THE CITY OF STONECREST GEORGIA

PLANNING COMMISSION STAFF REPORT

MEETING DATE: January 3, 2019

GENERAL INFORMATION

Petition Number:	TMOD 18-0007
Applicant:	Stonecrest Community Development Department
Project Location:	City-Wide
Discussion:	This is a modification of Article 27 Short Term Vacation Rental Ordinance and minor modification to Chapter7 Building Code.

STATE OF GEORGIA
COUNTY OF DEKALB
CITY OF STONECREST

ORDINANCE 2019-_____

AN ORDINANCE OF THE CITY OF STONECREST, GEORGIA, AMENDING CHAPTER 27, ARTICLE IV TO CLARIFY EXISTING REGULATIONS ON SQUARE FOOTAGE OF SLEEPING AREAS.

WHEREAS, the City of Stonecrest is authorized to exercise the power of zoning Ga. Const. Art. IX, Section II, ¶ IV, Ga. Const. Art. IX, Section II, ¶¶ I and III, Official Code of Georgia Annotated (O.C.G.A.) § 36-66-1 et seq., the City's Charter, the City's general police powers, and by other powers and authority provided by federal, state and local laws applicable hereto; and

WHEREAS, the City of Stonecrest continues to exercise its zoning powers to provide comprehensive city planning and ensure a safe, healthy, and aesthetically pleasing community; and

WHEREAS, as the City of Stonecrest experiences growth and gains knowledge through the exercise of these powers, it is necessary to and, amend, and/or remove certain requirements in the Zoning Ordinance; and

WHEREAS, the City of Stonecrest recognizes necessity of implementing regulations which protect the health, safety and welfare of its citizens as well as tourists in the city who choose alternative accommodations, such as Short Term Vacation Rentals.

WHEREAS, the Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*, provides statutory requirements which must be met by a local government to enact zoning ordinances and make zoning decisions, including, requiring publication of notice and public hearing prior to the enactment of zoning ordinances;

WHEREAS, the City of Stonecrest has advertised and held public hearings on _____ and _____ on the adoption of the amendment to Chapter 27, Article IV.

WHEREAS, this Ordinance seeks to clarify the existing regulations on Short Term Vacation Rentals to ensure a safe, healthy, and aesthetically pleasing community for the citizens and visitors of the City of Stonecrest, Georgia.

THEREFORE, the Mayor and City Council of the City of Stonecrest, Georgia, hereby ordain as follows:

Section 1: Section 4.2.58 of The Code of the City of Stonecrest, Georgia, is hereby amended to read as follows:

A. No individual renting the property shall stay for longer than 30 consecutive days.

B. The STVR shall not be operated in such a way as to change the residential character of the neighborhood in which it is located and shall comply with the noise ordinance.

C. In every dwelling of two (2) or more rooms, every room occupied for sleeping purposes by one (1) occupant shall contain not less than 70 square feet of floor area, and every room occupied for sleeping purposes by two (2) occupants shall contain at least one

hundred twenty (120) square feet of floor area. Maximum occupancy limits for any overnight guests must not exceed two guests for every bedroom located in the STVR.

D. Every Bedroom shall have a window facing directly and opening to the outdoors.

E. Every bedroom shall have access to not less than one water closet and lavatory without passing through another bedroom. Every bedroom in an STVR shall have access to not less than one water closet and lavatory located in the same story as the bedroom or an adjacent story.

F. There shall also be provided at least one (1) off-street parking space for each bedroom used as a part of the STVR.

G. No signs or advertising are permitted to identify or advertise the existence of the STVR, beyond those otherwise allowed for the residential property.

H. All STVR units shall be furnished with a telephone that is connected to a landline or similar type connection, including a voice over internet protocol, in order that 911 dispatch may be able to readily identify the address and/or location from where the call is made when dialed.

I. A diagram depicting two eviction routes shall be posted on or immediately adjacent to every required egress door.

J. No individual renting a STVR shall use the STVR for a special event, party, or temporary outdoor event. No owner or operator of a STVR shall permit a STVR to be used for a special event, party, or temporary event.

