

AN ORDINANCE

THE MAYOR AND BOARD OF ALDERMEN DO HEREBY ORDAIN THAT THE CODE OF ORDINANCES OF THE CITY OF ACWORTH, GEORGIA, CHAPTER 18, ARTICLE II, IS HEREBY AMENDED AS FOLLOWS:

WHEREAS, the City of Acworth is desirous of amending Chapter 18, Article II, Buildings and Building Regulations (Construction Codes) of the Acworth Code of Ordinances.

AMENDING, Chapter 18, Article II of the City of Acworth Code of Ordinances by adding the City of Acworth 2006 International Property Maintenance Code (as amended by the City of Acworth), which said document will be on file with the Building Department.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF ACWORTH, GEORGIA THAT:

***Section 1:** Chapter 18, Article II of the City of Acworth Code of Ordinances is hereby amended by adding the 2006 International Property Maintenance Code (as amended by the City of Acworth), to read as follows:*

2006 INTERNATIONAL PROPERTY MAINTENANCE CODE (as amended by Acworth)

CHAPTER 1: SCOPE and ADMINISTRATION

PART 1 — SCOPE AND APPLICATION

Section 1. General

(a) Title. These regulations shall be known as the 2006 International Property Maintenance Code as Amended by Acworth, hereinafter referred to as "this code."

(b) Scope. The provisions of this code shall apply to all existing residential and nonresidential structures (including garages, storage buildings and other accessory structures as well as to pool barriers and signs) and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.

(c) Intent. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.

(d) Severability. If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional or unlawful, such decision shall not affect the validity of the remaining portions of this code.

Section 2. Applicability

(a) General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Where, in a specific case, different sections of this code or other Acworth Codes or Ordinances specify different requirements, the most restrictive shall govern.

(b) Maintenance. Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order.

No owner, operator or occupant shall cause any service, facility, equipment or utility which is required under this section to be removed from or shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Also, the requirements of this code are not intended to supersede, and shall not be substituted, for any requirements of any other Acworth adopted code or ordinance in effect at the time a building, residence or other structure was constructed, altered or repaired.

1. Except as otherwise specified herein, the owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures and premises, including accessory structures and pools. The cleanliness and sanitation of the interior of buildings, dwellings and structures, as well as that of the exterior premises and the sanitation of pools, spas and hot tubs attached thereto and under the control of the occupant, shall be the responsibility of the current occupant. If such occupant or owner's designated agent fails to correct any requirements under this code, the responsibility shall fall upon the property owner in accordance with the procedures and provision of this code and the current construction codes and other provisions adopted by the City of Acworth, whichever is more stringent.

(c) Application of other codes. Repairs, additions or alterations to a structure, as well as "changes of occupancy", shall be done in accordance with the procedures and provisions of the latest adopted construction codes and other applicable ordinances of the City of Acworth. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Acworth Zoning Ordinance.

(d) Existing remedies. The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure which is dangerous, unsafe and insanitary.

(e) Workmanship. Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's installation instructions as well as the current construction codes and other provisions adopted by the City of Acworth.

(f) Historic buildings. The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings when enforcement of such provisions would detrimentally alter their historical significance and when such buildings or structures are judged by the Code Official to be reasonably safe and in the public interest.

(g) Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

1. Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall apply.

(h) Requirements not covered by code. Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the Code Official.

(i) Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

(j) Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

PART 2 — ADMINISTRATION AND ENFORCEMENT

Section 1. Department of Property Maintenance Inspection

(a) General. The enforcement of this code shall be the responsibility of the Acworth Code Compliance Division as assigned by the City Manager and the executive official in charge thereof shall be known as the Code Official.

(b) Appointment. The Code Official shall be appointed by the chief appointing authority of Acworth.

(c) Deputies. In accordance with the prescribed procedures of Acworth and with the concurrence of the appointing authority, the Code Official shall have the authority to appoint deputy code officials, inspectors and other related technical officers as needed. Such employees shall have power to enforce any provision of this code as delegated by the Code Official.

(d) Liability. The Code Official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The Code Official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

(e) Fees. When noncompliance with any of the provisions of this code results in a citation being issued, the municipal court may levy fines and or imprisonment as stated in the current municipal court bond schedule on record at the Acworth Court Services.

Section 2. Duties and Powers of the Code Official

(a) General. The Code Official is hereby authorized and directed to enforce the provisions of this code. The Code Official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions.

(b) Inspections. The Code Official shall make, or cause to make, all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The Code Official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise.

(c) Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the Code Official has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this code, the Code Official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this code, provided that if such structure or premises is occupied the Code Official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the Code Official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the Code Official shall have recourse to the remedies provided by law to secure entry.

(d) Identification. The Code Official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

(e) Notices and orders. The Code Official shall issue all necessary notices or orders to ensure compliance with this code.

(f) Department records. The Code Official shall keep official records of business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.

Section 3. Approval

(a) Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this code, the Code Official shall have the authority to grant modifications for individual cases, provided the Code Official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code.

(b) Alternative materials, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material or method of construction shall be approved where the Code Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code.

(c) Required testing. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the Code Official shall have the authority to require tests to be made as evidence of compliance at no expense to the City of Acworth.

(d) Test methods. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the Code Official shall be permitted to approve appropriate testing procedures performed by an approved agency.

(e) Test reports. Reports of tests shall be retained by the Code Official for the period required for retention of public records.

(f) Used material and equipment. The use of used materials which meet the requirements of this code for new materials is permitted. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary, placed in good and proper working condition and approved by the Code Official.

(g) Approved materials and equipment. Materials, equipment and devices approved by the Code Official shall be constructed and installed in accordance with such approval.

(h) Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

Section 4. Violations

(a) Unlawful acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

(b) Shared Responsibility. Whenever this code places responsibility or makes a requirement upon an occupant, tenant, lessee, renter, etc., the failure on their part to correct the violation(s) shall cause the responsibility to become that of the property owner and the owner may be issued notices and/or issued citations as prescribed elsewhere in this code.

(c) Notice of violation or citation. The Code Official shall serve a notice of violation, an order or a citation in accordance with Chapter I, Part II, Section 5 or as otherwise prescribed in state law or city ordinance.

