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Work Session – Perry City Council
1211 Washington Street
Monday, March 16, 2020
5:00 p.m.

AGENDA

1. Call to Order: Mayor Randall Walker, Presiding Officer.
2. Roll:
3. Items of Review/Discussion: Mayor Randall Walker
 - 3a. Appearance
 1. Gas repair bill – Mr. Junior Johnson.
 - 3b. Community Development Department
 1. Review of the City's development/construction/fire safety regulations – Mr. B. Wood and Chief L. Parker.
 2. Review of Proposed Road Projects for WRATS 2045 Plan – Mr. B. Wood.
 3. Chief Building Official recommendation – Mr. B. Wood.
 - 3c. Office of the City Manager
 1. Discussion of the strategic plan – Mr. R. Smith.
4. Council Member Items:
5. Department Head/Staff Items:
6. Adjourn.



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Memorandum

TO: Lee Gilmour, City Manager
FROM: Bryan Wood, Director of Community Development 
DATE: March 12, 2020
RE: Land Management Ordinance Provisions Based on Standards Above the Minimum

Per your request I have reviewed the Land Management Ordinance (LMO) for any provisions that set standards above the minimum codes required by the Georgia Department of Community Affairs (DCA).

In 2017 certain sections of the former Perry Land Development Ordinance (PLDO) were amended to reference the turn-around provisions in Appendix D of the International Fire Code (IFC). These provisions were carried over to the LMO in the following sections. These amendments increased the radius of a cul-de-sac from 40 feet to 48 feet. Right-of-way radius was increased from 50 feet to 60 feet.

- Section 6-10.2(E). Cul-de-sacs or dead-end streets (in Site Development and Related Infrastructure);
- Section 6-10.3, Table 6-10-1. Minimum right-of-way widths;
- Section 6-11.2(A)(2)(c). Cul-de-sacs. (in Private Development Standards).

A copy of IFC Appendix D, as well as a comparison of cul-de-sac standards from other communities is attached.

Appendix D Fire Apparatus Access Roads

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance or legislation of the jurisdiction.

Section D101

General

D101.1 Scope

Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

Section D102 Required

Access

D102.1 Access and loading

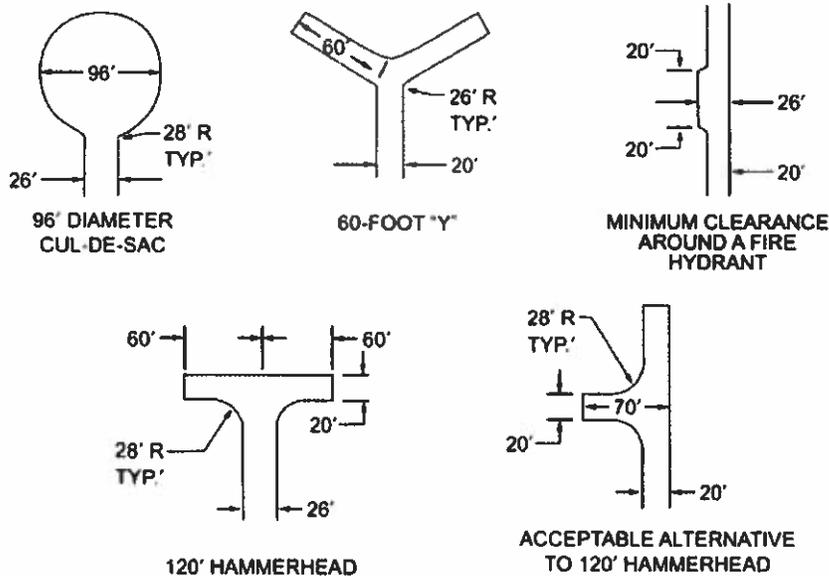
Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

Section D103 Minimum

Specifications

D103.1 Access road width with a hydrant

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).



For SI: 1 foot = 304.8 mm.

FIGURE D103.1

DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

D103.2 Grade

Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the *fire code official*.

