

CHAPTER 11

BRYAN COUNTY BUILDING CODE ORDINANCE

Article I: Purpose and Scope

| | |
|--------|---------------------------------|
| 11-101 | Purpose |
| 11-102 | Code Remedial |
| 11-103 | Scope - Applicability |
| 11-104 | Federal and State Authority |
| 11-105 | Appendices |
| 11-106 | Referenced Standards |
| 11-107 | Maintenance |
| 11-108 | Department of Planning & Zoning |
| 11-109 | Restrictions on Employees |
| 11-110 | Records |
| 11-111 | Liability |
| 11-112 | Reports |
| 11-113 | Existing Buildings |

Article II: Powers and Duties of the Building Official

| | |
|--------|----------------------------------|
| 11-201 | General |
| 11-202 | Right of Entry |
| 11-203 | Stop Work Orders |
| 11-204 | Revocation of Permits |
| 11-205 | Unsafe Buildings or Systems |
| 11-206 | Requirements Not Covered by Code |
| 11-207 | Alternate Materials and Methods |
| 11-208 | Violations and Penalties |

Article III: Permits

| | |
|--------|---|
| 11-301 | Permit Application |
| 11-302 | Drawings and Specifications |
| 11-303 | Engineered/Manufactured Metal Buildings |
| 11-304 | Examination of Documents |
| 11-305 | Issuing Permits |
| 11-306 | Contractors Responsibilities |
| 11-307 | Conditions of the Permit |
| 11-308 | Fees |
| 11-309 | Inspections |
| 11-310 | Certificates |

- 11-311 Service Utilities
- 11-312 Posting Floor Loads
- 11-313 Tests
- 11-314 Construction Board of Adjustment and Appeals
- 11-315 Automatic Update of Building Codes

**Article IV: Additional Construction Requirements for Bryan County
Manufactured Homes**

- 11-401 Manufactured Homes
- 11-402 Installation
- 11-403 Landings, Steps, Handrails and Guardrails
- 11-404 Skirting

Appendix A: Fee Structure

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**CHAPTER 11
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ARTICLE I: PURPOSE AND SCOPE

11-101 Purpose. The purpose of this Section is to provide for the administration and enforcement of the Georgia State Minimum Standard Codes. Hereinafter all of the codes shall be referred to as the “technical codes”.

11-102 Code Remedial.

1. General. These Technical Codes are hereby declared to be remedial, and shall be construed to secure the beneficial interests and purposes thereof - which are public safety, health, and general welfare - through structural, strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazards attributed to the built environment including alteration, repair, removal, demolition, use and occupancy of buildings, structures, or premises, and by regulating the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may be referred to as service systems.

2. Quality Control. Quality control of materials and workmanship is not within the purview of the Technical Code except as it relates to the purposes stated herein.

3. Permitting and Inspection. The inspection or permitting of any building, system or plan, under the requirements of the Technical Code shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. Neither the County nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting.

11-103 Scope - Applicability.

1. General. Where, in any specific case, different sections of these codes specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

2. Building. The provisions of the Standard Building Code, the latest edition as adopted and amended by the Georgia Department of Community Affairs, shall apply to the construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal, demolition, of every building or structure or any appurtenances connected or attached to such buildings or structures.

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3. Electrical. The provision of the National Electrical Code, the latest edition as adopted and amended by the Georgia Department of Community Affairs, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.
4. Gas. The provisions of the Standard Gas Code, the latest edition as adopted and amended by the Georgia Department of Community Affairs, shall apply to the installation of consumer's gas piping, gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.
5. Mechanical. The provisions of the Standard Mechanical Code, the latest edition as adopted and amended by the Georgia Department of Community Affairs, shall apply to the installation of mechanical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators, and other energy-related systems.
6. Plumbing. The provisions of the Standard Plumbing Code, the latest edition as adopted and amended by the Georgia Department of Community Affairs, shall apply to every plumbing installation, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances, and when connected to a water or sewage system.
7. Fire Prevention. The provisions of the Standard Fire Prevention Code, the latest edition as adopted and amended by the Georgia Department of Community Affairs, shall apply to the construction, alteration, repair, equipment, use, and occupancy, location, maintenance, of every building or structure or any appurtenances connected or attached to such buildings or structures.
8. Energy. The provisions of the Model Energy Code, the latest edition as adopted and amended by the Georgia Department of Community Affairs, shall regulate the design of building envelopes for adequate thermal resistance and low air leakage and the design and selection of mechanical, electrical, service water heating and illumination systems and equipment that will enable the effective use of energy in new building construction.
9. CABO One and Two Family Dwelling. The provisions of the One and Two Family Dwelling Code, the latest edition as adopted and amended by the Georgia Department of Community Affairs, shall apply to the construction, alteration, repair, equipment, use and occupancy, location, maintenance, of every one and two family dwelling or any appurtenances connected or attached to such dwelling.

