

Chapter 4

BUILDINGS AND BUILDING REGULATIONS*

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***Editor's note**—A 1989 amendment to O.C.G.A. § 8-2-25 provides for the statewide implementation of various standard building codes after October 1, 1991.

Cross references—County manager, § 2-66 et seq.; development authority, § 2-106 et seq.; cable television, Ch. 5; flood damage prevention, Ch. 7; health and sanitation, Ch. 8; manufactured homes, Ch. 9; signs, Ch. 11; subdivision regulations, App. B.

State law references—Authority of city or county to provide codes, including building, housing, plumbing and electrical codes, Ga. Const. art. 9, sec. 2, par. 3(12); adoption and continuation of state minimum standard codes, O.C.G.A. § 8-2-21; state-wide application of minimum standard codes, codes requiring adoption by municipality or county, O.C.G.A. § 8-2-25; enforcement of codes, O.C.G.A. § 8-2-26; providing of fire escapes by building owners, O.C.G.A. § 8-2-50; access to and use of public facilities by physically handicapped persons, O.C.G.A. § 30-3-1 et seq.; authority to repair, close or demolish unfit buildings or structures, O.C.G.A. § 41-2-7.

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ARTICLE I. IN GENERAL

Sec. 4-1. Definitions.

Conventional construction: A dwelling unit constructed on the building site from basic materials delivered to the site and meets the following development standards:

- (1) The pitch of the dwelling unit's roof has a minimum vertical rise of two (2) feet for each twelve (12) feet of horizontal run, except that any such dwelling unit for which a building permit was applied prior to the original adoption of the zoning ordinance (November 4, 1994) may be extended, enlarged or repaired as otherwise provided by this ordinance with the same roof pitch as that allowed by the aforesaid building permit. Galvanized metal roofs allowed in Ag-5, Commercial, MHP districts only.
- (2) The exterior siding consists of wood, hardboard, vinyl, brick, masonry, aluminum (vinyl-covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance, and durability to the exterior siding commonly used in conventional residential construction.
- (3) A curtain wall, unpierced except for required ventilation and access and constructed of materials manufactured for such purposes, including but not limited to brick, concrete, rock or other materials which have been approved by the building inspector is installed so that it encloses the area located under the home to the ground level.

Industrialized building: A structure manufactured in accordance with the Georgia Industrialized Building Act and the Rules of the Commissioner of the Georgia Department of Community Affairs issued pursuant thereto. The use of the structure shall be consistent with the Georgia Department of Community Affairs application for the industrialized building. A change in use from the existing use approved by the Georgia Department of Community Affairs shall be reviewed, approved and inspected by the Georgia Department of Community Affairs in accordance with their Certification of Existing Industrialized Buildings requirements. State approved buildings meet the State Building and Construction Codes and bear an insignia of Approval issued by the Commissioner, and meeting the following standards:

- (1) The pitch of the home's roof has a minimum vertical rise of two (2) feet for each twelve (12) feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in conventional residential construction, except that any such home for which a building permit was applied prior to the adoption of the original zoning ordinance (November 4, 1994) may be extended, enlarged or repaired as otherwise provided by this ordinance with the same roof pitch as that allowed by the aforesaid building permit. Galvanized metal roofs allowed in Ag-5, Commercial, MHP districts only.
- (2) The exterior siding consists of wood, hardboard, vinyl, brick, masonry, or aluminum (vinyl-covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance, and durability to the exterior siding commonly used in conventional residential construction.
- (3) The structure must be attached to a permanent foundation. Neither a curtain wall nor skirting is sufficient to satisfy this requirement.
- (4) Skirting, unpierced except for required ventilation and access and constructed of materials manufactured for such purposes, including brick, concrete, rock or other materials which have been approved by the building inspector is installed so that it encloses the area located under the home to the ground level.

- (5) The tongue, axles, transporting lights, and towing apparatus are removed after placement on the lot and before occupancy.

Secs. 4-2—4-25. Reserved.

ARTICLE II. TECHNICAL CODES

DIVISION 1. GENERALLY

Sec. 4-26. State Minimum Standard Codes.

Bulloch County shall enforce the “state minimum standard codes” as defined in Section 8-2-20(9)(B)(i)(I)-(VIII) and as authorized by Section 8-2-25(a) of the Official Code of Georgia Annotated as well as the current International Existing Building Code.

