

ORDINANCE

NO.

An ordinance amending certain provisions of the Property Maintenance Code found in Article V of Chapter 8 of the Columbus Code; and for other purposes.

NOW THEREFORE, THE COLUMBUS COUNCIL HEREBY DECLARES AND ORDAINS AS FOLLOWS:

Section 1.

Section 8-41 the Columbus Code is repealed and replaced with a new Section 8-41 to read as follows:

“Sec. 8-41. - Title.

The provisions embraced within the following sections along with Chapters 2,3,4,5, 6, and 7 of the 2018 edition of the International Property Maintenance Code, as amended and adopted by the State of Georgia, published by the International Code Council, Inc., a copy of which is on file in the office of the Clerk of Council, are hereby adopted as "The Property Maintenance Code of Columbus; Georgia," for the purpose of establishing minimum housing standards to maintain health and cleanliness and to insure safe and sanitary conditions; providing penalties for violations of such code; and, hereinafter referred to as "this code."

Section 2.

Paragraph (b) of Section 8-46 the Columbus Code is repealed and replaced with a new Section 8-46 (b) to read as follows:

“(b) *Unsafe buildings.*

- (1) All buildings, or structures used as such, which are unsafe, unsanitary, unfit for human habitation, or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, are considered unsafe buildings. All such unsafe buildings, are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition.
- (2) Whenever the building official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given as prescribed in this section. Such notice shall:
 - a. Be put in writing;
 - b. Include a statement of the reasons why it is being issued;
 - c. Specify a reasonable time to correct each violation with a maximum time limit of 90 days to correct all violations; and,
 - d. State that, if such repairs, reconstruction, alterations, removal or demolition are not voluntarily completed within the stated time as set forth in the notice, the building official shall

institute such legal proceedings charging the person or persons, firm, corporation, or agent with a violation of this code.

- (3) Service of notice shall be as follows:
- a. By delivery to the owner personally, or by leaving the notice at the usual place of abode the owner with a person of suitable age and discretion; or
 - b. By depositing the notice in the United States Post Office addressed to the owner at his last known address with postage prepaid thereon; or
 - c. By posting and keeping posted for 24 hours a copy of the notice in a conspicuous place on the premises to be repaired.
- (4) When a residential building is to be demolished, it shall be done so in accordance with the provisions of the International Building Code.”

Section 3.

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

Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 8th day of December, 2020, introduced a second time at a regular meeting held on the ___ day of _____, 2020; and adopted at said meeting by the affirmative vote of ____ members of Council.

Councilor Allen	voting	_____	.
Councilor Barnes	voting	_____	.
Councilor Crabb	voting	_____	.
Councilor Davis	voting	_____	.
Councilor Garrett	voting	_____	.
Councilor House	voting	_____	.
Councilor Huff	voting	_____	.
Councilor Thompson	voting	_____	.
Councilor Tucker	voting	_____	.
Councilor Woodson	voting	_____	.

Sandra T. Davis

B.H. "Skip" Henderson, III