

Housing Codes for Savannah Georgia

On May 15, 2007

State of Georgia Laws

TITLE 8. BUILDINGS AND HOUSING

CHAPTER 2. STANDARDS AND REQUIREMENTS FOR CONSTRUCTION, ALTERATION, ETC., OF BUILDINGS AND OTHER STRUCTURES

ARTICLE 1. BUILDINGS GENERALLY

PART 2. STATE BUILDING, PLUMBING, AND ELECTRICAL CODES

O.C.G.A. § 8-2-20 (2006)

(9)

- (A) (i) On and after October 1, 1991, "state minimum standard codes" means the following codes:
- (I) Standard Building Code (SBCCI);
 - (II) National Electrical Code as published by the National Fire Protection Association;
 - (III) Standard Gas Code (SBCCI);
 - (IV) Standard Mechanical Code (SBCCI);
 - (V) Georgia State Plumbing Code or the Standard Plumbing Code (SBCCI);
 - (VI) Council of American Building Officials One- and Two-Family Dwelling Code, with the exception of Part V -- Plumbing (Chapters 20-25) of said code;
 - (VII) Georgia State Energy Code for Buildings as adopted by the State Building Administrative Board pursuant to an Act approved April 10, 1978 (Ga. L. 1978, p. 2212), as such code exists on September 30, 1991;
 - (VIII) Standard Fire Prevention Code (SBCCI);
 - (IX) **Standard Housing Code** (SBCCI);
 - (X) Standard Amusement Device Code (SBCCI);
 - (XI) Excavation and Grading Code (SBCCI);
 - (XII) Standard Existing Buildings Code (SBCCI);
 - (XIII) Standard Swimming Pool Code (SBCCI); and
 - (XIV) Standard Unsafe Building Abatement Code (SBCCI).
- (ii) The codes provided in division (i) of this subparagraph shall mean such codes as they exist on October 1, 1991, provided that the department, with the approval of the board, may adopt a subsequently published edition of any such code as provided in subsection (b) of Code Section 8-2-23; and provided, further, that any such code may hereafter be amended or revised as provided in subsection (a) of Code Section 8-2-23.
- (B) (i) On or after July 1, 2004, "state minimum standard codes" means the following codes:
- (I) International Building Code (ICC);
 - (II) National Electrical Code (NFPA);
 - (III) International Fuel Gas Code (ICC);
 - (IV) International Mechanical Code (ICC);
 - (V) International Plumbing Code (ICC);
 - (VI) International Residential Code for One- and Two-Family Dwellings (ICC);
 - (VII) International Energy Conservation Code (ICC);
 - (VIII) International Fire Code (ICC);
 - (IX) International Existing Building Code (ICC);
 - (X) International Property Maintenance Code (ICC); and
 - (XI) Any other codes deemed appropriate by the board for the safety and welfare of Georgia's citizens.

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- (ii) The codes provided in division (i) of this subparagraph shall mean such codes as they exist on July 1, 2004, provided that the department, with the approval of the board, may adopt a subsequently published edition of any such code as provided in subsection (b) of Code Section 8-2-23; and provided, further, that any such code may hereafter be amended or revised as provided in subsection (a) of Code Section 8-2-23.
- (C) References to any standard code in this part shall mean one of the standard codes listed in division (i) of subparagraph (A) or division (i) of subparagraph (B) of this paragraph.
- (D) The term "state minimum standard codes" shall specifically not include the Georgia State Fire Code as adopted by the Safety Fire Commissioner pursuant to Code Section 25-2-13 nor shall any state minimum standard code be less restrictive than the Georgia State Fire Code.

ARTICLE A. BUILDINGS IN GENERAL¹

Sec. 8-1001. Title; adoption of codes.

There are hereby adopted by reference the latest edition of the following Georgia State Minimum Standard Codes, as adopted and amended by the Georgia Department of Community Affairs:

- A. Standard Building Code (except for chapter 1, Administration, and appendix A through appendix H).
- B. Standard Gas Code (except for chapter 1, Administration, and appendix A through appendix E).
- C. Standard Mechanical Code (except for chapter 1, Administration, and appendix A through appendix C).
- D. Standard Plumbing Code (except for chapter 1, Administration, and appendix A through appendix J).
- E. National Electrical Code.
- F. Standard Fire Prevention Code (except for chapter 1, Administration, and appendix A through appendix D).
- G. CABO Model Energy Code (except for chapter 1, Administration and Enforcement).
- H. CABO One and Two Family Dwelling Code (except for chapter 1, Administration).
- I. Standard International Property Maintenance Code, 2003 Edition (except for chapter 1, Administration).
- J. Standard Unsafe Building Abatement Code (except for chapter 1, Administration; chapter 4, Appeals; and chapter 5, Rules of Procedure for Hearing Appeals).
- K. Standard Swimming Pool Code (except for chapter 1, Administration).

