Housing and ICC Property Maintenance
GEORGIA STATE CODES

- MANDATORY CODES
- PERMISSIVE CODES

MANDATORY CODES

- Codes that are applicable to all construction whether or not they are locally enforced.
- Georgia has eight mandatory codes.

MANDATORY CODES

- Georgia State Minimum Standard Building Code (International Building Code with Georgia State Amendments)
- Georgia State Minimum Standard One and Two Family Dwelling Code (International Residential Code for One and Two Family Dwellings with Georgia State Amendments)
- Georgia State Minimum Standard Fire Code (International Fire Code with Georgia State Amendments)
- Georgia State Minimum Standard Plumbing Code (International Plumbing Code with Georgia State Amendments)
- Georgia State Minimum Standard Mechanical Code (International Mechanical Code with Georgia State Amendments)
- Georgia State Minimum Standard Gas Code (International Fuel Gas Code with Georgia State Amendments)
- Georgia State Minimum Standard Electrical Code (National Electrical Code with Georgia State Amendments)
MANDATORY CODES

• It is not necessary to re-adopt locally any of the State Minimum Standard Codes because they have already been adopted by Georgia State law (O.C.G.A. 8-2-20).
• Mandatory codes, mean that under Georgia law, any structure built in Georgia must comply with these codes, whether or not the local government chooses to locally enforce these codes.

PERMISSIVE CODES

• Codes that are only applicable if a local government chooses to adopt and enforce one or more of these codes.
• Georgia has six permissive codes.

PERMISSIVE CODES

• Disaster Resilient Building Code IBC Appendix
• Disaster Resilient Building Code IRC Appendix
• International Property Maintenance Code
• International Existing Building Code
• International Swimming Pool and Spa Code
• National Green Building Standards
PERMISSIVE CODES

• In order for a local government to enforce one or more of the permissive codes they must be adopted, either by ordinance or resolution, by the local jurisdiction.
• Georgia Department of Community Affairs
• Website: www.dca.state.ga.us

ICC: INTERNATIONAL CODE COUNCIL

• Publishes: International Property Maintenance Code
• 2012 International Property Maintenance Code is current enforceable edition
• International Code Council Website: www.iccsafe.org
• International Property Maintenance Code replaced Standard Housing Code

2012 INTERNATIONAL PROPERTY MAINTENANCE CODE

• Adopted January 1, 2014

Important Note: There are 2015 GA state amendments to this code that are enforceable if this code is adopted.
CHAPTER 1
SCOPE AND ADMINISTRATION

Areas of Discussion
• Scope
• Intent
• Severability

SCOPE
THE PROVISIONS OF THIS CODE SHALL APPLY TO ALL:
• Residential structures
• Nonresidential structures
• All existing premises

SCOPE
THIS CODE CONSTITUTES MINIMUM REQUIREMENTS AND STANDARDS FOR PREMISES, STRUCTURES, EQUIPMENT AND FACILITIES FOR:
Light
Ventilation
Space
Heating
Sanitation
Protection from the elements
Life safety
Safety from fire and other hazards
Safe and sanitary maintenance
INTENT

THIS CODE SHALL BE CONSTRUED TO SECURE ITS EXPRESSED INTENT, WHICH IS TO ENSURE:
• Public Health
• Safety
• Welfare

SEVERABILITY

If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

MAINTENANCE

EQUIPMENT, SYSTEMS, DEVICES AND SAFEGUARDS REQUIRED BY THIS CODE OR A PREVIOUS REGULATION OR CODE UNDER WHICH THE STRUCTURE OR PREMISES WAS CONSTRUCTED, ALTERED OR REPAIRED SHALL BE MAINTAINED IN GOOD WORKING ORDER.

The owner or the owner’s designated agent:
Shall be responsible for the maintenance of buildings, structures and premises.
HISTORIC BUILDINGS

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

DUTIES AND POWERS OF THE CODE OFFICIAL

- Render interpretations of this code
- Make all required inspections
- Has right of entry
- Shall carry proper identification
- Issue all necessary notices and orders
- Keep official department records

CODE OFFICIAL AUTHORITY

The code official is hereby authorized and directed to:

- Enforce the provisions of this code
- Render interpretations of this code
- Adopt policies and procedures in order to clarify the application of its provisions

Note: Such policies and provisions shall not have the effect of waiving requirements specifically provided for in this code.
INSPECTIONS

The code official shall:
• Make all of the required inspections
• Accept reports of inspection by approved agencies or individuals
• Reports shall be in writing and certified by a responsible officer of such approved agency or individual
• The code official is authorized to engage such expert opinion as deemed necessary

RIGHT OF ENTRY

The code official is authorized to enter:
• Structures and premises at reasonable times to inspect
• If entry is refused, the code official shall have recourse as provided by law to secure entry.

