

**Subject Matter: Building and Construction Code
Date First Reading: December 2, 2019
Date of Adoption and Second Reading at a
Public Meeting: December 30, 2019**

**TOWN OF SHARPSBURG
COUNTY OF COWETA
STATE OF GEORGIA**

**ORDINANCE NUMBER 19-02
TOWN OF SHARPSBURG, GEORGIA**

PREAMBLE & FINDINGS

WHEREAS, the Town of Sharpsburg has adopted a comprehensive building and construction code codified at Chapter 23 of the Town of Sharpsburg Code of Ordinances adopted June 1, 2015; and

WHEREAS, the Town Council has determined that to serve the needs of the community, a certain amendment is needed in the Town's Code of Ordinances; and

WHEREAS, this amendment to the building and construction code ordinance to adopt the State's requirements for toilets, showerheads, faucets and other high efficiency plumbing fixtures is necessary to further the general health and welfare of the community; and

WHEREFORE, THE TOWN OF SHARPSBURG HEREBY ADOPTS, ORDAINS AND ENACTS THE FOREGOING AMENDMENT TO THE BUILDING AND CONSTRUCTION ORDINANCE AS FOLLOWS:

ARTICLE I

The Town of Sharpsburg's Code of Ordinances, as codified at Chapter 23-102 of the Town's Code of Ordinances is hereby amended by deleting the stricken language (~~stricken language~~) and adding the double underlines (double underlined) language as follows:

Sec. 23-102 State Minimum Standard Codes

The "state minimum standard codes" as defined as O.C.G.A. § 8-2-20 (9)(b)(i) as the same may hereinafter be amended or revised, are hereby adopted in their entirety by the Town of Sharpsburg, and are made a part hereof as fully as through stated verbatim herein, to wit:

- (1) International Building Code;
- (2) National Electrical Code (NFPA);
- (3) International Fuel Gas Code;
- (4) International Mechanical Code;

- (5) International Plumbing Code; and to adopt O.C.G.A. §8-2-3 Requirements for toilets, showerheads, faucets and other high efficiency plumbing fixtures;
- (6) International Residential Code for One- and Two-Family Dwellings;
- (7) International Energy Conservation Code;
- (8) International Fire Code; and
- (9) International Property Maintenance Code

The Department of Community Affairs Board specifically omitted the plumbing and electrical requirements of the International Residential code for One-and-Two Family Dwellings. Therefore, the plumbing requirements of the International Plumbing Code and the electrical requirements of the National Electrical Code must be used for one and two-family dwelling constructions.

ARTICLE II

This Ordinance shall become immediately effective upon its second reading and adoption by the Mayor and Town Council.

ARTICLE III

The Preamble of this Ordinance shall be construed to be, and is hereby incorporated by reference as is fully set out herein.

ARTICLE IV

The Ordinance shall be codified within the Code of Ordinances of the Town of Sharpsburg, Georgia at Chapter 9 in a manner consistent with the laws of the State of Georgia and of the Town of Sharpsburg.

ARTICLE VII

If any section, subsection sentence, clause, phrase, or other portion of this ordinance for any reason is held invalid or unconstitutional by court of competent jurisdiction, such portion shall be deemed as a separate distinct, and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

ARTICLE VIII

All ordinances in conflict herewith are hereby expressly repealed.

APPROVED BY THE MAYOR AND COUNCIL OF THE TOWN OF SHARPSBURG,
at a regular meeting of the Mayor and Council on the 30th day of December 2019 by the
following voting for adoption:

ATTEST:

Deannia Roberson
Deannia Roberson, Town Clerk

A. Blue Cole
Blue Cole, Mayor

Reviewed:

C. Bradford Sears, Jr.
C. Bradford Sears, Jr., Town Attorney

Elizabeth Good
Elizabeth Good, Councilmember

Stan Parten
Stan Parten, Councilmember

Cynthia Puckett-Pike
Cynthia Puckett-Pike, Councilmember

(OPPOSED)
Tom Teagle, Councilmember

