

Athens, Georgia Housing Code

Selected Provisions of Housing Code Related to Healthy Homes

ARTICLE 1. IN GENERAL

Sec. 7-1-1. Codes adopted.

- (a) Athens-Clarke County shall enforce the latest editions of the following Georgia State Minimum Standard Codes as adopted by the State of Georgia and as amended from time to time by the State of Georgia:
 - (1) International Building Code (ICC).
 - (A) Appendix D: Fire District.
 - (2) International Mechanical Code (ICC).
 - (3) International Fuel Gas Code (ICC).
 - (4) International Property Maintenance Code.
 - (5) National Electrical Code (NFPA).
 - (6) International Plumbing Code (ICC).
 - (7) International Energy Conservation Code (ICC).
 - (8) International Residential Code for One- and Two-Family Dwellings (ICC).
 - (9) International Existing Building Code (ICC).
 - (10) Any other codes deemed appropriate by the Georgia Board of Community Affairs for the safety and welfare of Georgia citizens.
- (b) The codes adopted in paragraph (a) shall apply, except such portions as may be deleted, modified or amended in this chapter. At least one copy of such codes is filed in the office of the clerk of commission and is authenticated by his or her signature and by the seal of the commission. The provisions thereof shall be controlling within the limits of Athens-Clarke County.
- (c) Should any provision of the above adopted codes conflict with any provision of this Code of Ordinances, that provision which is most restrictive shall control.

Athens, Georgia Housing Code

ARTICLE 5. HOUSING CODE

Sec. 7-1-126. Amendments to the Housing Code.

Sections 101.1, 102.3, 102.4, 102.6, 103.1, 103.2, 103.3, 103.4, 103.5, 104.4, 106.3, 106.4, 107.1, 109.5, 109.6, 111.1, 111.2, 111.2.1, 111.2.2, 111.2.3, 111.2.4, 111.2.5, 111.3, 111.4, 111.4.1, 111.5, 111.6, 111.6.1, 111.6.2, 111.7, 111.8 of Chapter 1, entitled "Administration," Section 201.3 of Chapter 2, entitled "Definitions," Sections 302.4, 304.3, and 304.14 of Chapter 3, entitled "General Requirements," and Sections 602.3, 602.4, and 604.2 of Chapter 6, entitled "Mechanical and Electrical Requirements," of the Housing Code (also known as "the Property Maintenance Code") adopted in section 7-1-1, are not adopted as a part hereof, but are deleted in their entirety and the sections set forth below are substituted and adopted in lieu thereof:

101.1 Title. These regulations shall be known as the Property Maintenance Code of Athens-Clarke County, Georgia, hereinafter referred to as "this code".

102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Existing Building Code. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Code of Athens-Clarke County.

102.4 Existing remedies. The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure which is dangerous, unsafe or unsanitary.

102.6 Historic buildings. The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings by the state or local jurisdiction when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety, and welfare.

103.1 General. The executive official in charge of the Department of Building Inspections shall be known as the Code Official.

103.2 Appointment. The code official shall be appointed by the manager.

103.3 Deputies. With the concurrence of the manager, the code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees. With the concurrence of the manager, the Fire Marshal shall be delegated the responsibilities for enforcement of the provisions of chapter 7.

304.3 Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall conform to the requirements listed in section 7-3-12(b)5 of the Code of Athens-Clarke County.

Athens, Georgia Housing Code

304.14 Insect screens. During the period from January 1 to December 31, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from November 1 to March 31 to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.
2. In areas where the average monthly temperature is above 30°F (-1°C) a minimum temperature of 65°F (18°C) shall be maintained.

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from November 1 to March 31 to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the National Electrical Code (NFPA 70). Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.