IDENTIFICATION

The code official shall:
• Carry proper identification when inspecting structures or premises in the performance of duties under this code.
NOTICES AND ORDERS
The code official shall issue all necessary notices and orders to ensure compliance with this code.

DEPARTMENT RECORDS
The code official shall:
• Keep official records of all business and activities of the department
• Such records shall be retained in the official records for the period required for retention of public records.

UNSAFE STRUCTURES AND EQUIPMENT
Areas of Discussion
• Unsafe structures
• Unsafe equipment
• Structures unfit for human occupancy
• Unlawful structure
• Dangerous structure or premises
• Closing of vacant structures
• Notice
• Placarding and placard removal
• Prohibited occupancy
• Abatement methods
• Record
UNSAFE STRUCTURES

• When a structure is found by the code official to be unsafe, such structure shall be condemned.

• An unsafe structure is one that is found to be dangerous to:
  Life
  Health
  Property
  Safety of the public or the occupants

UNSAFE STRUCTURES

An unsafe structure is unsafe by not providing minimum safeguards to protect or warn occupants:
• In the event of fire
• Contains unsafe equipment
• Damaged
• Decayed
• Dilapidated
• Structurally unsafe
• Of such faulty construction or unstable foundation, that partial or complete collapse is possible.

UNSAFE STRUCTURE?
DAMAGED, DECAYED, DILAPIDATED?

STRUCTURALLY UNSAFE?

UNSAFE EQUIPMENT

Unsafe equipment includes:
• Any boiler
• Heating equipment
• Elevator
• Moving stairway
• Electrical wiring or device
• Flammable liquid containers
• Equipment on the premises or within the structure in such disrepair or condition that is a hazard to life, health, property or safety of the public or occupants.
UNFIT FOR HUMAN OCCUPANCY

A structure is unfit for human occupancy when the code official finds the structure is:

• Unsafe
• Unlawful
• In disrepair or lacks maintenance
• Insanitary
• Vermin or rat infested
• Contains filth and contamination

UNFIT FOR HUMAN OCCUPANCY

• Lacks:
  ventilation
  illumination
  sanitary facilities
  heating facilities
  other required essential equipment
• Or because the location of the structure constitutes a hazard to occupants or public

UNLAWFUL STRUCTURE

An unlawful structure is one found:

• To be occupied by more persons than permitted
• Erected, altered or occupied contrary to law.
DANGEROUS STRUCTURE OR PREMISES

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code.

2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe.

3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place.

5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
DANGEROUS STRUCTURE OR PREMISES

7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

DANGEROUS STRUCTURE OR PREMISES

8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code law or ordinance to either a substantial or any other threat to life and safety.

DANGEROUS STRUCTURE OR PREMISES

9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
DANGEROUS STRUCTURE OR PREMISES

10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.

11. Any portion of a building remains on a site after demolition or destruction of the building or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

CLOSING OF VACANT STRUCTURES

The code official is authorized to post a placard of condemnation on the premises and order the structure closed up when:

- Structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, so as not to be an attractive nuisance.
- Upon failure of the owner to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or private persons.
- The cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien.

NOTICE

Whenever the code official has condemned a structure or equipment:

- Notice shall be posted in conspicuous place in or about the structure affected by such notice.
- Notice shall be served on the owner or the person or persons responsible for the structure or equipment.
PLACARDING

Failure of the owner or person responsible to comply with the notice:

- Code official shall post on the premises or on defective equipment a placard bearing the word “Condemned” and a statement of the penalties.
- Penalties shall be provided for:
  - Occupying the premises
  - Operating the equipment
  - Removing the placard

PLACARD REMOVAL

- The code official shall remove the condemnation placard whenever the defect or defects are eliminated.
- Any person who defaces or removes a condemnation placard without approval from the code official shall be subject to the penalties.

PROHIBITED OCCUPANCY

- No occupancy of placarded premises
- No operation of placarded equipment
- Any owner or person responsible for the premises who lets anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties.
ABATEMENT METHODS

The owner, operator or occupant of a building, premises or equipment deemed unsafe by the code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

RECORD

The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

EMERGENCY MEASURES

Areas of Discussion:
• Imminent danger
• Temporary safeguards
• Closing streets
• Emergency repairs
• Costs of emergency repairs
• Hearing
IMMINENT DANGER

The code official is authorized and empowered to order and require the occupants to vacate the premises when in the opinion of the code official:

- There is imminent danger of failure or collapse of a building or structure which endangers life
- When any structure or part of a structure has fallen and life is endangered by the occupation of the structure
- When there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment

TEMPORARY SAFEGUARDS

The code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe:

- When in the opinion of the code official there is imminent danger due to an unsafe condition
- Whether or not the legal procedure has been instituted
- And shall cause such other actions to be taken as the code official deems necessary to meet such emergency

CLOSING STREETS

The code official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized when:

- Necessary for public safety
CLOSED STREETS? NO

EMERGENCY REPAIRS
• The code official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

COSTS OF EMERGENCY REPAIRS
• Costs incurred in the performance of emergency work shall be paid by the jurisdiction.
• The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.
DEMOLITION

The code official shall order the owner of any structure to demolish and remove such structure which in the code official’s judgment:

- Is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure.

