

Chapter 5

BUILDING, CONSTRUCTION AND RELATED ACTIVITIES*

Sections:

5-0A	ARTICLE I. IN GENERAL
5-1	Fire district established.
5-2	Definitions.
5-3	House numbers--Plan specified.
5-4	Same--Duty to affix or inscribe.
5-5	Same--Buildings with no numbers or incorrect numbers; notice to correct.
5-6	Same--Application for assignment of correct number.
5-7	Same--Failure to comply after notification.
5-8	Same--Removal, injury or defacing prohibited.
5-9	Penalties.
5-10	Junkyards; screening; penalty.
5-11	Iceboxes and refrigerators; safety precautions.
5-12	Life Safety Code adopted; Fire Code Adopted
5-13	International Property Maintenance Code
5-14	5-14--5-30. Reserved.

***Cross references**--Floodplain regulations, Ch. 8; historic preservation, Ch. 9; public safety, Ch. 12; subdivisions, Ch. 17; trees and landscaping, Ch. 20; zoning, Ch. 22.

State law references--Governing body may enact standards to determine safety of buildings, Ga. Const., art. 1, sec. 4, par. 1; authority of city or county to provide codes, including building, housing, plumbing, and electrical codes, Ga. Const., art. 9, sec. 2, par. 3(12); providing of fire escapes by building owners, O.C.G.A. § 8-2-50; The Uniform Standards Code for Manufactured Homes Act, O.C.G.A. § 8-2-130 et seq.; The Uniform Act for the Application of Building and Fire Related Codes to Existing Buildings, O.C.G.A. § 8-2-200 et seq.; access to and use of public facilities by physically handicapped persons, O.C.G.A. § 30-3-1 et seq.; authority for municipalities to repair, close or demolish unfit buildings or structures, O.C.G.A. § 41-2-7.

Section 5-0A ARTICLE I. IN GENERAL

Section 5-1 Fire district established.

The fire district of the city is hereby established as follows:

Begin at the intersection formed by the southwest corner of east Washington Street and North Crawford Street. Thence run along the south margin of East Washington Street to the southeast corner of West Washington Street and North Madison Street; thence along the east margin of Madison Street to the southeast corner of West Jefferson Street and North Madison Street; thence along the south margin of West Jefferson Street to the southeast corner of West Jefferson Street and North Stevens Street; thence along the east margin of North Stevens Street to the northeast corner of South Stevens Street and West Remington Avenue; thence along the north margin of West Remington Avenue to the northeast corner of West Remington Avenue and South Madison Street; thence along the east margin of south Madison Street to where the CSX railroad intersects with South Madison Street; thence on the northern margin of said railroad to where the railroad intersects with South Dawson Street; thence on the west side of Dawson Street to the southwest corner of South Dawson

Street and Smith Avenue; thence along the south margin of Smith Avenue to the northwest corner of the intersection of South Crawford Street and Smith Avenue; thence north and northwest along the west margin of Crawford Street to the point and place of beginning.
(Ord. of 4-28-97(2), § I)

Section 5-2 Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Whenever the term "applicable governing body" is used in an adopted code, it shall be held to mean the city council of the city.

Whenever the term "department of law" is used in an adopted code, it shall be held to mean the attorney for the city.

Section 5-3 House numbers--Plan specified.

The plan for numbering the houses in the city is as follows:

(a) Even numbers shall be placed on the east side of all streets running north from Jackson Street and on the west side of all streets running south from Jackson Street.

(b) Odd numbers shall be placed on the west side of all streets running north from Jackson Street and on the east side of all streets running south from Jackson Street.

(c) Even numbers shall be placed on the south side of all streets running east from Broad Street and on the north side of all streets running west from Broad Street.

(d) Odd numbers shall be placed on the north side of all streets running east from Broad Street and on the south side of all streets running west from Broad Street.

(e) Not more than one hundred (100) numbers shall be used to the block and each block shall commence with the next succeeding hundred.

(Code 1958, § 7-6)

Section 5-4 Same--Duty to affix or inscribe.

It shall be the duty of the owner, agent or occupant of any dwelling house or other building to affix or inscribe the proper numbers so as to be conspicuously placed immediately above, on, or at the side of the appropriate door so that the number is clearly visible from the street. In cases where the building is situated more than fifty feet from the street or road, the building number must also be placed on a yard marker near the walk, driveway, or common entrance to the dwelling house or building so as to be clearly visible from the street or road; or upon the mailbox adjacent to the property so as to be clearly visible from the street or road. Residential numbers must not be less than three (3) inches in height. Commercial or business numbers must not be less than four (4) inches in height. All numbers affixed or inscribed under the provisions of this section must be made of durable, clearly visible material and must contrast with the building or dwelling house, yard marker of mailbox to which they are affixed.

(Ord. of 4-28-97(1), § I Ord of 3-11-02)

Section 5-5 Same--Buildings with no numbers or incorrect numbers; notice to correct.

Whenever any dwelling house or building shall be without numbers or shall have incorrect numbers affixed or inscribed thereon, it shall be the duty of the E-911 Coordinator to serve on the owner, agent or occupant a written or printed notice notifying the owner, agent or occupant to affix or inscribe, within twenty one (21) days from the date of service of such notice, on the dwelling house or building owned by him or for which he may be the agent in any capacity or the occupant, the proper numbers as designated in the notice.
(Ord. of 4-28-97(1), § I; Ord. of 3-11-02)

Section 5-6 Same--Application for assignment of correct number.

