

ORDINANCE 2018-04

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF STONE MOUNTAIN, GEORGIA, CHAPTER 5, BUILDINGS AND PROPERTY REGULATIONS, ARTICLE IV – BUILDINGS AND BUILDING REGULATIONS, DIVISION II – TECHNICAL CODES, SECTION 5-103 – STATE MINIMUM CODE ADOPTED; TO ALLOW FOR BUILDING REGULATIONS APPLICABLE DETACHED ACCESSORY DWELLING UNITS; AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, the State of Georgia has recently provided for the building regulations as applicable to the tiny houses used as single dwelling units, and

WHEREAS, tiny houses shall comply with the International Residential Code;

WHEREAS, Appendix A – Zoning of The Code of The City of Stone Mountain provides regulations for accessory dwelling units;

NOW, THEREFORE, The Council of the City of Stone Mountain hereby ordains that the provisions of Chapter 5 BUILDINGS AND PROPERTY REGULATIONS, Article IV – Buildings and Building Regulations, Division II – Technical Codes, § 5-103 (State minimum code adopted) of *The Code of the City of Stone Mountain, Georgia* shall be deleted in its entirety and a new Section 5-103 shall be inserted in lieu thereof, which new section shall read as follows:

PART I

DIVISION 2. - TECHNICAL CODES

Subdivision I. - Codes Adopted by Reference.

Sec. 5-103. - State minimum standards adopted.

(a) The city adopts, by reference, as if fully set forth herein, the latest edition of the following Georgia State Minimum Standard Codes, as adopted and amended by the state department of community affairs, as follows:

- (1) International Building Code;
- (2) International Fuel Gas Code;
- (3) International Mechanical Code;
- (4) International Plumbing Code;
- (5) National Electrical Code;
- (6) International Fire Code;
- (7) International Energy Conservation Code; and
- (8) International Residential Code for One- and Two-family Dwellings.
- (9) International Residential Code for Tiny Homes. For the purposes of this code section tiny homes shall be considered accessory dwelling units (detached).

PART II

It is hereby declared to be the intention of the Mayor and City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance.

PART III

This ordinance was proposed by Council Member Chakira Johnson with a motion to adopt. Thereafter, the motion was seconded by Council Member Niana Hollis. 6 Council Members voted in favor of the motion and 0 Council Members voted against the motion.

Patricia Wheeler
Mayor Patricia Wheeler

Rhonda A Blackmon
Rhonda Blackmon, City Clerk

Approved as to form:

Joe Fowler
City Attorney Joe Fowler

February 20, 2018 First Read

March 6, 2018 Second Read