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10. The Associated Codes and Standards. The following Codes, the latest editions as adopted and amended by the Georgia Department of Community Affairs, are hereby adopted by reference as though they are copied fully herein: Unsafe Building Abatement Code; International Residential Code (Appendix G, "Swimming Pools, Spas and Hot Tubs"); Standard Housing Code; Standard Amusement Device Code; Standard Excavation and Grading Code; and the Standard Existing Building Code.

11-104 Federal and State Authority. The provisions of these Codes shall not be held to deprive any Federal or State agency, or any applicable governing authority having jurisdiction, or any power or authority which it had on the effective date of the adoption of these codes or of any remedy the existing for the enforcement of its orders, nor shall it deprive any individual or corporation of its rights as provided by law.

11-105 Appendices. Appendices referenced in the code text of the Technical Codes shall be considered an integral part of the codes.

11-106 Referenced Standards. Standards referenced in the text of the Technical Codes shall be considered an integral part of the codes. If specific portions of a standard are denoted by code text, only those portions of the standard shall be enforced. Where code provisions conflict with a standard, the code provisions shall be enforced. Permissive and advisory provisions in a standard shall not be construed as mandatory.

11-107 Maintenance. All buildings, structures, electrical, gas, mechanical and plumbing systems, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by the Technical Codes when constructed, altered, or repaired, shall be maintained in good working order. The owner, or his designated agent, shall be responsible for the maintenance of buildings, structure, electrical, gas, mechanical and plumbing systems.

11-108 Department of Planning and Zoning. The Department of Planning and Zoning ("Department") is hereby established and shall be composed of a Director and sufficient staff to perform the purpose as previously stated. The expenditures of this Department, exclusive of gifts, shall be within the amounts appropriated for this purpose by the Bryan County Board of Commissioners. The Director, hereafter known as the Building Official, shall be appointed by the Bryan County Board of Commissioners in conformance with qualifications and procedures specified by the County Personnel policy.

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11-109 Restrictions on Employees. An officer or employee connected with the department, except one whose only connection is as a member of the board established by this Code, shall not have financial interest in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building, structure, service, system, or in the making of plans or of specifications thereof, unless he is the owner of such. This officer or employee shall not engage in any other work which is inconsistent with his duties or conflicts with the interests of the Department.

11-110 Records. The Department of Planning and Zoning shall keep, or cause to be kept, a record of the business of the Department. The records of the Department shall be open to public inspection.

11-111 Liability. Any officer or employee, or member of the Department charged with the enforcement of this Code, acting for the applicable governing authority in the discharge of his duties, shall not hereby render himself personally liable, and is hereby relieved from all personal liability, for any damage that may occur to persons or property as a result of any act required or permitted in the discharge of his duties. Any suit brought against any officer or employee or member because of such act performed by him in the enforcement of any provision of this Code shall be defended by the County until the final termination of the proceedings.

11-112 Reports. The Department of Planning and Zoning shall file a report annually covering the work of the building department during the preceding year. Said report may incorporate a summary of the decisions of the Board of Appeals during said year.

11-113 Existing Buildings.

1. General. Alterations, repairs or rehabilitation work may be made to any existing structure, building, electrical, mechanical, gas or plumbing system without requiring the entire structure, building, electrical, mechanical, gas or plumbing system to comply with all the requirements of the Technical Codes, provided that the new alteration, repair or rehabilitation work conforms to the requirements of the Technical Codes for new construction. The Building Official shall determine the extent to which the existing systems shall be made to conform to the requirements of the Technical Codes for new construction.

2. Change of Occupancy. If the occupancy classification of any existing building or structure is changed (i.e. from residential to commercial or from single-family to multi-family), the building, electrical, gas, mechanical and plumbing systems shall be made to conform to the intent of the Technical Codes as required by the Building Official.