(d) Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with Chapter I, Part II, Section 5 or other state law or local ordinances shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the Code Official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

(e) 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 prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(f) Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

Section 5. Notices and Orders

(a) Notice to person responsible. Whenever the Code Official determines that

there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in this code (or other state laws and local ordinances) to the person responsible for the violation as specified in this code. Whenever this code places responsibility or makes a requirement upon an occupant, tenant, leasee, renter, etc., the failure on their part to correct the violation(s) shall cause the responsibility to become that of the property owner and the owner may be issued notice and/or issued citations as prescribed in this code. *(Notices for condemnation procedures for equipment shall also comply with Chapter I, Part II, Section 6(i). Notices for condemnation procedures for dwellings and structures shall comply with Chapter 18 of the Acworth Code of Ordinances).*

(b) Form. Such notice prescribed in Chapter I, Part II, Section 5(a) shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations as to why the notice is being issued.
4. Include a correction order allowing a reasonable time (as determined by the Code Official or stated elsewhere in this code) to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.

(c) Method of service. Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally; or
2. Sent by certified or first-class mail addressed to the last known address; or
3. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice; or
4. As prescribed by other state laws or local ordinances.

(d) Unauthorized tampering. Signs, tags or seals posted or affixed by the Code Official shall not be mutilated, destroyed or tampered with, or removed without authorization from the Code Official.

(e) Penalties. Penalties for noncompliance with orders and notices shall be as set forth in Chapter I, Part II, Section 4(d) & (e).

(f) Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served, to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the Code Official and shall furnish to the Code Official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such

compliance order or notice of violation and fully accepting the responsibility, without condition, for making the corrections or repairs required by such compliance order or notice of violation

Section 6. Unsafe Structures and Equipment

(a) General. When a structure is found by the Code Official to be unsafe or unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of Chapter 18 of the Acworth Code of Ordinances. When equipment is found by the code official to be unsafe, such equipment shall be condemned pursuant to the provisions of this code.

(b) Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. When a structure is found by the Code Official to be unsafe, or unfit for human occupancy or is found unlawful, such structure shall be condemned pursuant to the provisions of Chapter 18 of the Acworth Code of Ordinances.

(c) Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure. When equipment is found by the Code Official to be unsafe, or unfit for human occupancy, or is found unlawful, such equipment shall be condemned pursuant to the provisions of this code.

(d) Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the Code Official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities, or the proper connection to an electrical power source supplying at least 60 amperes of electricity to the main panel, or a proper connection to a source of potable water, or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

1. The required electric and water source shall not come from adjoining properties under a different ownership, but shall always be supplied from a public or private utility or a source derived on the site of the building, residence or structure being served. All connections to electric and/or potable water sources must also meet the requirements of the Georgia State Minimum Standard Electric Code and the Georgia State Minimum Standard Plumbing Code in force

at the time such connections were made, or the current adopted version of these codes.

(e) Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

(f) Dangerous structure or premises. For the purpose of this code, any structure or premises that have any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building, electrical, plumbing, fuel gas, mechanical, life safety or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the Code Official to be

unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the Code Official to be a threat to life or health.
11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

(g) Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the Code Official is authorized to post a placard of condemnation on the premises and order the structure repaired and/or closed up so as not to be an attractive nuisance. Upon failure of the owner to repair and/or close up the premises within the time specified in the order, the Code Official shall cause the premises to be repaired and/or closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource. Unless specifically approved by the Acworth City Council and/or the City Manager, the closing and / or securing of any particular property shall not be accomplished by the boarding up of windows, doors, walls or roof instead of repairing and locking them. Also, boarding may not be done in lieu of repairing or replacing any broken window, door, wall or roof section, or in lieu of complying with any other section of this code or other city ordinance, unless specifically approved by the Acworth City Council and/or City Manager and unless done in the manner prescribed by them.

(h) Authority to disconnect service utilities. The Code Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards therein in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without proper approval. The Code Official shall notify the serving utility and, whenever possible, the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the owner or occupant of the building structure or service system shall be notified as soon as practical thereafter.

(i) Notice. Whenever the Code Official has condemned equipment under the provisions of this code, notice shall be posted in a conspicuous place in or about the equipment affected by such notice and served on the owner or the person responsible for the equipment in accordance with Chapter I, Part II, Section 5 (c). The notice shall also be placed on the condemned equipment. The notice shall be in the form prescribed in Chapter I, Part II, Section 5(b).

(Whenever the code official has condemned a dwelling or structure, notice shall be given according to Chapter 18 of the Acworth Code of Ordinances).

(j) Placarding. Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the Code Official shall post on the premises or on defective equipment a placard bearing the word(s) "Condemned", or "Unsafe", or "Unfit for Use", or "Unfit for Human Habitation" or similar and shall include a statement of the unlawfulness for occupying the premises, operating the equipment or removing the placard.

(k) Placard removal. The Code Official shall remove the placard whenever the defect or defects upon which the condemnation and/or placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the Code Official shall be subject to the penalties provided by this code as well as with other city ordinances and state laws.

(l) Prohibited occupancy. Any occupied structure condemned and/or placarded by the Code Official shall be vacated as ordered by the Code Official. Any person who shall occupy a placarded premise or shall operate placarded equipment, and any owner or any person responsible for the premises who shall allow anyone to occupy a placarded premise or operate placarded equipment shall be liable for the penalties provided by this code.

(m) Abatement methods. The owner, operator or occupant of a building, premises or equipment deemed unsafe by the Code Official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

(n) Record. The Code Official shall cause a report to be filed on an unsafe condition. The report shall state the nature of the unsafe condition.

Section 7. Emergency Measures

(a) Imminent danger. When, in the opinion of the Code Official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of the potential of collapse or because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, etc., the Code Official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The Code Official shall cause to be posted at each entrance to such structure a notice stating that the building is unsafe and that the occupancy thereof is prohibited. It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

(b) Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the Code Official, there is imminent danger due to an unsafe condition, the Code

Official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the Code Official deems necessary to meet such emergency.

(c) Closing streets. When necessary for public safety, the Code Official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.

(d) Emergency repairs. For the purposes of this section, the code official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

(e) Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.

(f) Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the Acworth Board of Aldermen, be afforded a hearing in the normal method of seeking Board of Aldermen approvals as is the custom at the time (contact the Acworth City Clerk's Office for the current procedures to follow).

Section 8. Demolition

(a) General. The Code Official shall order the owner of any premises upon which is located any structure, which in the Code Official judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure in accordance with Chapter 18 of the Acworth Code of Ordinances.