DEMOLITION

Failure to comply:

- Code official shall cause the structure to be demolished and removed
- Cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

DEMOLITION

Salvage materials:

- When any structure has been ordered demolished and removed, the governing body shall have the right to sell the salvage and valuable materials at the highest price obtainable.
MEANS OF APPEAL

- Application for appeal
- Membership of board
- Notice of meeting
- Open hearing
- Board decision
- Court review

APPLICATION FOR APPEAL

Any person directly affected by a decision of the code official or a notice or order shall have the right to appeal to the board of appeals provided:
- A written application for appeal is filed within 20 days after the decision, notice or order was served.

APPLICATION FOR APPEAL

An application for appeal shall be based on:
- A claim that the true intent of the code or rules have been incorrectly interpreted
- The provisions of the code do not fully apply
- The requirements of the code are adequately satisfied by other means
- The strict application of any requirement of the code would cause an undue hardship
MEMBERSHIP OF BOARD

• Consists of a minimum of three members
• Qualified by experience and training
• Not employees of the jurisdiction
• Code official shall be an ex-officio member but shall have no vote on any matter before the board

NOTICE OF MEETING

• The board shall meet upon notice from the chairman, within 20 days of the filing of an appeal, or at stated periodic meetings.

OPEN HEARING

• All hearings shall be open to the public
• All parties whose interests are affected shall be given the opportunity to be heard
• A quorum shall consist of not less than two-thirds of board membership
POSTPONED HEARING
When the full board is not present to hear an appeal, either the appellant or the appellant’s representative shall have the right to request a postponement of the hearing.

BOARD DECISION
• The board shall modify or reverse the decision of the code official only by a concurring vote of a majority of the total number of appointed board members
• The decision shall be recorded
• Copies shall be furnished to the appellant and to the code official

COURT REVIEW
• Any person shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law
STAYS OF ENFORCEMENT

Appeals of notice and orders (other than *Imminent Danger* notices) shall stay the enforcement of the notice and order until the appeal is heard by the appeals board.

CHAPTER 2
DEFINITIONS

- Code Official
- Condemn
- Garbage
- Habitable Space
- Imminent Danger
- Inoperable Motor Vehicle
- Occupant

DEFINITIONS (continued)

- Owner
- Rubbish
- Tenant
DEFINITIONS (continued)

• Code Official: The official who is charged with the administration and enforcement of this code, or any duly authorized representative.
• Condemn: To adjudge unfit for occupancy.
• Garbage: The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

DEFINITIONS (continued)

• Habitable Space: Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.
• Imminent Danger: A condition which could cause serious or life-threatening injury or death at any time.

DEFINITIONS (continued)

• Inoperable Motor Vehicle: A vehicle which cannot be driven upon the public streets for reasons including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.
• Occupant: Any individual living or sleeping in a building, or having possession of a space within a building.

• Owner: Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

• Rubbish: Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.
DEFINITIONS (continued)

• Tenant: A person, corporation, partnership or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.

CHAPTER 3
GENERAL REQUIREMENTS

The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.

Responsibility:
• The owner of the premises shall maintain the structures and exterior property.
• Occupants of a dwelling unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit or premises which they occupy and control.

GENERAL REQUIREMENTS

Vacant structures and land:
• All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition so as not to cause a blighting problem or adversely affect the public health and safety.
EXTERIOR PROPERTY AREAS

- Sanitation
  - All exterior property and premises shall be maintained:
    * Clean
    * Safe
    * Sanitary Condition

- Grading and Drainage
  - All premises shall be graded and maintained:
    * To prevent the erosion of soil
    * To prevent the accumulation of stagnant water
  
  Exception: Approved retention areas and reservoirs.
EXTERIOR PROPERTY AREAS

• Sidewalks and Driveways
  • All sidewalks, walkways, stairs, driveways, parking spaces and similar areas:
    * Kept in a proper state of repair
    * Maintained free from hazardous conditions

• Weeds
  • All premises and exterior property shall be maintained:
    * Free from weeds or plant growth in excess of 10 inches
    * All noxious weeds are prohibited
    * Weeds are defined as: all grasses, annual plants and vegetation, other than trees or shrubs.
    * Cultivated flowers and gardens are not included.

