

AN ORDINANCE

NO.

An ordinance amending and updating Chapter 8 of the Columbus Code pertaining to Building and Code Inspections to be consistent with State and professional codes; to consolidate certain provisions previously found in the Unified Development Ordinance (UDO); to repeal conflicting ordinances; and for other purposes.

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THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:

SECTION 1.

Article IIA of Chapter 8 of the Columbus Code is hereby deleted in its entirety and there is substituted a new Article IIA to read as follows:

"Sections 8-12.1---8-12.14 Reserved"

SECTION 2.

Article III of Chapter 8 of the Columbus Code is hereby deleted in its entirety and there is substituted a new Article III to read as follows:

"Article III Building Code

Sec. 8-13. Title and Definitions

- (a) *Uniform Codes Act.* Building permits shall be issued in conformance with the technical codes adopted and amended by Columbus under the Georgia Uniform Codes Act.
- (b) The provisions embraced within this Article along with the latest available edition of the International Building Code, as amended and adopted by the State of Georgia, published by the International Code Council, a copy of which is on file in the office of the clerk of council, are hereby adopted as "The Building Code of Columbus, Georgia," for the purpose of regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment use, height area, and maintenance of all buildings and/or structures in Columbus, Georgia; providing for issuance of permits and collection of fees therefor; providing penalties for violations of such code; and, hereinafter referred to as "this code."
- (c) Detached one-and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the latest available edition of the International Residential Code, as amended and adopted by the State of Georgia.
- (d) Pursuant to Ga. L. 1996, p.1632, § 3, Columbus, Georgia, is hereby exempted from the provisions of said Act codified as O.C.G.A. Section 8-2-26(d).

Sec. 8-14. - Code remedial.

- (a) *Generally.* This code is hereby declared to be remedial and shall be construed to secure the beneficial interests and purposes thereof, which are public safety, health, and general welfare through structural strength, means of egress, facilities, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazards attributed to the built environment, including alteration, repair, removal, demolition, use and occupancy of buildings, structures, or premises, and by regulating the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may be referred to as service systems, and to provide safety to firefighters and emergency responders during emergency operations.
- (b) The scope of this code shall include and apply to all new electrical installations, alterations, additions, repairs and maintenance to all electrical wiring, electrical construction, apparatus, fixtures, equipment or appurtenances thereto for the transmission, distribution or utilization of electrical energy for light, heat or power, including appliances, signs and elevators, within or on public and private buildings or structures, including the premises or yards, tents, carnivals, parking lots or similar use of premises, within the jurisdiction of Columbus, Georgia.
- (d) *Quality control.* Quality control of materials and workmanship is not within the purview of this code except as it relates to the purposes stated herein.
- (e) *Permitting and inspection.* The inspection or permitting of any building, system or plan by any jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan, or their adequacy. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting.

Sec. 8-14.1. - Applicability.

- (a) *Generally.* Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirements and a specific requirement, the specific requirement shall be applicable.
- (b) *Technical codes.* Any reference hereinafter to "technical codes" throughout this chapter of the Columbus Code includes to the International Building Code, International Residential Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Energy Conservation Code, Minimum Fire Safety Standards, International Swimming Pool and Spa Code, and National Electrical Code, as may be adopted and updated by the state.
- (c) *Building.* The provisions of the technical codes, shall apply to the construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal and demolition, of every building or structure or appurtenance connected or attached to such buildings or structures.
- (d) *Federal and state authority.* The provisions of this code shall not be held to deprive any federal or state agency, or any applicable governing authority having jurisdiction, of any power or authority which it had on the effective date of the adoption of this code or of any remedy then existing for the enforcement of its orders, nor shall it deprive any individual or corporation of its legal rights as provided by law.
- (e) *Appendices.* To be enforceable, the appendices included in this code must be referenced in the code text or specifically included in the adopting ordinance.
- (f) *Referenced standards.* Standards referenced in this code shall be considered an integral part of the codes without separate adoption. If specific portions of a standard are denoted by code text, only those portions of the standard shall be enforced. Where code provisions conflict with a standard, the code provisions shall be enforced. Permissive and advisory provisions in a standard shall not be construed as mandatory.

- (g) *Existing structures.* The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the State Minimum Fire Safety Standards or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

Sec. 8-14.2. - Building department.

- (a) *Establishment.* There is hereby recognized a Department of Inspections and Code, the Department Head thereof being known as the Chief of Inspections and Code, hereinafter referred to as the building official.
- (b) *Employee qualifications.*
- (1) *Building official qualifications.* The building official shall have at least ten years' experience or equivalent, as an architect, engineer, inspector, contractor, or superintendent of construction, or any combination of these, five years of which shall have been in responsible charge of work. The building official should be certified as a building official through a recognized certification program.
  - (2) *Deputy building official qualifications.* The building official may designate the Assistant Director of the Department of Inspections and Code as the deputy building official who shall assist the building official in administering the provisions of the Building Code and during the absence or disability of the building official, exercise all the powers of the building official. Such deputy building official shall have at least ten years' experience or equivalent, as an architect, engineer, inspector, contractor, or superintendent of construction, or any combination of these, five years of which shall have been in responsible charge of the work. The deputy building official should be certified through a recognized certification program for the appropriate trade.
  - (3) *Inspector qualifications.* The building official may appoint or hire such number of officers, inspectors, assistants, and other employees, as shall be authorized from time to time. A person shall not be appointed or hired as inspector of construction who has not had at least five years experience as a building inspector, engineer, architect, or as a superintendent, foreman, or competent mechanic in charge of construction. The inspector should be certified, through a recognized certification program, for the appropriate trade.
- (c) *Restrictions on employees.* An officer or employee connected with the department shall not be financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building, structure, service, system, or in the making of plans or of specifications thereof, unless he is the owner of such. This officer or employee shall not engage in any other work which is inconsistent with his duties or conflict with the interest of the department.
- (d) *Department Records.* The building official shall keep official records of applications received, permit and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required by the legally applicable records retention schedule.
- (e) *Liability.* Any officer or employee, charged with the enforcement of this code, acting for the applicable governing authority, in the discharge of his duties, shall not thereby render himself personally liable, and is hereby relieved from all personal liability, for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his duties. Any suit brought against any officer or employee or member because of such act performed by him in the enforcement of any provision of this code shall be defended by the city attorney until the final termination of the proceedings.
- (f) *Reports.* The building official shall submit annually a report covering the work of the building department during the preceding year.

Sec. 8-14.3. - Power and duties of the building official.

- (a) *Generally.* The *building official* is hereby authorized and directed to enforce the provisions of this code. The *building 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. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.
- (b) *Right of entry.*
  - (1) Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the building official has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building, structure, premises, electrical, gas, mechanical or plumbing systems unsafe, dangerous or hazardous, the building official may enter such building, structure, or premises at all reasonable times to inspect the same or to perform any duty imposed upon the building official by this code. If such building or premises are occupied, he shall first present proper credentials and request entry. If such building, structure or premises are unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of such and request entry. If entry is refused, the building official shall have recourse to every remedy provided by law to secure entry.
  - (2) When the building official shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care or control of any building, structure or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official for the purpose of inspection and examination pursuant to this code.
- (c) *Stop work orders.* Upon notice from the building official, work on any building, structure, electrical, gas, mechanical or plumbing system, that is being done contrary to the provisions of this code or in a dangerous or unsafe manner, shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to this agent, or to the person doing the work, and shall state the conditions under which work may be resumed. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work.
- (d) *Revocation of permits.*
  - (1) *Misrepresentation of application.* The building official may revoke a permit or approval, issued under the provisions of this code, in case there has been any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based.
  - (2) *Violation of code provisions.* The building official may revoke a permit upon determination by the building official that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the building, structure, electrical, gas, mechanical or plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of this code.
- (e) *Unsafe buildings or systems.* All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures, or service systems are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the procedures for requiring the abatement of unsafe buildings, as outlined in Articles 5 and 6 of this Chapter.
- (f) *Requirements not covered by code.* Any requirements necessary for the strength, stability, or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing systems, or for the public safety, health, and general welfare, not specifically covered by this or the other technical codes, shall be determined by the building official.