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3. Special Historic Buildings. The provisions of the Technical Codes relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the State 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.

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ARTICLE II: POWERS AND DUTIES OF THE BUILDING OFFICIAL

11-201 General. The Building Official or his designee is hereby authorized and directed to enforce the provisions of the Technical Codes. The Building Official or his designee is further authorized to render interpretations of the Technical Codes, which are consistent with its intent and purpose.

11-202 Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this Code, or whenever the Building Official has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building, structure, premises, electrical, gas, mechanical or plumbing systems unsafe, dangerous or hazardous, the Building Official may enter such building, structure, or premises, at all reasonable times to inspect the same or to perform any duty imposed upon the Building Official by these Technical Codes, provided that, if such building or premises is occupied, the Building Official shall first make a reasonable effort to locate the owner or other persons having charge or control of such and request entry. If entry is refused, the Building Official shall have recourse to every remedy provided by law to secure entry. When the Building Official shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care or control of any building, structure, or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the Building Official for the purpose of inspection and examination pursuant to this Code.

11-203 Stop Work Orders. Upon notice from the Building Official, work on any building, structure, electrical, gas, mechanical or plumbing system that is being done contrary to the provisions of the Technical Codes or in a dangerous or unsafe manner, shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to his agent, or to the person doing the work, or placed in a conspicuous location on the property and shall state the conditions under which work may be resumed. Where an emergency exists, the Building Official shall not be required to give a written notice prior to issuing a stop work order.

11-204 Revocation of Permits.

1. **Misrepresentation of Application.** The Building Official may revoke a permit or approval, issued under the provisions of this Code, in any case where there has been a false statement or misrepresentation of the material fact in the application or plans on which the permit or approval was based.

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2. Violations of Code Provisions. The Building Official may revoke a permit upon determination by the Building Official that the construction, erection, alteration, repair, moving, demolition, installation or replacement of the building, structure, electrical, gas, mechanical or plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of the Code.

11-205 Unsafe Buildings or Systems. All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the provisions of the Standard Unsafe Building Abatement Code.

11-206 Requirements Not Covered by Code. Any requirement necessary for the strength, stability or proper operations of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by the Technical Codes, shall be determined by the Building Official.

11-207 Alternate Materials and Methods. The provisions of the Technical Codes are not intended to prevent the use of any material or method of construction not specifically prescribed by them, provided any such alternate has been reviewed by the Building Official. The Building Official shall approve any such alternate, provided the Building Official finds that the alternate for the purpose intended is at least the equivalent of that prescribed in the Technical Codes, in quality, strength, effectiveness, fire resistance, durability and safety. The Building Official shall require that sufficient evidence or proof be submitted to substantiate any claim made regarding the alternate, including, but not limited to certification by a Structural Engineer registered by the State of Georgia as a P.E. (Professional Engineer).

11-208 Violations and Penalties. Any person, firm, corporation or agent found to be violating a provision of the Technical Codes, or failing to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical, or plumbing system shall be guilty of a misdemeanor. Each and every day or portion thereof during which any violation of this Code is committed or continued, shall be considered a separate violation, for which a citation or other such penalty as allowed under State law, shall issue.

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ARTICLE III: PERMITS**11-301 Permit Application.**

1. When Required. Any owner, authorized agent, or contractor who desires 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 Technical Codes, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit for the work.

- a) Building Size Requirements.
 - i. A building permit shall be required for all buildings of greater than 120 square feet.
 - ii Buildings under 120 square feet are exempted from the requirement of a building permit unless they are attached to a permanent foundation in which case a building permit will be required.
 - iii In conforming lots within the A-5 (Agricultural) zone only, “Pole Barns” (structures consisting of a roof supported by pillars) of any size do not require the issuance of a general building permit, unless the structure shall include electricity or plumbing, in which case only the electrical and/or plumbing permit shall be required. Pole Barns may include exterior walls (only), provided the walls are not load-bearing elements. Pole Barns may have floors (other than bare earth), provided that the load-bearing members of the structure are not connected to the floor. Pole Barns must comply with all applicable State and Building and Technical Codes.

- b) Fence Permits. Fences enclosing swimming pools per code will be included in the estimated cost of the pool installation and reflected in the pool permit fee. Otherwise, a fence permit will be required.