EXTERIOR PROPERTY AREAS

• Rodent Harborage
  • All structures and exterior property shall be kept free from rodent harborage and infestation.
    * Where rodents are found they must be promptly exterminated.
    * Reinfestation must be prevented.

• Exhaust Vents
  • Shall not discharge directly upon abutting or adjacent public or private property or that of another tenant.

EXTERIOR PROPERTY AREAS

• Accessory Structures
  • All accessory structures shall be maintained structurally sound and in good repair.
    * Detached garages
    * Fences
    * Walls
EXTERIOR PROPERTY AREAS

• Motor Vehicles
  • No motor vehicles shall be parked, kept, stored on any premises that are:
    * Inoperative
    * Unlicensed
    * In state of major disassembly
    * Disrepair
    * Process of being stripped or dismantled
  • Painting of vehicles is prohibited unless conducted inside an approved spray booth.
  • Exception: Vehicle work is being performed inside a structure

EXTERIOR PROPERTY AREAS

• Defacement of property
  • No person shall willfully or wantonly damage, mutilate, or deface any exterior surface of any structure or building on public or private property by placing thereon any marking, carving, or graffiti.
  • It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

SWIMMING POOLS, SPAS AND HOT TUBS

• Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.
SWIMMING POOLS, SPAS AND HOT TUBS

• Enclosures: Private swimming pools, hot tubs and spas, containing water more than 24” in depth:
  • Be completely surrounded by a 48” high fence or barrier
  • Gates and doors in such barriers shall be self-closing and self-latching.
  • Where the self-latching device is less than 54” above the bottom of the gate, the release mechanism shall be located on the pool side of the gate.
  • These gates shall be maintained such that the gate will positively close and latch from an open position of 6” from gatepost.

SWIMMING POOLS, SPAS AND HOT TUBS

• Exception:
  • Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

EXTERIOR STRUCTURE

• Protective treatment
• Premises identification
• Structural members
• Foundation walls
• Exterior walls
• Roofs and drainage
• Decorative features
• Overhang extensions
• Stairways, decks, porches and balconies
• Chimneys and towers
EXTERIOR STRUCTURE

• Handrails and guards
• Window, skylight and door frames
• Insect screens
• Doors
• Basement hatchways
• Guards for basement windows
• Building security
• Gates

EXTERIOR STRUCTURE

• Protective treatment
  • All exterior surfaces shall be protected from the elements and decay
  *Painting
  *Other protective covering or treatment
• Premises identification
  • Buildings shall have approved address numbers placed in a position to be seen from the street or road fronting the property.
  *Must contrast with their background
  *Arabic numerals or alphabet letters
  *Minimum 4” high w/ min. stroke width ½”

EXTERIOR STRUCTURE

• Structural members
  • Free from deterioration
  • Capable of safely supporting the imposed dead and live loads.
• Foundation walls
  • Maintained plumb
  • Free from open cracks and breaks
  • Kept in such condition so as to prevent the entry of rodents and other pests.
STRUCTURAL MEMBERS FREE FROM DETERIORATION

EXTERIOR STRUCTURE

• Exterior walls
  • Free from holes, breaks, and loose or rotting materials
  • Maintained weatherproof
  • Properly surface coated where required to prevent deterioration

• Roofs and drainage
  • Roof and flashing shall be sound, tight and not have defects that admit rain.
  • Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions
  • Roof water shall not be discharged in a manner that creates a public nuisance

SOUND ROOF?
FREE FROM DEFECTS THAT ADMIT RAIN?

EXTERIOR STRUCTURE

- Decorative features
  - All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

- Overhang extensions
  - Canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust pipes shall be maintained in good repair and be properly anchored so as to be kept in sound condition.

EXTERIOR STRUCTURE

- Stairways, decks, porches and balconies
  - Structurally sound, and in good repair.
  - Proper anchorage
  - Capable of supporting imposed loads

- Chimneys and towers
  - Shall be maintained structurally safe and sound, and in good repair.
  - Protected from the elements and decay by weather-coating.
STAIRWAYS IN GOOD REPAIR?

EXTERIOR STRUCTURE

- Handrails and guards
  - Shall be firmly fastened
  - Capable of supporting imposed loads
  - Maintained in good condition
- Window, skylight, and door frames
  - Sound condition
  - Good repair
  - Weather tight

WINDOWS WEATHER TIGHT?
**EXTERIOR STRUCTURE**

- Glazing
  - Free from cracks and holes
- Openable Windows
  - Easily openable
  - Capable of being held in position by hardware

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**GLAZING FREE FROM CRACKS AND HOLES?**

- Insect screens
  - Every screen door used for insect control to be self-closing
  - Tightly fitting with not less than 16 mesh per inch
- Openings required for ventilation
  - Habitable rooms
  - Food preparation areas
  - Food service areas
  - Food process, manufacture, package, storage areas
- Habitable rooms
- Food preparation areas
- Food service areas
- Food process, manufacture, package, storage areas
- Exception
  - Shall not be required where other approved means, such as air curtains or insect repellent fans are employed
INSECT SCREENS TIGHTLY FITTING?

