

**CITY OF WRENS
CODE OF ORDINANCES
TITLE 6
CHAPTER 2**

CHAPTER 2

Building Regulation and Code Enforcement

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- § 6-2-52 Additions, insertions, deletions and changes.

Sec. 6-2-1 Office of building inspector created.

- a. There is hereby created and established the office of building inspector who shall be appointed by the mayor and council.
- b. The building inspector shall serve at the pleasure of the mayor and council and shall have the responsibility for the enforcement of the standard codes adopted by this chapter any subsequent amendments thereto and shall perform other duties as may be prescribed by the mayor and council.

Sec. 6-2-2 Right of entry.

The building inspector or any inspector under his authority in the discharge of his official duties, and upon proper identification, shall have authority to enter any building, structure or premises at any reasonable hour for the purpose of conducting inspections pursuant to this chapter.

Secs. 6-2-3 through 6-2-10 reserved.

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Sec. 6-2-11 Building code adopted.

For the purpose of establishing rules and regulations for the construction, alteration, use, demolition and removal of buildings or other structures, or any appurtenances connected or attached thereto, there is hereby adopted the Standard Building Code, being particular the 1982 edition and subsequent editions and revisions thereof, as published by the Southern Building Code Congress International, Inc., except those portions as are hereafter deleted, modified or amended. A copy of the code shall be filed in the office of the City Clerk. Said code is hereby adopted and incorporated by reference as fully as if set out at length herein, and the provisions thereof shall be controlling as to all subjects therein contained, within the corporate City limits, except that in the event that any of the provisions are in conflict with other provisions of this code, Georgia law or ordinances, rules or regulations, the provisions of this code, Georgia law or ordinances, rules or regulations shall prevail and be controlling.

Sec. 6-2-12 Additions, insertions, deletions and changes.

- a. Section 111 of the Standard Building Code is deleted.
- b. In Section 114 of the Standard Building Code, which provides for penalties for violations, the words "state laws" in the last sentence of this Section 114 shall mean "City ordinances."
- c. In interpretation of the building code the following definitions shall apply:
 1. Building official shall mean the building inspector.
 2. Chief appointing authority shall mean the mayor and council.
- d. The mayor and council shall exercise the powers and perform the duties of the board of adjustments and appeals.

Secs. 6-2-13 through 6-2-20 reserved.

Sec. 6-2-21 Electrical code adopted.

The 1981 edition and subsequent editions and revisions of the National Electrical Code, Standard of the National Board of Fire Underwriters, as recommended by the National Fire Protection Association, and approved by the American Standards Association, being NFPA No.70, is hereby adopted as the minimum standard for the installation of all electrical wiring, devices and equipment in the City, except as otherwise specifically provided in this chapter, and is hereby made apart of this chapter as fully and to the same extent as if set out at length herein. A copy of the code shall be filed in the office of the City Clerk. In the event of any conflict between the provisions of the electrical code and the provisions of this code, Georgia law or ordinances, rules or regulations, the provisions of this code, Georgia law or ordinances, rules or regulations shall prevail and be controlling.

Sec. 6-2-22 Applicability of provisions to home owners.

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Nothing contained within this chapter shall prevent any home owner from installing or maintaining electrical wiring within his own property boundaries; provided the electrical work is done by himself and is used exclusively by him or his family. This privilege does not convey the right to violate any of the provisions of this chapter, neither is it to be construed as exempting any property owner from obtaining a permit and having the work inspected or from paying the required fees therefore.

Sec. 6-2-23 Permits.

Before any electrical wiring, devices or equipment are installed, repaired or altered in any building or structure within the City, the person or company making the installation, repair or alteration shall obtain a permit from the building inspector.

Sec. 6-2-24 Permit fees.

Before any permit for electrical work shall be issued under the provisions of this chapter, the applicant therefore shall pay the permit fees as shall be determined by the mayor and council from time to time.

Sec. 6-2-25 Inspections.

It shall be unlawful for any person controlling any electrical wiring in houses or buildings within the City to allow any electrical current to be turned on or consumed in any house or building without having first had an inspection thereof made and a certificate of approval thereof being issued from the building inspector.

Secs. 6-2-26 through 6-2-30 reserved.

