

AN ORDINANCE AMENDING SECTION 18-31 OF THE CODE OF ORDINANCES OF THE CITY OF CALHOUN TO INCLUDE AND ADOPT CERTAIN STANDARD CODES OF TECHNICAL REGULATIONS REGARDING BUILDING CODES AS ADOPTED BY THE GEORGIA LEGISLATURE IN GEORGIA LAWS, 2004 AT PAGE 551, SECTION 1, TO FIX AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

SECTION ONE: The Mayor and Council of the City of Calhoun ordains that Section 18-31 of the Code of Ordinances be amended as follows:

(a) By deleting in its entirety Section 18-31(a) and inserting in lieu thereof the following:

“Sec. 18-31. Adopted.

(a) The following Georgia State Minimum Codes as set out in O.C.G.A. §8-2-20 (9)(B)(i), as amended, are hereby adopted by reference as though they were copied fully in this section (International herein as “Intl.”):

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| (1) Intl. Building Code | 2012 Ed. with 2015 Ga. Amend.; |
| (2) National Electrical Code | 2014 Edition; |
| (3) Intl. Fuel Gas Code | 2012 Ed. with 2015 Ga. Amend.; |
| (4) Intl. Mechanical Code | 2012 Ed. with 2015 Ga. Amend.; |
| (5) Intl. Plumbing Code | 2012 Ed. with 2015 Ga. Amend.; |
| (6) Intl. Residential Code (1 & 2 Fam. Dwell.) | 2012 Ed. with 2015 Ga. Amend.; |
| (7) Intl. Energy Conservation Code | 2009 Edition; |
| (8) Intl. Fire Code | 2012 Edition; |
| (9) Intl. Existing Building Code | 2012 Ed. with 2015 Ga. Amend.; |
| (10) Intl. Property Maintenance Code | 2012 Ed. with 2015 Ga. Amend.; |
| (11) Ga. Res. Prescriptive Deck Details | 2014 Ed. with 2015 Ga. Amend.; |
| (12) Intl. Swimming Pool and Spa Code | 2012 Edition; and |
| (13) National Green building Standard | 2008 Edition. |

SECTION TWO: The Georgia State Minimum Codes shall be enforced by the City of Calhoun Building Inspector (“building inspector”).

SECTION THREE: The City of Calhoun Board of Zoning Appeals as established in Article XII of the City of Calhoun Zoning Ordinance (Ordinance No. 732, as amended) shall

review, hear and decide appeals where it is alleged there is an error in any order, requirement, decision of determination made by the building inspector in the enforcement of any Georgia State Minimum Code as adopted by this ordinance. (hereinafter "building codes").

SECTION FOUR: Appeals to the Board of Zoning Appeals may be taken by any person aggrieved by any decision of the building inspector pertaining to a building code(s). Such appeal shall be taken within sixty (60) days of the date of decision by filing with the building inspector and with the City Clerk as secretary to the Board of Zoning Appeals a written notice of appeal specifying the grounds thereof. The building inspector shall within five (5) business days transmit to the City Clerk all documents and papers constituting the record upon which the action appealed from was taken. The Board of Zoning Appeals shall fix a date for the hearing of the appeal no later than twenty (20) days from the date of receipt of the written appeal by the City Clerk, and give at least ten (10) days notice to the parties in interest, and decide the same within five (5) business days from the date of the hearing. Upon a hearing, any party may appear in person, or by agent or by attorney.

SECTION FIVE: In exercising its power, the Board of Zoning Appeals may, reverse or affirm, wholly or partly, or may modify the decision of the building inspector. The concurring vote of a majority of the members of the Board shall be necessary to reverse or modify any decision of the building inspector. The Board shall inform all the parties involved of its decision and its reason therefore. Recourse from a decision by the Board shall be to a court of competent jurisdiction.

SECTION SIX: This Ordinance shall be effective the date of passage and adoption as hereinafter designated.

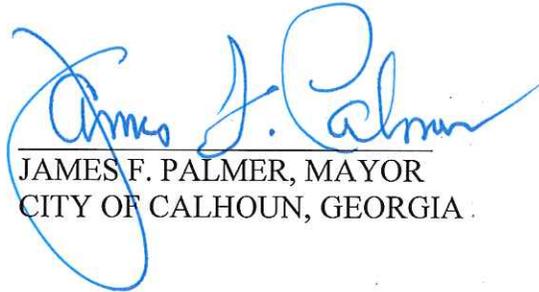
SECTION SEVEN: All ordinances and parts of ordinances in conflict with this

Ordinance are repealed.

SECTION EIGHT: Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such declaration shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

The above and foregoing Ordinance amendment was duly passed and approved at the meeting of the Mayor and Council of the City of Calhoun, Georgia this 22nd day of December, 2014.

FIRST READING December 8, 2014
SECOND READING December 22, 2014
PUBLIC HEARING December 22, 2014


JAMES F. PALMER, MAYOR
CITY OF CALHOUN, GEORGIA

ATTEST: 
PAUL WORLEY, CITY CLERK
CITY OF CALHOUN, GEORGIA