D103.3 Turning

radius

The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4

REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates

Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved by the fire code official*.
6. Methods of locking shall be submitted for approval by the *fire code official*.
7. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

D103.6 Signs

Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING--FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

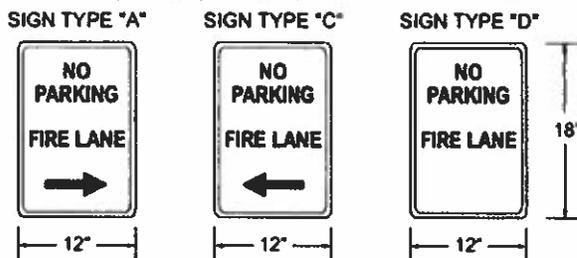


FIGURE D103.6

FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width

Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

Section D104 Commercial and Industrial

Developments

D104.1 Buildings exceeding three stories or 30 feet in height

Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area

Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m²) shall be provided with two separate and *approved* fire apparatus access roads.

Exception: Projects having a gross *building area* of up to 124,000 square feet (11 520 m²) that have a single *approved* fire apparatus access road where all buildings are equipped throughout with *approved automatic sprinkler systems*.

D104.3 Remoteness

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Section D105 Aerial Fire Apparatus Access

Roads

D105.1 Where required

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building

One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.

D105.4 Obstructions

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

Section D106 Multiple-Family Residential

Developments

D106.1 Projects having more than 100 dwelling units

Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Exception: Projects having up to 200 *dwelling units* shall have not fewer than one *approved* fire apparatus access road where all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units

Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

D106.3 Remoteness

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Section D107 One- Or Two-Family Residential

Developments

D107.1 One- or two-family dwelling residential

developments

Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

D107.2 Remoteness

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Section D108 Referenced

Standards

ASTM	F2200—14	Standard Specification for Automated Vehicular Gate Construction	D103 §
UL	325—02	Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revisions through May 2015	D103 §

Comparison of Residential Street and Cul-De-Sac Design Standards

City	Residential Street				Residential Cul-de-sac		
	Pavement Width (ft)	With Curb (ft)	R-O-W Width (ft)	Diameter (ft)	R-O-W Diameter (ft)	Max Length (ft)	
Perry Standard Regs	23	27	50 for dead end 60 for minor 40 for minor res in conservation s/d	96 80 prior to adoption of LMO	120 100 prior to adoption of LMO	none	
Perry Form Based Code	26 local 32 collector	Local includes parking one side 8' Collector includes parking both sides 14'	50 local 60 collector	Cul-de-sacs not allowed except by variance			
Canton	20 for up to 400 lots 24 for over 400 lots	24 28	50 for up to 400 lots 60 for over 400 lots	80 to back of curb	110	None found	
Carrollton	20 for local 24 for collector Collector is street with over 100 average peak hour trips	24 local 28 collector	50 for local 60 for collector	80	100	600 or serving more than 19 lots	
Douglasville	24	28	50 for local st 60 for res s/d w/ lots greater than 20,000	80 to back of curb	100	600 to 800 depending on topography	
Duluth	23 urban 27 rural; 23 with curb & gutter Rural is s/d with 40,000 sf lots	27 urban and rural	50 urban 60 rural; 50 with curb & gutter	80 urban and rural	100 urban 120 rural; 100 with curb & gutter	2,000	
Dunwoody	20 local 30 collector (includes 8' of bike lanes) No clear definition of collector	24 local 34 collector	50 local 60 collector	80 to inside of curb	100 Cul-de-sac max length 1,200 ft	1,200	
East Point	Not indicated w/out curbing Minor serves up to 50 lots; Major over 50	22 minor 24 major	44 minor 50 major	64 back of curb minor 80 back of curb major	82 minor 100 major	none	
Gainesville	24 local 28 collector Collector serves 100 or more lots; local less than 100	28 local 32 collector	50 local 60 collector	84 back of curb local Not allowed on collector	106 local	600	