- c) Well Permits. Well houses of smaller than 120 square feet will be reflected in the pool permit fee. If the applicant wishes to install a well house of larger than 120 square feet, then a building permit (and engineered drawings) will be required as part of the application.

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- d) Additional permits that may be issued include:
- i. Dock Permits
 - ii. Electrical Permits
 - iii. Plumbing Permits
 - iv. Mechanical Permits
 - v. Well Permit
 - vi. Fence Permit
 - vii. Roofing Permit
 - viii. Culvert Permit
 - ix. Sign Permit
 - x. Demolition Permit

2. Temporary Structures. A special building permit for a limited time shall be obtained before the erection of temporary structures such as construction sheds, seats, canopies, tents and fences used in construction work or for temporary purposes such as reviewing stands. Such structures shall be completely removed upon the expiration of the time limit stated in the permit.

3. Work Authorized. A building, electrical, gas, mechanical or plumbing permit shall carry with it the right to construct or install the work, provided the same are shown on the drawings and set forth in the specifications filed with the application for the permit. Where these are not shown on the drawings and covered by the specifications submitted with the application, separate permits shall be required.

4. Minor Repairs. Ordinary minor repairs may be made with the approval of the Building Official without a permit, provided that such repairs shall not violate any of the provisions of the Technical Codes.

5. Information Required. Each application for a permit, with the required fee, shall be filed with the Building Official on a form furnished for that purpose, and shall contain a general description of the proposed work and its location. The application shall be signed by the owner, or his authorized agent. The building permit application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, if any, not covered by the building or structure, and shall contain such other information as may be required by the Building Official.

6. Application Time Limitations. An application for a permit for any proposed work shall be deemed to have been abandoned 6 months after the date of filing for the permit, unless the Department has already issued a permit. The Building Official may allow up to two extensions for a period of not more than 90 days each, provided the extension is requested in writing and justifiable cause is demonstrated.

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11-302 Drawings and Specifications.

1. **Requirements.** When required by the Building Official, 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 the permit application. Such drawings and specifications shall contain information, in the form of notes or otherwise, specifying the quality of materials, where quality is essential to conformity with the Technical Codes. All information, drawings, specifications and accompanying data shall bear the name and signature of the person responsible for the design.

2. **Additional Data.** The Building Official may require details, computations, stress diagrams, and other data necessary to describe the construction or installation and the basis of calculations. All drawings, specifications and accompanying data, where the Building Official requires such data to be prepared by an architect or engineer, shall be affixed with the official seal of the architect or engineer.

3. **Structural and Fire Resistance Integrity.** Plans for all buildings shall indicate how required structural and fire resistance integrity will be maintained where there is a penetration of a required fire resistance wall, floor or partition made for electrical, gas, mechanical, plumbing, signal and communication conduits, pipes and systems and will also indicate in sufficient detail how the fire integrity will be maintained where required fire resistance floors intersect the exterior walls.

4. **Site Drawings.** Drawings shall show the location of the proposed building or structure and of every existing building or structure on the site or lot. The Building Official may require a boundary line survey prepared by a qualified surveyor.

5. **Hazardous Occupancies.** The Building Official may require the following:
 - (1) **General Site Plan.** A general site plan drawn at a legible scale which shall include, but not be limited to, the location of all buildings, exterior storage facilities, permanent access ways, evacuation routes, parking lots, internal roads, chemical loading areas, equipment cleaning areas, storm and sanitary sewer accesses, emergency equipment and adjacent property uses. The exterior storage area must be identified with the hazard classes and the maximum quantity per hazard class of hazardous materials stored.

 - (2) **Building Floor Plan.** The building floor plan drawn to a legible scale which shall include, but not be limited to, all hazardous materials storage facilities within the building and shall indicate rooms, doorways, corridors, exits for rated assemblies

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with their hourly rating location of liquid tight rooms, and evacuation routes. Each hazardous materials storage facility shall be identified on the plan with the hazard classes and quantity range per hazard class or the hazardous materials stored.

11-303 Engineered/Manufactured Metal Buildings.

1. Permanent Structures: All permanent metal buildings shall be engineered to comply with Chapter 12 of the Standard Building Code for wind load requirements in Bryan County. Plans submitted for review shall be accompanied by an engineered foundation plan.
2. Portable Structures: All portable metal buildings shall be tied down/anchored sufficiently to meet the Bryan County wind load requirements.

11-304 Examination of Documents.