- (g) *Alternate materials and methods.* The provisions of the technical codes are not intended to prevent the use of any material or method of construction not specifically prescribed by them, provided any such alternate has been reviewed by the building official. The building official shall approve any such alternate for the purpose intended is at least the equivalent of that prescribed in the technical codes, in quality, strength, effectiveness, fire resistance, durability and safety. The building official shall require that sufficient evidence or proof be submitted to substantiate any claim made regarding the alternate.
- (i) *Modifications.* Wherever there are practical difficulties involved in carrying out the provisions of this code, the *building official* shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the *building 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 and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of Inspections and Code.
- (j) *Flood hazard areas.* The building official shall not grant modifications to any provision required in *flood hazard areas*.

Sec. 8-14.4. - Permits.

(a) *Permit application.*

(1) Required.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the *building official* and obtain the required *permit*.

(2) Work exempt from permit.

*Permits* shall not be required for the following. Exemption from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this *jurisdiction*.

i. Building:

1. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
2. Temporary motion picture, television, and theatre stage sets and scenery.
3. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
4. Swings and other playground equipment.
5. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

ii. Electrical:

1. *Listed* cord and plug connected temporary decorative lighting.  
Temporary electric power and lighting installations shall be permitted for a period not to exceed 90 days.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, *appliances*, apparatus or *equipment* operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of *approved* portable electrical *equipment* to *approved* permanently installed receptacles.

- iii. Gas:
  1. Portable heating, cooking or clothes drying *appliances*.
  2. Replacement of any minor part that does not alter approval of *equipment* or make such *equipment* unsafe.
  3. Portable fuel cell *appliances* that are not connected to a fixed piping system and are not interconnected to a power grid.
  
- iv. Mechanical:
  1. Portable heating *appliances*.
  2. Portable ventilation *appliances*.
  3. Portable cooling units.
  4. Replacement of any minor part that does not alter approval of *equipment* or make such *equipment* unsafe.
  5. Portable evaporative coolers.
  6. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
  7. Portable fuel cell *appliances* that are not connected to a fixed piping system and are not interconnected to a power grid.
  
- v. Plumbing:
  1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a *permit* shall be obtained and inspection made as provided in this code.
  2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
  
- vi. Repairs:
  1. Ordinary minor repairs- may be made without a permit, provided that such repairs shall not violate any of the provisions of the technical codes. Such minor repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or loadbearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include *addition* to, *alteration* of, replacement or relocation of any water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety. The *building official* or his designee shall be available to determine whether a proposed repair is exempt.
  2. Emergency repairs- Where *equipment* replacements and repairs that otherwise require a permit, must be performed in an emergency situation, the *permit* application shall be submitted within the next working business day to the *building official*.

(3) *Temporary structures.*

The erection of temporary structures such as construction sheds, seats, canopies, tents and fences used in construction work or for temporary purposes such as reviewing stands shall not require a permit as long as such structures shall be completely removed in a timely fashion.

(4) *Work authorized.*

A building permit shall carry with it the right to construct or install the work, provided the same are shown on the drawings and set forth in the specifications filed with the application for the permit. Where these are not shown on the drawings and covered by the specifications submitted with the application, separate permits shall be required.

(5) *Information required.*

Each application for a permit, with the required fee, shall be filed with the building official on a form furnished for that purpose and shall contain a general description of the proposed work and its location. The application shall be signed by the owner or his authorized agent. The building permit application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, of any, not covered by the building or structure, and shall contain such other information as may be required by the building official.

(b) *Drawings and specifications.*

(1) *Requirements.* When required by the building official, two or more copies of specifications, and of drawings drawn to scale with sufficient clarity and detail to indicate the nature and character of the work, shall accompany the application for the permit. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information. All information, drawings, specifications, and accompanying data shall bear the name and signature of the person responsible for the design.

(2) *Additional data.* The building official may require details, computations, stress diagrams, and other data necessary to describe the construction or installation and the basis of calculations. All drawings, specifications, and accompanying data, required by the building official to be prepared by an architect or engineer, shall be affixed with their official seal.

(3) *Design professional.* The design professional shall be an architect or engineer, legally registered under the laws of this state regulating the practice of architecture or engineering, and shall affix his official seal to said drawings, specifications, and accompanying data, for the following:

- a. All group A, E, and I occupancies.
- b. Buildings and structures three stories or more high.
- c. Buildings and structures 5,000 square feet (465 m) or more in area.

For all other buildings and structures, the submittal shall bear the certification of the applicant that some specific state law exception permits its preparation by a person not so registered.

(4) *Structural and fire resistance integrity.* Plans for all buildings shall indicate how required structural and fire resistance integrity will be maintained where a penetration of a required fire resistant wall, floor or partition will be made for electrical, gas, mechanical, plumbing and communication conduits, pipes and systems and also indicate in sufficient detail how the fire integrity will be maintained where required fire resistant floors intersect the exterior walls.

(5) *Site drawings.* Drawings shall show the location of the proposed building or structure and of every existing building or structure on the site or lot. The building official may require a boundary line survey prepared by a qualified surveyor.

(6) *Hazardous occupancies.* The building official may require the following:

- a. *General site plan.* A general site plan drawn at a legible scale which shall include, but not be limited to, the location of all buildings, exterior storage facilities, permanent access ways, evacuation routes, parking lots, internal roads, chemical loading areas, equipment cleaning areas, storm and sanitary sewer accesses, emergency equipment, and adjacent property

uses. The exterior storage areas shall be identified with the hazard classes and the maximum quantities per hazard class of hazardous materials stored.

- b. *Building floor plan.* A building floor plan drawn to a legible scale which shall include, but not be limited to, all hazardous materials storage facilities within the building and shall indicate rooms, doorways, corridors, exits, fire rated assemblies, with their hourly rating, location of liquid tight rooms, and evacuation routes. Each hazardous materials storage facility shall be identified on the plan with the hazard classes and quantity range per hazard class of the hazardous materials stored.

(c) *Examination of documents.*

- (1) *Plan review.* The building official shall examine, or cause to be examined, each application for a permit and the accompanying documents, consisting of drawings, specifications, computations and additional data, and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of the technical codes and all other pertinent laws or ordinances.
- (2) *Affidavits.* The building official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The building official may, without any examination or inspection, accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the building official copies of inspection reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical, or plumbing systems a certification that the structure, electrical, gas, mechanical or plumbing system has been erected in accordance with the requirements of the technical codes. Where the building official relies upon such affidavit, the architect or engineer shall assume full responsibility for the compliance with all provisions of the technical codes and other pertinent laws or ordinances.

(d) *Issuing permits.*

- (1) *Action on permits.* The building official shall act upon an application for a permit without unreasonable or unnecessary delay. If the building official is satisfied that the work described in an application for a permit and the contract documents filed therewith conform to the requirements of the technical codes and other pertinent laws and ordinances, he shall issue a permit to the applicant.
- (2) *Refusal to issue permit.* If the application for a permit and the accompanying contract documents describing the work do not conform to the requirements of the technical codes or other pertinent laws or ordinances, the building official shall not issue a permit, but shall return the contract documents to the applicant with his refusal to issue such permit. Such refusal shall, when requested, be in writing and shall contain the reason for refusal.
- (3) *Special foundation permit.* When application for permit to erect or enlarge a building has been filed and pending issuance of such permit, the building official may, at his discretion, issue a foundation only permit. The applicant may proceed at his own risk and without assurance that a permit for the remainder of the work will be granted or that corrections will not be required in order to meet provisions of the technical codes.
- (4) *Public right-of-way.* A permit shall not be given by the building official for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises of any building or structure removed from another lot or premises, unless the applicant has made application at the office of the director of the Department of Engineering identifying the public street on which he proposes to build, erect or locate said



building; and it shall be the duty of the building official to see that the street lines are not encroached upon except as provided for in this code.

