



**ATHENS-CLARKE COUNTY  
LOCAL AMENDMENTS  
TO  
STATE BUILDING CODE**

Section 7-1-5. Prohibited acts by licenses.

(a) Any person engaged in a business regulated by this chapter whose work does not conform to the rules and regulations herein set out, or whose workmanship or materials are of inferior quality, shall, on notice from the Chief Building Official, make necessary changes or corrections at once. If necessary changes or corrections have not been made after ten (10) days' notice, the Chief Building Official shall then refuse to issue any more permits until such work has fully complied with the rules and regulations of this chapter. The Chief Building Official may appear before the Administrative Hearing Officer and request that all licenses or permits be revoked because of continuous violations. When such revocation is to be considered, the person to whom the license or permits have been issued shall have at least three (3) days' notice in writing of the time and place of such hearing, together with a statement of the grounds upon which the revocation is being proposed.

(b) No person engaged in a business regulated by this chapter shall allow any other person to use his name directly or indirectly to obtain a permit or for the construction of any work; nor shall any person make misrepresentations or omissions in his application.

Section 7-1-6. Permits.

(a) Applications. The Chief Building Official shall furnish application for permits under this chapter. Such forms shall be completed in full. The application for a permit shall include the name and address of the applicant and the names and addresses of all contractors and subcontractors who will perform any service in connection with the works for which the permit is sought. If, at the time of applying for such permit, any of the contractors and subcontractors have not been employed or contracted with, then upon the employment or entering into the contract with such contractors and subcontractors and before the performance of any service by the, the applicant or permittee shall immediately list their names and addresses on the appropriate form and file same with the Chief Building Official. Application for a permit shall be made in person.

(b) Drawings and specifications. Plans, drawings and specifications to show the nature and character of the work for which the application is made shall be furnished to the Chief Building Official upon request. These plans, drawings and specifications shall be drawn to scale and submitted in duplicate. If approved, one (1) set shall be returned to the applicant, marked "Reviewed for Code Compliance," and one (1) set shall be retained and filed as a permanent record in the office of the Chief Building Official. The applicant's approved set shall remain on the job at all times. Such plans, drawings and specifications shall be in sufficient detail to provide an understanding of the scope of the work. All such other information, as required by this chapter, shall be included on the plans, drawings and specifications. The Chief Building Official shall examine each application for a permit and the plans, drawings and specifications which may be filed therewith, and shall determine whether the installation indicated and described is in accordance with the requirements of this chapter and all other pertinent laws or ordinances.

(c) Special historic buildings. The provisions of this chapter relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory within the fire district for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings when any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings is judged by the Chief Building Official to be safe. The applicant must submit complete architectural and engineering plans and specifications bearing the seal of a professional engineer or architect licensed in Georgia unless waived by the Chief Building Official.

(d) Action on application:

(1) If the Chief Building Official is satisfied that the work described in an application for permit and the plans, drawings and specifications which may be filed therewith conforms to the requirements of this chapter, he shall issue a permit therefor to the applicant.

(2) If the application for permit and the plans, drawings and specifications which may be filed therewith describe work which does not conform to the requirements of this chapter or other pertinent laws or ordinances, the Chief Building Official shall not issue a permit, but shall return the plans, drawings and specifications to the applicant with his refusal to issue permit. Such refusal shall be documented in writing and shall contain the reasons for refusing said permit.

(e) Revocation of permit. The Chief Building Official may revoke a permit or license issued under the provisions of this chapter if there has been any false statement or misrepresentation

as to the material facts in the application, plans, drawings or specifications on which the permit or license was based. In all such cases no permit fees shall be refunded.

Section 7-1-7. Discontinuance of services for violations.

(a) The Chief Building Official may request the appropriate department head to withhold services, such as water, garbage collection, sewer services or any other service of similar nature rendered by Athens-Clarke County, from any property on which any structure, house or building is being erected or maintained in violation of the provisions of the National Electrical Code, Standard Building Code, Georgia State Plumbing Code, Standard Mechanical Code, Standard Gas Code, and Standard Swimming Pool Code adopted in this chapter, or in violation of any other law or ordinance of Athens-Clarke County pertaining to health, safety or morals.

(b) The Chief Building Official shall notify the person in charge or in possession of such property, or the owner thereof, of the violations and shall fix a reasonable time for the correction of said violations. If the violations continue after the expiration of said given time, the Chief Building Official is authorized to request the appropriate department head to disconnect the water and sewer lines and discontinue all services so long as such violations continue. Any person interfering with the Chief Building Official or the agents or employees of Athens-Clarke County in disconnecting the sewer or water line or in the performance of their duties shall be guilty of an offense under this Code and punished as provided by section 1-1-5 herein.

(c) The Chief Building Official may also request, in writing, all public utility corporations to discontinue or refuse services to such property maintained in violation of Athens-Clarke County laws or ordinances, and such public utility corporations, after the time fixed by the Chief Building Official, shall not render any services to such property.

Sections 7-1-8 - 7-1-35 reserved.

Article 2. Building Code.

Section 7-1-36. Additions, insertions, deletions, and changes; chief building official.

(a) The Chief Building Official shall be ex officio building official under the building code adopted in section 7-1-1(1).

(b) The "Board of Adjustments and Appeals" shall mean the Athens-Clarke County Construction Board of Appeals.