1. Plan Review. The Building Official shall examine or cause to be examined each application for a permit and the accompanying documents, consisting of drawings, specifications, computations, and additional data, and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of the Technical Codes and all other pertinent laws or ordinances.
2. Affidavits. The Building Official may accept a sworn affidavit from a Registered Architect or Engineer stating that the plans submitted conform to the Technical Codes. For buildings and structures, the affidavit shall state that the plans conform to the laws regarding egress, construction and general arrangement and, shall be accompanied by the drawings showing the structural design, and by a statement that the plans and design conform to the requirements of the Technical Codes, regarding strength, stresses, strains, loads and stability. The Building Official may, without any examination or inspection, accept such affidavit, provided that the architect or engineer who made such affidavit agrees to submit to the Building Official, copies of inspection reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical or plumbing systems a certification that the particular system has been erected in accordance with the requirements of the Technical Codes. Where the Building Official relies upon such affidavit, the architect or engineer shall assume full responsibility for the compliance with all provisions of the Technical Codes and other pertinent laws or ordinances.

11-305 Issuing Permits.

1. Action on Permits. The Building Official shall act upon an application for a permit without unreasonable or unnecessary delay. If the Building Official is satisfied that the work described in an application for a permit and the contact documents filed therewith conform

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to the requirements of the Technical Codes and other pertinent laws and ordinances, he shall issue a permit to the applicant.

2. Refusal to Issue Permit. If the application for a permit and the accompanying contract documents describing the work do not conform to the requirements of the Technical Codes or other pertinent laws and ordinances, the Building Official shall not issue a permit, but shall return the contract documents to the applicant with his refusal to issue such permit. Such refusal, when the applicant requests, shall be in writing and shall contain the reasons for refusal.

3. Public Right Of Way. The Building Official shall not issue a permit for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises, unless the application for building permit has been reviewed by the Planning and Zoning Department for the lines of the public street on which he proposes to build, erect or locate said building; and it shall be the duty of the Building Official to see that the street lines are not encroached upon except as provided for in Chapter 32 of the Building Code.

11-306 Contractors Responsibilities. It shall be the duty of every contractor who shall make contracts for the installation or repairs of building, structure, electrical, gas, mechanical, sprinkler or plumbing systems, for which a permit is required, to comply with State and local rules and regulations concerning them. Where the State requires a contractor to have obtained a state license before the contract is permitted to perform work, the contractor shall supply the local government with a copy of his state and local license and a signed certification of intent to perform the work.

11-307 Conditions of the Permit.

1. Permit Intent. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, or set aside any of the provisions of the Technical Codes, nor shall issuance of a permit prevent the Building Official from thereafter requiring the correction of errors in plans, construction, or violations of this code.

2. Time Limitations on Permits. A permit shall be valid for one year. Two extensions of time, for periods not more than 6 months each, may be allowed for the permit. The extension(s) shall be requested in writing and justifiable cause demonstrated. The Building Official shall document in writing the approval of such extension(s). If a written request for an extension is not made in writing within 30 days after the expiration date, the permit becomes void. Every permit shall become void if the work authorized by such permit is not

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commenced within 12 months after its issuance, or if the authorized work is suspended or abandoned for a period of more than 12 months. No permit shall be valid for more than two years.

3. Permit Issued on Basis of an Affidavit. Whenever a permit is issued in reliance upon an affidavit or whenever the work to be covered by a permit involves installation under conditions which, in the opinion of the Building Official, are hazardous or complex, the Building Official shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations to supervise such work. In addition, the architect or engineer shall be responsible for complying with the permit, provide copies of inspection reports as inspections are performed, and, upon completion, making and filing with the Building Official a written affidavit that the work has been done in conformity with the reviewed plans and the Technical Codes. In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are approved by the Building Official.

4. Plans. When the Building Official issues a permit, he shall enforce, in writing or by stamp, both sets of plans "Reviewed for Code Compliance". The Building Official shall retain one set of drawings so reviewed and the other set shall be returned to the applicant. The permitted drawings shall be kept at the site of work and shall be open to inspection by the Building Official or his authorized representative.

11-308 Fees.

1. Prescribed Fees. A permit shall not be issued until the fees prescribed by the Bryan County Board of Commissioners have been paid. Likewise, an amendment to a permit shall not be released until any additional fee relating to the amendments have been paid.