(e) *Contractor's responsibilities.* It shall be the duty of every contractor who shall make contracts for the installation or repairs of building, structure, electrical, gas, mechanical or plumbing systems, for which a permit is required, to comply with state or local rules and regulations concerning licensing which the applicable governing authority may have adopted.

(1) Electrician's license.

a. No person, firm or corporation shall engage in the electrical construction, installation or repair business, within the corporate limits of the City of Columbus, without obtaining a business license as required by the ordinances of the City of Columbus.

b. No person shall engage in the business of electrical contractor unless such person holds a valid license issued by the State Construction Industry Board, Division of Electrical Contractors. No partnership or corporation shall have the right to engage in the business of electrical contractor unless there is regularly connected with such partnership or corporation a person or persons actually engaged in the performance of such business on a fulltime basis who have valid licenses issued by the State Construction Industry Board, Division of Electrical Contractors.

c. Any person, partnership or corporation making application for a license to engage in the business of electrical contracting in Columbus, Georgia, shall furnish the Revenue Collections Division of Columbus, Georgia, a copy of the license issued by the division of electrical contractors.

d. No person shall engage in alarm system, general system, or telecommunication system, low-voltage contracting unless such person has a valid license issued by the state construction industry licensing board, division of low-voltage contracting. No partnership or corporation shall have the right to engage in the business of low-voltage contracting unless there is regularly connected with such partnership or corporation a person or persons, actually engaged in the performance of such business on a fulltime basis and supervising the low-voltage systems installation, repair, alteration, and service work of all employees of such partnership or corporation, who have valid licenses issued by the state construction industry licensing board, division of low-voltage contracting.

e. Any person, partnership or corporation, making application for a license to engage in the business of low-voltage contracting in the city shall furnish the revenue collections division of the city a copy of the license issued by the division of low-voltage contracting of the state construction industry licensing board.

(2) Plumber License. No person shall engage in the business of plumbing contractor unless such person holds a valid license for master plumber issued by the state construction industry board, division of master plumbers and journeyman plumbers. No partnership or corporation shall have the right to engage in the business of plumbing unless there is regularly connected with such partnership or corporation a person or persons actually engaged in the performance of such business on a full-time basis who hold a valid license for master plumber issued by the state construction industry board, division of master plumbers and journeyman plumbers. Any person, partnership or corporation making application for a license to engage in the business of plumbing in Columbus, Georgia, shall furnish the revenue collections division of Columbus, Georgia, a copy of the license issued by the division of master plumbers and journeyman plumbers.

(3) Mechanical License. No person shall engage in the business of conditioned air contractor unless such person holds a valid license for conditioned air contractor issued by the state construction industry board, division of conditioned air contractors. No partnership or corporation shall have the right to engage in the business of conditioned air contractor unless there is regularly connected with such partnership or corporation a person or persons actually engaged in the

performance of such business on a full-time basis who hold a valid license for conditioned air contractor issued by the state construction industry board, division of conditioned air contractors.. Any person, partnership or corporation making application for a license to engage in the business of conditioned air contractor in Columbus, Georgia, shall furnish the revenue collections division of Columbus, Georgia, a copy of the license issued by the division of conditioned air contractors.

(f) *Conditions of the permit.*

- (1) *Permit intent.* A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter, or set aside any of the provisions of the building official from thereafter requiring a correction of errors in plans, construction, or violations of this code. Every permit issued shall become invalid if the work authorized by such permit is not commenced within six months after its issuance, or if the work authorized by such permit is commenced within six months after its issuance, but then is suspended or abandoned for a period of six months after the time the work is commenced. One or more extensions of time, for periods not more than 90 days each, may be allowed for the permit. The extension shall be requested in writing and justifiable cause demonstrated. Extensions shall be in writing by the building official.
- (2) *Permit issued on basis of an affidavit.* Whenever a permit is issued in reliance upon an affidavit or whenever the work to be covered by a permit involves installation under conditions which, in the opinion of the building official, are hazardous or complex, the building official shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity with the permit, provide copies of inspection reports as inspections are performed, and upon completion make and file with the building official written affidavit that the work has been done in conformity with the reviewed plans and with the structural provisions of the technical codes. In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the building official.
- (3) *Plans.* When the building official issues a permit, he shall endorse, in writing or by stamp, both sets of plans "Reviewed for Code Compliance." One set of drawings so reviewed shall be retained by the building official and the other set shall be returned to the applicant. The permit drawings shall be kept at the site of work and shall be open to inspection by the building official or his authorized representative.

(g) *Fees.*

- (1) *Prescribed fees.* A permit shall not be issued until the fees prescribed herein have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, due to an increase in the estimated cost of the building, structure, electrical, plumbing, mechanical or gas systems, has been paid.
- (2) *Work commencing before permit issuance.* Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees.
- (3) *Accounting.* The building official shall keep a permanent and accurate accounting of all permit fees and other monies collected, the names of all persons upon whose account the same was paid, along with the date and amount thereof.
- (4) *Fee schedule.*
  - a. Building - For all buildings, structures, or alterations requiring a building permit, a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:
    1. The construction valuation of one or two family residential structures shall be calculated, per every square foot of floor area, based on a value equal to 57 percent of the current International Code Council building valuation data.
    2. The construction valuation of all other structures shall be calculated based on the current "Square Foot Construction Costs" per the International Code Council Valuation Data.

3. Where the construction valuation does not exceed \$26,000.00 the permit fee shall be \$75.00.
  4. For constructions valuations over \$26,000.00, up to and including \$30,000.00, the permit fee shall be \$75.00 for the first \$26,000.00, plus, for each additional thousand dollars, or fraction thereof, add \$2.50.
  5. For construction valuations over \$30,000, the permit fee shall be \$85.00 for the first \$30,000 plus, for each additional thousand dollars, or fraction thereof, add \$4.00.
  6. A plan review fee, for commercial construction shall be one fourth the permit fee to be submitted with permit application, \$75.00 minimum. Plan review fee is a separate fee from the permit fee and shall not be deducted from the permit fee.
  7. For the moving of any building or structure, other than a portable building, the fee shall be \$75.00.
  8. For the moving of any portable building the fee shall be \$50.00.
  9. For the demolition of any residential building or structure, the fee shall be \$50.00
  10. For the issuance of any certificate of occupancy, the fee shall be \$30.00.
  11. Where any work or installation has been disapproved, the fee for a reinspection shall be as follows:
    - i. For first occurrence there will be no charge.
    - ii. For subsequent occurrences the fee shall be \$50.00.
  12. Where any building permit has been expired less than 24 months, the reactivation fee shall be \$75.00
  13. Where inspections are required after hours for approved shut downs, or other emergency needs, the fee shall be \$50.00, for the first hour, plus \$30.00 for each additional hour thereafter.
- b. Gas.* For all gas systems requiring a permit, a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:
1. For the installation, repair, alteration or addition of gas piping, appliances or appurtenances, the fee shall be \$50.00 per meter.
  2. Where any work or installation has been disapproved, the fee for a reinspection shall be as follows:
    - i. For first occurrence there will be no charge.
    - ii. For subsequent occurrences the fee shall be \$50.00.
  3. Where inspections are required after hours for approved shut downs, or other emergency needs, the fee shall be \$50.00, for the first hour, plus \$30.00 for each additional hour thereafter.
- c. Electrical.* For all electrical systems requiring a permit, a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:
1. For the installation, repair, alteration or addition of electrical work the fee shall be \$50.00 per meter.
  2. For temporary electrical service, the fee shall be \$50.00 per meter.
  3. For construction power permits the fee shall be \$50.00 per meter.