1. Where there has been a cessation of normal construction of any structure for a period of more than one year, the Code Official shall order the owner of any premises upon which the structure is located to close, and secure the structure if authorized by the Acworth City Manager and/or the Board of Alderman and in accordance with Chapter I, Part II, Section 6(g), or continue construction and pass a required inspection every 6 months thereafter, or to demolish and remove such structure.

Section 9. Means of Appeal

Application for appeal. Any person directly affected by a decision of the Code Official or a notice or order issued under this code shall have the right to appeal to the Acworth Board of Aldermen. All appeals shall be submitted in writing, shall state the reasons for appeal, and

shall be filed with the City Clerk within 20 days of the decision, notice or order. The Board shall give at least 15 days notice before hearing the appeal. The Board may affirm, reverse, or modify the decision of the Code Official. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

Section 10. Stop Work Order

(a) Authority. Whenever the Code Official finds any work regulated by this code, or other Acworth codes or ordinances, being performed in a manner contrary to the provisions of the code or in a dangerous or unsafe manner, the Code Official is authorized to issue a stop work order.

(b) Issuance. A stop work order shall be in writing and shall be given to the owner of the property, to the owner's agent, or to the person doing the work, or when the responsible party cannot be immediately reached the stop work order may be posted on the property where it can be seen from the public right of way. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order.

(c) Emergencies. Where an emergency exists, the Code Official shall not be required to give a written notice prior to stopping the work.

(d) Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine and or imprisonment.

CHAPTER 2: DEFINITIONS

Section 1. General

(a) Scope. Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter.

(b) Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

(c) Terms defined in other codes. Where terms are not defined in this code and are defined in the Georgia State Minimum Standard Building Code, Georgia State Minimum Standard One and Two Family Dwelling Code, Georgia State Minimum Standard Fire Code, Georgia State Minimum Standard Plumbing Code, Georgia State Minimum Standard Mechanical Code, Georgia State Minimum Standard Gas Code, Georgia State Minimum Standard Electrical Code (NFPA 70), Georgia State Minimum Standard Energy Code, the City of Acworth Zoning Ordinance, or any other code or ordinance adopted by the City of Acworth, such terms shall have the meanings ascribed to them as stated in those codes.

(d) Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

(e) Parts. Whenever the words "dwelling unit," "dwelling," "premises," "building," "rooming house," "rooming unit," "housekeeping unit" or "story" are stated in this code, they shall be construed as though they were followed by the words "or any part thereof."

Section 2. General Definitions

- (1) Anchored. Secured in a manner that provides positive connection.
- (2) Approved. Approved by the Code Official.
- (3) Basement. That portion of a building which is partly or completely below grade.
- (4) Bathroom. A room containing plumbing fixtures including a bathtub or shower.
- (5) Bedroom. Any room or space used or intended to be used for sleeping purposes in either a dwelling or sleeping unit.
- (6) Code Official. The official who is charged with the administration and enforcement of this code, or any duly authorized representative.
- (7) Condemn. To adjudge unfit for occupancy.
- (8) Cooking. To heat, re-heat, or warm foods in preparation for consumption by means of the use of ranges, stoves, hot plates, ovens, any device with an open flame or exposed heating element, and similar equipment. For the purpose of this code the use of microwave ovens, toasters, coffee makers or similar appliances shall not constitute cooking.
- (9) Detached. When a structural element is physically disconnected from another and that connection is necessary to provide a positive connection.
- (10) Deterioration. To weaken, disintegrate, corrode, rust or decay and lose effectiveness.
- (11) Dwelling Unit. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- (12) Easement. That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above a particular parcel or parcels of land.
- (13) Emergency Repair. Any action done on a temporary basis to correct or improve the health, safety, or welfare concerning the occupancy of any dwelling, building or structure;

or any element thereof.

(14) Equipment Support. Those structural members or assemblies of members or manufactured elements, including braces, frames, lugs, snuggers, hangers or saddles, that transmit gravity load, lateral load and operating load between the equipment and the structure.

(15) Extermination. The control and elimination of insects, rats or other pests by eliminating their harborage places; by removing or making inaccessible those materials that serve as their food; by applying poison, fumigating, trapping or by any other approved pest elimination methods.

(16) Exterior Property. The open space on the premises and on adjoining property under the control of owners, operators or tenants of such premises.

(17) Garbage. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

(18) Guard. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

(19) Habitable Space. Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

(20) Housekeeping Unit. A room or group of rooms forming a single habitable space equipped and intended to be used for living, sleeping, cooking and eating which does not contain, within such a unit, a toilet, lavatory and bathtub or shower.

(21) Imminent Danger. A condition which could cause serious or life-threatening injury or death at any time.

(22) Infestation. The presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests in a troublesome manner as a parasite.

(23) Inoperable Motor Vehicle. A vehicle which cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

(24) Labeled. Equipment, materials or products to which have been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above-labeled items and whose labeling indicates either that the equipment, material or product meets identified standards or has been tested and found suitable for a specified purpose.

- (25) Let for Occupancy or Let. To permit, provide or offer possession or occupancy of a dwelling, dwelling unit, rooming unit, building, premise or structure by a person who is or is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.
- (26) Neglect. The lack of proper maintenance for a building, residence or structure.
- (27) Occupancy. The purpose for which a building or portion thereof is utilized or occupied.
- (28) Occupant. Any individual living or sleeping in a building, or having possession of a space within a building.
- (29) Openable Area. That part of a window, skylight or door which is available for unobstructed ventilation and which opens directly to the outdoors.
- (30) Operator. Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.
- (31) Owner. Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.
- (32) Person. An individual, corporation, partnership or any other group acting as a unit.
- (33) Pest Elimination. The control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food or water; by other approved pest elimination methods.
- (34) Premises. A lot, plot or parcel of land, easement or public way, including any structures thereon.
- (35) Public Way. Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use.
- (36) Repair. The replacement of existing work with the same kind of material, or comparable material used in the existing work, not including additional work or work that would change the structural safety of the building, or that would affect or change required exit facilities, a vital element of an elevator, plumbing, gas piping, wiring or heating installations, or that would be in violation of a provision of law or ordinance. The term “repair” or “repairs” shall not apply to any change of construction or occupancy type. SEE

ALSO “EMERGENCY REPAIR”.

(37) Rooming House. A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one- or two-family dwelling.

(38) Rooming Unit. Any room or group of rooms forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.