(c) The building code adopted in section 7-1-1(1) is hereby amended as follows:

(1) Section 101.4.3 is amended to read as follows:

"Notwithstanding the provisions in Section 101.4.3 relating to qualifications, the Chief Building Official with the approval of the Manager may waive the required qualifications where he satisfies himself that the appointee possesses sufficient knowledge, study, training or experience as may be necessary to make any inspection or perform any duty assigned to him. The appointment of deputy or assistant building inspectors is authorized subject to provisions hereinbefore enumerated and said appointee or appointees shall have the power to make such inspections or perform such duties as may be delegated to them by the Chief Building Official or the Manager. In making such inspection or performing such duties assigned to him, such official shall be vested with all powers of the Chief Building Official, or other official charged with making any inspection or performing any duty hereunder or under Chapter 1 of the Standard Building Code. Any such deputy or assistant building inspector is authorized and empowered to perform or exercise any duty or power vested in the Chief Building Official.

~~(2) Section 107 is amended to read as follows:~~

Violations and penalties. Any person, firm, corporation or agent who violates a provision of this code, or fails to comply therewith, or fails to comply with any of the requirements or amendments thereof shall be guilty of an offense. Any person who erects, constructs, alters, demolishes or moves any structure, or has erected, constructed, altered, repaired, moved or demolished a building or structure in violation of a detailed statement or drawing submitted and approved under this code shall be guilty of an offense. Said offenses set out herein shall be punished as provided for by section 1-1-5 of the Code of Athens-Clarke County.

Each such person shall be deemed guilty of a separate offense for each day or portion thereof during which any violation of any of the provisions of this code is committed or continued.

(3) Section 105.2 Membership and Terms. There is hereby established a board to be called the Construction Board of Appeals. The Board shall consist of five (5) members, who shall reside in Athens-Clarke County. Such board shall be composed of one (1) construction (general) contractor, one (1) plumbing contractor, one (1) electrical contractor, one (1) heating, ventilating and air conditioning contractor and one (1) architect or engineer. The members of said board shall elect a chairman and vice-chairman who shall serve for one (1) year. All members of said Board shall be appointed by majority vote of the CEO and Commission of Athens-Clarke County.

"Said members shall be licensed and actively participating within the construction industry. "Licensed" shall mean the following:

The building contractor member shall be actively and currently engaged in the field of building construction for at least five (5) years.

The plumbing contractor member shall hold a State of Georgia Unrestricted Plumbing Contractor's License.

The electrical contractor member shall hold a State of Georgia Unrestricted Electrical Contractor's license.

The heating, ventilating and air conditioning contractor member shall hold a State of Georgia Unrestricted Conditioned Air Contractor's License.

The architect/engineer shall hold the appropriate State of Georgia Professional License."

A compensation fee of ten dollars (\$10.00) per meeting shall be paid to each member for attendance at meetings of the Construction Board of Appeals.

"Section 105.2.2 Terms. Terms of appointments for the board members shall be five (5) years each. Implementation of the initial terms of appointment shall be as follows:

The heating, ventilating and air conditioning contractor appointee shall initially serve for a three-year term;

The electrical contractor appointee shall initially serve a three-year term;

The plumbing contractor appointee shall initially serve for a two-year term;

The general contractor appointee shall initially serve for a four-year term;

The architect (or engineer) appointee shall initially serve for a five-year term.

All appointees after this initial appointment term shall then serve for one (1) five-year term. Members may be reappointed for one additional term. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made. Continued absence of any member from regular meetings of the board shall, at the discretion of the applicable governing body, render any such member liable to immediate removal from office.

"Section 105.5 Procedures of the Board. The board shall establish rules and regulations for its own procedure not inconsistent with the provisions of this code. The meeting time and dates of the board shall be set by the Chief Building Official and approved by the chairman, as needed, but not more than two (2) times in any one (1) month."

(d) Section cumulative. This section is cumulative of all other requirements contained in the building code.

Section 7-1-37. Review of building permit applications, subdivisions proposals, etc., to determine safety from flooding, etc.

The Chief Building Official shall review all building permit applications for compliance with the Athens-Clarke County Flood Protection Ordinance.

Section 7-1-38. Certain permits and fees not required.

(a) No building permit or sewerage, water, or electrical inspection shall be required by Athens-Clarke County and no fee for such permit or inspection shall be charged to any contractor for making any improvement to property owned by the Regents of the University System of Georgia or by the Government of the United States of America.

(b) Cosmetic repairs such as roofing, painting, window glass replacement, carpeting, and moveable appliances are exempt from permits.

Section 7-1-39. Fire limits.

The fire limits of Athens-Clarke County shall be bounded on the north by Dougherty Street and by Dougherty Street projected; on the east by the Central of Georgia Railroad; on the south by Wray Street and by Wray Street projected; and on the west by Pulaski Street and by Pulaski Street projected.

Sections 7-1-40 - 7-1-55 reserved.

Article 3. Electrical Code.

Section 7-1-56. Athens-Clarke County Electrical Code.

(a) Title. This code shall be known and may be cited as "The Athens-Clarke County Electrical Code Update", hereinafter referred to as "this Code".

(b) Purpose. The purpose of this Code is to provide minimum standards and/or regulations to safeguard life, limb, health, property, and public welfare of citizens of Athens-Clarke County.