2. Work Commencing Before Permit Issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing, etc. system before obtaining the necessary permits, shall be subject to a penalty of 100% of the usual permit fee in addition to the required permit fees.

3. Accounting. The Department of Planning and Zoning shall keep a permanent and accurate accounting of all permit fees and other monies collected, the names of all persons upon whose account the same was paid, along with the date and amount thereof.

4. Schedule of Permit Fees. On all buildings, structures, electrical, plumbing, mechanical and gas systems or alterations requiring a permit, a fee for each permit shall be paid as required at the time of filing an application, in accordance with the fee schedule as set by the governing body in Appendix A.

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5. Building Permit Valuations. If, in the opinion of the Building Official, the valuation of building, alteration, structure, electrical, gas, mechanical or plumbing systems appears to be underestimated on the application, permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Permit valuations shall include total cost, such as electrical, gas, mechanical, plumbing equipment and other systems, including materials and labor.

11-309 Inspections.

1. Existing Building Inspections. Before issuing a permit the Building Official may examine or cause to be examined any building, electrical, gas, mechanical or plumbing systems for which an application has been received. He shall make a record of every such examination and inspection and of all violations of the Technical Codes.

2. Manufacturers and Fabricators. When deemed necessary by the Building Official he shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the Technical Codes.

3. Inspection Service. The Building Official may make, or cause to be made, the inspections required by Section 11-308(6). He may accept reports of inspectors of recognized inspection services provided that after investigation he is satisfied as to their qualifications and reliability. A certificate called for by any provision of the Technical Codes shall not be based on such reports unless the same are in writing and certified by a responsible officer of such service.

4. Inspections Prior to Issuance of Certificate of Occupancy. The Building Official shall inspect or cause to be inspected at various intervals all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy.

5. Posting of Permit. Work requiring a permit shall not commence until the permit holder or his agent posts the permit card in a conspicuous place on the premises. The permit shall be protected from the weather and located in such position as to permit the Building Official or representative to conveniently make the required entries thereon. This permit card shall be maintained in such position by the permit holder until the Certificate of Occupancy is issued by the Building Official.

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6. Required Inspections. The Building Official, upon 24 hour advance notification from the permit holder or his agent, shall make the following inspections and such other inspections as necessary, and shall either release that portion of the construction or shall notify the permit holder or his agent of any violations which must be corrected in order to comply with the Technical Code:

| <u>SLAB/BLOCK CONSTRUCTION</u> | <u>SUBFLOOR CONSTRUCTION</u> |
|--|--|
| Pre-construction site inspection | Pre-construction site inspection |
| Building Saw-after the permit is issued | Building Saw-after the permit is issued |
| Load-Bearing Capacity Test-before footing inspection | Load-Bearing Capacity Test-before footing inspection |
| Footing Inspection-before pouring | Footing Inspection-before pouring |
| Hollow Cell Inspection | Hollow Cell Inspection |
| Solid Cell Inspection | Solid Cell Inspection |
| In-Slab Plumbing | Subfloor framing inspection (before floor decking) |
| Compaction Test-before slab inspection | |
| Slab Inspection | |
| Nail Pattern Inspection | Nail Pattern Inspection |
| Framing & Rough-In Inspection | Framing & Rough-In Inspection |
| Insulation Inspection | Insulation Inspection |
| Temp Power Inspection | Temp Power Inspection |
| FINAL Inspection | FINAL Inspection |

7. Written Release. Work shall not be done on any part of a building, structure, electrical, gas, mechanical or plumbing system beyond the point indicated in each successive inspection without first obtaining a written release from the Building Official. The Building Official shall provide written release only after an inspection has been made of successive step in the construction or installation as indicated by each of the foregoing three inspections.

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8. Reinforcing Steel, Structural Frames, Insulation, Plumbing, Mechanical, Gas, Fire Protection or Electrical Systems. Reinforcing steel, structural frame, insulation, plumbing, gas, electrical, fire protection work of any part of any building or structure shall not be covered or concealed without first obtaining a release from the Building Official.

9. Plaster Fire Protection. In all buildings where plaster is used for fire protection purposes, the permit holder or his agent shall notify the Building Official after all lathing and backing is in place. Plaster shall not be applied until the release form the Building Official has been received.

10. Any person, firm, corporation or agent who shall violate a provision of the Technical Codes, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a misdemeanor. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed or continued, and upon conviction of any such violation such person shall be punished within the limits and as provided by state laws.