(39) Rubbish. Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, as well as paper, rags, cartons, boxes, wood, excelsior, rubber, plastic, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

(40) Sleeping Unit. A room or space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

(41) Strict Liability Offense. An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.

(42) Structure. That which is built or constructed or a portion thereof.

(43) Tenant. A person, corporation, partnership or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.

(44) Toilet Room. A room containing a water closet or urinal but not a bathtub or shower.

(45) Ultimate Deformation. The deformation at which failure occurs and which shall be deemed to occur if the sustainable load reduces to 80 percent or less of the maximum strength.

(46) Ventilation. The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

(47) Workmanlike. Executed in a skilled manner; e.g., generally plumb, level, square, in line, properly secured or terminated, undamaged and without marring adjacent work.

(48) Yard. An open space on the same lot with a structure.

CHAPTER 3: GENERAL REQUIREMENTS

Section 1. General

(a) Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of dwellings, structures, equipment and *exterior property*.

(b) Responsibility. The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy any *premises* which is not in a sanitary and safe condition and which does not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* which they occupy and control.

(c) Vacant structures and land. All vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Section 2. Exterior Property Areas

(a) Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. Violations of this section shall be corrected within 5 business days after notification.

(b) Grading and drainage. All *premises* shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon, in compliance with the City of Acworth's adopted soil and erosion ordinance and other applicable ordinances.

(c) Sidewalks and driveways in other than one and two family dwellings. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas that are part of the required means of egress, or the required accessible route, shall be kept in a proper state of repair, and maintained free from hazardous conditions. This section does not regulate these areas when part of one or two family dwellings or their premises.

(d) Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of 7 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

(1) Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Chapter I, Part II, Section 4(d) and other City Ordinances, and as prescribed by the authority having jurisdiction. Violations of this section shall be corrected within 5 business days after notification.

(2) The Code Official may seek other legal recourses to abate the violation(s) including the possibility of having the necessary work performed by City employees and with City funds (or hiring a contractor to do the same) and attaching a lien on the property in order to recover such expenses.

(e) Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

(f) Accessory structures. All accessory structures, including detached garages and walls, shall be maintained structurally sound.

(g) Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises unless completely enclosed with walls or privacy fencing at least 6ft. in height on all sides, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth or when done more than 50 ft. from every property line. In no case shall any sprayed materials (or other materials used in body work including, vapors and fumes) be allowed to discharge unto a neighboring property.

(1) Exception: A vehicle of any type is permitted to be parked, kept, stored or undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area approved for such purposes per City Ordinances.

(h) Outside Storage. It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any material or product not specifically designed by its manufacturer to be stored outside and exposed to rain. This includes appliances, toys, building materials, all types of rubbish including that of building material rubbish, etc. For the purpose of this section, open (outside) storage is any storage that is not under a roofed structure. Being placed under a tarpaulin or other weatherproof material is still considered to be outside storage.

(1) Exception: Outside storage may be permitted when completely enclosed by a privacy fence at least 6ft. high and in accordance with other city codes and ordinances.

(2) In all cases, outside storage must always comply with all other city codes and ordinances. Violations of this section shall be corrected within 5 business days after notification.

Section 3. Swimming Pools, Spas and Hot Tubs

(a) Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

(b) Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier in accordance with the current swimming pool, spa and hot tub regulations as adopted by the State of Georgia Department of Community Affairs and other city ordinances in force at the time they were put into use. No existing enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a required safety barrier.

Private swimming pools, hot tubs and spas built prior to the adoption of a swimming pool code, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 12 inches (152 mm) from the gatepost. No existing enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a required safety barrier, and if replaced, the regulations in effect at the time of such replacement shall be enforced.

- (1) Exception: Existing spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

Section 4. Exterior Structure

(a) General. The exterior of a dwelling, building or structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

(b) Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the code under which they were constructed or the current version of the applicable code.

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;

7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
8. Roofing or roofing components, that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects;
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

(1) Exceptions:

- a. When substantiated otherwise by an approved method.
- b. Demolition of unsafe conditions shall be permitted when approved by the Code Official.

(c) Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, eaves, soffits and fascia, gutters and downspouts, flashing, siding, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted as necessary. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Surfaces designed for stabilization by oxidation are exempt from this requirement.

(d) Premises identification. All residential one and two family dwellings shall have their address clearly displayed on either their front facade, their mail box or on the curbing at the

street from which the property is addressed. Such displayed addressing must always be clearly visible from the public right of way.

(e) Structural members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

(f) Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

(g) Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

(h) Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Gutters and downspouts shall be maintained in good repair. Roof drains shall be maintained in good repair and also free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

(i) Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

(j) Overhang extensions, soffits, fascia, etc. All overhang extensions including, but not limited to canopies, marquees, eaves, soffits, fascia, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

(k) Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

(l) Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

(m) Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

(n) Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

- (o) Glazing. All glazing materials shall be maintained free from cracks and holes.
- (p) Openable windows. Every required window, other than a fixed window, shall be openable and capable of being held in position by window hardware.
- (q) Insect screens. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.
- (1) Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed, or where proper mechanical air conditioning (other than window unit type air conditioners) is provided.
- (r) Doors. All exterior doors, door assemblies and hardware shall be maintained in good condition. At least one required means of egress door in every dwelling unit shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage. Access to habitable levels not having an exit in accordance with this section shall be by stairs or ramps complying with the code under which they were installed, or if preceding any adopted code, they shall conform to the requirements of this code for handrails, guards, and other safety requirements. All required egress doors in dwelling units shall be of the side-hinged type and shall be readily openable from the side from which egress is to be made without the use of a key, special knowledge or effort. Locks on means of egress doors from other than dwelling units shall be in accordance with the rules and regulations of the Cobb County Fire Marshal's Office.
- (1) Exterior Door Frames. Exterior door frames shall be properly maintained and shall be affixed with weather-stripping and thresholds as required to be substantially weather tight, watertight, and rodent and insect resistant when the door is in a closed position. Exterior door jambs, stops, headers and moldings shall be securely attached to the structure, maintained in good condition without deterioration that would minimize the strength and security of the door in a closed position.
- (s) Basement hatchways. Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.
- (t) Building security. Doors, windows or hatchways for sleeping units, rooming units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
- (u) Doors. Required egress doors providing access to a dwelling unit, rooming unit, sleeping unit or housekeeping unit that is rented, leased or let shall be equipped with a

deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

(v) Windows. Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit, sleeping unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.

