused of a violation this article to appear in Sandy Springs Municipal Court. The building official or its designee shall also have the power to issue subpoenas to occupants, residents, owners, or parties in interest to produce written records related to the property under inspection or investigation.

(Ord. No. 2006-08-61, §§ 1, 2, 8-15-2006)