Sec. 4-27. Conflicting provisions.

Any matters in the state minimum standard codes that are contrary to existing ordinances of the county shall prevail.

(Ord. No. 1989-19, 11-21-89)

Sec. 4-28. References to officials.

Within the state minimum standard codes when reference is made to the duties of certain officials named therein, the designated official of the county who has duties corresponding to those of the named official in the code shall be deemed to be the reasonable official insofar as enforcing the provisions of the code are concerned.

(Ord. No. 1989-19, 11-21-89)

Secs. 4-29-4-41. Reserved.

DIVISION 2. BUILDING AND RELATED CODES ADMINISTRATION

Sec. 4-42. Scope.

This division provides for matters concerning, affecting or relating to the state minimum standard codes except insofar as such matters are otherwise provided in the body of the codes and as provided in other statutes or ordinances consistent herewith, or in rules duly promulgated under the provisions of this division. Where any requirement of this division is less restrictive than the state minimum standard code, then the latter shall take precedence over the requirement of this division.

(Ord. No. 1989-19, exhibit A, § 1(b), 11-21-89)

Sec. 4-43. Purpose.

The purpose of this division is to provide minimum standards and/or regulations to safeguard life, limb, health, property and public welfare of the citizens of the county.

(Ord. No. 1989-19, exhibit A, § 1(c), 11-21-89)

Sec. 4-44. Applicability.

(a) No construction equipment, appliances or systems, as hereinafter specified in this division, shall be installed, constructed, erected, altered or repaired except in conformity with the provisions of this division.

(b) No construction equipment, appliances or systems, as hereinafter specified in this division, shall be altered in any manner that would be in violation of the provisions of this division or of any authorized rules or approval of the building official made and issued thereunder.

(c) The provisions of this division shall not apply to the installation, alterations or repair of plumbing, air conditioning and heating, gas or electrical services up to and including the meters where such work is performed by or is an integral part of the system owned or operated by a public service corporation or the water, electric or gas department of any such city or county in this state, in rendering its duly authorized service as such.

(d) The provisions of this division shall not apply to the installation, alteration or repair of plumbing, air conditioning and heating, gas or electrical system, where such work is an integral part of the system owned or operated in rendering its duly authorized service as such, by a railroad company, pipeline company, mining company, public utility in the exercise of its normal functions as a public utility, or where such work is an integral part of any irrigation system on farms, ranches, or other open, unpopulated areas where such work will not be located within 30 feet of any dwelling or any building devoted to animal husbandry.

(Ord. No. 1989-19, exhibit A, § 1(d), 11-21-89)

Sec. 4-45. Conflicts.

In the event of conflicts between the provisions of this division and any provisions of the state minimum standard codes, the provisions of the standard codes shall control.

(Ord. No. 1989-19, exhibit A, § 14, 11-21-89)

Sec. 4-46. Liability.

Neither the county, the building official, nor any other official or employee of the county shall be deemed to have waived any immunity or assumed any liability for damages to persons or property as a result of the administration and enforcement of this division or any other pertinent law or ordinance.

(Ord. No. 1989-19, exhibit A, § 12, 11-21-89)

Sec. 4-47. Use and maintenance.

(a) It shall be unlawful to maintain, use, repair or alter any buildings, equipment, appliances or systems that has been or will be installed, constructed or erected that is in violation or will violate the provisions as hereinafter specified.

(b) No buildings, equipment, appliances or systems, as hereinafter specified in this division, shall be used unless it is in a safe condition.

(Ord. No. 1989-19, exhibit A, § 1(e), 11-21-89)

Sec. 4-48. Equipment, appliances or systems affected.

The provisions of this division shall apply to any buildings, equipment, appliances or systems installed, constructed, erected, altered, repaired, maintained or used in the county, except as may be otherwise specifically provided for by statute or ordinance.

(Ord. No. 1989-19, exhibit A, § 1(f), 11-21-89)

Sec. 4-49. Building official.

(a) *Creation, duties.* There shall be a building official who shall receive applications required by this division, issue permits and furnish the prescribed certificates. The official shall examine the buildings, equipment, appliances or systems for which permits have been issued and shall make necessary inspections to see that the provisions of the law and this division are met. The official shall enforce all laws relating to the construction, alteration, repair, installation, erection, removal demolition, use, location, and maintenance of buildings, equipment, appliances or systems, except as may be otherwise provided in other ordinances or regulatory measures. The official shall, when requested by proper authority, or when the interests of the county so require, make investigations in connection with matters referred to in this division and render written reports on the same. To enforce compliance with the law, to remove illegal or unsafe conditions or to secure the necessary safeguards, the official shall issue such notices or orders as may be necessary.