(w) Basement hatchways. Basement hatchways that provide access to a dwelling unit, rooming unit, sleeping unit or housekeeping unit that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

(x) Skirting. Existing skirting shall be maintained free from broken or missing sections, pieces or cross members. Skirting shall be securely attached and sized from the ground to the lower outside perimeter of the structure. Replacement skirting shall be constructed of materials intended for exterior use and properly sized and mounted to prevent free access to the crawl space of the structure. Crawl space access grille or door as well as ventilation grilles, shall be sized according to local code requirements.

Section 5. Interior Structure

(a) General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and the exterior property.

(b) Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the code under which they were originally approved, or the current adopted Georgia State Minimum Standard One and Two Family Dwelling Code (for one and two family dwellings & accessory structures only) or the Georgia State Minimum Standard Building Code (for all other structures);

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Structural members are incapable of supporting nominal loads and load effects;
5. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects;

6. Foundation systems that are not firmly supported by footings are not plumb and free from open structural cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

(1) Exceptions:

- a. When substantiated otherwise by an approved method.
- b. Demolition of unsafe conditions shall be permitted when approved by the code official.

(c) Structural members. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

(d) Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in a clean and sanitary condition and in good repair. In homes built prior to 1978, peeling, chipping, flaking, or abraded paint shall be properly repaired, removed, or covered unless proven not to contain lead in hazardous amounts. Decayed wood and other defective surface conditions shall be corrected.

(e) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

(f) Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

(g) Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

(h) Habitable Spaces Below Grade. No basement, cellar, or other below grade space shall be used as a habitable room or a dwelling unit unless:

- (1) The floor and walls are impervious to leakage of underground and surface runoff water and are insulated against dampness, and
- (2) All glazing required by this code is either entirely above the surrounding grade and meets the requirements for egress as necessary. If window wells are used, they must meet the requirements of the adopted residential building code under which they were installed or meet the requirements of the current residential building code. In all cases, bedrooms shall always afford proper, safe egress directly to the exterior.

Section 6. Component Serviceability

(a) General. The components of a structure and equipment therein shall be maintained structurally sound, in a sanitary condition and in good repair.

(b) Unsafe conditions. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe

and shall be repaired or replaced to comply with the code under which it was originally approved, or the current adopted Georgia State Minimum Standard One and Two Family Dwelling Code (for one and two family dwellings & accessory structures only) or the Georgia State Minimum Standard Building Code (for all other structures);

1. Soils that have been subjected to any of the following conditions:
 - 1.1. Collapse of footing or foundation system;
 - 1.2. Damage to footing, foundation, concrete or other structural element due to soil expansion;
 - 1.3. Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil;
 - 1.4. Inadequate soil as determined by a geotechnical investigation;
 - 1.5. Where the allowable bearing capacity of the soil is in doubt; or
 - 1.6. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.
2. Concrete that has been subjected to any of the following conditions:
 - 2.1. Deterioration;
 - 2.2. Ultimate deformation;
 - 2.3. Fractures;
 - 2.4. Fissures;
 - 2.5. Spalling;
 - 2.6. Exposed reinforcement; or
 - 2.7. Detached, dislodged or failing connections.
3. Aluminum that has been subjected to any of the following conditions:
 - 3.1. Deterioration;
 - 3.2. Corrosion;
 - 3.3. Elastic deformation;
 - 3.4. Ultimate deformation;
 - 3.5. Stress or strain cracks;
 - 3.6. Joint fatigue; or
 - 3.7. Detached, dislodged or failing connections.
4. Masonry that has been subjected to any of the following conditions:
 - 4.1. Deterioration;
 - 4.2. Ultimate deformation;
 - 4.3. Fractures in masonry or mortar joints;
 - 4.4. Fissures in masonry or mortar joints;
 - 4.5. Spalling;
 - 4.6. Exposed reinforcement; or
 - 4.7. Detached, dislodged or failing connections.
5. Steel that has been subjected to any of the following conditions:
 - 5.1. Deterioration;
 - 5.2. Elastic deformation;
 - 5.3. Ultimate deformation;
 - 5.4. Metal fatigue; or
 - 5.5. Detached, dislodged or failing connections.
6. Wood that has been subjected to any of the following conditions:

- 6.1. Ultimate deformation;
- 6.2. Deterioration;
- 6.3. Damage from insects, rodents and other vermin;
- 6.4. Fire damage beyond charring;
- 6.5. Significant splits and checks;
- 6.6. Horizontal shear cracks;
- 6.7. Vertical shear cracks;
- 6.8. Inadequate support;
- 6.9. Detached, dislodged or failing connections; or
- 6.10. Excessive cutting and notching.

(1) Exceptions:

- a. When substantiated otherwise by an approved method.
- b. Demolition of unsafe conditions shall be permitted when approved by the code official.

Section 7. Handrails and Guardrails

(a) General. Every exterior and interior flight of stairs in one and two family dwellings, rooming units, housekeeping units, dwelling units and their associated accessory structures shall have handrails and guardrails according to the requirements of the code under which they were originally approved or comply with the current adopted Georgia State Minimum Standard One and Two Family Dwelling Code; or if put into use prior to the enforcement of building codes in Acworth, shall comply with the following: Exterior and interior stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landings at the top and bottom of the stairs. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

- (1) Every exterior and interior flight of stairs or portion thereof in all other buildings and accessory structures shall have handrails and guardrails according to the requirements of the code under which they were originally approved or comply with the current adopted Georgia State Minimum Standard Building Code; or if put into use prior to the enforcement of building codes in Acworth, shall comply with the following: Exterior and interior stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landings at the top and bottom of the stairs. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

- (a) Exception: Guards shall not be required where exempted by the applicable adopted building code.

Section 8. Rubbish and Garbage

(a) Accumulation of rubbish or garbage. All exterior property and premises shall be free from any accumulation of rubbish or garbage. The interior of every structure shall be free from any accumulation of decomposing garbage. Violations of this section shall be corrected within 5 business days after notification.

(b) Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

(c) Rubbish storage facilities. The owner of every occupied premises shall supply approved covered containers for rubbish, and the occupant of the premises shall be responsible for the removal of rubbish. In the event that the occupant fails in his duties under this code, the responsibility for the removal of rubbish shall be placed upon the owner of the property.

(d) Refrigerators. Refrigerators, freezers and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first removing the doors, or by removing any latching or locking devices as well as all magnetic seals and air tight seals.