K. It shall be unlawful to establish, operate, or cause to be operated a STVR in the city within 500 feet of another STVR, bed and breakfast, boarding house, Home stay bed and breakfast residence, hotel/motel, hotel/motel extended stay, personal care home, or child caring institution. Measurements for this subsection shall be made in a straight line without regard to intervening structures or objects, between the closest points on the property lines of the two uses.

Section 2:

1. It is hereby declared to be the intention of the Mayor and City Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Mayor and City Council to be fully valid, enforceable and constitutional.

2. It is hereby declared to be the intention of the Mayor and City Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and City Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

3. In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and City Council that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

4. All ordinances or resolutions and parts of ordinances or resolutions in conflict herewith are hereby expressly repealed.

5. The within ordinance shall become effective upon its adoption.

6. [The provisions of this Ordinance shall become and be made part of The Code of the City of Stonecrest, Georgia, and the sections of this Ordinance may be renumbered to accomplish such intention.]

SO ORDAINED AND EFFECTIVE this the ____ day of _____, 2019.

Approved:

_____
Jason Lary, Sr., Mayor

As to form:

_____
City Attorney

Attest:

_____
Brenda James, City Clerk

STATE OF GEORGIA
COUNTY OF DEKALB
CITY OF STONECREST

ORDINANCE 2019-_____

AN ORDINANCE OF THE CITY OF STONECREST, GEORGIA, AMENDING CHAPTER 7, TO CLARIFY REGULATIONS CONCERNING BUILDINGS AND CONSTRUCTION

WHEREAS, the City of Stonecrest, Georgia Mayor and City Council are authorized by the City Charter to regulate and to license the erection and construction of buildings and all other structures and to adopt all required and permissive international codes as adopted by the State of Georgia; and

WHEREAS, the Mayor and City Council are charged with preserving the health, safety and welfare of the citizens of the City; and

WHEREAS, the Mayor and City Council deem it necessary to adopt building and construction regulations, as well as the International Property Maintenance Code, in order to ensure the safety of buildings in the City.

THEREFORE, the Mayor and City Council of the City of Stonecrest, Georgia, hereby ordain as follows:

Section 1: Section 7-24(b)(2)(f) of The Code of the City of Stonecrest, Georgia, is hereby amended to read as follows:

f. All residential driveways, stops, patios, and walkways shall bear on properly compacted soil, foundation ledges or be doweled at slab. Maximum residential driveways slopes shall not exceed 20 percent grade. At the entrance of a garage, the garage floor shall be elevated two inches above the driveway or a drainage system approved by the director shall be installed at the entrance to the garage. Residential garages and carports shall contain not less than 19 feet six inches of actual automobile parking depth. ~~Upon completion of construction of any driveway or garage, the engineer of record shall provide written certification to the director that such driveway and/or garage complies with the requirements of this Code, including the requirements of this section~~

Section 2: Section 7-143 of The Code of the City of Stonecrest, Georgia, is hereby amended to read as follows:

(a) *Required.* No building or structure or portion thereof shall be occupied or a change made in the type of occupancy or the nature of the use of an existing building or part thereof until after an appropriate certificate as required by this section has been issued.

(b) *Certificate of occupancy.*

(1) *Issuance.* A certificate of occupancy shall not be issued by the Building Official until the building, structure and intended use complies with all applicable requirements of the zoning ordinance, all construction is complete and all required final building, plumbing, mechanical, gas, electric, fire, health, vegetation protection and site drainage inspections have been performed and approved.

(2) *Scope.* The certificate of occupancy certifies that all final inspections have been completed and the structure has been erected, to the best of the inspector's knowledge,

in compliance with applicable Code requirements at the time of the issuance of the certificate. However, issuance of a certificate of occupancy shall not excuse the builder, contractor, tenant, or property owner from liability for any violation of the Code or any other applicable laws. Occupancy shall be limited to the area or portion of a building or structure defined by the building permit for which the certificate of occupancy is issued.