(b) *Inspections.*

- (1) Inspections required under the provisions of this division shall be made by the building official or his duly authorized representative. Upon presentation of proper credentials, the official may enter, at reasonable times, any building, structure or premises in the county to perform any duty imposed upon him by this division. The building official or his authorized representative(s) are hereby authorized and directed to enforce all provisions of this division and issuing copies of charges and prosecution of any person or persons as may be charged with any violations of this or other ordinances of the county.
- (2) All installations of any equipment, appliance or system for which a permit has been issued as prescribed in this division shall be subject to inspection by the building official or his duly authorized representative(s).

(c) *Records.*

- (1) The building official shall keep comprehensive records of applications, of permits issued, of inspections made, of reports rendered and of notices or orders issued. This official shall retain on file copies of required plans and all documents relating to equipment, appliances or systems for which a permit has been issued for a period of not less than two years after final inspection.
- (2) All such records shall be open to public inspection for good and sufficient reasons during office hours observed by the county but shall not be removed from the office of the building official.

(Ord. No. 1989-19, exhibit A, § 2, 11-21-89)

Sec. 4-50. Application for permit.

(a) *When required.*

- (1) 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 the International Residential Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- (2) An existing use which is altered or extended must meet applicable county building codes and development regulations. When an applicant seeks a building permit for the extension or alteration of an existing use, the building official will inspect the use and determine what (if anything) is needed to bring the use into conformance with the applicable building codes and development regulations before a building permit may be issued.
- (3) Work exempt from a permit includes those items listed in the Administration section of the International Residential Code.

(b) *Review by health department.*

- (1) The County Health Department shall review all On-Site Sewage Management System permit applications for new constructions or substantial improvements to existing constructions to determine whether proposed building sites will be suitable for the placement of On-Site Sewage Management Systems.
- (2) The County Health Department shall review subdivision proposals and other proposed new developments to ensure that adequate area is available for the construction and repair of On-Site Sewage Management Systems and State mandated setback requirements be fulfilled.
- (3) The County Health Department shall require new or replacement water supply systems and/or sanitary sewerage systems to be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into flood-waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.
- (4) After study of the site of a proposed use, the Health Department may require for health reasons that all or any portion of the site not be used for the intended purpose. The Health Department may also set a minimum lot size larger than that required by this ordinance. The County Health Department will either approve or disapprove the sewer facilities within thirty (30) days of receipt of the application from the building official and provide a written decision, including reasons for the decision.

(c) *Application form, contents.*

- (1) An application for a permit shall be submitted in such form as the building official may prescribe.
- (2) The application shall be made by the owner or his authorized representative, and it shall be the responsibility of the owner to see that a permit is obtained before any installation or work is started.
- (3) The application shall contain the full names and addresses of the applicant and of the owner.

- (4) The application shall describe briefly the proposed work and shall give such additional information as may be required by the building official for an intelligent understanding of the work.
- (5) Any contractor, other than the owner who will perform work which is the object of a building permit, shall present his state license to the building official before the permit shall be issued.
- (6) No application will be accepted from any person who is in violation of the Bulloch County Code of Ordinances. If an applicant for a building permit is, at the time of such an application, determined to be in violation of the Bulloch County Code of Ordinances, then the building official will be prohibited from accepting or processing any application from that applicant until the applicant voluntarily removes or changes the cause of the violation and ceases to be in violation. The applicant must notify the building official that he has ceased the violation and obtain a release as to the violation. When the applicant has ceased to be in violation of the Bulloch County Code of Ordinances, the building official will then accept the application for building permit.

(d) *Plans and specifications.*

- (1) When required by the building officer, 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 the name and address of the designer and information in the form of notes or otherwise as to the quality and type of materials where quality is essential to conformity with this division. Such information shall be specific, and this division 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.
- (2) The building official may require details, computations, stress diagrams, and other data necessary to describe the construction and basis of calculations. They shall bear the signature of the person responsible for the design and design professional seal (Georgia registered).
- (3) If a proposed building site is in a location that has a flood hazard, any proposed new construction or substantial improvement must be designed (or modified) and anchored to prevent flotation, collapse or lateral movement of the structure; must use construction materials and utility equipment that are resistant to flood damage; and must use construction methods and practices that will minimize flood damage.