(e) Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

(f) Garbage facilities. The owner of every dwelling shall supply either an approved incinerator unit in the structure available to the occupants in each dwelling unit; or an approved leak-proof, covered, outside garbage container.

(g) Containers. The operator of every non-residential establishment producing garbage shall provide, and at all times cause to be utilized, approved leak proof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal. All such garbage containers must be emptied on a regular basis so as not to become overfilled or otherwise create a nuisance.

- (1) Exception: Garbage containers which are not leak proof may be utilized when such containers are stored inside an approved enclosure outfitted with a floor drain and piping which discharges into the sanitary sewer system via a grease interceptor which was inspected and approved by the Cobb County Water System.

Section 9. Pest Elimination

(a) Infestation. All structures shall be kept free from insect and rodent infestation. All

structures infested with insects or rodents shall be promptly exterminated by approved processes that will not be injurious to human health. Extermination shall begin within 5 business days after notification of a violation. After extermination, proper precautions shall be taken to prevent re-infestation.

(b) Owner. The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure.

(c) Single occupant. The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for extermination on the premises both interior and exterior.

(d) Multiple occupancy. The owner of a structure containing two or more dwelling units, a rooming house or rooming unit, or a multiple occupancy nonresidential structure shall be responsible for extermination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied (such as in the removal of garbage and other pest attracting materials), the occupant as well as the owner shall both be responsible for extermination.

(e) Non Residential Occupancy. The occupant of any non-residential structure shall be responsible for the continued rodent and pest-free condition of the interior of the structure.

(1) Exception: Where the infestations are caused by defects in the structure, the owner shall be responsible for extermination until such defects are corrected.

CHAPTER 4: LIGHT, VENTILATION and OCCUPANCY LIMITATIONS

Section 1. General

(a) Scope. The provisions of this chapter shall govern the minimum conditions and standards for light, ventilation and space for occupying a structure.

(b) Responsibility. The owner of the structure shall provide and maintain light fixtures, ventilation and space conditions in compliance with these requirements. A person shall not occupy as owner-occupant, or permit another person to occupy, any premises that do not comply with the requirements of this chapter. The occupants of buildings and residences shall be responsible to maintain the proper operable light bulbs within all required light fixtures.

(c) Alternative devices. In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the current adopted Georgia State Minimum Standard One and Two Family Dwelling Code for one & two family dwellings or the Georgia State Minimum Standard Building Code for all other structures, shall be permitted.

Section 2. Light

(a) Habitable spaces. Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

- (1) Exception: Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m²). The exterior glazing area shall be based on the total floor area being served.

(b) Common halls and stairways. Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be lighted at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, means of egress, including exterior means of egress stairways, shall be illuminated at all times the building space served by the means of egress is occupied, in accordance with the requirements of the applicable building, life safety and fire codes under which the space was built and occupied, or the current version of such codes.

(c) Other spaces. All other buildings, residences and spaces thereof shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, the safe occupancy and egress from the area, and for the utilization of the appliances, equipment and fixtures.

Section 3. Ventilation

(a) Habitable spaces. Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Chapter 4, Section 2(a)

- (1) Exception: Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m²). The ventilation openings to the outdoors shall be based on a total floor area being ventilated.

(b) Bathrooms and toilet rooms. Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Chapter 4, Section 3(a), except

that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

(c) Cooking facilities. Unless approved through the Certificate of Occupancy, cooking shall not be permitted in any rooming unit or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in the rooming unit or dormitory unit.

(2) Exceptions:

a. Where specifically approved in writing by the Code Official.

b. Devices such as coffee pots, toasters, blenders and microwave ovens shall not be considered cooking appliances.

(d) Process ventilation. Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust ventilation system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be recirculated to any space.

(e) Clothes dryer exhaust. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions.

(1) Exception: Listed and labeled condensing (ductless) clothes dryers.

Section 4. Occupancy Limitations

(a) Privacy. Dwelling units, hotel units, housekeeping units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.

(b) Minimum room widths. A habitable room, other than a kitchen, shall not be less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet (914 mm) between counter fronts and appliances or counter fronts and walls.

(c) Minimum ceiling heights. Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a clear ceiling height of not less than 7 feet (2134 mm).

(1) Exceptions:

1. In one- and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center and projecting not more than 6 inches (152 mm) below the required ceiling height.

2. Basement rooms in one- and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a ceiling height of not less than 6 feet

8 inches (2033 mm) with not less than 6 feet 4 inches (1932 mm) of clear height under beams, girders, ducts and similar obstructions.

3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least 7 feet (2134 mm) over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of 5 feet (1524 mm) or more shall be included.

4. If a living room or similar room in a one or two family dwelling has a sloping ceiling, the required 7 ft. ceiling height is required in only one-half of the room area. No portion of the room measuring less than 5 ft. from the finished floor to the finished ceiling shall be included in any computation of the minimum floor area.

(d) Bedroom and living room requirements. Every bedroom and living room shall comply with the requirements of Chapter 4, Sections 4(e) through 4(i).

(e) Room area. Every living room shall contain at least 120 square feet (11.2 m²) and every bedroom shall contain at least 70 square feet (6.5 m²).

(f) Access from bedrooms. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.

(1) Exception: Units that contain fewer than two bedrooms.

(g) Water closet accessibility. Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story.

(h) Prohibited occupancy. Kitchens and non-habitable spaces shall not be used for sleeping purposes.

(i) Other requirements. Bedrooms shall comply with the applicable provisions of this code including, but not limited to, the light, ventilation, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water-heating facilities requirements of Chapter 1 and 5; the heating facilities and electrical receptacle requirements of Chapter 1 and 6; and the smoke detector and emergency escape requirements of Chapter 7.

(j) Overcrowding. The number of persons occupying a dwelling unit shall not create conditions that, in the opinion of the Code Official, endanger the life, health, safety or welfare of the occupants. Violations of this section shall be corrected within 30 business days after notification.

(k) Required space in sleeping rooms. In every dwelling unit, every room occupied for sleeping purposes shall contain at least 70 sq. ft. of floor space and contain at least 30 sq. ft.

for every person less than 12 years old, and at least 50 sq. ft. for every person 18 years of age and older. When the ages of the occupants are unknown 50 sq. ft. per person shall be required.