PROPER INSECT SCREENS

EXTERNAL STRUCTURE

- Doors
  - All exterior doors, door assemblies, operator systems, and hardware shall be maintained in
    - Good condition
  - Locks at all entrances
    - Shall tightly secure the door
- Basement Hatchways
  - Prevent entrance of rodents, rain, surface drainage water
- Guards for basement windows
  - Every basement window that is openable shall be supplied with rodent shields, storm windows, etc.
EXTERIOR STRUCTURE

• Building Security
  • Doors providing access to a dwelling unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable without the need for keys. A sliding bolt shall not be considered an acceptable deadbolt lock.
  • Operable windows located in whole or in part within 6’ above ground level or a walking surface below that provides access to a dwelling unit that is rented, leased or let shall be equipped with a window sash locking device.
  • Basement hatchways that provide access to a dwelling unit that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

EXTERIOR STRUCTURE

• Gates
  • All exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition.
  • Latches at all entrances shall tightly secure the gates.

INTERIOR STRUCTURE

• Structural members
• Interior surfaces
• Stairs and walking surfaces
• Handrails and guards
• Interior doors
INTERIOR STRUCTURE

• Interior of structure and equipment therein shall be maintained:
  • In good repair
  • Be structurally sound
  • In a sanitary condition

INTERIOR STRUCTURE

• All structural members shall be maintained:
  • Structurally sound
  • Be capable of supporting the imposed loads

• Interior surfaces
  • All interior surfaces, including windows and doors
    • Good, clean and sanitary condition
    • Peeling, chipping, flaking painted shall be repaired, removed, or covered.
    • Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

INTERIOR STRUCTURE

• Stairs and walking surfaces
  • Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained:
    • In sound condition
    • Good repair

• Every handrails and guard shall be:
  • Firmly fastened
  • Capable of supporting normally imposed loads
  • Maintained in good condition
INTERIOR STRUCTURE
• Every interior door shall:
  • Fit reasonably well within its frame
  • Be capable of being opened and closed
  • Be properly and securely attached to jambs

HANDRAILS AND GUARDRAILS
• Every exterior/interior flight of stairs having more than four risers shall have a handrail on one side of the stair.
  • Handrails shall not be < 30” high or > 42” high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces.
• Every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30” above the floor or grade below shall have guards.
  • Guards shall not be < 30” high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

RUBBISH AND GARBAGE
• Accumulation of rubbish and garbage
  • All exterior property and premises, and the interior of every structure, shall be free from any accumulation
• Disposal of rubbish
  • Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.
• Rubbish storage facilities
  • Owner shall supply approved covered containers
  • Owner responsible for removal of rubbish
RUBBISH AND GARBAGE

- Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first removing the doors.

RUBBISH AND GARBAGE

- Disposal of garbage
  - Every occupant of a structure shall dispose of garbage in clean and sanitary manner by placing such garbage in approved garbage disposal facilities or containers.

- Garbage facilities
  - Owner shall supply one of the following:
    - Approved mechanical food waste grinder in each dwelling
    - Approved incinerator unit in the structure
    - Approved leakproof, covered, outside garbage container.

- Containers
  - Operator of each establishment producing garbage shall provide approved leakproof containers with close-fitting covers.

RUBBISH OR GARBAGE?
WHO IS RESPONSIBLE?
SINGLE-FAMILY RESIDENCE
PEST ELIMINATION

• Infestation
  • Owner
  • Single occupant
  • Multiple occupancy
  • Occupant

Structures shall be kept free from infestation of insects and rodents.

The owner shall be responsible for extermination within the structure prior to renting or leasing the structure.

PEST ELIMINATION

• Single occupant
  • The occupant of a one-family dwelling or a single-tenant nonresidential structure shall be responsible for pest elimination on the premises.