(c) *Temporary certificate of occupancy.*

(1) *Scope*. A temporary certificate of occupancy may be issued for non-residential buildings or portions thereof, before the completion of the entire work covered by the permit, for a specified period of time when it has been determined by the Building Official or designee that no outstanding Code violations or deficiencies exist and the building may be safely occupied for the use and time requested. A request for a temporary certificate of occupancy shall be made on such form as prescribed by the Building Official.

(2) *Issuance.* A temporary certificate of occupancy shall be issued for stated purposes only when construction has not been fully completed and all final inspections have not been performed for a set time period as determined by the Building Official.

(3) *Revocation.* A temporary certificate of occupancy may be revoked, in writing, at the option of the Building Official for any and/or all of the following reasons:

a. Violation of any building, plumbing, mechanical, electrical, fire safety or site development codes or regulations.

b. Failure to complete any stage of construction and/or site improvements required by the Building Official in a timely manner.

c. Unauthorized occupancy or use of any part or portion of the building or structure other than the area or portion for which a temporary certificate of occupancy has been granted.

d. Incorrect information supplied by the permit holder.

e. Any other conditions that may affect the health, safety and welfare of persons or property.

(d) *Certificate of completion*. A certificate of completion shall be issued upon satisfactory completion of a building, structure, and/or plumbing, mechanical, gas or electrical system, when a certificate of occupancy is not required. The certificate of completion does not grant authority to occupy a building or structure or change the type of occupancy or nature of use prior to the issuance of a certificate of occupancy.

~~(e) *Certificate of change of tenant.*~~

~~(1) *Scope*. A certificate of change of tenant shall be required whenever there is a change of tenant occupancy in any non-residential building, structure or use and no construction, alterations, improvements or repairs to the building, structure, plumbing, mechanical, gas, or electrical systems have been or are to be made. The new tenant or building owner shall be required to submit current as-built floor and fixture plans for review and complete a repair/improvement declaration. Upon approval and payment of a change of tenant fee and~~

~~satisfactory inspection to determine compliance with the submitted and approved floor and fixture plan, repair/improvement declaration, and applicable sections of this Chapter, a certificate of change of tenant shall be issued.~~

~~(2) *Permits required.* If the change of tenant involves any construction, alterations, improvements or repairs to the building, plumbing, mechanical, gas or electrical systems, all necessary permits required by this chapter shall be obtained by licensed qualified contractors and all necessary inspections shall be performed by the building official before a change of tenant, or if required, a new certificate of occupancy is issued.~~

(e) *Contents of certificates.* Certificates shall contain the following:

(1) The building permit number (or in the case of a certificate of completion, the appropriate trade permit number).

(2) The address of the structure.

(3) The name and address of the owner.

(4) A description of that portion of the structure for which the certificate is issued.

(5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this Chapter.

(6) The name of the Building Official.

(7) The edition of the code under which the permit was issued.

(8) If non-residential, the use and occupancy, in accordance with the provisions of chapter 3 of the International Building Code.

(9) If non-residential, the type of construction as defined in chapter 6 of the International Building Code.

(10) If non-residential, the design occupant load.

(11) If an automatic sprinkler is provided, whether the sprinkler system is required.

(12) Any special stipulations and conditions of the building permit.

(f) *Revocation of certificates.* The building official or designee may revoke certificates of occupancy, certificates of completion, and certificates of change of tenant issued under provisions of this Chapter, where it is shown that there have been either one or more of the following:

(1) Changes or alterations in construction, type of permitted use or occupancy without written approval by the Building Official or designee.

(2) Changes or violations of the conditions of the certificate without written approval by the Building Official or designee.

(3) Alterations, additions, or improvements to the building, structure, or systems without permits and inspections required by this Chapter.

(4) Violation of any zoning, building, plumbing, mechanical, electrical, fire safety or site development codes or regulations.

(5) Any condition that may affect the building, structure or service system which, in the opinion of the director, renders the building, structure or service system unsafe, dangerous or uninhabitable.

(6) After a certificate has been revoked, a valid certificate shall not be issued until all violations, changes, alterations, additions or improvements meet all requirements of this Chapter as determined by the Building Official.