City	Residential Street			Residential Cul-de-sac		
	Pavement Width (ft)	With Curb (ft)	R-O-W Width (ft)	Diameter (ft)	R-O-W Diameter (ft)	Max Length (ft)
Hinesville	22 no parking 42 parking both sides	26 no parking 46 parking both sides	60 minor 60 collector	80 minor Not allowed on collector	100	600
Lawrenceville	18 20	22 24	44 less than 50 lots 50 more than 50 lots	80 back of curb	100; 120 if center landscaping	600
Newman	24	29	50 local 60 minor collector	None for local 100	100 local 120 collector	500
Peachtree City	22 residential 24 neighborhood collector	+ Curb and gutter but no detail found	50 residential 60 neighborhood collector	80 w/out island 100 w/ island, 20' min pavement	100	none
Peachtree Corners	23 urban 24 rural; 23 with curb & gutter Rural is s/d with 40,000 sf lots	27 urban and rural	50 urban 60 rural; 50 with curb & gutter	80 urban and rural	100 urban 120 rural; 100 with curb & gutter	2,000
Rome	23 urban residential 28 collector Collector serves 200 or more lots	27 urban residential 32 collector	50 urban residential	80 edge of pavement	100	1600
Stockbridge	22	26	50	80 back of curb	110	800
Woodstock	Minor res 24 Minor collector 28		Minor res 50 Minor collector 60	74 back of curb	100	

Informational Handout for Council Review

Code Adoption and Appendices Recommendation

Purpose

This handout is being provided as an informational document on the code adoption process in Georgia and to offer Staff recommendation on the codes, amendments and appendices. As Chief Building Official I feel these documents need to be adopted to protect properties and life safety in the City of Perry. The mandatory and permissive codes, amendments and appendices are all established as **minimum** standards and are intended to guide development such that nothing is constructed, used or occupied that does not meet the intent and purpose of these codes.

General

The Uniform Codes Act is codified at Chapter 2 of Title 8 of The Official Code of Georgia Annotated. O.C.G.A. Section 8-2-20(9)(B). Below is a list of the current mandatory and permissive state codes. Each of these separate codes typically consists of a base code and a set of Georgia amendments to the base code. The mandatory codes are **applicable to all construction** whether or not they are locally enforced and the permissive codes are only applicable if a local government chooses to adopt and enforce one or more of these codes. These codes are as follows:

Mandatory Codes:

- **International Building Code**
- **International Residential Code for One- and Two-Family Dwellings**
- **International Fire Code**
- **International Plumbing Code**
- **International Mechanical Code**
- **International Fuel Gas Code**
- **National Electrical Code**
- **International Energy Conservation Code**
- **International Swimming Pool and Spa Code**

Permissive Codes:

- **Disaster Resilient Building Code IBC Appendix**
- **Disaster Resilient Building Code IRC Appendix**
- **International Property Maintenance Code**
- **International Existing Building Code**

- **National Green Building Standard**

As noted above, the building, one and two family dwelling residential, fire, plumbing, mechanical, gas, electrical, energy, and swimming pool codes are mandatory codes, meaning that under Georgia law, any structure built in Georgia must comply with these codes.

Georgia law gives the enumerated codes statewide applicability; it is not required that local governments adopt the mandatory codes. Local governments must, however, adopt administrative procedures in order to enforce them (O.C.G.A. Section 8-2-25(a)).

The remaining codes are referred to as **permissive codes**. Unlike the mandatory codes, in order for a local government to enforce one or more of these permissive codes, that code or codes must be adopted, either by ordinance or resolution, by the local jurisdiction. A copy of the ordinance or resolution adopted must be forwarded to DCA (O.C.G.A. Section 8-2-25 (b)).

Administration and Enforcement of the State Minimum Standard Codes

In order to properly administer and enforce the State minimum standard codes, local governments must adopt reasonable administrative provisions. The power to adopt these administrative procedures is set forth in O.C.G.A. Section 8-2-26(a)(1). These provisions should include procedural requirements for the enforcement of the codes, provisions for hearings, provisions for appeals from decisions of local inspectors, and any other procedures necessary for the proper local administration and enforcement of the State minimum standard codes.

DCA periodically reviews, amends and/or updates the State minimum standard codes. If a local government chooses to locally enforce any of these codes, it must enforce the latest editions and the amendments adopted by DCA.

Appendices

It should be noted that The Uniform Codes Act states that the appendices of the codes are not enforceable unless referenced in the body of the code, adopted by DCA, or **specifically adopted by a municipality** or county. If any appendices have been adopted by DCA, they will be noted in the Georgia amendments as such.