• Multiple occupancy
  • Owner of structure containing two or more dwelling units, multiple occupancy, rooming house, nonresidential structure
    • Responsible for extermination in public or shared areas of structure and exterior property
    • If infestation is caused by occupant failure to prevent infestation, occupant is responsible for extermination
PEST ELIMINATION

• Occupant
  • Responsible for continued rodent and pest-free condition of structure
    • Exception: When infestation is caused by defects in structure, then owner is responsible

CHAPTER 4
LIGHT, VENTILATION, AND OCCUPANCY LIMITATIONS

• Responsibility
  • Owner shall provide and maintain light, ventilation and space conditions
  • No person shall occupy as owner-occupant, or permit to occupy any premises not meeting requirements

• Alternative devices
  • Artificial light or mechanical ventilation complying with IBC shall be allowed in lieu of natural light and ventilation
LIGHT

- Habitable Spaces
- Common halls and stairways
- Other spaces

- Every habitable space shall have at least one window directly to outside
  - Size: Minimum total glazed area 8% of floor area of room
- Common halls and stairways
  - Lighted at all times with at least a 60-watt incandescent light bulb for each 200 square feet of floor area
  - Spaced no greater than 30 feet

LIGHT

- Other Spaces
  - Shall be provided with natural or artificial light sufficient to permit:
    - Maintenance of sanitary conditions
    - Safe occupancy of the space
    - Utilization of appliances, equipment and fixtures
VENTILATION

• Habitable spaces
  • At least one openable window to outside
    • Equal to 45% of minimum glazed area required

• Bathrooms and toilet rooms
  • At least one openable window to outside
    • Equal to 45% of minimum glazed area required
  • Exception:
    • A window shall not be required when equipped with a mechanical ventilation system
    • Air exhausted shall discharge to the outdoors
    • Air shall not be recirculated

• Process ventilation

• Clothes dryer exhaust

VENTILATION

• Habitable spaces

• Bathrooms and toilet rooms

• Cooking facilities
  • Unless approved by the Certificate of Occupancy
    • Cooking shall not be permitted in any rooming unit or dormitory unit
    • Cooking facility or appliance shall not be permitted in rooming unit or dormitory unit
  • Exception: Where approved in writing by code official
  • Exception: Devices such as coffee pots and microwave ovens shall not be considered cooking appliances
VENTILATION

• Process ventilation
  • Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated
    • Local exhaust ventilation system provided to remove contaminating agent at the source to outside
    • Not recirculated to any space

• Clothes dryer exhaust
  • Shall be independent of all other systems
  • Be exhausted in accordance w/ manufacturer’s recommendations
    • Exception: Listed and labeled ductless clothes dryers.

OCCUPANCY LIMITATIONS

• Privacy

• Minimum room widths

• Minimum ceiling heights

• Bedroom and living room requirements

• Overcrowding

• Efficiency unit

• Food preparation

• Privacy
  • Dwelling units, hotel units, roaming units and dormitory units shall be arranged to provide privacy and separate from other adjoining spaces.

• Minimum room widths
  • A habitable room shall be a minimum of 7’ in any plan dimension.
  • Exception: Kitchens
    • Kitchens shall have clear passageway of not less than 3 feet between counter-fronts and appliances or counter-fronts and walls.
OCCUPANCY LIMITATIONS

• Minimum ceiling heights
  • Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a minimum clear ceiling height of 7'.
  • Exception:
    • Beams/girders in 1 & 2 family dwelling spaced not < 4' on center and projecting a max. of 6" below req'd ceiling height.
    • Basement rooms in 1 & 2 family dwelling used for laundry, study or recreation purposes, minimum height 6'-8" w/ not less than 6'-4" under beams, girders, ducts, etc.
    • Rooms having sloped ceiling w/ clear ceiling height of at least 7 feet over not less than 1/3 of required min. floor area

OCCUPANCY LIMITATIONS

• Bedroom and living room requirements
  • Room area
    • Living room: shall contain at least 120 sq. ft.
    • Bedroom: shall contain a min. of 70 sq. ft.
    • Bedroom occupied by more than 1 person: shall contain a min. 50 sq. ft. of floor area for ea. occupant.
  • Access from bedrooms
    • Bedrooms shall not constitute only means of access to other bedrooms or habitable spaces
    • Bedrooms shall not serve as only means of egress from other habitable spaces
    • Exception: Units containing < 2 bedrooms

OCCUPANCY LIMITATIONS

• Bedroom and living room requirements
  • Water closet accessibility
    • Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom.
    • Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory in same or adjacent story.
  • Prohibited occupancy
    • Kitchens and nonhabitable spaces shall not be used for sleeping purposes.
OCCUPANCY LIMITATIONS

• Bedroom and living room requirements
  • Other requirements
    • Bedrooms shall comply with all applicable requirements, but not limited to:
      • Light, Ventilation, Room area
      • Ceiling height, Room width
      • Plumbing facilities, Water heating facilities
      • Heating facilities, Electrical receptacle
      • Smoke detector, Emergency escape

OCCUPANCY LIMITATIONS

• Overcrowding
  • Dwelling units shall not be occupied by more occupants than permitted by the min. area requirements of Table 404.5:

<table>
<thead>
<tr>
<th>SPACE</th>
<th>1-2 occupants</th>
<th>3-5 occupants</th>
<th>6 or more occupants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living room</td>
<td>120</td>
<td>120</td>
<td>150</td>
</tr>
<tr>
<td>Dining room</td>
<td>No requirement</td>
<td>80</td>
<td>100</td>
</tr>
<tr>
<td>Bedrooms</td>
<td>Shall comply with 2012 IPMC Section 404.4.1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 404.5
MINIMUM AREA REQUIREMENTS

Notes:
a. See Sec. 404.5.1 of 2012 IPMC for combined living and dining room spaces.
b. See Sec. 404.5.1 of 2012 IPMC for limitations on determining the min. occupancy area for sleeping purposes.
OCCUPANCY LIMITATIONS

• Efficiency unit
  • A unit occupied by more than one occupant shall have a min. clear floor area of 120 sq. ft.
  • A unit occupied by not more than 2 occupants shall have a min. clear floor area 220 sq. ft.
  • A unit occupied by 3 occupants shall have a min. clear floor area of 320 sq. ft.

• Food preparation
  • All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner.
CHAPTER 5
PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

• Required facilities
• Toilet rooms
• Plumbing systems and fixtures
• Water system
• Sanitary drainage system
• Storm drainage

REQUIRED FACILITIES

• Dwelling units
  • Every dwelling shall contain its own bathtub or shower, lavatory, water closet and kitchen sink
  • All must be maintained in sanitary, safe working condition
  • Lavatory shall be placed in same room as water closet
  • Kitchen sink shall not be used as substitute for required lavatory
• Rooming houses
  • At least one water closet, lavatory and bathtub or shower be supplied for each four units

REQUIRED FACILITIES

• Hotels
  • Where private water closets, lavatories, and baths are not provided
    • One water closet, one lavatory and one bathtub or shower having access from public hallway shall be provided for each ten occupants.
REQUIRED FACILITIES

• Employees' facilities
  • A minimum of one water closet, one lavatory and one drinking facility shall be available to employees.
  • Drinking facilities shall be a drinking fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser.
  • Drinking facilities shall not be located in toilet rooms or bathrooms.

REQUIRED FACILITIES

• Public toilet facilities
  • Shall be maintained in a safe sanitary and working condition in accordance with the *International Plumbing Code*.
  • Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during occupancy of the premises.

TOILET ROOMS

• Privacy
  • Toilet rooms and bathrooms shall provide privacy and shall not constitute only passageway to a hall, or other space, or to the exterior.
  • A door and interior locking device shall be provided

• Location
  • Toilet rooms and bathrooms serving hotel units, rooming units or dormitory units shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.
TOILET ROOMS

• Location of employee toilet facilities
  - Shall have access from within the employee’s working area
  - Shall be located not more than one story above or below employee’s working area
  - Path of travel to such facilities shall not exceed a distance of 500 feet
  - Shall either be separate facilities or combined employee and public facilities

• Floor surface
  - In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit floor to be easily kept in a clean and sanitary condition.

PLUMBING SYSTEMS AND FIXTURES

• All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which designed.
• Plumbing fixtures shall have adequate clearances for usage and cleaning.
• Where found that a plumbing system constitutes a hazard to the occupants or the structure the code official shall require defects to be corrected to eliminate hazard.

WATER SYSTEM

• Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public or approved private water system, and shall be supplied with hot or tempered and cold running water per the IPC.
• Contamination
  - Water supply shall be maintained free from contamination, and all water inlets located above flood-level rim.
WATER SYSTEM

• Supply
  • The water supply system shall be installed and maintained to provide sufficient volume and pressure adequate to enable fixtures to function properly, safely, and free from defects/leaks.

• Water heating facilities
  • Shall be properly installed, maintained and capable of providing an adequate amount of water at min. temperature of 110 degrees F.
  • Gas-burning water heaters shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed (unless combustion air is provided).

SANITARY DRAINAGE SYSTEM

• All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

• Maintenance
  • Every plumbing stack, vent, waste and sewer line shall function properly and kept free from obstructions, leaks and defects.

SANITARY DRAINAGE SYSTEM

• Grease Interceptors
  • Grease interceptors and automatic grease removal devices shall be maintained in accordance with the manufacturer’s installation instructions.
  • Be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. All records of maintenance, cleaning and repairs shall be available for inspection by code official.
STORM DRAINAGE

• Drainage of roofs, paved areas, yards, courts and other open areas on premises shall not be discharged in a manner that creates a public nuisance.