(e) *Special historic buildings and districts.* The provisions of this division relating to the construction, alteration, repair, enlargement, restoration, relocation or moving 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.

(Res. of 3-17-76(2), §§ 1—3; Ord. No. 1989-19, exhibit A, § 3, 11-21-89)

Sec. 4-50.1. Wetlands protection.

(a) Definitions. For the purposes of this section, the following terms shall have the following meanings:

- (1) *Regulated activity* means any activity which will, or which may reasonably be expected to, result in the discharge of dredged or fill material into waters of the United States excepting those activities exempted in section 404 of the Federal Clean Water Act.

- (2) *Wetland* means an area that is inundated or saturated by surface water or groundwater at a frequency and distribution sufficient to support, and under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation. Wetlands generally include swamps, marshes, bogs, and similar areas.
- (3) *Wetlands map* means the current U.S. Fish and Wildlife Service national wetlands inventory maps for the county.
- (4) *Wetland protection district* means all wetlands within the jurisdiction of the county as indicated on the wetlands map. Provided, however, that the wetlands map does not necessarily represent the boundaries of jurisdictional wetlands within the county and cannot serve as a substitute for a delineation of wetland boundaries by the U.S. Army Corps of Engineers, as required by section 404 of the Clean Water Act, as amended. Any local government action under this section does not relieve the land owner from federal or state permitting requirements.

(b) A U.S. Army Corps of Engineers determination shall be required prior to the issuance of a permit for any regulated activity within the wetland protection district. If the Corps determines that wetlands are present and that a section 404 permit or letter of permission is required no permit for the regulated activity will be issued until the Corps has issued the section 404 permit or letter of permission. If the Corps determines that there are no wetlands present on the proposed development site, the county may proceed with its normal permitting procedures.

(Ord. of 7-6-99)

Sec. 4-51. Permits.

(a) *Action on application.*

- (1) The building official is in charge of issuing building permits. The building permit will be issued if, upon review of the application, the building official is satisfied that the proposed project can meet the requirements of this ordinance and all other applicable ordinances. The building official may require the submission of additional information in order to determine if the proposed project meets the requirements of this ordinance.
- (2) Applications for permits under this division shall be examined within five working days after filing. If, after examination, no objection is found to the same and it appears that the proposed work will be in compliance with the laws and ordinances applicable thereto, the application shall be approved and a permit issued for the proposed work. If the building official determines that the proposed project as presented in the building permit application will not satisfy the requirements of this ordinance, he/she will not issue a building permit. He/She will notify the applicant in writing within ten (10) days of the submission of the application, stating reasons for the refusal. The applicant will then need to confer with the building official to determine what he/she needs to do in order to comply with the ordinance and be eligible for a building permit.
- (3) The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this division. No permit presuming to give authority to violate or cancel the provisions of this division shall be valid, except insofar as the work or use which it authorizes is lawful.
- (4) The issuance of a permit based on applications, plans and/or specifications shall not prevent the building official from thereafter requiring the correction of errors in the applications, plans

and/or specifications or from preventing the work from being carried on thereunder when in violation of this division or of other ordinances of the county.

- (5) The building official shall maintain a permanent record of the permit application and issuance thereof, which record shall indicate the name of the professional engineer or architect, if any, that has sealed the plans, specifications, plats or reports pursuant to which the building permit is issued. Such record shall include details on the size, type of building or structure, use for the building or structure and estimated cost of construction.

(b) *Fees.* The schedule of fees and charges, a copy of which is on file in the office of the clerk of the board of commissioners, shall control the fees to be charged for permits to be issued pursuant to this division. Failure to obtain the permit as provided herein shall result in the fee being doubled.

(c) *Conditions of permit.*

- (1) All work performed under a permit issued shall conform to the approved application and plans and all codes or ordinances governing the work or equipment for which permits were issued. All work shall be performed by an individual contractor, firm or corporation licensed to perform such work except when performed by an individual installing, altering or repairing plumbing, plumbing fixtures, air conditioning and heating, air conditioning and heating fixtures, or electrical services in a single family dwelling owned and occupied by him.
- (2) Individuals, contractors, firms or corporations licensed to perform work governed by this division shall register their license number with the building official before obtaining permits.
- (3) Temporary signs shall be permitted on a parcel as long as the parcel has an active building permit and shall be removed when a certificate of occupancy has been issued.