4. Where any work or installation has been disapproved, the fee for a re-inspection shall be as follows:
    - i. For first occurrence there will be no charge.
    - ii. For subsequent occurrences the fee shall be \$50.00.
  5. Where inspections are required after hours for approved shut downs, or other emergency needs, the fee shall be \$50.00, for the first hour, plus \$30.00 for each additional hour thereafter.
  6. Construction power approval shall be issued for a period of no more than 180 days. If necessary for temporary work to remain for more than 180 days, request for such extension of temporary approval shall be made in writing by the person, firm or corporation holding the permit.
- d. *Plumbing.* For all plumbing work requiring a permit a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:
1. For the installation, repair, alteration or addition to any plumbing system, fixture, or appliance the fee shall be \$50.00 per meter.
  2. Where any work or installation has been disapproved, the fee for a re-inspection shall be as follows:
    - i. For first occurrence there will be no charge.
    - ii. For subsequent occurrences the fee shall be \$50.00.
  3. Where inspections are required after hours for approved shut downs, or other emergency needs, the fee shall be \$50.00, for the first hour, plus \$30.00 for each additional hour thereafter.
- e. *Mechanical.* For all heating and air conditioning work requiring a permit, a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:
1. For the installation, repair, alteration or addition of heating, ventilating, duct, air conditioning and refrigeration systems, the fee shall be \$50.00.
  2. Where any work or installation has been disapproved, the fee for a re-inspection shall be as follows:
    - i. For first occurrence there will be no charge.
    - ii. For subsequent occurrences the fee shall be \$50.00.
  3. Where inspections are required after hours for approved shut downs, or other emergency needs, the fee shall be \$50.00, for the first hour, plus \$30.00 for each additional hour thereafter
- f. *Building permit valuations.* If, in the opinion of the building official, the valuation of building, alteration, structure, electrical, gas, mechanical or plumbing systems appears to be underestimated on the application, permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Permit valuations shall include total cost, such as electrical, gas, mechanical, plumbing equipment and other systems, including materials and labor.

Sec. 8-14.5. - Inspections.

- (a) *Existing building inspections.* Before issuing a permit, the building official may examine or cause to be examined any building, electrical, gas, mechanical, or plumbing systems for which an application has been received for a permit to enlarge, alter, repair, move, demolish, install, or change the occupancy. He shall inspect all buildings, structures, electrical, gas, mechanical and plumbing systems, from time

to time, during and upon completion of the work for which a permit was issued. He shall make a record of every such examination and inspection and of all violations of the technical codes.

- (b) *Manufacturers and fabricators.* When deemed necessary by the building official, he shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.
- (c) *Inspection service* The building official may make, or cause to be made, the inspections required by this section. He may accept reports of inspectors of recognized inspection services, provided that after investigation he is satisfied as to their qualifications and reliability. A certificate called for by any provision of the technical codes shall not be based on such reports unless the same are in writing and certified by a responsible officer of such service.
- (d) *Inspections prior to issuance of certificate of occupancy or completion.* The building official shall inspect, or cause to be inspected, at various intervals all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the certificate of occupancy or completion.
- (e) *Posting of permit.* Work requiring a permit shall not commence until the permit holder or his agent posts the permit card in a conspicuous place on the premises. The permit shall be protected from the weather and located in such position as to permit the building official or representative to conveniently make the required entries thereon. This permit card shall be maintained in such position by the permit holder until the certificate of occupancy or completion is issued by the building official.
- (f) *Required inspections.* The building official, upon notification from the permit holder or his agent, shall make the following inspections and such other inspections as necessary, and shall either release that portion of the construction or shall notify the permit holder or his agent of any violations which must be corrected in order to comply with this code:
  - (1) *Building.*
    - a. *Foundation inspection.* To be made after trenches are excavated and forms erected.
    - b. *Frame inspection.* To be made after the roof, all framing, fireblocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete.
    - c. *Final inspection.* To be made after the building is completed and ready for occupancy.
  - (2) *Gas.*
    - a. *Rough piping inspection:* To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.
    - b. *Final piping inspection:* To be made after all piping authorized by the permit has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
    - c. *Final inspection:* To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by new work or any changes, to insure compliance with all the requirements of this code and to insure that the installation and construction of the gas system is in accordance with reviewed plans.
  - (3) *Electrical.*
    - a. The building official, or his duly authorized representative, shall inspect or cause to be inspected at various intervals all electrical work or installations for which an electrical permit is required, and upon completion of all work or installation, notice shall be given the building inspection department and a final inspection made.

- b. Before any electrical work or installation is concealed, the building official, or his duly authorized representative, shall be notified. It shall then be his duty to inspect such work or installations, and, providing all the requirements of this code have been complied with, issue an approval to conceal the work or installation. It shall be unlawful for any individual, firm or corporation, their agents or employees, to cover or conceal any electrical installation before such inspection has been made.
- c. The utility company shall not provide electrical service to any installations until the work to which service is to be provided has been approved by the building inspection department and the utility company so notified.

(4) *Plumbing.*

- a. *Underground inspection.* To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
- b. *Rough-in inspection.* To be made after the roof, framing, fireblocking and bracing is in place, and all soil waste and vent piping is complete, and prior to the installation of wall or ceiling membranes.
- c. *Final inspection.* To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy. NOTE: See the applicable section of the International Plumbing Code for required tests.

(5) *Mechanical.*

- a. *Underground inspection.* To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.
- b. *Rough-in inspection.* To be made after the roof, framing, fireblocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
- c. *Final inspection.* To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

- (g) *Reinforcing steel and structural frames.* Reinforcing steel or structural frame work of any part of any building or structure shall not be covered or concealed without first obtaining a release from the building official.
- (h) *Plaster fire protection.* In all buildings where plaster is used for fire protection purposes, the permit holder or his agent shall notify the building official after all lathing and backing is in place. Plaster shall not be applied until the release from the building official or his designee has been received.

Sec. 8-14.6. - Certificates.

(a) *Certificate of occupancy.*

- (1) *Building occupancy.* A new building other than a one or two family residence that is not a home occupation shall not be occupied or a change made in the occupancy, nature or use of a building or part of a building, business license name or description change until after the building official has issued a certificate of occupancy. Said certificate shall not be issued until all required electrical, gas, mechanical, plumbing and fire protection systems have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by the building official. An existing building other than a one or two family residence that is not a home occupation shall not be occupied or a change made in the occupancy, nature or use of a building or part of a building, business license name or description change until after the building official has issued a certificate of occupancy.
- (2) *Issuing certificate of occupancy.* Upon satisfactory completion of a building or structure and installation of electrical, gas, mechanical, and plumbing systems in accordance with the technical codes, reviewed plans and specifications, and after the final inspection, the building official shall

issue a certificate of occupancy stating the nature of the occupancy permitted, the number of persons for each floor when limited by law, and the allowable load per square foot for each floor in accordance with the provisions of this code.

