

OGLETHORPE COUNTY BOARD OF COMMISSIONERS
RESOLUTION
2014-0001

RESOLUTION AMENDING SECTION 36-102 TO ALLOW WAIVER OF CONSTRUCTION CODE INSPECTIONS UNDER CERTAIN CONDITIONS

WHEREAS, the Georgia legislature, effective January 1, 2014, revised the minimum standards for construction by deleting Chapter 1 'Scope and Administration' without substitution; and

WHEREAS, the revision was designed to provide local government with broad discretion in development of local administrative procedures; and

WHEREAS, administrative procedures, as required by O.C.G.A. § 8-2-26, for the local enforcement of construction codes in Georgia have already been adopted by the Oglethorpe County Board of Commissioners; and

WHEREAS, currently, the locally adopted administrative procedures require inspections on all permitted construction; and

WHEREAS, the BOC desires to match local policy with the needs of the community and recognizes the desire of the community to be more self-reliant; and

WHEREAS, the public interest is best served by requiring inspections only on the construction of structures designed for certain types of occupancy;

THEREFORE BE IT RESOLVED, that the Oglethorpe County Board of Commissioners approves a text amendment to Section 36-102 allowing construction code inspections to be waived under certain conditions, as written in Appendix A which is attached and is a part of this resolution. This resolution shall be effective on the date of its approval by the Board of Commissioners.

SO RESOLVED this _____ day of _____, 2014.

OGLETHORPE COUNTY BOARD OF COMMISSIONERS

Billy Pittard, Chairman

David Clark, Commissioner

George Gabriel, Commissioner

John D. Meyer, Commissioner

Phil Sanders, Commissioner

ATTEST:

Andy Saxon, Commissioner

Amy Forrester, County Clerk

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APPENDIX "A"

1. Definitions.
 - a. "Construction" includes work covered by all current mandatory codes as adopted by Georgia DCA.
 - b. "Dwelling" means any building that contains one or two dwelling units used, intended, or designed to be occupied for living purposes.
 - c. "Owner-occupant" means the occupant of a dwelling who also holds title to the same dwelling.
2. The owner-occupant of a dwelling where construction is to take place may waive inspections for construction accomplished within the scope of a valid permit.
3. A landowner who holds title to the land where a structure is to be located may waive inspections for construction accomplished within the scope of a valid permit for any accessory structure.
4. Notwithstanding however, the following inspections shall not be waived. This list is not to be interpreted as being all-inclusive. Inspections may be waived only under expressed conditions.
 - a. Inspections on construction accomplished on or within structures covered by the current International Building Code edition with Georgia Amendments shall not be waived.
 - b. Inspections associated with the installation of Manufactured Housing shall not be waived.
 - c. Inspections on construction accomplished in any dwelling unit which is rented or leased shall not be waived.
5. Connection and disconnection of utilities.
 - a. Inspections on construction which requires the connection or disconnection of utility service shall not be waived.
 - b. Inspections on construction which requires the connection or disconnection of utility service may be conducted by a contractor licensed under O.C.G.A. § 43-14-1 et al.
6. An inspection waiver form must be signed by the owner-occupant, witnessed by a designated official, and submitted for record to Oglethorpe County Board of Commissioners.
7. Nothing in this subsection shall be construed to authorize violation of
 - a. O.C.G.A. § 43-14-1 et al., which covers professional licensing requirements in Georgia;
 - b. O.C.G.A. § 8-2-20 et al., which covers minimum standards for construction statewide; or
 - c. the Oglethorpe County Zoning Ordinance.
8. The building official is not authorized to conduct inspections on construction which is covered by an inspection waiver.
9. An applicant is required to notify the Board of Commissioners within 5 business days of completion of construction which is covered by an inspection waiver.
10. A certificate of occupancy or a certificate of completion shall not be issued on construction which is covered by an inspection waiver.