(d) *Expiration.* A permit under which no work is commenced within six months after issuance, or where the work commenced is suspended or abandoned for six months, shall expire by limitation and fees paid shall be forfeited. The application, plans and specifications shall be reviewed and a new permit required before work is started or resumed.

(e) *Revocation.* The building official may revoke any building permit where there has been any false statement or misrepresentation as to a material fact or condition in the application or plans on which the permit was based, and upon such revocation, all construction, improvements or alterations as authorized by such permit or approval, shall cease until a valid building permit is issued.

(Ord. No. 1989-19, exhibit A, § 4, 11-21-89)

Sec. 4-52. Inspections.

(a) The building official upon notification from the permit holder or his agent shall make the following inspections of buildings and such other inspections as may be necessary, and shall either approve the portion of construction as completed or shall notify the permit holder or his agent of any violation of compliance with this division:

- (1) *Foundation inspection/temporary power:* To be made after trenches for footings are excavated and all forms and required reinforcement materials erected. Temporary electric service should also be erected.
- (2) *Slab house:* open plumbing – roughed-in plumbing tests on waste lines and water lines and open cell foundation walls with reinforcement.
- (3) *Sub-floor house:* foundation walls, bond beam/open cell prior to placement of concrete.
- (4) *Pre-slab:* moisture barrier placement and thickness of slab.

- (5) *Sub-floor*: foundation walls, bond beam/cells filled with concrete and anchor bolt placement.
- (6) *Sub-floor*: open framing to verify spans, anchoring and termite protection.
- (7) *Exterior sheathing*: verify nailing patterns, sheathing placement and overlaps and purlins as required.
- (8) *Dry-in inspection*: To be made after the roof, all framing, fireblocking and bracing is in place. Plumbing, electrical and mechanical systems are to be roughed-in, including all pipes and concealed wiring. Chimney ducts and vents are complete.
- (9) *Insulation inspection*: Inspection shall be made to determine compliance with the Energy Efficiency chapter of the International Building Code and shall include, but not be limited to, inspections for: envelope insulation *R* and *U* values, fenestration *U* value, duct system *R* value, and HVAC and water-heating equipment efficiency.
- (10) *Permanent power inspection*: Inspection shall be made to determine compliance with the National Electric Code. Upon compliance with the National Electric Code, the Building Department will fax to the appropriate power company an approval to connect power to the building.
- (11) *Certificate of occupancy inspection*
 - a. Certificate of occupancy is required before a structure for which a building permit has been issued may be occupied or used. The certificate of occupancy must be signed by the zoning administrator and building official and attest that to the best of his / her knowledge all requirements of this ordinance have been met. The owner/contractor will then receive the certificate of occupancy to be used as confirmation that he/she has complied with the provisions of this ordinance.
 - b. The building official will issue the certificate of occupancy once all applicable building codes and other uniform development standards and ordinances have been met. However, if the building official finds that all requirements of such ordinances have not yet been met when the owner/contractor seeks a certificate of occupancy, the building official will not issue the certificate of occupancy. The building official will notify the owner/contractor within ten (10) days, stating reasons for the refusal. The owner/contractor will then need to confer with the building official to determine what he/she needs to do in order to comply with the ordinance and be eligible for a certificate of occupancy.

(b) Work shall not be done on any part of a building or structure beyond the point indicated in each successive inspection without first obtaining the approval of the building official. Such approval shall be given only after inspection has been made of each successive step in the construction as indicated by each of the foregoing inspections.

(c) To the extent possible, the building official shall schedule and make the required inspection within 48 hours, excluding Saturdays, Sundays and county-observed holidays. Upon receipt of notification of a required inspection, the building official will schedule the date and time for the inspection.

(Ord. No. 1989-19, exhibit A, § 6, 11-21-89)

Sec. 4-53. General safety and aesthetic standards.

(a) *All habitable building and structures shall meet the following minimum standards:*

- (1) Responsibility. The owner and/or occupant of the property shall maintain all structures and properties in compliance with these requirements, except as otherwise provided for. A person

shall not occupy as owner-occupant or permit another person to occupy premises which does not comply with the requirements of these standards.