(l) Efficiency unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit occupied by not more than two occupants shall have a clear floor area of not less than 220 square feet (20.4 m²). A unit occupied by three occupants shall have a clear floor area of not less than 320 square feet (29.7 m²). These required areas shall be exclusive of the areas required by Items 2 and 3.
2. The unit shall be provided with a kitchen sink, cooking appliance with a heating element or flame open to the surrounding atmosphere and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.
3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.
4. The maximum number of occupants shall be three.

(m) Food preparation. All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for their temporary storage. Every dwelling unit shall contain a kitchen equipped with the following minimum facilities:

1. Food preparation surfaces impervious to liquids.
2. Shelving, cabinets or drawers for the storage of food and cooking and eating utensils, all of which shall be maintained in good repair.
3. Freestanding or permanently installed cookstove. Portable electric, gas or solid fuel cooking equipment shall not fulfill this requirement. Portable cooking equipment employing flame shall be prohibited from use indoors.
4. Mechanical refrigeration equipment for the storage of perishable foodstuffs.

(a) Exception: Nothing herein shall preclude a written agreement between an owner and a tenant that the tenant will furnish mechanical refrigeration equipment and/or a cookstove as required in this section.

CHAPTER 5: PLUMBING FACILITIES and FIXTURE REQUIREMENTS

Section 1. General

(a) Scope. The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided.

(b) Responsibility. The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not

occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the requirements of this chapter.

Section 2. Required Facilities

(a) Dwelling units. Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory nor shall a lavatory be used as a substitute for a required kitchen sink.

(b) Rooming houses. At least one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units.

(c) Hotels & Motels. Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each ten occupants.

(d) Employees' facilities. A minimum of one water closet, one lavatory and one drinking facility shall be available to employees.

(e) Drinking facilities. Drinking facilities shall be a drinking fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in toilet rooms or bathrooms.

(f) Public toilet facilities. Public toilet facilities shall be maintained in a safe, sanitary and working condition in accordance with the Georgia State Minimum Standard Plumbing Code. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during occupancy of the premises.

Section 3. Toilet Rooms

(a) Privacy. Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling.

(b) Location. Toilet rooms and bathrooms serving hotel and motel units, rooming units, dormitory units or housekeeping units, shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.

(c) Location of employee toilet facilities. In occupancies other than covered malls, the required toilet facilities shall be located not more than one story above or below the employees' working area and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m) or the current requirement for new construction whichever is greater. Employee facilities shall either be separate facilities or combined employee and public

facilities.

- (1) Exception: Facilities that are required for employees in storage structures, warehouses, kiosks, or multi building complexes, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet (152 m), or the current requirement for new construction, whichever is greater, from the employees' regular working area to the facilities. Employee toilette facilities in covered malls shall conform to the requirements of the plumbing code under which the mall was built or the current adopted plumbing code.

(d) Floor surface. In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

Section 4. Plumbing Systems and Fixtures

(a) General. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures were designed. All plumbing fixtures shall be maintained in a safe and sanitary condition. All required plumbing fixtures shall also be maintained in a functional condition. Whenever a water closet is in operation the adjoining lavatory must also be in a safe, sanitary and operable condition, regardless of whether or not the water closet was a required fixture.

(b) Fixture clearances. Plumbing fixtures shall have adequate clearances for usage and cleaning.

(c) Plumbing system hazards. Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage, leakage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Section 5. Water System

(a) General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the Georgia State Minimum Standard Plumbing Code. No building, dwelling or structure shall be occupied unless all required plumbing fixtures are properly connected to an approved source of potable water; except for toilettes and urinals which may be connected to an approved source of rain water or reclaimed water (grey water) in compliance with all applicable codes and ordinances.

(b) Contamination. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker unless the fixture was placed into service under a plumbing code which did not require such devices at the time the fixture was installed.

(c) Supply. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

(d) Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

Section 6. Sanitary Drainage System

(a) General. All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

(b) Maintenance. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

(c) Grease interceptors. Grease interceptors shall be kept in proper working order in accordance with the current provisions of the Cobb County Water System.

Section 7. Storm Drainage

General. Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

CHAPTER 6: MECHANICAL and ELECTRICAL REQUIREMENTS

Section 1. General

(a) Scope. The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.

(b) Responsibility. The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall

not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter.

Section 2. Heating Facilities

(a) Facilities required. Heating facilities shall be provided in structures as required by this section.

(b) Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the Georgia State Minimum Standard Plumbing Code. Cooking appliances and other appliances or equipment not specifically designed for space heating, shall not be used to provide space heating to meet the requirements of this section.

(1) Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

(c) Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof, shall supply heat during the period from October 15th. thru April 15th. to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

(1) Exceptions:

a. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the Georgia State Minimum Standard Plumbing Code.

b. In areas where the average monthly temperature is above 30°F (-1°C) a minimum temperature of 65°F (18°C) shall be maintained.

(d) Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from October 15th. thru April 15th. to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

(1) Exceptions:

a. Processing, storage and operation areas that require cooling or special temperature conditions.

b. Areas in which persons are primarily engaged in vigorous physical activities.

c. Warehouse and storage areas.

(e) Room temperature measurement. The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.

Section 3. Mechanical Equipment

(a) Mechanical appliances. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

(b) Removal of combustion products. All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.

(1) Exception: Fuel-burning equipment and appliances which are labeled for unvented operation.

(c) Clearances. All required clearances to combustible materials shall be maintained.

(d) Safety controls. All safety controls for fuel-burning equipment shall be maintained in effective operation.

(e) Combustion air. A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

(f) Energy conservation devices. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless labeled for such purpose and the installation is specifically approved.

Section 4. Electrical Facilities

(a) Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Chapter 6, Section 5.

(b) Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with Georgia State Minimum Standard Electrical Code. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes. The required electric source shall not come from adjoining properties under a different ownership, but shall always be supplied from a public or private utility or a source derived on the site of the building, residence or structure being served. All connections to the electric source must also meet the requirements of the Georgia State Minimum Standard Electric Code in force at the time such connection was made.

(c) Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing or other overcurrent protection devices, insufficient receptacle and lighting

outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

(1) Abatement of electrical hazards associated with water exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to water.

(2) Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the Georgia State Minimum Standard Building Code, the Georgia State Minimum Standard Electric Code (N.F.P.A. 70) and other applicable codes.