The owners, agents or occupants of dwelling houses or buildings which are without numbers, or which are incorrectly numbered, may apply to the E-911 Coordinator for assignment of the correct number.
(Code 1958, § 7-9; Ord of 3-11-02)

Section 5-7 Same--Failure to comply after notification.

Where the owner, agent or occupant of any such dwelling, house or building shall neglect or refuse to affix or inscribe the proper numbers to the dwelling house or building after being duly notified as provided in this article, such owner, agent, or occupant shall be fined fifty dollars (\$50.00) per offense and the numbers ordered affixed or inscribed in so as to comply with section 5-4 of this Code.

Pursuant to the provisions of O.C.G.A. § 36-34-2(3), city employees designated in writing by the city manager shall be authorized to serve a summons to appear in municipal court upon any person who violates the provisions of section 5-4.
(Ord. of 4-28-97(1), § I)

Section 5-8 Same--Removal, injury or defacing prohibited.

It shall be unlawful for any person to take down, alter, injure or deface any street sign, or any number affixed or inscribed as provided in this article.
(Code 1958, § 7-11)

Section 5-9 Penalties.

(a) For the violation of this chapter, the person violating such chapter, or in the case of a corporation, its agents or employees, shall upon conviction therefor be punished as provided in section 1-6.

(b) The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.
(Code 1958, § 7-12)

Section 5-10 Junkyards; screening; penalty.

(a) All junkyards, auto wrecking lots or similar usage shall be enclosed by a solid fence or screen which shall be erected and maintained in good condition around the entire premises and not less than six (6) feet in height. Such fence or screen shall be constructed of solid wood, concrete block, cultivated evergreen vegetation, or galvanized iron sufficiently thick to obstruct the view of the general public.

(b) Where such screen is constructed on a corner lot, it shall be set back at least twenty (20) feet from the property line at the intersection so as not to obstruct the view of traffic entering upon such intersection.

(c) This section shall require all operators to comply with the terms hereof on and after January 1, 1966, and the construction of such screen or fence shall be acceptable and approved by the building inspector before an occupancy or business license shall be issued. The screen shall be maintained in good repair at all times.

(d) Failure on the part of any operator of a junkyard or similar business usage to comply with this section shall be cause for recommendation that the license of such dealer be revoked or, as an alternative, the offender may be punished for a violation of section 1-6.

(Code 1958, § 16-15.2)

State law reference--Control of junkyards, O.C.G.A. § 32-6-240 et seq.

Section 5-11 Iceboxes and refrigerators; safety precautions.

(a) It shall be unlawful to own, maintain, harbor, keep, possess or permit on one's premises any icebox, refrigerator, ice chest, deep-freeze unit or cold-storage vault or chest, equipped with a device which automatically locks it when the door is closed, unless such unit is actually being used indoors for the purpose for which it was intended.

(b) The provisions of this section shall not apply to the owning, maintaining, harboring, keeping, possessing or permitting on one's premises of the items listed in this section indoors for the purpose of resale in a regularly operated business establishment, or indoors in the regular storage area of a licensed warehouse, storage or transit establishment or facility.

(Code 1958, § 16-13)

State law reference--Abandonment of containers which lock or fasten automatically, O.C.G.A. § 16-11-100.

Section 5-12 Life Safety Code adopted; Fire Code adopted.

There is hereby adopted by the City of Thomasville for the purpose of establishing rules and prescribing regulations relative to life safety for fire and like emergencies, covering the construction, protection, and occupancy features to minimize danger to life from fire, smoke fumes, or panic before buildings are vacated, that certain code known as the NFPA 101 Life Safety Code, as published by the National Fire Protection Association, 2003 Edition, of which one (1) copy is filed in the office of the building inspection department, and such code is hereby adopted and incorporated as fully as if set out at length herein, and the provisions thereof shall be controlling for life safety in the construction or occupancy of all buildings and other structures therein contained within the corporate limits of the City

There is hereby adopted by the City of Thomasville for the purpose of regulating and safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials, and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises, that certain code known as the International Fire Code with Georgia State Amendments, as adopted by the State of Georgia, and such code is hereby adopted as fully as if set out at length herein. One (1) copy is filed in the office of the building inspections department, and is available for review by the general public upon request.

(Ord. of 5-27-96, § I; Ord. of 1-30-02; Ord. of 6-21-06; Ord of 7/23/08)

Section 5-13 International Property Maintenance Code

There is hereby adopted by the City of Thomasville, for the purposes of establishing rules and regulations for the maintenance of existing buildings and structures within the City, with exceptions and modifications as set out below, the International Property Maintenance Code as adopted by the State of Georgia as revised and the whole thereof (hereinafter the "IPMC"). Further, the purpose of the adoption of the IPMC is to provide minimum standards in order to safeguard life and limb, health, property and public welfare by controlling the use, occupancy, and maintenance of all residential and non-residential buildings and structures located within the corporate limits of the City, and as set forth at Sections 101.2 and 101.3 of the IPMC. Except as set out below, the IPMC is hereby adopted and incorporated as fully as if set out at length in this article, and the provisions shall be controlling with respect to minimum standards for the maintenance of existing buildings and structures within the corporate limits of the City. One (1) copy is filed in the office of the building inspections department, and is available for review by the general public upon request.

(Ord. of 10-16-06)

5-14--5-30. Reserved.