CHAPTER 6
MECHANICAL AND ELECTRICAL REQUIREMENTS

• Heating Facilities
• Mechanical Equipment
• Electrical Facilities
• Electrical Equipment
• Elevators, Escalators and Dumbwaiters
• Duct Systems

HEATING FACILITIES

• Residential occupancies
  • Dwellings shall be provided with heating facilities capable of maintaining 68 degrees in all habitable rooms, bathrooms and toilet rooms.
  • Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.
  • Exception: In areas where the average monthly temperature is above 30 degrees F, a minimum of 65 degrees F shall be maintained.
### HEATING FACILITIES

- **Heat supply**
  - Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units shall supply heat to maintain a temperature of not < 68 degrees in all habitable rooms, bathrooms, and toilet rooms.
  - Exception: In areas where the average monthly temperature is above 30 degrees F a minimum temperature of 65 degrees F shall be maintained.

- **Occupied work spaces**
  - Indoor occupied work spaces shall be supplied with heat during the period from [DATE] to [DATE] to maintain a min. temperature of 65 degrees F during the period space is occupied.
  - Exception: Processing, storage and operation areas that require cooling or special temperature conditions.
  - Exception: Areas in which persons are primarily engaged in vigorous physical activity.

- **Room temperature measurement**
  - The required room temperatures shall be measured 3’ above the floor near the center of the room and 2’ inward from the center of each exterior wall.
MECHANICAL EQUIPMENT

• Mechanical Appliances:
  • All mechanical appliances, fireplaces, solid fuel-burning appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and capable of performing the intended function.

• Removal of combustion products:
  • All fuel-burning equipment and appliances shall be connected to an approved chimney or vent
    • Exception: Fuel-burning equipment and appliances which are labeled for unvented operation

MECHANICAL EQUIPMENT

• Clearances
  • All required clearances to combustible materials shall be maintained.

• Safety controls
  • All safety controls for fuel-burning equipment shall be maintained in effective operation.

• Combustion air
  • A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided.

MECHANICAL EQUIPMENT

• Energy conservation devices
  • Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, fuel supply line, or to the vent outlet or vent piping shall not be installed unless labeled for such purpose.
ELECTRICAL FACILITIES

• Facilities required
  • Every occupied building shall be provided with an electrical system.

• Service
  • Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a min. rating of 60 amps.

• Electrical system hazards
  • Where electrical system constitutes a hazard to the occupants or the structure, the code official shall require the defects to be corrected to eliminate the hazard.

ELECTRICAL EQUIPMENT

• Installation
  • All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

• Receptacles
  • Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type or one with ground fault circuit interrupter (GFCI). Every bathroom shall contain at least one receptacle. Any new bathroom receptacle shall have GFCI protection.

• Luminaire
  • Public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire.
ELEVATORS, ESCALATORS AND DUMBWAITERS

- Elevators, Escalators and Dumbwaiters shall be maintained in compliance with ASME A17.1.
  - Most current certificate of inspection shall be on display at all times within elevator or attached to escalator or dumbwaiter, or certificate shall be available for public inspection in office of building operator.
  - In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when building is occupied.
    - Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

DUCT SYSTEMS

- Duct Systems shall be maintained free of obstructions and capable of performing the required function.
CHAPTER 7
FIRE SAFETY REQUIREMENTS

• Means of egress
• Fire-resistance ratings
• Fire protection systems

MEANS OF EGRESS

• A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way.
• Aisles
  • Required width of aisles in accordance with IFC
  • Shall be unobstructed

MEANS OF EGRESS

• Locked doors
  • All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where door hardware conforms to IBC.
• Emergency escape openings
  • Operational from inside without use of key or tools
  • Bars, grilles, grates or similar devices are permitted over openings provided net clear opening size complies with IBC
WITHOUT THE NEED FOR KEYS (THUMB LATCH)

FIRE-RESISTANCE RATINGS

• Fire-resistance-rated assemblies
  • The required fire-resistance rating of fire-resistance walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

• Opening protectives
  • Required opening protectives shall be maintained in an operative condition. All fire and smokestop doors shall be maintained in operable condition.
  • Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.

FIRE PROTECTION SYSTEMS

• All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times and in accordance with IFC.
FIRE PROTECTION SYSTEMS

• Smoke alarms
  • Single or multiple-station smoke alarms shall be maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:
    • On ceiling or wall outside each separate sleeping area in the immediate vicinity of bedrooms
    • In each room used for sleeping purposes
    • In each story within dwelling unit, not including attics and crawl spaces

FIRE PROTECTION SYSTEMS

• Power source
  • In Group R occupancies and in dwellings not regulated as Group R occupancies, single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup.
  • Exception: Smoke alarms are permitted to be solely battery operated in buildings where no construction is taking place, buildings that are not served from a commercial power source

FIRE PROTECTION SYSTEMS

• Interconnection
  • Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R-2, R-3, R-4 and in dwellings not regulated as Group R occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
    • In buildings which are not undergoing alterations, repairs, or construction of any kind.
    • Where alterations or repairs do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection.
Questions or Comments?

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