11-310 Certificates.

1. Certificate of Occupancy.

(1) Building Occupancy. A new building shall not be occupied or a change made in the occupancy, nature or use of a building or part of a building until after the Building Official has issued a Certificate of Occupancy. Said Certificate shall not be issued until all required electrical, gas, mechanical, plumbing and fire protection, etc. systems have been inspected for compliance with the Technical Codes and other applicable laws and ordinances and released by the Building Official.

(2) Issuing Certificate of Occupancy. Upon satisfactory completion of construction of a building or structure and installation of electrical, gas, mechanical, plumbing, etc. systems in accordance with the Technical Codes, reviewed plans and specification, and after the final inspection, the Building Official shall issue a Certificate of Occupancy stating the nature of the occupancy permitted, the number of persons for each floor when limited by law, and the allowable load per square foot for each floor in accordance with the provisions of the Technical Codes.

(3) Existing Building Certificate of Occupancy. A Certificate of Occupancy for any existing building may be obtained by applying to the Building Official and supplying the information and data necessary to determine compliance with the Technical Codes for the occupancy

Adopted: August 2, 2005

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Donna M. Waters, Clerk

intended. Where necessary, in the opinion of the Building Official, two sets of detailed drawings, or a general inspection, or both, may be required. When, upon examination and inspection, it is found that the building conforms to the provisions of the Technical Codes and other applicable laws and ordinances for such occupancy, a Certificate of Occupancy shall be issued.

11-311 Service Utilities.

1. Connection of Service Utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system which is regulated by the Technical Codes for which a permit is required, until released by the Building Official and a Certificate of Occupancy is issued.

2. Temporary Service will be allowed for the following purposes only:

(A) The Building Official may authorize the temporary connection of the building or system to the utility source of energy, fuel or power for the purpose of testing building service systems in commercial establishments only.

(B) Temporary electrical power and lighting installations (building saws) shall be permitted during the period of construction, remodeling, maintenance, repair, or demolition of buildings, structures, equipment, or similar activities.

(C) Temporary electrical power and lighting installations shall be permitted for a period not to exceed 90 days for holiday decorative lighting, carnivals, and similar purposes.

3. Authority to Disconnect Service Utilities. The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by the Technical Codes, in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall notify the serving utility, and whenever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building structure or service system shall be notified in writing, as soon as practical thereafter. In the case of temporary services, temporary wiring shall be removed immediately upon completion of construction or purpose for which the wiring was installed.

4. Sanitation Provisions. Adequate sanitation will be required for each job site.

Adopted: August 2, 2005

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Donna M. Waters, Clerk

11-312 Posting Floor Loads.

1. Occupancy. An existing or new building shall not be occupied for any purpose which will cause the floors thereof to be loaded beyond their safe capacity. The Building Official may permit occupancy of a building for mercantile, commercial or industrial purposes, by a specific business, when he is satisfied such capacity will not thereby be exceeded.

2. Storage and Factory-Industrial Occupancies. It shall be the responsibility of the owner, agent, proprietor or occupancy of Group S and Group F occupancies, or any occupancy where excessive floor loading is likely to occur, to employ a competent architect or engineer in computing the safe load capacity. All such computations shall be accompanied by an affidavit from the architect or engineer stating the safe allowable floor load on each floor in pounds per square foot uniformly distributed. The computations and affidavit shall be filed as a permanent record of the Planning and Zoning Department.

3. Signs Required. In every building or part of a building used for storage, industrial or hazardous purposes, the owner of the building is responsible for conspicuously posting on each story of the structure, the safe floor loads, as reviewed by the Building Official in the plan. The safe floor loads shall be marked on plates of approved design which shall be supplied and securely affixed by the owner of the building in a conspicuous place in each story to which they relate. The owner of the building shall be responsible for maintaining such plates, and shall promptly replace the plates if they are lost or defaced.

11-313 Tests. The Building Official may require tests or test reports as proof of compliance. Required tests are to be made at the expense of the owner, or his agent, by an approved testing laboratory or other approved agency.

11-314 Construction Board of Adjustment and Appeals. The Bryan County Board of Commissioners may create a Construction Board of Adjustment and Appeals. If and when such Board is created, it shall adhere to the provisions set forth by the Standard Building Code for such Board. In the absence of such Board, the Board of Commissioners shall perform this function.