(a) Exception: The following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer, approved manufacturer's representative or approved third party testing agency indicates that the equipment has not sustained damage that requires replacement:

1. Enclosed switches, rated 600 volts or less;
2. Busway, rated 600 volts or less;
3. Panelboards, rated 600 volts or less;
4. Switchboards, rated 600 volts or less;
5. Fire pump controllers, rated 600 volts or less;
6. Manual and magnetic motor controllers;
7. Motor control centers;
8. Alternating current high-voltage circuit breakers;
9. Low-voltage power circuit breakers;
10. Protective relays, meters and current transformers;
11. Low- and medium-voltage switchgear;
12. Liquid-filled transformers;
13. Cast-resin transformers;
14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water;
15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water;
16. Luminaires that are listed as submersible;
17. Motors;
18. Electronic control, signaling and communication equipment.

(d) Abatement of electrical hazards associated with fire exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.

- (1) Electrical equipment. Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the Georgia State Minimum Standard Building Code, the Georgia State Minimum Standard Electric Code (N.F.P.A. 70) and other applicable codes. Wiring exposed to fire or sufficient heat to have caused damage shall be replaced.

- (a) Exception: Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's representative, or approved third party testing agency indicates that the equipment has not sustained damage that requires replacement.

Section 5. Electrical Equipment

(a) General. No structure, building, dwelling, dwelling unit, rooming unit, sleeping unit, etc. shall be occupied unless properly connected to an approved source of electrical power supplying a minimum of 60 amperes to the first disconnecting means or the first electrical panel.

- (1) Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

- (2) Receptacles. Every habitable space and kitchen in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

- (3) Luminaires. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire.

Section 6. Elevators, Escalators and Dumbwaiters

- (a) General. Elevators, dumbwaiters and escalators shall be maintained in compliance with the regulations specified by the Georgia Department of Labor or other authority having jurisdiction. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, be available for public inspection in the office of the building operator or be posted in a publicly conspicuous location approved by the Code Official. The inspection and tests shall be performed at not less than the periodic intervals specified by the Georgia Department of Labor or other authority having jurisdiction.

- (b) Elevators. In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied. The operation of more

than one elevator may be required if specified by other codes, in order to maintain proper egress.

- (1) Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

Section 7. Duct Systems

General. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

CHAPTER 7: FIRE SAFETY REQUIREMENTS

Section 1. General

(a) Scope. The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided.

(b) Responsibility. The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that does not comply with the requirements of this chapter.

Section 2. Means of Egress

(a) General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way in accordance with applicable codes and ordinances and shall be enforced by the Cobb County Fire Marshal or other authority having jurisdiction.

(b) The required width of aisles shall be unobstructed.

(c) All means of egress doors shall be readily openable from the side from which egress is to be made in accordance with the code(s) in force at the time that the door was put into service, or the current applicable codes.

(d) Emergency escape openings. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following:

Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening itself.

Section 3. Fire-Resistance Ratings

(a) Fire-resistance-rated assemblies. The required fire-resistance rating of fire-resistance-rated walls, fire stops, draftstops, shaft enclosures, partitions and floors shall be maintained.

(b) Opening protectives. Required opening protectives shall be maintained in an operative condition. All fire and smokestop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.

Section 4. Fire Protection Systems

(a) General. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the Georgia State Minimum Standard Fire Code or other applicable codes.

(b) Automatic sprinkler systems. Inspection, testing and maintenance of automatic sprinkler systems shall be in accordance with the latest provisions of the Cobb County Fire Marshal and other authorities having jurisdiction.

(c) Smoke alarms. Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

(a) Single- or multiple-station smoke alarms shall be installed in other groups in accordance with the codes in force at the time of permitting or with the current version of the Georgia State Minimum Standard Fire Code and other applicable codes.

(d) Power source. In Group R occupancies and in dwellings not regulated as Group R occupancies, single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

(1) Exception: Smoke alarms may be solely battery operated when installed under a code that did not require them to be wired to structure’s electrical system.

(e) Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R-2, R-3, R-4 and in dwellings not regulated as Group R occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

(1) Exception: Smoke alarms are not required to be interconnected when installed under a code that did not require them to be so.

CHAPTER 8: REFERENCED STANDARDS

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Chapter 1, Part 1, Section 2(g).

ASTM International 100 Barr Harbor Drive West Conshohocken, PA 19428-2959		
ASTM		
Standard reference number	Title	Referenced in code section number
F1346-91 (2003)	Performance Specifications for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs	Chapter 3, Section 3(b)

International Code Council 500 New Jersey Avenue, NW 6th Floor Washington, DC 20001		
ICC		
Standard reference number	Title	Referenced in code section number
IBC-06	Georgia State Minimum Standard Building Code (The International Building Code with Georgia Amendments)	Chapter I, Part I, Section 2(c), Chapter 2, Section 1(c), Chapter 4, Section 1(c)
IFC-06	Georgia State Minimum Standard	Chapter 2, Section 1(c),

	Fire Code (The International Fire Code with Georgia Amendments)	Chapter 6, Section 4(c)(2), Chapter 6, Section 4(d) (1), Chapter 7, Section 2(a), Chapter 7, Section 4(a), Chapter 7, Section 4(c)
IFGC-06	Georgia State Minimum Standard Fuel Gas Code (The International Fuel Gas Code with Georgia Amendments)	Chapter I, Part I, Section 2(c)
IMC-06	Georgia State Minimum Standard Mechanical Code (The International Mechanical Code with Georgia Amendments)	Chapter I, Part I, Section 2(c), Chapter 2, Section 1(c)
IPC-06	Georgia State Minimum Standard Plumbing Code (The International Plumbing Code with Georgia Amendments)	Chapter 2, Section 1(c), Chapter 5, Section 5(a), Chapter 6, Section 2(b), Chapter 6, Section 2(c)

	National Fire Protection Association 1 Batterymarch Park Quincy, MA 02269	
NFPA		
Standard reference number	Title	Referenced in code section number
70-08	Georgia State Minimum Standard Electrical Code (The National Electrical Code with Georgia Amendments)	Chapter I, Part I Section 2(d). Chapter 2, Section 1(c). Chapter 6, Section 4(b).

Section 2: *It is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses and phrases are severable, and if any section, paragraph, sentence, clause or phrase of this Ordinance is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance.*

Section 3: *All Ordinances in conflict with this Ordinance are hereby repealed.*

Section 4: This Ordinance shall become effective upon passage by the Mayor and Board of Aldermen of the City of Acworth and signature of the Mayor subject to Georgia Laws 1983, page 4119.

Date: _____

Thomas W. Allegood, Mayor

Attest:

Regina R. Russell, City Clerk