Local Amendments

The Uniform Codes Act provides that local governments may, under certain conditions, adopt local amendments to the state minimum standard codes. **Please note that DCA does not approve or disapprove any local amendment. The department provides a recommendation only. However, in order to enforce any local amendment, the local government must submit the proposed amendment to DCA for review (O.C.G.A. Section 8-2-25(c)).**

The Current State Minimum Standard Codes

The following are the current State minimum standard codes for construction as adopted by the Board of Community Affairs.

Current Mandatory Codes as Adopted by DCA:

- International Building Code, 2018 Edition, with Georgia Amendments ([2020](#))
- International Residential Code, 2018 Edition, with Georgia Amendments ([2020](#))
- International Fire Code, 2018 Edition (No Georgia Amendments)
- International Plumbing Code, 2018 Edition, with Georgia Amendments ([2020](#))
- International Mechanical Code, 2018 Edition, with Georgia Amendments ([2020](#))
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments ([2020](#))
- National Electrical Code, 2017 Edition (No Georgia Amendments)
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments ([2020](#))
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments ([2020](#))
- **For information and questions regarding the Life Safety Code (NFPA 101) or the Georgia Accessibility Code please [contact the State Fire Marshal's Office](#).**

Current Permissive Codes as Adopted by DCA:

- Disaster Resilient Building Code IBC Appendix([2013](#))
- Disaster Resilient Building Code IRC Appendix ([2013](#))
- International Property Maintenance Code, 2012 Edition, with Georgia Amendments ([2015](#))
- International Existing Building Code, 2012 Edition, with Georgia Amendments ([2015](#))
- National Green Building Standard, 2008 Edition, with Georgia Amendments ([2011](#))

City of Perry Code of Ordinances Chapter 5 – Buildings and Building regulations

The City of Perry Code of Ordinances as written provides for the adoption of the current editions of the codes as modified or amended. Within this section are the administrative procedures as required by law O.C.G.A. 8-2-26(A)(1). Also in this section is the listing of the technical codes adopted by the City which includes the mandated codes, the permissive codes, amendments and appendices.

Chapter 5 needs corrective action to clean up wording that is no longer acceptable or is out of date, as example; CABO One and Two Family Dwelling Code is now the International Residential Code for One and Two Family Dwellings. The use of Building Inspector instead of Building Official, Standard Building Code instead of International Building Code, Georgia State Energy Code instead of International Energy Conservation Code and Standard Unsafe Building Code instead of the International Property Maintenance or International Existing Building Code are just a few examples.

Other areas needing attention; Article III, the sections pertaining to Code Enforcement. Some definitions are not consistent with the codes, references to OCGA designations not correct or changed position titles like Public Officer and some procedural outlines.

**All of these areas will be addressed once the decision by Council has been made on the adoption of the permissive codes and any appendices proposed by staff. City Staff and the City Attorney will address the needed changes and return to Council for adoption at a later date.*

Staff Recommendations

The following is the recommendation and support for the adoption of the current Permissive codes as approved by the State Codes Advisory Committee and adopted by the Georgia Department of Community Affairs.

Staff also recommends the inclusion of all the appendices (A-N) for the **Building Code** with the exception of appendix M (Tsunami Generated Flood Hazards)

Appendix (A) Employee Qualifications: Provides optional criteria for the qualifications for the local jurisdictions to consider when hiring personell to enforce and administer the building code.

Appendix (B) Board of Appeals: Provides criteria for board members and qualifications for same. Establishes procedures for the board to follow in the performance of the appeal process and provides a structure for meetings.

Appendix (C) Agriculture Buildings: Provides additional and special considerations not covered by the code due to special and unique uses related to agriculture structures.

Appendix (D) Fire Districts: Help to establish special fire prevention methods when infill development is done in a congested area such as the downtown area. New code requirements may prohibit or make cost prohibitive if the code is the only application. New code requirements may restrict or prohibit certain construction types and or uses which may be allowed in the appendix application.

Appendix (E) Supplementary Accessibility Regulations: Includes scoping requirements contained in the 2010 ADA Standards and Accessibility Designs that are not otherwise mentioned or mainstreamed in the code. Some examples are mailboxes, bus stops, signage, portable toilets and special events.

Appendix (F) Rodent Proofing: These provisions are minimum mechanical methods to aid in preventing the entry of rodents; these methods can assist Code Enforcement efforts on existing structures when needing to determine prevention methods.