A copy of the codes listed in this section are attached to the ordinance from which this section is derived, denominated as exhibits A--K, and shall be and are on file in the office of the clerk of council with the ordinance from which this section is derived, which codes are hereby adopted and incorporated in this article as is set out in their entirety in this article.

Sec. 4-2007. Residential garbage collection and disposal.

- (a) The city shall provide residential garbage collection and disposal service to every residential property (other than commercial apartments) within the city. Each residence in the city shall be provided with a roll-out cart for disposal of residential garbage. This roll-out cart shall be the only

¹ <http://www.municode.com/resources/gateway.asp?pid=11556&sid=10>

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acceptable container for the disposal of residential garbage. City collection crews will not collect any bagged or canned residential garbage not in the roll-out cart.

- (b) Residential garbage shall be collected on a regular schedule. Roll-out carts shall be placed in an acceptable location at the curb or lane in time for collection.
- (c) Roll-out carts shall be placed in a vacant space immediately adjacent to the curb or, in the absence of vacant space, immediately adjacent to and behind the sidewalk. If, because of a structure or other impediment, roll-out carts must be placed on the sidewalk, they shall be placed immediately adjacent to the curb in such a manner that pedestrian traffic on the sidewalk is minimally obstructed. In the absence of curbs, roll-out carts shall be placed immediately adjacent to the right-of-way surface.
- (d) Where lane collection is provided, roll-out carts shall be placed immediately adjacent to the rear property line in such a manner so as to provide an unobstructed transit of the lane by collection and emergency vehicles. Roll-out carts shall be accessible by sanitation workers in such a manner that lifting the roll-out cart over obstacles is unnecessary.
- (e) Residents classified as "infirm" shall receive back yard collection services, providing that they are registered as such with the sanitation bureau. Residents classified as infirm are those who are unable to place the roll-out cart in the prescribed location due to advanced age or infirmity. Infirm residents living in households with able-bodied members are not eligible for this exception.
- (f) Roll-out carts shall be placed at the curb by 7:00 a.m. on the morning of scheduled collection, but no earlier than 5:00 p.m. on the day prior to scheduled collection. Roll-out carts shall be returned by the resident to rear or side-yard location no later than 7:00 p.m. on the day of collection.
- (g) Residents are responsible for the care and placement of roll-out carts. Damaged or destroyed roll-out carts will be replaced at the property owner's expense. For stolen roll-out carts a report must be made to the sanitation director who shall investigate the claim to determine if a replacement roll-out cart is warranted without cost to the resident.
- (h) It shall be unlawful to willfully damage or destroy city-owned roll-out carts. As a part of the residential refuse curbside collection service, one roll-out cart will be issued to each residence in the city. If a resident is found to have caused damage to his roll-out cart and the roll-out cart must be replaced because of such damage, the resident will be assessed \$40.00 for the replacement cost of the roll-out cart. If a household determines that one roll-out cart is not sufficient to meet its needs, a second roll-out cart will be issued at a one-time, nonrefundable cost of \$40.00. The second roll-out cart will remain the property of the city.
- (i) Occupants of single dwelling units or multidwelling units where occupant containers are clearly separated and identifiable are responsible for maintaining the containers and the area around the containers free of garbage, trash and litter. For multidwelling units where the containers of two or more occupants are grouped together, the occupants are responsible for maintaining the containers when clearly identifiable, and the owner of the property or his agent is responsible for maintaining the area around the containers free of garbage, trash or litter as defined in this chapter.

Sec. 4-2010. Residential trash service.

The city shall provide residential trash collection and disposal service to each residential property (other than commercial apartments) in the city. Residential trash shall be collected at the same time and place as residential garbage. To qualify for such service the residential trash shall be placed in standard metal or plastic refuse containers of capacity no greater than 32 gallons and weighing no more than 50 pounds or in paper or plastic bags manufactured for refuse disposal or in a roll-out cart or in another suitable container.

