

**ORDINANCE  
REGARDING  
GEORGIA STATE MINIMUM STANDARD CODES  
FOR CONSTRUCTION**

**AN ORDINANCE REGARDING ENFORCEMENT OF THE GEORGIA STATE MINIMUM STANDARD CODES FOR CONSTRUCTION AND FOR OTHER PURPOSES.**

**WHEREAS, the Georgia State Minimum Standard Codes for Construction promote the life, health, safety and general welfare of all citizens, and;**

**WHEREAS, said Codes are also designed to protect the property of all citizens; and**

**WHEREAS, it is the desire of the Towns County Government to enforce and/or adopt and enforce, in all respects, the various Georgia State Minimum Standard Codes for Construction; and**

**NOW THEREFORE, BE IT ORDAINED by Towns County's Sole Commissioner that it is the intent of Towns County Government to enforce the latest edition of the following Georgia State Minimum Standard Codes, as adopted and amended by the Georgia Department of Community Affairs:**

**International Building Code  
International Mechanical Code  
International Fuel Gas Code  
International Plumbing Code  
National Electrical Code  
International Fire Code  
CABO One and Two Family Dwelling Code  
Georgia State Energy Code, (CABO Model Energy Code)**

**ORDAINED FURTHER that the following appendices of said codes, as adopted and amended by the Georgia Department of Community Affairs, are hereby adopted by reference as though they were copies herein fully:**

**Standard Building code: Appendix C, D and J  
Standard Mechanical Code: Appendix N/A  
Standard Plumbing Code: Appendix D  
Standard Gas Code: Appendix N/A  
Standard Fire Prevention Code: Appendix N/A  
CABO One and Two Family Dwelling Code: Appendix F**

**ORDAINED FURTHER, there shall be no buildings permitted or constructed within the unincorporated areas of Towns County, Georgia, which exceed a height of three (3) stores or a total of thirty-five (35) feet, whichever is less. This restriction on building height shall include all residential, non-residential, commercial, multi-family, apartment, condominium, or any other structure or improvements permitted to real property within Towns County.**

**The height of a single-family dwelling structure shall be determined by measuring from the point of the highest eave of the structure down to the highest point at which the foundation of such structure intersects the ground.**

**The height of a structure used for commercial purposes or as a multi-family dwelling, including, but not limited to, town houses, apartments, and condominiums, shall be determined by measuring from the highest point of the utmost portion of the crest, summit, or ridge top of the structure down to the footing. The walls placed upon the footing including, but not limited to, poured concrete walls, block walls, or any wall consisting of any other type of construction material shall be considered a portion of that structure to be included in the height limitation.**

**This height restriction shall not apply to: water, radio and television towers. Further, this restriction shall not prohibit chimneys, flagpoles, flues, steeples, belfries, cupolas, antenna or windmills which may extend from the top of a structure or exceed thirty-five (35) feet as a single structure.**

**All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.**

**This Ordinance shall take effect on September 21, 2006.**

**Ordained this 21<sup>st</sup> day of September, 2006.**

*/s/*  
**Bill Kendall, Sole Commissioner  
Towns County**

**Attest:**

*/s/*  
**Linda H. Hedden, County Clerk**

**(County Seal)**