(g) *Posting Floor Loads.*

(1) *Occupancy.* An existing or new building shall not be occupied for any purpose which will cause the floors thereof to be loaded beyond their safe capacity. The Building Official may permit occupancy of a building for mercantile, commercial or industrial purposes, by a specific business, when he is satisfied that such capacity will not thereby be exceeded.

(2) *Storage and Factory-industrial occupancies.* It shall be the responsibility of the owner, agent, proprietor or occupant of Group S and Group F occupancies, or any occupancy where excessive floor loading is likely to occur, to employ a competent architect or engineer in computing the safe load capacity. All such computations shall be accompanied by a stamped and signed affidavit from the architect or engineer stating the safe, allowable floor load on each floor in pounds per square foot uniformly distributed. The computations and affidavit shall be filed as a permanent record of the building department.

(3) *Signs required.* In every building or part of a building used for storage, industrial, or hazardous purposes, the safe floor loads, as reviewed by the Building Official on the plan, shall be marked on plates of approved design which shall be supplied and securely affixed by the owner of the building in a conspicuous place in each story to which they relate. Such plates shall not be removed or defaced, and if lost, removed or defaced, shall be replaced by the owner of the building.

<u>Section 3</u>: Section 7-170 of The Code of the City of Stonecrest, Georgia, is hereby amended to read as follows:

Sec. 7-170. - Construction or work; approval and accessibility.

(a) *Generally.* Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Chapter or of other applicable provisions of the Code. Inspections presuming to give authority to violate or cancel the provisions of this Chapter or of other provisions of the Code shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed

for inspection purposes. Neither the Building Official nor the city shall be liable for any expense entailed in the removal or replacement of any material required to allow inspection.

(b) *Preliminary inspection.* Before issuing a permit, the Building Official is authorized to examine, or cause to be examined, buildings, structures, systems and sites for which an application has been filed.

(c) *Required inspections.* The Building Official, upon notification, shall make the inspections set forth as follows:

(1) *Building.*

a. *Foundation and slab inspection.* To be made after trenches are excavated, forms are erected, and reinforcement is installed but before concrete is put in place. The appropriate silt and erosion control measures must be in place and functional.

b. *Damproofing inspection.* To be made prior to backfill of crawl space or basement foundation walls.

c. *Pre-cladding/sheathing inspection.* To be made after the roof, wall bracing, are installed and prior to placement of exterior cladding. Rough inspections on trades need not be complete for pre-cladding inspection.

~~d. *Roof felt and shething inspection.* To be performed after felt is installed and prior to covering exterior wall sheathing with felt paper, house wrap or siding as follows: For existing homes having the roof replaced, the inspection shall consist of: Valley flashing consisting of either~~

~~1. Metal flashing at least 24 inches wide having no less than 12 inches on either side of the valley;~~

~~2. Self-sealing flashing shall be installed at least 36 inches wide having no less than 18 inches on either side of the valley; or~~

~~3. Roll roofing shall be installed at least 36 inches wide having no less than 18 inches on either side of the valley~~

d. *Frame (rough) inspection.* To be made after wiring, piping, chimneys, duct and vents to be concealed are in place and all fire blocking is in place this inspection occurs before any insulation or wall coverings are installed.

e. *Final inspection.* To be made after the building or structure is completed in compliance with this Code prior to issuance of the certificate of occupancy.

(2) *Electrical.*

a. *Underground and slab inspection.* To be made after trenches or ditches are excavated, forms are erected, conduit or cable are installed, and before any backfill or concrete is put in place.

b. *Rough-in inspection.* To be made after the roof, framing, fire blocking, bracing, and wiring are in place and prior to the installation of insulation and wall and ceiling membranes.

c. *Temporary Power Inspection.* Temporary approval for connection to the utility can be granted prior to completion. The temporary connection is only valid for a period not to exceed 90 days.

d. *Final inspection.* To be made after the building or structure is complete, all required electrical outlets, switches and fixtures are in place and properly connected or protected, and the building or structure is ready for occupancy.

