

CHAPTER 6

BUILDINGS AND BUILDING REGULATIONS

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ARTICLE I. IN GENERAL

Sec. 6-1. Definition

As used in the Code adopted by the provisions of this charter, the term “municipality” means the City of East Dublin, Georgia.

Sec. 6-2. Enforcement

It shall be unlawful for any person to violate any of the provisions of this chapter and is subject to the general penalty in section 1-9.

Sec. 6-3. Permit Required

Any person who shall commence any work for which a permit is required by this Code without having first obtained a permit therefore shall pay double the permit fee fixed by the section for such work, provided, however, that this provision shall not apply to emergency work required by the Administrative Authority for the protection of the public health, safety and welfare. In all such cases a permit shall be obtained as soon as it is practical to do so.

Sec. 6-4. Notification

It shall be the duty of the person doing the work authorized by the permit to notify the Administrative Authority that said work is ready for inspection. The Administrative Authority shall have 48 hours in which to make such inspection.

Sec. 6-5 to 6-10. Reserved.

ARTICLE II. BUILDING CODE

Sec. 6-11. Adopted.

There is hereby adopted by the Mayor and City Council, for the purpose of establishing standards and procedures affecting the design, erection and construction of buildings and structures, the Standard Building Code, 1979 Edition, being particularly that code published by the International Building Code, of which code not less than one (1) copy has been and now is filed in the office of the city clerk; and the same is adopted and incorporated as fully as if set out at length herein; and the provisions thereof shall be controlling within the corporate limits of the city. All subsequent changes or edition improvements shall be automatically adopted and incorporated for the City of East Dublin upon publication by the International Building Code. (Amended by Ordinance 2012-03, 11-12-2012)

Sec. 6-12. Permit Fees Generally.

- (1) Where the valuation does not exceed one hundred dollars (100.00), no fee shall be required unless an inspection is necessary, in which case there shall be a twenty-five-dollar fee.
- (2) For a valuation over \$100.00 up to and including \$15,000 the fee shall be \$6.00 per thousand (1,000) or fraction thereof.
- (3) For a valuation over \$15,000 up to and including \$100,000, the fee shall be \$90.00 for the first fifteen thousand plus \$4.00 for each additional thousand (1,000) or fraction thereof.
- (4) For a valuation over \$100,000 up to and including \$500,000, the fee shall be \$430.00 for the first one hundred thousand plus \$2.00 for each additional thousand (1,000) or fraction thereof.
- (5) For a valuation over \$500,000 up to and including \$1,000,000, the fee shall be \$1,230.00 for the first five hundred thousand plus \$0.80 for each additional thousand (1,000) or fraction thereof.
- (6) For a valuation over \$1,000,000 the fee shall be \$1,630.00 for the first million plus \$0.30 for each additional thousand (1,000) or fraction thereof.

Sec. 6-13. Moving of Building or Structure.

For the moving of any building or structure, the fee shall be fifty dollars (\$50.00).

Sec. 6-14. Moving of Mobile Home.

For the moving of any mobile home, the fee shall be fifty dollars (\$50.00).

Sec. 6-15. Demolition of Building or Structure.

For the demolition of any building or structure, the permit fee shall be fifty dollars (\$50.00).

Sec. 6-16. Swimming Pools.

For the installation or lateration of all swimming pools, the permit fee shall be twenty-five dollars (\$25.00) and three dollars (\$3.00) per thousand (1,000) gallons.

Sec. 6-17. Swimming Pool Inspection.

All swimming pool installations or laterations including equipment, piping and appliances shall be subject to inspection by the Administrative Authority to insure compliance with all the requirements of this Code.

Section 6.18. Demolition or Moving of Building or Structure – Water & Sewer Services.

Water and sewer lines shall be disconnected, capped and marked, before any work can start on moving building(s), moving mobile home(s) or demolition of the same.
(Amended by Ordinance 2021-01, 6-14-2021)

Sec. 6-19 to 6-20. Reserved.

ARTICLE III. ELECTRICAL CODE

Sec. 6-21. Adopted.