- (3) *Temporary/partial occupancy.* A temporary/partial certificate of occupancy may be issued for a portion or portions of a building which may safely be occupied prior to final completion of the building.
  - (4) *Business license.* No business license shall be issued for any occupancy or change of occupancy for a building or part of a building until after the building official shall have issued a certificate of occupancy therefor.
- (b) *Certificate of completion.* Upon satisfactory completion of a building, structure, electrical, gas, mechanical, or plumbing system, a certificate of completion may be issued. This certificate is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy or connect a building, such as a shell building, prior to the issuance of a certificate of occupancy.
- (c) *Service utilities.*
- (1) *Connection of service utilities.* No person shall make connections from a utility, source of energy, fuel or power to any building or system which is regulated by the technical codes for which a permit is required, until released by the building official and a certificate of occupancy or completion is issued.
  - (2) *Temporary connection.* The building official may authorize the temporary connection of the building or system to the utility source of energy, fuel or power for the testing of building service systems or for use under a temporary certificate of occupancy.
  - (3) *Authority to disconnect service utilities.* The building official shall have the authority to authorize the disconnection of the utility service to the building, structure, or system regulated by the technical codes, in case of emergency where necessary to eliminate an immediate hazard to life or property. The building 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 disconnecting, the owner or occupant of the building, structure or service system, shall be notified in writing, as soon as practical thereafter.
- (d) *Posting floor loads.*
- (1) *Occupancy.* An existing or new building shall not be occupied for any purpose which will cause the floors thereof to be loaded beyond their safe capacity. The building official may permit occupancy of a building for mercantile, commercial or industrial purposes, by a specific business, when he is satisfied that such capacity will not thereby be exceeded.
  - (2) *Storage and factory-industrial occupancies.* It shall be the responsibility of the owner, agent, proprietor, or occupancy of Group S and Group F occupancies, or any occupancy where excessive floor loading is likely to occur, to employ a competent architect or engineer in computing the safe load capacity. All such computations shall be accompanied by an affidavit from the architect or engineer stating the safe allowable floor load on each floor in pounds per square foot uniformly distributed. The computations and affidavit shall be filed as a permanent record of the building department.
  - (3) *Signs required.* In every building or part of a building used for storage, industrial, or hazardous purposes, the safe floor loads, as reviewed by the building official on the plan, shall be marked on the plates of approved design which shall be supplied and securely affixed by the owner of the building in a conspicuous place in each story to which they relate. Such plates shall not be removed or defaced, and if lost, removed or defaced, shall be replaced by the owner of the building.

Sec. 8-14.7. - Tests.

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 *building official* shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. 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 *building official* shall approve the testing procedures. Tests shall be performed by an *approved agency*. Reports of such tests shall be retained by the *building official* for the period required by the legally applicable records retention schedule.

Sec. 8-14.8. - Appeals.

Whenever the building official shall reject or refuse to approve the mode or manner of construction proposed to be followed, or materials to be used in the erection or alteration of a building or structure, or when it is claimed that the provisions of this code do not apply, or that an equally good or more desirable form of construction can be employed in any specific case, or when it is claimed that the true intent and meaning of this code, or any of the regulations thereunder, have been misconstrued or wrongly interpreted, the owner of such building or structure, or his duly authorized agent, may appeal from the decision of the building official to the Council of Columbus, Georgia.

Sec. 8-14.9. - Severability.

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

Sec. 8-14.10. - Violations and penalties.

Any person, firm, corporation, or agent who shall erect, construct, alter, install, demolish, or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of any requirements set forth in this Article or any permits or plans submitted or issued in accordance with this Article, or shall fail to obtain a certificate of occupancy or otherwise comply with the requirements of this Article shall be guilty of an offense, punishable as set forth in section 1-8 of the Columbus Code. Each such person shall be considered guilty of a separate offense for each and every day, or portion thereof, during which any violation of any violation of any of the provisions of this code is committed or continued, and upon conviction of any such violation, such person shall be punished as set forth in section 1-8 of the Columbus Code.”

SECTION 3.

Article IIIA of Chapter 8 of the Columbus Code is hereby deleted in its entirety and there is substituted a new Article IIIA to read as follows:

“ARTICLE IIIA - Gas Code Secs. 8-15 - 8-16.10 Reserved.”

SECTION 4.

Article IIIB of Chapter 8 of the Columbus Code is hereby deleted in its entirety and there is substituted a new Article IIIB to read as follows:

“ARTICLE IIIB - Electrical Code Secs. 8-17. - 8-18.10 Reserved”



SECTION 5.

Article IIIC of Chapter 8 of the Columbus Code is hereby deleted in its entirety and there is substituted a new Article IIIC to read as follows:

"ARTICLE IIIC - Plumbing Code Secs. 8-18.11 - 8-18.20 Reserved"

SECTION 6.

Article IIID of Chapter 8 of the Columbus Code is hereby deleted in its entirety and there is substituted a new Article IIID to read as follows:

"ARTICLE IIID-Mechanical Code Secs. 8-18.21 - 8-18.22.10 Reserved"

SECTION 7.

Article IV of Chapter 8 of the Columbus Code is hereby deleted in its entirety and there is substituted a new Article IV to read as follows:

"ARTICLE IV. - SWIMMING POOL CODE

Sec. 8-19. - Title.

The provisions embraced within this Article along with the latest available Edition of the International Swimming Pool And Spa Code, as amended and adopted by the State of Georgia, published by International Code Council, a copy of which is on file in the office of the Clerk of Council, are hereby adopted as "The Swimming Pool Code of Columbus, Georgia," for the purpose of prescribing minimum standards for the construction of swimming pools; hereinafter referred to as "this code."

Sec. 8-20. - Scope.

- (a) The provisions of this code apply to the protection of public health, safety, and welfare by prescribing minimum standards for the design, construction or installation, repair or alterations of swimming pools, public or private, and equipment related thereto; requiring a permit and inspection therefor; providing the administration and enforcement of the standards set forth herein.
- (b) The provisions of this code shall not be held to deprive any federal or state agency, or any applicable governing body having jurisdiction, of any power or authority which it had on the effective date of this act or of any remedy then existing for the enforcement of its orders, nor shall it deprive any individual or corporation of its legal rights as provided by law.

Sec. 8-21. - Organization.

- (a) *Code Official.* Whenever the term, "code official," is used in this code, it shall be construed to be the Director of the Department of Inspections and Code, hereinafter also referred to as the building official.
- (b) *Duties of the Code Official.* The code official shall maintain public office hours necessary to efficiently administer the provisions of this code and amendments thereto and shall perform the following duties:
  - (1) Require submission of, examine and check plans, specifications, drawings, descriptions, or diagrams where necessary to show clearly the character, kind and extent of swimming pool work

covered by applications for a permit and, upon approval thereof, shall issue the permit applied therefor.

- (2) Collect all fees for permits issued as provided by this code.
- (3) Enforce the provisions of this code and inspect all swimming pool work authorized by permit to assure compliance with provisions of this code or amendments thereto.
- (4) Reject all work done or materials used or being used which do not comply with the provisions of this code and amendments thereto.
- (5) Order changes in workmanship or materials or both essential to obtain compliance with all provisions of this code.
- (6) Investigate any construction or work regulated by this code and issue such notices and orders as provided in this code.
- (7) Transfer all fees collected by him to the proper authority provided by law to receive such funds.

Sec. 8-22. - Right of entry.

The code official shall have the right of entry, during business hours, to inspect any and all swimming pools, or portion thereof, in the performance of his duties.

Sec. 8-23. - Dangerous construction.

- (a) *Issuance of order.* Whenever, upon investigation, any construction or work regulated by this code is deemed hazardous, dangerous, unsafe, or a menace to life, health, or property or otherwise in violation of this code, the code official shall order any person, firm or corporation, using or maintaining such condition or responsible use or maintenance thereof to discontinue the use of or maintenance thereof or to repair, alter, or change same as may be necessary for the protection of life, health, or property. Such order shall be in writing to the owner, agent, or person responsible for the premises on which such condition exists, and shall specify a reasonable date or time when such order shall be complied with.
- (b) *Compliance with order.* Refusal, failure or neglect to comply with the notice or order specified in this section shall be considered a violation of this code.

Sec. 8-24. - Permits.

- (a) *Permit required.*
  - (1) No swimming pool installation, alteration, or repair work shall be commenced until a permit shall first have been obtained from the code official.
  - (2) The code official shall act upon an application for a permit with plans as filed, or as amended, without reasonable or unnecessary delay. A permit issued shall be construed to be a license to proceed with the work and shall not be construed as authority to violate, cancel, alter, or set aside any of the provisions of this code, nor shall such issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans or in construction, or of violations of this code.
  - (3) Any permit issued shall become invalid if the work authorized by it is not commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced; provided that, for cause, one or more extensions of time, for periods not exceeding 60 days each, may be allowed in writing by the building official.
  - (4) No person shall permit any other person to do or cause or permit to be done any swimming pool work under any permit secured by such persons, except as permitted by state law.
- (b) *Authority to stop work.* Whenever any construction regulated by this code is being, or has been done, contrary to the requirements of this code, the code official may order all work stopped on that portion

of the installation of which such violation has occurred. Every such order shall be in writing, stating the nature of the violation and fixing a time limit for compliance. No person shall do any work on any portion of the equipment regulated by this code after a stop order has been issued, except in conformance with directions of the code official.

