

FIRST READING \_\_\_\_\_

SECOND READING \_\_\_\_\_

PUBLICATION DATES: \_\_\_\_\_

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**ORDINANCE**

**AN ORDINANCE REGARDING ENFORCEMENT OF THE GEORGIA STATE MINIMUM STANDARD CODES FOR CONSTRUCTION; AND FOR OHER PURPOSES.**

**WHEREAS**, the Georgia State Minimum Standard Codes for Construction promote the, health, safety, and general welfare of all citizens and visitors to the City; and

**WHEREAS**, said Codes are also designed to protect the property of all citizens and property owners within the City;

**WHEREAS**, the Official Code of the State of Georgia (§ 8-2-20(9)(B)(i)) establishes minimum construction codes and provides for their mandatory state-wide application;

**WHEREAS**, the Department of Community Affairs for the State of Georgia is empowered by state law to adopt new minimum codes and to amend the same (O.C.G.A. § 8-2-20(9)(B)(ii));

**WHEREAS**, the City of Dawsonville desires that the construction codes and the state approved amendments thereto be applied and enforced within the City of Dawsonville as the same exist today and as adopted or amended in conformance with state law in the future;

**WHEREAS**, the City of Dawsonville is empowered by the Official Code of the State of Georgia (§ 8-2-25(c)) to enact local amendments to the state construction codes;

**AND WHEREAS**, The City of Dawsonville desires to enforce, along with the state minimum construction codes, local amendments thereto in order to promote the health, safety, and general welfare of all citizens of and visitors to the City of Dawsonville;

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Dawsonville that the City of Dawsonville shall enforce the latest edition of the following Georgia Minimum Standards and Requirements for Construction, Alteration, Etc., of Buildings and Other Structures, as adopted and amended by the Georgia Department of Community Affairs and by the City of Dawsonville.

**SECTION ONE: REPEAL OF EXISTING ORDINANCE**

- 1) The Buildings and Building Regulations ordinance adopted by the City Council of the City of Dawsonville on December 5, 2005, is hereby repealed and its entirety and is replaced with the following ordinance.

**SECTION TWO: ENACTMENT OF DAWSONVILLE BUILDINGS AND BUILDING REGULATIONS ORDINANCE**

- 1) The following codes and their Georgia Amendments as the same are adopted and amended from time to time by the Department of Community Affairs, comprising the Georgia Minimum Standards and Requirements for Construction, Alteration, Etc., of Buildings and Other Structures, shall be enforced within the City of Dawsonville:
  - a) International Building Code
  - b) International Fuel Gas Code
  - c) International Mechanical Code
  - d) International Plumbing Code
  - e) International Electrical Code
  - f) International Fire Code
  - g) International Energy Conservation Code
  - h) International Residential Code

**SECTION THREE: LOCAL AMENDMENTS**

- 1) The International Building Code shall be amended as follows:
  - a) Section 704.5 of this Code, or such future sections as shall concern the same as the current § 704.5 of this Code is amended to provide that:
    - i) Exterior walls shall be fire-resistance rated in accordance with Tables 601 and 602. The fire resistance rating of exterior walls with a fire separation

distance of greater than 50 feet (15,240 mm) shall be rated for exposure to fire from the inside. The fire resistance rating of exterior walls with a fire separation distance of 50 feet (15,240 mm) or less shall be rated for exposure to fire from both sides.

- ii) Any structures involved are to be constructed in a manner and with materials which will ensure that the structures will be in compliance with the fire rating standards for proposed spacing. Said structures shall be so constructed in accordance with the plans and conditions approved by the Building Official and the Fire Marshall's Office.
  - b) In the event that future state minimum requirements exceed the protections provided by this local amendment, then the more stringent requirements shall apply and shall be enforced within the City of Dawsonville.
- 2) The International Fire Code shall be amended as follows:
- a) Section 903 of this Code which concerns Automatic Sprinkler Systems is amended to provide that:
    - i) Sprinkler Standards.
      - (1) All buildings 10,000 square feet or more under a common roof, any building over one story in height, or any building with an occupant load of 100 or more persons shall be sprinkled with an approved N.F.P.A. 13 system with the exception of the following.
        - (i) Multi-family dwellings up to and including three stories in height shall be sprinkled with an approved sprinkler system modified to include full sprinkler coverage in all attics and breezeways.
        - (ii) Single family dwellings.
      - (2) All buildings 6,000 square feet or more in an area under a common roof where vehicles are pulled inside for the purpose of maintenance, repair, storage, or installation of all accessories shall be fully sprinkled with an approved sprinkler system except where vehicle bay areas in a building are less than or equal to 600 square feet, it shall be permissible to place up to six sprinkler heads off of the domestic water supply in lieu of sprinkling the entire building. In so doing, calculations must be performed

by an approved sprinkler contractor certified by the State of Georgia and such calculations must be shown on the plans submitted for approval by the Fire Marshall's Office.

- ii) All day care and preschool occupancies must install a sprinkler system in accordance with N.F.P.A. 13 R.
  - iii) All home day care occupancies with seven or more children must install a sprinkler system in accordance with N.F.P.A. 13 R.
  - iv) All group home care occupancies must install a sprinkler system in accordance with N.F.P.A. 13 R.
  - v) Mixed Occupancies existing in the same building as a residential occupancy must install a sprinkler system in accordance with N.F.P.A. 13 R. Where residential occupancies are located above any nonresidential occupancy, there shall be a fire resistance separated rating of not less than one hour.
  - vi) All structures installing a 13 R sprinkler system must also install a sprinkler system in the attic area.
- b) The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.
  - c) In the event that future state minimum requirements exceed the protections provided by this local amendment, then the more stringent requirements shall apply and shall be enforced within the City of Dawsonville.
- 3) The International Residential Code shall be amended as follows:
- a) Section 302.1 of this Code is amended to provide that an exterior wall with a fire separation distance less than fifty feet (15,240 mm) shall have not less than a one-hour fire-resistive rating with exposure from both sides.
  - b) Any structures involved are to be constructed in a manner and with materials which will ensure that the structures will be in compliance with the fire rating standards for proposed spacing. Said structures shall be so constructed in accordance with the plans and conditions approved by the Building Official and

the Fire Marshall's Office.

- c) In the event that future state minimum requirements exceed the protections provided by this local amendment, then the more stringent requirements shall apply and shall be enforced within the City of Dawsonville.

**SECTION FOUR: REPEAL OF CONFLICTING ORDINANCES**

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

**SECTION FIVE: EFFECTIVE DATE**

This ordinance shall become effective on its passage by the governing authority of the City of Dawsonville.

**SO ADOPTED** by the City Council of Dawsonville, Georgia, this \_\_\_\_\_ day of March, 2008.

**DAWSONVILLE CITY COUNCIL**

By: \_\_\_\_\_  
Joe Lane Cox, Mayor

\_\_\_\_\_  
Jonathan Cox, Council Member

\_\_\_\_\_  
Mike Sosebee, Council Member

ATTESTED TO BY:

\_\_\_\_\_  
Kim Cornelison, City Clerk

\_\_\_\_\_  
Mike Wilson, Council Member

\_\_\_\_\_  
Linda Grant, Council Member

