

Chapter 5

BUILDING, CONSTRUCTION AND RELATED ACTIVITIES*

Sections:

5-450A	ARTICLE XV. WATER CONSERVATION RESTRICTIONS
5-451	Definitions.
5-452	Residential restrictions.
5-453	Commercial Restriction.
5-454	Existing building restrictions.
5-455	Exemptions.
5-456	Enforcement; penalty.
5-456d	Division I. In General

***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 5-450A ARTICLE XV. WATER CONSERVATION RESTRICTIONS

Section 5-451 Definitions.

- (a) *Commercial* means any type of building other than residential.
 - (b) *Construction* means the erection of a new building or the alteration of an existing building in connection with its repair or renovation or in connection with making an addition to an existing building and shall include the replacement of a malfunctioning, unserviceable, or obsolete faucet, showerhead, toilet, or urinal in an existing building.
 - (c) *Residential* means any building or unit of a building intended for occupancy as a dwelling but shall not include a hotel or motel.
- (Ord. of 3-23-92, § XII)

Section 5-452 Residential restrictions.

On or after April 1, 1992, no construction may be initiated within the City of Thomasville for any residential building of any type which:

- (a) Employs a gravity tank-type, flushometer-valve, or flushometer-tank toilet that uses more than an average of 1.6 gallons of water per flush; provided, however, this paragraph shall not be applicable to one-piece toilets until July 1, 1992;
- (b) Employs a showerhead that allows a flow of more than an average of 2.5 gallons of water per minute at sixty (60) pounds per square inch of pressure;
- (c) Employs a urinal that uses more than an average of 1.0 gallons of water per flush;
- (d) Employs a lavatory faucet or lavatory replacement aerator that allows a flow of more than 2.0 gallons of water per minute; or

(e) Employs a kitchen faucet or kitchen replacement aerator that allows a flow of more than 2.5 gallons of water per minute.
(Ord. of 3-23-92, § XII)

Section 5-453 Commercial Restriction.

On or after July 1, 1992, there shall be no construction of any commercial building initiated within the City of Thomasville for any commercial building of any type which does not meet the requirements of subsections (a) through (e) of section 5-452.
(Ord. of 3-23-92, § XII)

Section 5-454 Existing building restrictions.

The requirements of section 5-452 shall apply to any residential construction initiated after April 1, 1992, and to any commercial construction initiated after July 1, 1992, which involves the repair or renovation of, or addition to any existing building when such repair, or renovation of, or addition to such existing building includes replacement of toilets or showers or both.
(Ord. of 3-23-92, § XII)

Section 5-455 Exemptions.

(a) New construction and the repair or renovation of an existing building shall be exempt from the requirements of sections 5-452, 5-453, and 5-454 when:

- (1) The repair or renovation of the existing building does not include the replacement of the plumbing or sewage system servicing toilets, faucets, or showerheads within such existing buildings; or
- (2) When such plumbing or sewage system within such existing building, because of its capacity, design, or installation would not function properly if the toilets, faucets, or showerheads required by this article were installed; or
- (3) Such system is a well or gravity flow from a spring and is owned privately by an individual for use in such individual's personal residence; or
- (4) Units to be installed are:
 - a. Specifically designed for use by the handicapped,
 - b. Specifically desired to withstand unusual abuse or installation in a penal institution, or
 - c. Toilets for juveniles.

(b) The owner, or his agent, of a building undergoing new construction or repair or renovation who is entitled to an exemption as specified in subsections (a)(2), (3), or (4) of this section shall obtain the exemption by applying at the office of the chief building official for the City of Thomasville. A fee of twenty-five dollars (\$25.00) shall be charged for the inspection and issuance of such exemption.
(Ord. of 3-23-92, § XII)

Section 5-456 Enforcement; penalty.

(a) This article shall be enforced by the office of the chief building official of the City of Thomasville, Georgia. Citations for violations may be issued by the chief building official of the City of Thomasville, Georgia.

(b) Any person, corporation, partnership, or other entity violating this article shall be tried

before the municipal court of the City of Thomasville, Georgia. Upon conviction, a violation of this article may be punished by a fine not to exceed one hundred dollars (\$100.00). (Ord. of 3-23-92, § XII)

Section 5-456d Division I. In General