(c) *Application for permit.*

- (1) Any person who desires a permit to install, alter, or repair a swimming pool shall make application on forms provided for that purpose. He shall describe the work to be done and the location, ownership, occupancy and use of the premises in connection therewith. The code official may require plans, specifications or drawings and such other information as he may deem necessary.
- (2) When required by the building official, two or more copies of specifications, and of drawings drawn to scale with sufficient clarity and detail to indicate the nature and character of the work, shall accompany every application. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with this code. Such information shall be specific, and this code shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information.
- (3) Plot plans with site grades, dimensioned, and drawn to a scale of not less than 1/8 in/ft and showing at least the following:
  - a. Property lines, easements, right-of-way of record and overhead utilities adjacent to pool area or over the property.
  - b. Existing structures, fencing, retaining walls, and other relevant characteristics adjacent to pool area.
  - c. Proposed pool shape, dimensioned and located to show setbacks, side yards, and clearance from existing structures adjacent to the pool area.
  - d. Proposed mechanical equipment pad, dimensions, and location as to setbacks and side yards.
  - e. All deck equipment items, if included.
  - f. Proposed deck work configuration, showing its anticipated drainage.
  - g. Anticipated overall drainage of the pool site.
- (4) A structural plan showing at least the following:
  - a. Type of construction, whether gunite, poured concrete, prefabricated, or other.
  - b. Pool dimensions, including the depth, and adequate cross-sections drawn to scale.
  - c. Computations, stress diagrams, and other data sufficient to show the correctness of the plans; including the reinforcing steel schedule and detail.
  - d. A statement by the applicant concerning the anticipated nature of the soil under and around the pool structure.
  - e. Interior finish details.
- (5) A mechanical plan showing at least the following:
  - a. Volume, system flow rate in gallons per minute, and turnover in hours.
  - b. Type and size of filtration systems and means of waste disposal.
  - c. Type and size of pool heater, if included, including the method of venting and provisions for combustion air.
  - d. Pool piping layout with all sizes shown and types of material to be used, and showing the location of the main outlet, surface skimmers, and inlets.

- e. Rated capacity of the pool pump in gpm at the design head with the size and type of motor indicated and identified as self-priming or straight centrifugal.
  - f. Means of adding makeup water.
  - g. Size, length from source to heater, and routing of the gas line.
- (6) All plans submitted shall be on substantial paper and shall show the name and address of the person under whose supervision the plans were prepared.
- (d) *Issuance of permit.* If the code official determines that the plans, specifications, drawings, descriptions, or information furnished by the applicant is in compliance with this code, he shall issue the permit upon payment of the required fee. Permits shall be obtained for all of the electrical, plumbing, related utility connections and heating work at the time of issuance of the building permit for the pool structure.
- (e) *Cost of permit.*
- (1) Every applicant for a permit to install, alter, or repair a swimming pool system, or part thereof, shall state in writing, on a form furnished for that purpose, the character of work proposed, together with such other information as may be required.
  - (2) Every applicant shall pay for each permit, at the time of making application, a fee in accordance with the schedule of permit fees shown herein.
  - (3) Any person who shall commence any swimming pool work, for which a permit is required by this code, without having first obtained a permit therefor, shall pay double the permit fee fixed by this section for such work, provided, however, that this provision shall not apply to emergency work required by the code official for the protection of the public health, safety, and welfare. In all cases a permit shall be obtained as soon as it is practical to do so.
- (f) *Schedule of permit fees.* The permit shall be determined by the construction valuation in accordance with the following schedule:
- 1. The construction valuation shall be calculated based on the current "Square Foot Construction Costs" per the International Code Council Valuation Data.
  - 2. Where the construction valuation does not exceed \$26,000.00 the permit fee shall be \$75.00.
  - 3. For construction valuations over \$26,000.00, up to and including \$30,000.00, the permit fee shall be \$75.00 for the first \$26,000.00, plus, for each additional thousand dollars, or fraction thereof, add \$2.50.
  - 4. For construction valuations over \$30,000, the permit fee shall be \$85.00 for the first \$30,000 plus, for each additional thousand dollars, or fraction thereof, add \$4.00.
  - 5. Where any work or installation has been disapproved, the fee for a reinspection shall be as follows:
    - i. For first occurrence there will be no charge.
    - ii. For subsequent occurrences the fee shall be \$50.00.
  - 6. Where any building permit has been expired less than 24 months, the reactivation fee shall be \$75.00.
  - 7. Where inspections are required after hours for approved shut downs, or other emergency needs, the fee shall be \$50.00, for the first hour, plus \$30.00 for each additional hour thereafter.

Sec. 8-25. - Inspections.

- (a) *Inspections required.* All swimming pool installations or alterations, including equipment, piping, and appliances, shall be subject to inspection by the code official to insure compliance with all the requirements of this code.
- (b) *Notification.* It shall be the duty of the person doing the work authorized by the permit to notify the code official that said work is ready for inspection. The code official shall have 48 hours in which to make such inspection.

Sec. 8-26. - Violations and penalties.

Any person, firm, corporation, or agent who shall violate a provision of this article, or fail to comply therewith, or with any of the requirements thereof, or who shall design, erect, construct, alter, install, demolish or repair any public or private swimming pool, in violation of a detailed statement or drawing, submitted and permitted thereunder, shall be guilty of an offense, punishable as set forth in section 1-8 of the Columbus Code. Each such person shall be considered guilty of a separate offense for each and every day, or portion thereof, during which any violation of any of the provisions of this article is committed or continued, and upon conviction of any such violation, such person shall be punished as set forth in section 1-8 of the Columbus Code. Sec. 8-27. - Validity.

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

Secs. 8-28—8-40. - Reserved. “

SECTION 8.

Article V of Chapter 8 of the Columbus Code is hereby deleted in its entirety and there is substituted a new Article V to read as follows:

“ ARTICLE V. – PROPERTY MAINTENANCE CODE

Sec. 8-41. - Title.

The provisions embraced within the following sections along with Chapters 2,3,4,5, and 6 of the 2012 Edition of the International Property Maintenance Code, as amended and adopted by the State of Georgia, published by the International Code Council, Inc., a copy of which is on file in the office of the Clerk of Council, are hereby adopted as "The Property Maintenance Code of Columbus, Georgia," for the purpose of establishing minimum housing standards to maintain health and cleanliness and to insure safe and sanitary conditions; providing penalties for violations of such code; and, hereinafter referred to as "this code."

Sec. 8-42. - Code remedial.

This code is hereby declared to be remedial and shall be construed to secure the beneficial interests and purposes thereof, which are public safety, health, and general welfare through structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use or occupancy of all buildings including their accessory structures.

Sec. 8-43. - Scope.

- (a) The provisions of this code shall apply to all existing structures, accessory buildings 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.

- (b) This code establishes minimum standards for occupancy, and does not replace or modify standards otherwise established for construction, replacement or repair of buildings except such as are contrary to the provisions of this code.
- (c) Buildings or structures moved into or within the jurisdiction shall comply with the requirements of the technical codes for new buildings.

Sec. 8-44. - Existing buildings.