- (2) Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces, roads, streets and similar areas on private property shall be kept in proper state of repair and maintained free from hazardous conditions.
- (3) Exhaust Vents. Pipes, ducts, conductors, fans for blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors, or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant. EXCEPTION: Legitimate agricultural activities.
- (4) Foundation walls. Foundation walls shall be maintained free from open cracks and breaks and shall be kept in such condition that it does not threaten the integrity of the structure.
- (5) Exterior walls. The exterior shall be free of loose or rotting boards or timbers and any other conditions that might admit rain or moisture to the interior portions of the walls or to the occupied spaces. The exterior siding shall be free of rot and rust and must be uniform in appearance.
- (6) Roofs. Roofs shall be structurally sound and have no obvious defects which might admit rain or cause moisture to collect on the interior portions of the structure. The roof shall be free of rot and rust and must be uniform in appearance.
- (7) Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposing loads.
- (8) Windows, doors, and frames. Every window, door and frame shall be kept in sound condition, good repair and weather tight. Every bedroom shall have at least one window that can be opened, facing directly to the outdoors. All glazing materials shall be maintained free from cracks and holes.
- (9) Plumbing facilities and fixtures. The owner of the occupied structure or a designated agent shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with the current state minimum code. A person shall not occupy any structure or premises which does not comply with these standards.
- (10) Sanitary facilities. Every residential unit shall contain a kitchen sink, lavatory, tub or shower, and a water closet all in good working condition and properly connected to an approved water and sewer system.

(b) *Unsafe systems, appliances or equipment.*

- (1) Buildings, systems, appliances or equipment covered by this division that may be or shall be found upon inspection to have become dangerous or unsafe, shall, unless made safe and so certified by the building official, be removed or the use of the same discontinued.
- (2) The term "dangerous or unsafe buildings, systems, appliances or equipment" shall include buildings, systems, appliances or equipment structurally unsafe, unstable or unsanitary; constituting a fire hazard; unsuitable or improper for the use to which they are put; constituting a hazard to health or safety because of inadequate maintenance, dilapidation or obsolescence; or otherwise dangerous to life or property.

(c) *Notice.*

- (1) Upon receipt of information that buildings, systems, appliances or pieces of equipment covered by this division are unsafe, the building official shall make or cause to be made an inspection;

and if it is found that an unsafe condition exists, he shall serve or cause to be served on the owner, or someone of the owner's, executor's, administrator's, agent's or lessee's employ, or other persons who may have a vested or contingent interest in the same, a written notice containing a description of the particulars in which the systems, appliances or equipment are unsafe, and an order requiring the same to be made safe, as may be deemed necessary by the building official.

- (2) If the person to whom such notice and order is addressed cannot be found after a diligent search, such notice and order shall be sent by registered mail to the last known address of such person and a copy of the notice shall be posted in a conspicuous place on the premises to which it relates. The mailing and posting shall be deemed adequate notice.

(d) *Disregard of notice.* If the person served with a notice or order to remove existing unsafe conditions from buildings, systems, appliances or equipment or discontinue the use of same fails within a reasonable time as set by the building official to comply with the requirements thereof, the building official shall advise the county or the proper prosecuting authority of all the facts in the case, and shall institute an appropriate action in the courts to compel compliance.

(Ord. No. 1989-19, exhibit A, § 7, 11-21-89)

Sec. 4-54. Violations.

(a) *Stop work order.* Whenever in the opinion of the building official by reason of defective or illegal work in violation of a provision or requirement of this division, the official shall order, in writing, all further work to be stopped and may require suspension of all work until the condition in violation has been corrected.

(b) *Penalties.*

- (1) A person who shall violate a provision of this division or fails to comply therewith or with any of the requirements thereof, upon conviction thereof shall be subject to punishment as provided in section 1-11.
- (2) The owner of a building, structure or premises, where anything in violation of this division shall be placed or shall exist, and an architect, engineer, builder, contractor, agent, person or corporation employed in connection therewith and who may have assisted in the commission of such violation shall each be guilty of a separate offense and upon conviction thereof shall be fined as herein provided.

(c) *Abatement.* The imposition of the penalties herein shall not preclude the attorney for the county from instituting an appropriate action or proceeding to prevent an unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use, or to restrain, correct or abate a violation, or to prevent the use of any equipment, appliance or system covered by this division.