There is hereby adopted by reference that publication known as the National Electrical Code, 1978 edition, recommended by the National Fire Protection Association. All subsequent changes or edition improvements shall be automatically adopted and incorporated for the city upon publication.

Sec. 6-22. Permit Fees.

Permit fees for work performed under this Article shall be as follows:

For Issuing Each Permit -----\$ 75.00

- (A) Residential - Electrical, plumbing, gas, heating and cooling -- Values shall be based on two dollars (\$2.00) per square foot in roof. Permit cost shall be determined on two (2) percent of the total value.
- (B) Commercial - Electrical, plumbing, gas, heating and cooling -- Permit fees shall be based on percentages as follows:
 - (1) Up to one hundred thousand dollars (\$100,000.00), the total permit fee shall be based on three (3) percent of the total cost.
 - (2) More than one hundred thousand dollars (\$100,000.00) but not exceeding five hundred thousand dollars (\$500,000.00), the total permit fee shall be based on two and one-half (2 1/2) percent of the total cost.
 - (3) Exceeding five hundred thousand dollars (\$500,000.00), the total permit fee shall be based on two (2) percent of the total cost.

(Amended by Ordinance: 02-09-2026)

ARTICLE IV. PLUMBING CODE

Sec. 6-31. Adopted.

There is hereby adopted by reference that publication known as the Standard Plumbing Code, 1979 edition with 1980 revisions, recommended by the Southern Building Code Congress, International, Inc. All subsequent changes or edition improvements shall be automatically adopted and incorporated for the city upon publication by the Southern Building Code Congress, International, Inc.

Sec. 6-32. Permit Fees.

Refer to Sec. 6-22.

ARTICLE V. GAS CODE

Sec. 6-41. Adopted.

There is hereby adopted by reference that publication known as the Standard Gas Code, 1979 edition, with 1980 revisions, recommended by the Southern Building Code Congress, International, Inc. All subsequent changes or edition improvements shall be automatically adopted and incorporated for the city upon publication by the Southern Building Code Congress, International, Inc.

Sec. 6-42. Permit Fees.

Refer to Sec. 6-22.

ARTICLE VI. HEATING AND COOLING

Sec. 6-51. Adopted.

There is hereby adopted by reference that publication known as the Standard Heating and Air Conditioning Code, recommended by the Southern Building Code, Congress International, Inc.

Sec. 6-52. Permit Fees.

Refer to Sec. 6-22.

(Amended Entire Ordinance of 8-12-1996)

ARTICLE VII. RECOVERY RESIDENCE

1. Effective January 1, 2021, a Recovery Residence Permit/License must be obtained from the Clerk of the City of East Dublin to operate any rehabilitation-recovery residence in city limits of the City of East Dublin, Georgia;
2. All recovery residences-facilities located in the city limits of the City of East Dublin, Georgia shall comply with the standards established by the Georgia Associations of Recovery Residence and the standards of the City of East Dublin;
3. The City of East Dublin standards shall include but not limited to the following:
 - a. The residence is in good repair, clean, and well maintained
 - b. 96+ square feet per bed per sleeping room
 - c. A minimum of one sink, toilet and shower per 4 residents
 - d. Each resident has personal storage space
 - e. Each resident has food storage space
 - f. That laundry services are on site and accessible to all residents
 - g. All appliances are clean and in safe working condition
 - h. A meeting space large enough to accommodate all residents
 - i. A comfortable group area providing space for small groups and socializing
 - j. Kitchen and dining areas large enough to accommodate all residents at one time
 - k. The residence has a safety inspection
 - l. A policy regarding smoke-free living environment and/or designated smoking area outside the residence
 - m. Emergency numbers procedures (including overdose and other emergency responses) and evacuation maps are posted in conspicuous locations
 - n. That resident's rights, rules, responsibilities, schedule, emergency procedures, emergency numbers, staff contact numbers and grievance process are posted in all residences.
 - o. That resource directories, written or electronic, are made available to residents

Effective Date; jurisdiction.

This Article shall be effective immediately upon its enactment and passage by the city council. The enforcement of said addition will be effective on December 15, 2020.

(Amended by adding Article VII by Ordinance: 12-14-2020)