

AN ORDINANCE TO AMEND THE CODE OF BRYAN COUNTY, GEORGIA, PART I - LOCAL ACTS, SUBPART B – LAND DEVELOPMENT, CHAPTER 103 - BUILDING REGULATIONS – ARTICLE II - BUILDING CODE – DIVISION I GENERALLY - IN ORDER TO AMEND SECTION 103-21 – SCOPE, APPLICABILITY - TO CLARIFY THAT BUILDING AND FIRE CODES ARE ADOPTED BY REFERENCE AND TO ADD A REFERENCE FOR LIFE SAFETY CODES; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

### SECTION ONE

WHEREAS, Bryan County has enforcement authority for state minimum standards for mandatory building codes and may adopt permissive codes, O.C.G.A §8-2-20(9)(B), including but not limited to the International Property Maintenance Code (“IPMC”);

WHEREAS, Bryan County has enforcement authority for the state minimum fire safety standards, O.C.G.A. §25-2-4;

WHEREAS, Bryan County is updating its ordinances related to property maintenance, solid waste management, and public nuisances, pursuant to its authority to protect the public health, safety, and welfare of the residents of Bryan County; and

WHEREAS, Section 103-21 of the Bryan County Code of Ordinances needs to be updated to be consistent with other chapters of the Bryan County Code of Ordinances.

NOW THEREFORE BE IT RESOLVED, that Chapter 103 – Building Regulations, Article II – Building Code, Division 1 – Generally, Sec. 103-21 – Scope; applicability, of the Bryan County Code of Ordinances shall be amended as follows:

### SECTION TWO

SEC. 103-21 – SCOPE; APPLICABILITY

**Section 103-21 shall be repealed and replaced in its entirety to now read as follows:**

- (a) *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.
- (b) *Building.* The provisions of the International Building Code, the latest edition, as adopted and amended by the state department of community affairs, is adopted by reference and shall apply to the construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal, and demolition, of every building or structure or any appurtenances connected or attached to such buildings or structures.
- (c) *Electrical.* The provision of the National Electrical Code, the latest edition, as adopted and amended by the state department of community affairs, is adopted by reference and shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

- (d) *Gas.* The provisions of the International Gas Code, the latest edition, as adopted and amended by the state department of community affairs, is adopted by reference as though fully set forth herein and shall apply to the installation of consumers' 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.
- (e) *Mechanical.* The provisions of the International Mechanical Code, the latest edition, as adopted and amended by the state department of community affairs, is adopted by reference as though fully set forth herein and 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.
- (f) *Plumbing.* The provisions of the International Plumbing Code, the latest edition, as adopted and amended by the state department of community affairs, is adopted by reference as though fully set forth herein and 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.
- (g) *Fire prevention.* The provisions of the International Fire Code, the latest edition, as adopted and amended by the state department of community affairs, is adopted by reference as though fully set forth herein and shall apply to the construction, alteration, repair, equipment, use and occupancy, location, and maintenance, of every building or structure or any appurtenances connected or attached to such buildings or structures.
- (h) *Energy.* The provisions of the International Energy Conservation Code, the latest edition, as adopted and amended by the state department of community affairs, is adopted by reference as though fully set forth herein and 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.
- (i) *The International Residential Code.* The latest edition, as adopted and amended by the state department of community affairs, is adopted by reference as though fully set forth herein and shall apply to the construction, alteration, repair, equipment, use and occupancy, location, and maintenance of every one- and two-family dwelling or any appurtenances connected or attached to such dwelling.
- (j) *The Associated Codes and Standards.* The following codes, the latest editions, as adopted and amended by the state department of community affairs, are hereby adopted by reference as though fully set forth herein: International Residential Code (Appendix G, "Swimming Pools, Spas and Hot Tubs"); International Residential Code (chapter 3, Building Planning and Construction, section R322, Flood Resistant Construction; chapter 4, Foundation, section R4031.7.3, Foundation Elevation, and section R406, Foundation Waterproofing); International Property Maintenance Code; and the International Existing Building Code.
- (k) *Life Safety Codes.* The provisions of the National Fire Protection Association (NFPA) 101 (Life Safety Code), the latest edition, as adopted and amended by the State Fire Marshal, is adopted by reference and shall apply to the construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal, and demolition, of every building or structure or any appurtenances connected or attached to such buildings or structures.

### SECTION THREE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

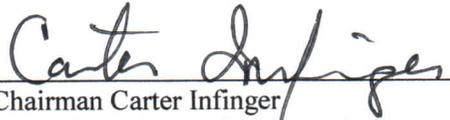
SECTION FOUR

If any section, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

SECTION FIVE

This ordinance shall become effective immediately upon its adoption by the Bryan County Board of Commissioners.

SO ORDAINED, this 12 day of May, 2020.

  
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Chairman Carter Infinger  
Bryan County Board of Commissioners

ATTEST

  
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Donna Waters  
County Clerk