(Ord. No. 1989-19, exhibit A, § 8, 11-21-89)

Secs. 4-55-4-75. Reserved.

ARTICLE III. ROAD NAMING AND PROPERTY NUMBERING

Sec. 4-76. Findings.

The county commission has determined that the adequate provisions of public services to the residents of the county, and to other public bodies, including such services as police, fire and emergency medical services, requires the establishment of a uniform road naming and numbering system for buildings and property located within the county. The county commission further feels that the article enacted herein will secure the public safety and deliver the aforementioned public services in a more efficient and effective manner.

(Ord. of 5-5-91, § 1)

Sec. 4-77. Preamble.

There is hereby established a uniform system for road naming and for numbering property and buildings on all roads, streets and public ways within the county. All buildings shall be numbered in accordance with the provisions set forth herein.

(Ord. of 5-5-91, § 2)

Sec. 4-78. Road names.

(a) The county GIS Division shall establish and assign names for all streets, roads and public ways within the county.

(b) No new road name assigned by the county GIS Division shall be a duplicate of or be similar to (either phonetically or by spelling) any existing street name within the county.

(c) Existing duplicate road names shall be changed only as necessary to ensure the effectiveness and efficiency of the enhanced 911 system in the county, as determined in the judgment of the county commission.

(d) Historical names shall be the prime consideration in the assignment of road names. Additionally, no two part names shall be considered for a road name, per NENA Standards, unless there is a significant history behind the name.

(e) As many segmental roads as possible shall be identified as being a continuous road, thereby eliminating as many road identifying names and numbers as possible. It is recommended that any road serving two or more structures, which may be occupied, should be named and numbered. This will apply both to public and private roads, drives, alleys, and service roads. Each named road within the county should bear a road name sign, whether private or public.

(f) The county paved roads and historical roads, whether paved or unpaved, shall be named, and as funds are available the names shall be posted. Road naming within subdivisions shall comply with the Bulloch County Subdivision Regulations and in addition be approved by the Bulloch County GIS Division prior to the final subdivision plat being approved and recorded in the office of clerk of superior court of the county. Furthermore, certain roads of historical significance, shall be named and bear the same name and number throughout.

(g) Upon receipt of a petition in the form and format as specified by the board of commissioners seeking a change of name of an existing named road containing the signatures of the owners or their

· Cross references—Definition and rules of construction, § 1-2; street systems, § 9-84; street names generally, App. B, §§ 7.1.4, 10.4.

representatives as specified below of not less than 75 percent of the parcels of property abutting said public road, the board of commissioners shall take under consideration but be under no compulsion to grant said request. At its discretion, the board of commissioners may, but shall not be required to, prior to deciding the issue of the proposed name change, hold a public hearing on the issue.

- (1) The owner of the abutting property shall be deemed to be the person or entity returning the property for ad valorem taxes in the office of the Bulloch County Tax Commissioner.
 - a. If the property is returned in the name of an estate or trust, the legal representative of the estate or trust must sign the petition.
 - b. If the property is returned in the name of a corporation, a corporate officer must sign the petition on behalf of the corporation.
 - c. If the property is returned in the name of a partnership, each partner must sign the petition unless the signing partner has written authorization to sign for all other partners.
 - d. If, according to the records in the tax commissioner's office, more than one natural person has a life or fee interest in said property, each such interest holder must sign the petition unless the signing interest holder has written permission to sign for the non-signing interest holders.
 - e. After receiving the 75 percent of all land owners signatures, a certified letter will be sent, at petitioner's expense, to verify all signatures on the petition.
- (2) The determination by the board of commissioners as to the authority of the person signing the petition and the number of parcels abutting the road shall be final.

(h) In the event there is a dispute as to the proper name of an existing road or a dispute as to whether an existing road has been previously officially named, the county commission, in its absolute discretion, shall assign a name to the road under the same procedure for the naming of a new road. The decision by the county commissioners as to the name assigned to such road shall be final.

(Ord. of 5-5-91, § 3)

Sec. 4-79. Numbering.

(a) The county commission shall establish a new address numbering system, using NENA Standards, which shall be administered by the Bulloch County GIS Division.