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Residential trash which cannot be containerized or bagged as provided above must meet the following criteria:

- (1) Stacked and stored in a neat and orderly manner at the collected location;
- (2) Loadable in the hopper of a rear-loading refuse packer truck (i.e., lengths no greater than four feet); and
- (3) Loadable in the refuse packer hopper by the collection crew in five minutes or less.

Sec. 4-2011. Special trash pickup.

- (a) Special collection and disposal service shall be provided by the city on request by owners or occupants, multifamily dwellings, and commercial establishments, for excess residential trash or nonputrescible commercial waste such as furniture, appliances, and other large objects which cannot be containerized. Such waste shall not be placed out at the lane or curb unless special arrangements for collection have been made. The city shall collect such items by special arrangement. Arrangements for such collection shall be made through the city service desk. Until collected, such refuse shall be stored or stacked on the property in a neat and orderly manner. Arrangement for special collection shall be made promptly by the occupant so as to not create an unsightly or unhealthy condition. As an alternative to making special collection arrangements, occupants may deliver or arrange for delivery of such trash to the city-operated landfill, or by special arrangement, directly to the resource recovery facility.
- (b) Special collections (as provided in subsection (a) above) shall not be made for construction and demolition debris nor for land clearing debris. The owner or generator is responsible for the containerization and disposal of such wastes. The owner or generator of such waste may arrange for bulk container service from the city through the sanitation director pursuant to section 4-2020.
- (c) A fee will be charged for special trash pickup computed on the basis of crew hours required to make the collection. There shall be a minimum fee charged. Rates for special trash pickups shall be specified in the city revenue ordinance.

Sec. 4-2012. Loose and noncontainerized trash prohibited; property owner or occupant responsible for removal.

- (a) All solid waste shall be containerized, stacked or stored in accordance with the provisions of this chapter pending collection.
- (b) Placement of improperly containerized, bundled or stored solid waste or other debris in the public right-of-way is hereby prohibited, and the owner or occupants of abutting private property shall remove and properly store for collection and disposal any such solid waste or debris.

Sec. 4-2013. Collection exceptions.

- (a) Regular collection and disposal service provided by the city for residential garbage, residential trash and commercial waste shall not include prohibited waste, construction and demolition debris nor land clearing debris. Owners or generators of such materials are responsible for arranging for collection and disposal of such wastes either through the city or licensed private haulers as provided for in this chapter.
- (b) Regular collection and disposal service shall not be provided in any situation in which the sanitation director reasonably deems such service is dangerous to city employees.

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CHAPTER 9. RATPROOFING, CONTROL AND ABATEMENT

Sec. 4-9001. Enforcement authority.

The city manager shall assume responsibility and is authorized and empowered to enforce all sections of this chapter 9 or designate appropriate city departments for enforcement.

Sec. 4-9002. Definitions.

For the purpose of this chapter, the following definitions shall apply:

- (a) The term "ratproofing" as used herein applies to a form of construction to prevent the ingress or egress of rats into buildings from the exterior or from one building or establishment to another. It consists essentially of treatment of all actual openings of three-eighths inch or more in exterior and adjoining walls, accessible floors, basements, roofs and foundations, that may be reached by rats by climbing or burrowing.
- (b) The term "rat harborage" shall mean any condition which provides shelter or protection for rats, thus favoring their multiplication and continued existence in, under or outside of any structure or adjacent real property within the control of an owner or occupant.
- (c) The term "rat" as used in this chapter shall equal the Latin names of *Rattus rattus* and *Rattus norvegicus*.
- (d) The term "infestation" shall mean the observation of live and/or dead rats either on the interior or exterior of a structure, as supported by the presence of burrows, droppings, nest sightings, trails, and gnawlings singly or in combination.

Sec. 4-9003. Ratproofing of buildings.

No building shall be maintained or used, which has been newly erected, extended, modified or repaired, unless provisions are made for properly ratproofing such building. Existing buildings once ratproofed shall be maintained in a ratproofed condition.

Sec. 4-9004. Unlawful to remove ratproofing.

It shall be unlawful under the provisions of this chapter for the occupant, owner, contractor, public utility company, plumber or any other person to remove from any building and fail to restore in like condition the ratproofing.