(3) *Plumbing.*

a. *Underground and slab inspection.* To be made after trenches or ditches are excavated, forms are erected, piping installed and before any backfill or concrete is put in place. The appropriate silt and erosion control measures must be in place and functional.

b. *Rough-in inspection.* To be made after the roof, framing, fire blocking and bracing are in place and all water, soil, waste and vent piping is complete and prior to the installation of wall and ceiling membranes.

c. *Final inspection.* To be made after the building is complete, and all plumbing fixtures and appliances are in place and properly connected, and the structure is ready for occupancy.

d. *Testing.* Plumbing work and systems shall be tested as required in section 312 of the International Plumbing Code. Tests shall be made by the permit holder and observed by the Building Official.

(4) *Mechanical.*

a. *Underground and slab inspection.* To be made after trenches or ditches are excavated, forms are erected, underground duct and fuel piping is installed and before any backfill and concrete is put in place.

b. *Rough-in inspection.* To be made after the roof, framing, fire blocking and bracing are in place and all duct and fuel piping to be concealed are complete and prior to the installation of wall and ceiling membranes.

c. No mechanical equipment or ductwork is allowed to be installed in any building that is not adequately sealed from the weather. Any ductwork or equipment contaminated by stormwater must be replaced to prevent a potential mold issue or health hazard, as recommended by the DCA Mold Task Force.

d. *Final inspection.* To be made after the building is complete, the mechanical system and appliances are in place and properly connected and the structure is ready for occupancy.

(5) *Gas.*

a. *Rough-in inspection.* To be made after all piping authorized by the permit has been installed and before any such piping has been covered and concealed or any fixtures or appliances have been connected.

b. *Final piping inspection.* To be made after all piping authorized by the permit has been installed, after all portions which are to be covered or concealed by wall and ceiling membranes, plastering, stone or brickwork have been so concealed, and before any fixtures or gas appliances have been connected. Log lighters shall be permitted separately and inspected.

c. *Testing.* This inspection shall include a gas pressure test.

d. *Final inspection.* To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by the new work or any changes, to ensure compliance with the requirements of this chapter and to assure that the installation and construction of the gas system is in accordance with reviewed plans.

(6) *Energy.*

a. *Insulation inspection.* To be made after all rough inspections are complete and approved and before exterior wall insulation is concealed by wall board to check installation of the exterior insulation envelope and to inspect that all holes and cracks through the structure envelope have been sealed in an appropriate manner as to restrict air passage.

b. *Final inspection.* To be made after the building is completed and ready for occupancy. To verify installation and R-value of ceiling and floor insulation. To verify correct SEER ratings on appliances. Verification of compliance with all state amendments for the energy code in regards to sealing and compliance certificates where applicable and properly posted.

(d) *Residential floodplain inspections.* For construction permitted in areas prone to flooding as established by table R301.2(1) of the International Residential Building Code, upon placement of the lowest floor, including basement, and prior to further vertical construction, the building official shall require submission of a certification of the elevation of the lowest floor, including basement, prepared by a registered professional engineer or land surveyor, as required in section R327 of the International Residential Building Code.

(e) *Fire-resistant penetrations.* Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

(f) *Other inspections.* In addition to any other inspections, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this Chapter and other applicable provisions of the code that are enforced by the city.

(g) *Residential fire-resistance-rated construction inspections.* Where fire-resistance-rated construction is required between dwelling units or due to the location on the property, the Building Official shall require an inspection of such construction after all lathing and/or wallboard is in place, but before any plaster is applied, or before wallboard joints and fasteners are taped and finished.

(h) *Inspection agencies*. The Building Official is authorized to request and accept reports of approved inspection agencies, provided such agencies satisfy the requirements of this Chapter.