Sec. 6-2-31 Plumbing code adopted.

The Standard Plumbing Code as published by the Southern Building Code Congress International, Inc., being particularly the 1982 edition thereof, together with all subsequent editions and amendments thereto, is hereby adopted as the code of the City relating to the installation of all plumbing, including the pipes for distributing the water supply, the fixtures for using water and the drainage pipe for removing waste water and sewage, together with fittings and appurtenances of various kinds, all within or adjacent to the buildings within the City or where connected to the City's water or sewage system, and the whole thereof, except the portions as are hereafter deleted, altered or amended, is incorporated herein as fully as if set out at length, and all plumbers shall be required to make installations contained therein. A copy of said code shall be on file in the office of the City Clerk. In the event of any conflict with the provisions of the plumbing code and the provisions of this code, Georgia law or ordinances, rules or regulations, the provisions of this code, Georgia law or ordinances, rules or regulations shall prevail and be controlling.

Sec. 6-2-32 Additions, insertions, deletions and changes.

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- a. In interpretation of the plumbing code the following definitions shall apply:
 - 1. Plumbing official. "Plumbing official" shall mean the building inspector.
 - 2. Administrative authority, local governing authority. "Administrative authority" and local governing body" shall mean the mayor and council.
 - 3. Department of law. "Department of law" shall mean the City attorney.
 - 4. Plumbing inspection department. "Plumbing inspection department" shall mean the building inspector.
- b. Appeals from any order or decision of the building inspector shall be taken to the mayor and council.

Secs. 6-2-33 through 6-2-40 reserved.

Sec. 6-2-41 Gas code adopted.

There is hereby adopted by and for the City, a gas code known as the Standard Gas Code, 1982 edition and all subsequent editions, amendments and revisions, which code is published by the Southern Building Code Congress International, Inc. Said code is incorporated as full as if set out at length and is made a part hereof for all purposes. A copy of said code shall be on file in the office of the City Clerk. In the event of any conflict between the provisions of the gas code adopted by this section and any provisions of this code, Georgia law or ordinance, rule or regulation, the provisions of this code, Georgia law or ordinance, rule or regulation shall prevail and be controlling.

Sec. 6-2-42 Applicability of provisions to home owners.

Nothing contained within this chapter shall prevent any home owner from installing or maintaining gas piping or gas appliances within his own property boundaries; provided the gas work is done by himself and is used exclusively by him or his family. This privilege does not convey the right to violate any of the provisions of this chapter, neither shall it be construed as exempting any property owner from obtaining a permit and having the work inspected or from paying the required fees therefore.

Sec. 6-2-43 Additions, insertions, deletions and changes.

- a. Section 115 of the gas code is deleted in its entirety.
- b. In interpretation of the gas code the following definitions shall apply:
 - 1. Gas inspector. "Gas inspector" shall mean the building inspector or other person designated by the mayor and council to perform inspections under the gas code.
 - 2. Municipal authority. "Municipal authority" shall mean the mayor and council.
- c. The mayor and council shall exercise the powers and perform the duties of the board of adjustments and appeals.

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Secs. 6-2-44 through 6-2-50 reserved.

Sec. 6-2-51 Housing code adopted.

There is hereby adopted by and for the City the Standard Housing Code, 1982 edition and subsequent editions, amendments and revisions, as recommended by the Southern Building Code Congress International, Inc., which code is published in book form, which is referred to, incorporated herein as full as if set out in length and is made a part hereof for all purposes. A copy of said code shall be filed in the office of the City Clerk. The provisions of which shall be controlling in the use, maintenance and occupancy of all dwellings, dwelling units and/or structures within the City. In the event of any conflict between the provisions of the housing code and the provisions of this code, Georgia law or ordinance, rule or regulation, the provisions of this code, Georgia law or ordinance, rule or regulation shall prevail and be controlling.

Sec. 6-2-52 Additions, insertions, deletions and changes.

- a. Section 106 of the housing code is deleted in its entirety.
- b. In interpretation of the housing code the following definitions shall apply:
 1. Housing official. "Housing official" shall mean the building inspector.
 2. Appointing authority. "Appointing authority" shall mean the mayor and council.
- c. The mayor and council shall exercise the powers and perform the duties of the board of adjustments and appeals.