- (a) Repairs, additions or alterations to an existing structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Columbus Technical Codes as set forth in Article III above.
- (b) Alterations, repairs, or rehabilitation work shall not cause an existing building to become unsafe as defined in this code.
- (c) If the occupancy classification of an existing building is changed, the building shall be made to conform to the intent of this code for the new occupancy classification as established by the building official.
- (d) Repairs and alterations, not covered by the preceding paragraphs of this section, restoring a building to its condition previous to damage or deterioration, or altering it in conformity with the provisions of this code or in such manner as will not extend or increase an existing nonconformity or hazard, may be made with the same kind of materials as those of which the building is constructed, but not more than 25 percent of the roof covering of a building shall be replaced in any period of 12 months unless the entire roof covering is made to conform with the requirements of this code for new buildings.
- (e) *Special historic buildings and districts.* The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocation, or moving of buildings or structures, shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings when such buildings or structures are judged by the building official to be safe and in the public interest of health, safety, and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation, or moving of buildings within fire districts. The applicant must submit complete architectural and engineering plans and specifications bearing the seal of a registered professional engineer or architect.
- (f) *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 the code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures and premises
- (g) *Application of zoning ordinance.* Nothing in this code shall be construed to cancel, modify or set aside any provision of the zoning ordinance of the authority having jurisdiction.

Sec. 8-45. Organization.

- (a) *Enforcement officer.* The building official as defined in Article III above or such employees of the Department of inspections and Code as he may designate.
- (b) *Restrictions on employees.* An officer or employee connected with the department shall not be financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building, or in the making of plans or of specifications therefor, unless he is the owner of such building. Such officer or employee shall not engage in any work which is inconsistent with his duties or with the interests of the department.

- (c) *Records.* The building official shall keep, or cause to be kept, a record of the business of the department. The records of the department shall be open to public inspection.

Sec. 8-46. - Powers and duties of building official.

(a) *Right of entry.* Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the building official has reasonable cause to believe that there exists in a structure or upon the premises a condition in violation of this code, the building official or his designee 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 inspecting official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the inspecting 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 building official shall have recourse to the remedies provided by law to secure entry.

(b) *Unsafe buildings.*

- (1) All buildings, or structures used as such, which are unsafe, unsanitary, unfit for human habitation, or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, are considered unsafe buildings. All such unsafe buildings, are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition.
  - (2) Whenever the building 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 as prescribed in this section. Such notice shall:
    - i. Be put in writing;
    - ii. Include a statement of the reasons why it is being issued;
    - iii. Allow 45 days to correct major violations with a maximum time limit of 90 days to correct all violations; and,
    - iv. State that, if such repairs, reconstruction, alterations, removal or demolition are not voluntarily completed within the stated time as set forth in the notice, the building official shall institute such legal proceedings charging the person or persons, firm, corporation, or agent with a violation of this code.
  - (3) Service of notice shall be as follows:
    - i. By delivery to the owner personally, or by leaving the notice at the usual place of abode the owner with a person of suitable age and discretion; or
    - ii. By depositing the notice in the United States Post Office addressed to the owner at his last known address with postage prepaid thereon; or
    - iii. By posting and keeping posted for 24 hours a copy of the notice in a conspicuous place on the premises to be repaired..
  - (4) When a residential building is to be demolished, it shall be done so in accordance with the provisions of the International Building Code.
- (c) *Requirements not covered by code.* Any requirement, not specifically covered by this code, found necessary for the safety, health, and general welfare of the occupants of any dwelling, shall be determined by the building official.
- (d) *Liability.* Any officer or employee, charged with the enforcement of this code, in the discharge of his duties, shall not thereby render himself liable personally, and he is hereby relieved from all personal liability, for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his duties. Any suit brought against any officer or employee because of

this code shall be defended by the city attorney or his designee until the final termination of the proceedings

- (e) *Reports.* The building official shall annually submit to the City Manager, a report covering the work of the Department of Inspections and Code during the preceding year.
- (f) *Letter of compliance.* A letter indicating compliance with the provisions of this code may be issued by the building official.

Sec. 8-47. - Inspections.

The building official shall make or cause to be made inspections to determine the condition of buildings and premises in the interest of safeguarding the health and safety of the occupants of such buildings and of the general public. When there is probable cause to believe that there is or has been a violation or violations of this article, the building official, or his agent, is hereby authorized to enter, examine, and survey at all reasonable times all buildings and premises. The owner or occupant of every building, or the person in charge thereof, shall give the building official free access to such building and its premises, at all reasonable times, for the purpose of such inspection, examination, and survey.

Sec. 8-48. - Hardships.

Where the literal application of the requirements of this code would appear to cause undue hardship on an owner or tenant or when it is claimed that the true intent and meaning of this code or any of the regulations therein have been misconstrued or wrongly interpreted, the owner of such building or structure, or his duly authorized agent, may appeal the decision of the building official to the Council of Columbus, Georgia.

Sec. 8-49. - Conflict of ordinances.

In any case where a provision of this article is found to be in conflict with a provision of any zoning, building, fire, safety, or health ordinance or code of Columbus, Georgia, the provision which establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail. In any case where a provision of this article is found to be in conflict with a provision of any other ordinance or code of Columbus, Georgia, existing on the effective date of this article, which establishes a lower standard for the promotion and protection of the health and safety of the people, the provisions of this article shall be deemed to prevail, and such other ordinances or codes are hereby declared to be repealed to the extent that they may be found in conflict with this article.

Sec. 8-50. - Violations and penalties.

Any person, firm, corporation, or agent, who shall violate a provision of this article, shall be guilty of an offense; and, if, upon hearing before the recorder, he shall find that any condition or conditions involved constitute a nuisance, the recorder, at his discretion, may order such nuisance abated and/or impose a punishment as set forth in section 1-8 of the code.

Sec. 8-50.1. - Validity.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this code.”

SECTION 9.

Article VI of Chapter 8 of the Columbus Code is hereby deleted in its entirety and there is substituted a new Article VI to read as follows:



“ARTICLE VI. - UNSAFE BUILDINGS

DIVISION 1. - GENERALLY Secs. 8-51—8-60. - Reserved.

DIVISION 2. - Secs. 8-61—8-67. - Reserved.

DIVISION 3. - Secs. 8-68—8-80. - Reserved.

DIVISION 4. - PROCEDURE FOR INVOLUNTARY DEMOLITION

Sec. 8-81.1 – Definitions for Article VI UNSAFE BUILDINGS

- (a) Unsafe Structures – An unsafe structure is one that is found to be dangerous to life, property or safety of the public or is so damaged, decayed, dilapidated, and structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
- (b) 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.
- (c) Structure unfit for human occupancy – A structure is unfit for human occupancy whenever the Building Official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities 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.
- (d) 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.
- (e) Dangerous structure or premises – For the purpose of this code, any structure or premises that has any of the condition 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 of one and one-half the original designed value.
  - 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, become 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 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 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.

#### Sec 8-81.2 - Closing of vacant structures

When a structure or equipment is found by the Building Official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

1. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the Building Official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the Building Official may cause the premises to be 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.
2. Authority to disconnect service utility – The Building 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 set forth in this code in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without approval.
3. Demolition – The Building Official shall order the owner of any premises upon which is locate any structure, which in the Building Official's judgement after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, and such that it would cost 50% or over of its current appraised value, to demolish and remove such structure; or if such structure is capable of being made safe by repairs to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option. The boarding of a structure shall be as outlined in Appendix A of the International Property Maintenance Code specifically adopted by this jurisdiction.