11-315 Automatic Update of Building Codes. At the time the State of Georgia adopts a new code or a supplement, revision or amendment to an existing code, the Bryan County Building Code Ordinance shall be deemed automatically amended to include the latest provision of such code. It being the intent of the Board to require compliance with the latest code editions as amended from time to time, no formal amendment process shall be required. Nothing herein shall be construed to require construction, for which a permit has already been issued, to comply with such supplements or amendments unless such supplement or amendment specifically states that it is intended to apply to construction in progress.

Adopted: August 2, 2005

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**ARTICLE IV: ADDITIONAL CONSTRUCTION REQUIREMENTS
FOR BRYAN COUNTY MANUFACTURED HOMES
(Revised 6/6/06)**

11-401 Manufactured Homes. All manufactured homes must be built after July 13, 1994 and must be designed to withstand wind speeds of 100 miles an hour (Wind Zone II) in accordance with HUD regulation 24 CFR parts 3280 and 3282. Wind Zone I homes (90 MPH Wind Design) of any age, and homes built prior to July 13, 1994 are not permitted in any area of Bryan County. Existing and registered mobile homes that meet the area applicable wind zone standards and the requirements of Section 11-404 may be moved within the County. (Revised 10/3/06)

11-402 Installation. Manufactured homes shall be installed by a competent licensed professional installer and shall be installed according to the manufacturer's installation instructions. Manufactured homes shall comply with the CABO Building Code.

11-403 Skirting. Manufactured homes being erected for occupancy shall be fitted with approved commercial skirting. Approved commercial skirting includes any skirting material which is manufactured for that purpose, any masonry.

11-404 Age of Structure. Installation permit applications for previously owned manufactured homes built more than ten years prior to the date of the permit application must include a certificate of habitability. Such certificates of habitability must be issued by the building official of the community of origin of the structure or his agent, or by a member of the "American Association of Home Inspectors", or similarly associated organizations, and must affirm that the structure is both a liveable dwelling and structurally sound.

11-405 Conversion of Structure: No DCA-regulated manufactured home may be converted from residential to commercial or other non-residential uses.

Adopted: August 2, 2005

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Donna M. Waters, Clerk

APPENDIX A

BUILDING PERMIT: \$39 x .007 x total square feet of heated/unheated construction under roof or \$30 whichever is greater

NON HEATED/COOLED ACCESSORY STRUCTURES:**

Enclosed utility, sheds, detached garages, etc.:

\$19.50 x .007 x square feet of construction or \$30 whichever is greater

Open shelters, pole barns, lean-to structures, etc:

\$10.00 x .007 x square feet under roof or \$30 whichever is greater

MANUFACTURED HOME PERMIT:

width of home x length of home x .16

COMMERCIAL STRUCTURES: Estimated cost or cost based on most current Southern Building Code valuation data x .007 for the first million dollars of project cost, plus .004 times the project cost over one million dollars.

DOCK PERMIT: cost of dock x .007 or \$50 whichever is greater

SWIMMING POOL AND FENCE PERMIT: Cost of construction/erection x .007 or \$50, whichever is greater

PLAN REVIEW FEE: (services performed but no permit issued)

\$10 x .007 x square feet of construction

| | |
|------------------------------------|----------|
| ELECTRICAL PERMIT: | \$30 |
| PLUMBING PERMIT: | \$30* |
| MECHANICAL PERMIT: | \$30* |
| WELL SERVICE PERMIT: | \$30 |
| FENCE PERMIT: | \$30*/** |
| ROOFING PERMIT: | \$30* |
| CULVERT PERMIT: | \$30 |
| SIGN PERMIT: | \$30 |
| DEMOLITION PERMIT: | \$30 |
| TEMPORARY STRUCTURE PERMIT: | \$30 |
| HABITABILITY INSPECTION: | \$30 |
| REINSPECTION FEE: | \$50 |

AFTER THE FACT PERMIT: ALL FEES + 100% OF FEES

COPY OF BRYAN COUNTY BUILDING ORDINANCE: \$5

* These permits are optional. If an inspection is requested, a permit must be obtained prior to starting the work. All plumbing, mechanical, fencing and roofing work must comply to the standards referenced herein regardless of whether it is permitted.

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Donna M. Waters, Clerk

** Refer to section 11-405 (3) of the Bryan County Ordinance for exceptions.

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