Sec. 4-9005. Specifications for ratproofing.

To be ratproofed, a building must comply with at least the following specifications:

- (a) *Particular openings.*
 - (1) Exterior doors, including sliding and folding types, shall be constructed so that the space between the door when closed and the threshold and jambs shall not exceed three-eighths inch. The space between sections of exterior folding and sliding doors, when closed, shall not exceed three-eighths inch. Exterior doors of a building which remain open when not being used for passage shall be equipped with screen doors conforming to the specifications of exterior doors and having an automatic closing device in good operating condition.
 - (2) Floor drains which will admit a cylinder larger than one-half inch in diameter shall be covered at their origin inside the building with a perforated metal or iron cover that is properly secured. No perforation in the cover shall be large enough to admit a cylinder more than one-half inch in diameter.

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- (3) Mail slots less than 48 inches from the threshold shall have a properly operating hinged metal cover that opens outward.
 - (4) Roof ventilators, chimneys, pipe vents and downspouts accessible to rats shall be covered by grills, hardware cloth caps, perforated or expanded metal or other material acceptable to the city. Inverted baskets or wire cages may be used on chimneys and downspouts. No perforation in the cover shall be large enough to admit a cylinder more than one-half inch in diameter.
- (b) *Other openings.* All other openings in exterior surfaces which will admit a cylinder larger than one-half inch in diameter shall be closed with a material impervious to rat gnawing if they are within 48 inches of the ground level immediately below such openings or if they may be reached from the ground by rats climbing up guarded pipes, wires, cornices, stairs, roofs, trees, vines or other items, or by burrowing. In the event that business practices result in stacking or piling materials along exterior walls, ratproofing shall be extended to a height of 48 inches above the highest probable level of storing or piling.

Sec. 4-9006. Notice to apply or to correct ratproofing.

Upon receipt of written notice, as specified in sections 2-3052 and 2-3059 of this Code, stating the location of, lack of or damaged ratproofing, the occupant of any building specified herein shall take immediate steps to install or correct ratproofing.

Ratproofing shall be completed by the owner in the time specified in the written notice, in no event to be less than 15 days or within the time to which a written extension may have been granted.

Sec. 4-9007. Notice to correct infestation.

Upon receipt of written notice, as specified in sections 2-3052 and 2-3059 of this Code, from the city that there is evidence of rat infestation in a building, the owner or occupant shall immediately institute rat eradication measures and shall continuously maintain such measures in a satisfactory manner until the premises are declared to be free of rat infestation by the city official. Rat eradication may be accomplished by poisoning, fumigation, trapping or clubbing.

Sec. 4-9008. Unlawful to occupy infested building.

It shall be unlawful for any person or firm hereafter to occupy any new or existing buildings wherein foodstuffs are to be kept, handled and sold, held or offered for sale where rat infestation has been proven and written notice provided, unless provisions of section 4-9003, section 4-9004, section 4-9006, section 4-9007 and section 4-9010 of this chapter are complied with; and unless provisions of these sections are complied with, no city license or permit to conduct or carry on such business as defined above will be issued.

Sec. 4-9009. Authority to cause correction by city.

When the inspector finds and provides written notice for correction of any building, structure or surrounding premises infested with rats which results in a menace to public health, the inspector shall have authority, on the 16th day after issuance of written notice, to declare said conditions a health hazard and prohibit the occupancy or use of the property until rats or pests have been eradicated and until said buildings have been properly ratproofed and the premises cleared of rats, or if the occupant fails to eradicate the rats or request a hearing within the time allowed, the city official may cause them to be

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eradicated and charge the cost to the occupant for the cost of eradicating the rats, which shall constitute a lien on property where the work is done.

Sec. 4-9010. Penalty.

The city manager and his designated representative are empowered and directed to issue written notice for violations of the provisions of this chapter.

Any person receiving a written notice for violation of any provision of this chapter shall:

- (1) Immediately cause correction within 15 days of receipt of written notice; or
- (2) Within 15 days after receipt of written notice, except Saturdays, Sundays and legal holidays, request a hearing before the board of adjustments and appeals in accordance with section 112 of the Building Code.

Any person, firm or corporation who shall violate any provision or provisions of this chapter and does not comply with option [subsection] (1) or (2) above shall be deemed in violation of section 1-1013 of this Code on the 16th day after receipt of written notice.