(b) Any structure with a continuous roofline, which has power connected and/or can possibly be occupied, shall be assigned a separate number. A number or alphabetical letter shall be assigned for each separate and distinct occupant or division (i.e. apartment, company, etc.) within a building or other occupied structure. Furthermore, no temporary or aesthetic addresses will be assigned for any structures or bare properties in the County.

(c) Existing numbers shall be changed only as necessary to ensure the effectiveness and efficiency of the enhanced 911 system in the county, as determined in the judgment of the county GIS Division.

(d) All new buildings and structures must be assigned a number address by the Bulloch County GIS Division prior to the granting of a building permit. All subdivision plats must also be submitted to the Bulloch County Zoning Division before any 911 addresses will be assigned.

(e) Written notification of the address assigned under the terms of this article to each house, building or structure shall be given or delivered to its respective owner.

(f) Written notification of the address assigned under the terms of this article to each house, building or structure shall also be given to the appropriate post office of the United States Postal Service.

(Ord. of 5-5-91, § 4)

Sec. 4-80. Placement of assigned numbers.

(a) Except as set forth in sections Sec. 4-81 and Sec. 4-82 herein, the owner, occupant or agent of each house, building or other structure assigned a number under the uniform numbering system provided in this article shall place or cause to be placed such number on the house, building or other structure within 30 days after receiving notification of the number assignment.

(b) Any number aside from the assigned number shall be removed from the structure, mailbox, post or stanchion, to prevent confusion with the number assigned in conformance with this ordinance. No person, agency, or business shall adopt, assign, display or cite any number other than that assigned by the Bulloch County GIS Division.

(c) Cost and installation of the numbers shall be paid for by the property owner, occupant or agent of each house, building or other structure.

(d) Residential numbers shall not be less than three inches in height. Business numbers shall not be less than four inches in height. Any structure containing multiple units (i.e. apartment complex, or multiple businesses in one unit) must display the assigned number or alphabetical letter assigned in the same manner as a business. All numbers shall be made of a durable, clearly visible material and shall contrast with the color of the house, building or other structure.

(e) All numbers shall be conspicuously placed immediately above, on or at the side of the appropriate door so that the number is clearly visible from the street. In cases where the building is situated more than 50 feet from the street, the building number shall be placed near the walk, driveway or common entrance to the building, or upon the mailbox, gatepost, fence or other appropriate place so as to be clearly visible from the street.

(f) In the instance that a building or dwelling or any other property described in this article that requires numbering under this article, is not visible from the road or street for which it is located, the property number shall be posted in close proximity to the driveway for the property. The address assigned must also be placed on the structure itself as well as the driveway entrance. The numbers must be displayed in an appropriate place which is visible easily during the day or at night from the road or street. "An appropriate place" includes mailboxes, fences, curbs, gate posts, and double-faced signs that are perpendicular to the road.

(Ord. of 5-5-91, § 5)

Sec. 4-81. Administration and implementation.

(a) No building permit shall be issued for any house, building or other structure to be erected, repaired, altered or modified in the unincorporated areas of the county after the effective date of this article until the owner has obtained the assigned number from the Bulloch County GIS Division.

(b) It shall be the duty of the owner to attach the assigned number to that house, building or other structure as provided herein.

(c) Final, approval of any house, building or other structure erected, repaired, altered or modified after the effective date of this article shall be withheld by the building inspector until permanent and proper numbers have been attached to the structure.

(d) The county manager shall be authorized to recommend written procedures and reasonable fees to the board of commissioners for the processing by the county of petitions requesting changing of road names or property numbers.

(e) The Board of Commissioners may, by resolution, set a fee for the application and processing of requests or petitions for road name changes or assignment of property numbers.

(f) As part of the new 911 implementation, all structures will be photographed and placed in the County 911 database and on the Tax Assessors website. In the event this may or will cause harm, the resident may request in writing to the Bulloch County Chief Tax Appraiser, that their information not be listed for public viewing. However, the photograph will remain with the 911 Division for its duration.

(Ord. of 5-5-91, § 6; Ord. of 4-5-94)

Sec. 4-82. Existing structures.

The board of commissioners shall encourage owners of existing structures to post the assigned numbers to their structure in accordance herewith within 30 days from the effective date of this article.

(Ord. of 5-5-91, § 7)

ATTEST:

J. Garrett Nevil
Chairman – County Commission

Maggie Fitzgerald
Clerk of the Board

Date