

Fayette County Georgia Code Enforcement

International Property Maintenance Code (IPMC)

Fayette County Georgia Code of Ordinances

Adoption of the International Property Maintenance Code

ARTICLE IX. - PROCEDURES FOR THE ADMINISTRATION OF THE PROPERTY MAINTENANCE CODE

DIVISION 1. - GENERALLY

Sec. 102-1854. - Applicability to property maintenance code.

The provisions of this article apply to the International Property Maintenance Code, as adopted in section 102-22. In this article the term "property maintenance code" means the International Property Maintenance Code as adopted in section 102-22.

(Code 1992, § 5-691; Ord. No. 2006-16, § 9, 12-14-2006)

Sec. 102-1885. - Unlawful acts.

It shall be unlawful for any person, firm or corporation be in conflict with or in violation of any of the provisions of property maintenance code.

Sec. 102-1888. - Violation penalties.

Any person who violates a provision of property maintenance code or fails to comply with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(Code 1992, § 5-714; Ord. No. 2006-16, § 9, 12-14-2006)

International Property Maintenance Code GENERAL REQUIREMENTS

IPMC 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.

IPMC 301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. 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.

IPMC 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.

EXTERIOR PROPERTY AREAS

IPMC 302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

IPMC 302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

IPMC 302.5 Rodent harborage. All structures and exterior property shall be kept free from infestation by rodents, insects, and other vermin. Where any such infestation is found, it shall be promptly remedied by approved extermination or other processes that are not injurious to human health, and adequate measures shall thereafter be undertaken to eliminate harborage and prevent re-infestation. The owner of any building or structure shall be responsible for extermination within the structure prior to renting or leasing such. In a structure containing dwelling unit(s) or in a nonresidential structure, the owner(s) thereof shall be responsible for extermination in the public or shared areas of the structure and exterior premises.

IPMC 302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored 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. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

SWIMMING POOLS, SPAS AND HOT TUBS

IPMC 303.1 Swimming pools. Swimming pools shall be maintained in a sanitary and sound condition.

IPMC 303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than twenty four (24) inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least forty eight (48) inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than fifty four (54) inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of six (6) inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier. Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

IPMC 304.3 Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of four (4) inches (102 mm) high with a minimum stroke width of one-half (0.5) inch (12.7 mm).

RUBBISH AND GARBAGE

IPMC 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.

IPMC 308.2 Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

IPMC 308.1 Rubbish storage facilities. The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

IPMC 308.2.2 Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first removing the doors.

IPMC 308.3 Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.