

On Feb. 19, 2015 Walker County adopted the 2012 edition of the International Property Maintenance Code

Below are a few code violations that are available to residents of Walker County and must notify the Walker County Codes Enforcement Office and file a complaint.

108.1-UNSAFE STRUCTURES AND EQUIPMENT

When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

There are about 3 pages that address this more in detail.

110.1- DEMOLITION

The code official shall order the owner of any premises upon which is located any structure, which in the code officials judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove the structure.....

301.1- SCOPE

The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.

301.2 - Responsibility

The owner of the premises shall maintain the structures and exterior property in compliance with these requirements..... A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter.

301.3 - Vacant structures and land

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure, and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

302.8 - MOTOR VEHICLES

Except as provided for in other regulations, no more than 2 inoperative or unlicensed motor vehicles shall be parked, kept or stored outside on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.

304.1 - EXTERIOR STRUCTURE-GENERAL

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to public health, safety or welfare.

304.18.1 - DOORS

Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock

308.1 - ACCUMULATION OF RUBBISH OR GARBAGE

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

602.3 - HEAT SUPPLY

Every owner and operator of any building, who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from Oct. 1 to April 30 to maintain a minimum temperature of 68 degrees in all habitable rooms, bathrooms and toilet rooms.

THESE ARE JUST A FEW FROM THE CODE MANUAL THAT IS PROBABLY 100 PAGES. PLEASE VIEW THE COMPLETE MANUAL WHEN ADDRESSING A CONCERN.

ORDINANCE FOR ADOPTION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE

An Ordinance of Walker County, Georgia, designated as Title 27, Article V, Chapter 30 of the Code of Walker County, Georgia, adopting the 2012 edition of the International Property Maintenance Code, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the unincorporated areas of Walker County, Georgia; providing for the issuance of permits and collection of fees therefor; repealing all other ordinances and parts of the ordinances in conflict therewith.

The Commissioner of the Walker County, Georgia does ordain as follows:

Section 1. That a certain document, three (3) copies of which are on file in the office of the Commissioner of Walker County, Georgia, being marked and designated as the International Property Maintenance Code, 2012 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of Walker County, Georgia for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Commissioner of Walker County, Georgia are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with additions, insertions, deletions and changes, if any, prescribed in this ordinance.

Section 2. The Commissioner of Walker County, Georgia shall appoint a property maintenance inspection official designated as the *Code Official* as prescribed in Section 103 of the International Property Maintenance Code, 2012 edition, as published by the International Code Council.

Section 3. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Commissioner of Walker County, Georgia hereby declares that she would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 4. That nothing in this ordinance or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

This 19th day of February, 2015.



Bebe Heiskell, Sole Commissioner
Walker County, Georgia

ATTEST:



Briggitt Garrett, Clerk

Walker County Codes Enforcement Appeals Request Form

Violation Number

Date

Print Owner/Occupant Name

Address

Phone Number

Signature

Appeal request fee - \$100.00

Board of Appeals Members

Phillip Cantrell

Lamar Massey

Michael Hicks

Michael Haney