#### Sec. 8-82. - Determination of public detriment; hearing.

All such unsafe, unlawful or dangerous structures are hereby declared to be detrimental to the health and well-being of the public. The procedure for hearing and determining the existence of any such public detriments, and for the abatement thereof, if found to exist, shall be as hereinafter prescribed:

- (a) Whenever a petition is filed with the building official by any person charging that any building or structure is unsafe as defined above, or whenever it appears to the building official, on his own motion, that any such building or structure is unsafe, the building official shall, if his investigation discloses a basis for such charges, prepare a complaint stating the charges and file said complaint with the city manager of Columbus, Georgia, the Council of Columbus, Georgia, and the owner of the property, if said property owner is known. Copies of the complaint shall be served upon the owner of the property, if known, and parties in interest.
- (b) Not less than ten days nor more than 30 days following such notice a hearing shall be held before the city manager or his designated agent, at a time and place certain within Columbus, Georgia. The owner and/or parties in interest shall be given the right to file an answer to the notice, to appear in person, or be represented by an attorney, and give testimony at the time and place fixed. Rules of evidence prevailing in courts of law or equity shall not control in hearings before the city manager or his designated agent. The city manager or his designated agent shall determine at the hearing, on the basis of the evidence presented, whether or not the building or structure is unsafe within the meaning of this article and a nuisance to the public of Columbus, Georgia.
- (c) If he so determines that the building or structure is unsafe, the city manager or his designated agent shall issue an order, which shall be served upon the owner and/or parties in interest, requiring them, within a reasonable period of time as specified in the order (said period not to exceed 60 days) to either repair, alter or improve, or to demolish and remove the building or structure or portion thereof and clean the premises of all debris within 30 days after such building or structure has been demolished.

Sec. 8-83. - Repair if cost less than 50 percent; demolition if cost more than 50 percent.

If the repair, alteration or improvement of the building or structure so as to render it safe can be made at a cost of not more than 50 percent of the then physical value of the building structure as determined by the Tax Assessors Office, the order may require the owner to repair, alter or improve the building or structure so as to render it safe, or to vacate and close the building or structure. If the person responsible fails to comply, the city manager or his designated agent may pursue legal remedies in the recorder's court to have the owner and/or parties in interest cited for failure to comply with the terms of this article. If the cost of such repair, alteration or improvement as would be necessary to make such buildings safe would be in excess of 50 percent of the then physical value of the building or structure as determined by the Tax Assessors Office, the order may require that the building or structure be demolished and removed unless such repair, alteration or improvements as are necessary to make the building or structure safe shall be made within the specified time period. If the person responsible fails to comply with the order, they may be cited for violation of this article, and the building official may cause such structure to be demolished and removed.

Sec. 8-84. - Prohibited use or occupancy.

The building official, as provided by the technical codes may prohibit the further use or occupancy of a structure which he finds to be unsafe for human occupancy until such structure is repaired, altered or improved, or until the structure is demolished and removed. In this event the building official shall cause to be posted at such entrance to the building or structure a notice which shall read as follows: "This building is unsafe and its use or occupancy has been prohibited by the building official of Columbus, Georgia." Such notice shall remain posted until the required repairs, alterations or improvements are made or until the demolition is completed. It shall be unlawful for any person, firm or corporation to remove such notice without permission of the building official, or for any person to enter or occupy the building except for the purpose of making the required repairs, alterations or improvements or for demolishing the said building or structure.

Sec. 8-85. - Demolition costs to become lien against property.

The amount of the cost of boarding up, demolition or removal of a building and cleaning the cost lot cleaning the lot as approved by City Council shall be a lien against the real property upon which the building

or structure is or was situated. Said lien shall be placed upon a special lien book designated "Demolition Lien Book," which shall be maintained by the clerk of superior court of Muscogee County. The director of finance of Columbus, Georgia, shall enforce the collection of any amount due on such lien in the following manner:

- (a) The owner or parties in interest shall pay the full amount due on such lien to the director of finance of Columbus, Georgia within 30 days of perfection of such lien, and if such lien is not paid in full within 30 days of the perfection of such lien, the owner or parties in interest shall pay 25 percent of the total lien amount plus seven percent interest within 60 days of the perfection of such lien to the Director of Finance of Columbus, Georgia, with the remaining balance due on such lien to be paid in three equal annual installments with interest at the rate of seven percent per annum, each of which shall become due and payable on the anniversary date of the initial payment made as hereinabove prescribed;
- (b) Should the property upon which such lien is perfected be sold, transferred or conveyed by the owner and/or parties in interest at any time, then the entire balance due on such lien shall be due and payable to the director of finance of Columbus, Georgia; and,
- (c) Should the amount due on such lien, or any portion thereof, be unpaid after the time for payment of the final annual installment prescribed in subsection (a), said amount shall continue as a lien together with interest at the rate of seven percent per annum until paid in full.
- (d) The city manager is authorized to waive such liens, or any portion thereof, for property identified to be transferred to the Land Bank Authority, pursuant to O.C.G.A. Title 48, Chapter 4, for the sole purpose of disposing of the property to an organization contemplated under O.C.G.A. § 48-4-64. Prior to the transfer to the Land Bank Authority, the city's real estate office shall actively market the property for sale for a minimum of twelve months from the date of waiver of the lien. The city manager is also authorized to waive such liens, or any portion thereof, for property in the ownership of an organization contemplated under O.C.G.A. § 48-4-64.
- (e) In addition to the authority granted in subsection (d), the city manager is authorized to waive any demolition lien, or any portion thereof, when the demolition lien does not exceed \$25,000.00. If the demolition lien exceeds \$25,000.00, any waiver of such lien, or any portion thereof, must be approved by resolution of the Columbus Council.

Sec. 8-86. - Service of complaints, notices, orders.

Complaints, notices or orders issued pursuant to this division shall be served either personally or by registered or certified mail. If the whereabouts of any person who is an owner and/or party in interest is unknown and the whereabouts can not be ascertained by the building official exercising reasonable diligence, and the building official shall make an affidavit to that effect, then the serving of the complaint and notice or order upon such party may be made by publishing the same once a week for two successive weeks in a newspaper of general circulation published in Columbus, Georgia. A copy of such notice served by publication shall be posted in a conspicuous place on the premises effected by the notice.

Sec. 8-87. - Emergency situations.

In emergency cases where it reasonably appears there is imminent danger to the life or safety of any person or to the safety of any other property, the building official shall cause such building to be made safe or shall order the demolition of the building or structure and the cost of such repair or demolition shall be recovered and collected as provided in this division.

Sec. 8-88. - Appeals.

When an owner and/or party in interest feels that he has been aggrieved by a determination of the city manager or his designated agent, he shall have the right of appeal to the Council of Columbus, which appeal shall be filed in writing within 15 days of the notice of a determination made by the city manager or his designated agent. The owner or parties in interest may be granted only one extension by the Columbus Council from compliance with an order issued under section 8-82(c), such extension not to exceed 120 days. If the owner is still aggrieved, he may exercise other rights of appeal as provided by Georgia law.

Sec. 8-89. - Severability.

This article is herewith expressly declared to be severable. If any phrase, sentence, or paragraph hereof shall be found or declared unconstitutional or invalid by a court of competent jurisdiction, the remaining phrases, sentences, and paragraphs hereof shall remain in full force and effect as if enacted without the phrase, sentence, or paragraph declared unconstitutional or invalid.

Sec. 8-90. - Penalty for violation of division.

The penalty for violation of this Article shall be as provided in section 1-8 of the Columbus, Georgia Code. Each day a violation continues after the notice periods provided by this division have run shall constitute a separate offense.”

SECTION 10.

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

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Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 25<sup>th</sup> day of April, 2017; introduced a second time at a regular meeting of said council held on the \_\_\_\_ day of \_\_\_\_\_, 2017 and adopted at said meeting by the affirmation cote of \_\_\_\_ members of Council.

Councilor Allen	voting	_____
Councilor Baker	voting	_____
Councilor Barnes	voting	_____
Councilor Davis	voting	_____
Councilor Garrett	voting	_____
Councilor Henderson	voting	_____
Councilor Huff	voting	_____
Councilor Thomas	voting	_____
Councilor Pugh	voting	_____
Councilor Woodson	voting	_____

\_\_\_\_\_  
Tiny B. Washington  
Clerk of Council

\_\_\_\_\_  
Teresa Pike Tomlinson  
Mayor