(i) *Pre-qualified alternate registered engineer inspections.*

(1) When it is evident that the city cannot provide an inspection service of construction covered by this Chapter within two business days of receiving a valid written request for an inspection, then, in lieu of an inspection by inspections personnel employed by the city, any person, firm, or corporation engaged in a construction project which requires an inspection, shall have the option of retaining, at their own expense, a pre-qualified alternate registered professional engineer who holds a certificate of registration issued under chapter 15 of title 43 of the Official Code of Georgia Annotated, and who is not an employee or otherwise affiliated with or financially interested in such person, firm, or corporation, to provide the required inspection. Pre-qualified alternate registered professional engineers shall conduct inspections in accordance with all applicable provisions of this Code and state law, including, but not limited to, O.C.G.A. § 8-2-26, as amended.

(2) The city shall provide for the pre-qualification of alternate registered engineers who may perform inspections pursuant to this section. A pre-qualified alternate registered engineer inspector who personally makes the inspection, shall hold, in addition to the certificate registration required under chapter 15 International Code Council/ICC of title 43 of the Official Code of Georgia Annotated, a certification that matches his area of expertise. Pre-qualified alternate registered engineers may provide inspections in their scope of expertise providing they hold the aforementioned certifications that match their expertise. In lieu of personally holding an International Code Council certification, a registered engineer may employ technicians who hold the required appropriate International Code Council certifications to actually make the inspections. These employees shall also be pre-qualified by the city. Inspection reports submitted to the city shall contain both the certified technician's signature and the signature and seal of the pre-qualified alternate registered engineer and their dates of certification.

(3) Pre-qualified alternate registered engineer inspections and reports shall be accepted only from persons or firms who have been pre-qualified by the Building Official. The requirements, procedures, application forms and report forms shall be as required by the Building Official.

(j) *Inspections requests*. It shall be the duty of the holder of the permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide safe access to and a safe means for inspection of such work for any inspections that are required by this Chapter.

(k) *Approval required.* Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. The Building

Official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this Code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

(l) *Re-inspection fee*. Re-inspection fees shall be required in accordance with the fee schedule as adopted by the city council when work performed is required to be re-inspected due to the following reasons:

(1) The re-inspection is not approved due to a failure to correct a previously noted code violation on a prior inspection;
(2) The job is not ready for inspection when an inspection is requested and performed;
(3) The building or structure is not accessible and inspection cannot be performed;
(4) Work to be inspected has been covered or concealed and proper inspection cannot be performed; or
(5) Prior issuance of a stop work order requires re-inspection.

(m) *Right-of-entry*. Inspections required under the provisions of this Chapter shall be made by the Building Official or designee. Upon presentation of proper credentials, the Building Official or designee may enter the premises between 8:00 a.m. and 7:00 p.m. to perform any duty imposed by this Chapter, provided that the building official or designee has consent to enter the premises or has obtained and presents an inspection warrant as described in this Chapter.

(n) *Manufacturers and Fabricators*. When deemed necessary by the Building Official, he shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the construction codes.

(o) *Inspections prior to issuance of certificate of occupancy or completion*. The Building Official shall inspect, or cause to be inspected, at various intervals all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to issuance of the certificate of occupancy or completion.

(p) *Posting of permit*. Work requiring a permit shall not commence until the permit holder or his agent posts the permit card in a conspicuous place on the premises. The permit shall be protected from the weather and located in such position as to permit the Building Official or representative to conveniently make required entries thereon. This permit card shall be maintained in such position by the permit holder until the certificate of occupancy or completion is issued by the Building Official.

Section 4:

1. It is hereby declared to be the intention of the Mayor and City Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Mayor and City Council to be fully valid, enforceable and constitutional.

2. It is hereby declared to be the intention of the Mayor and City Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and City Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

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4. All ordinances or resolutions and parts of ordinances or resolutions in conflict herewith are hereby expressly repealed.

5. The within ordinance shall become effective upon its adoption.

6. [The provisions of this Ordinance shall become and be made part of The Code of the City of Stonecrest, Georgia, and the sections of this Ordinance may be renumbered to accomplish such intention.]

SO ORDAINED AND EFFECTIVE this the ____ day of _____, 2019.

Approved:

_____
Jason Lary, Sr., Mayor

As to form:

_____
City Attorney

Attest:

_____
Brenda James, City Clerk