Appendix (G) Flood Resistant Construction: Intent is to provide additional floodplain management and administrative assistance for the requirements of the NFIP (National Flood Insurance Program) that are not included in the body of the code. Examples of areas of aid are mobile homes, gas tanks, RV's and utility devices.

Appendix (H) Signs: Aids in the enforcement of sign regulations and structural concerns not ordinarily addressed in local sign ordinances or provided for in the body of the code.

Appendix (I) Patio Covers: Provides standards for the use and construction of outdoor covers not identified in the code.

Appendix (J) Grading: Aids in providing standards for fill dirt, grading methods and slope protection where not designed by a professional. This appendix has illustrations and examples to show benching details and proper slope designs.

Appendix (K) Administrative Provisions: Primary use is to make building code and electrical code provisions compatible for enforcement and administration. Some conflicts exist in the two codes and this aids in that resolve.

Appendix (L) Earthquake Recording Instrumentation: Provides recording guidelines for the ground motion and earth movement data collection. This could aid professionals and the local government in future development projects if earthquake events increase.

Appendix (M) Tsunami Generated Flood Hazard: N/A

Appendix (N) Replicable Buildings: Provides means of incorporating guidelines for streamlining document review processes, this could result in faster turnaround for the end user.

Staff also recommends the inclusion of all the appendices (A-T) for the **Residential Code** with the exception of appendix I and L (Private Sewage & Permit Fees)

Appendix (A) Sizing and Capacity for Gas Piping: Aids and provides a determination for sizing gas piping for replacement systems and equipment change outs.

Appendix (B) Venting Systems for Draft Hoods & Category 1 Appliances & Type B Vents: Provides additional information and illustrations for the design of draft hoods and venting systems. This aids the NFPA requirements and the Fuel Gas Code.

Appendix (C) Exit Terminals of Mechanical Draft and Direct Vent Systems:

Provides graphic depictions and measurement termination locations information.

Appendix (D) Procedures for the Safety Inspections of Existing Appliance

Installation: Aids Code Enforcement in providing a guide when determining proper installation and safe use of existing appliances in existing conditions

Appendix (E) Manufactured Housing Used as Dwellings: Helps in the regulation of installation, maintenance, repairs, inspections and foundation systems along with utility systems connections.

Appendix (F) Radon Control Methods: Provisions intended to mitigate the transfer of radon gases from the soils into dwelling units. Radon is a radioactive gas that has been identified as a cancer causing agent.

Appendix (G) Piping Standards for Various Applications: Provides tables and standards for plastic pipe applications not covered in the body of the code.

Appendix (H) Patio Covers: Relaxes certain provisions contained in the code, such as permitted uses, walls, screenings, glazing, light , ventilation, egress and design loads.

Appendix (I) Private Sewage Disposal: N/A

Appendix (J) Existing Buildings and Structures: Assists in the regulation of repairs, renovations or alterations of existing buildings. Intent is to encourage the safe use and compliance with the minimum codes and to ensure new work conforms to the intent of the codes and that existing conditions remain at the current level of compliance.

Appendix (K) Sound and Transmission: Recommendations for the mitigation of sound transmission in dwelling units and other occupancies.

Appendix (L) Permit Fees: N/A

Appendix (M) Home Day Care R-3 Occupancies: Applies to scenarios where day care is provided in a residential dwelling unit and does not rise to the scope that would apply a commercial application or the fire or building code regulations.

Appendix (N) Venting Methods: Plumbing systems are best understood by using illustrations such as isometric details. This appendix provides multiple examples of such.

Appendix (O) Automatic Vehicular Gates: Provides requirements for the safe operation and installation of automatic gate equipment in residential applications.

Appendix (P) Sizing of Water Piping Systems: Although chapter 29 provides basic information to begin water service and distribution systems this appendix provides additional methods to complete the pipe sizing applications.

Appendix (Q) Tiny Houses: Relaxes requirements in the body of the code as they apply to living areas less than 400 Sq. Ft.. Attention is given to items like stairs, headroom, ceiling heights and emergency escapes and rescue openings.

Appendix (R) Light stray-Clay Construction: Non-structural construction methods and information on thermal performances and environmental impact.

Appendix (S) Straw Bale Construction: Provides prescriptive requirements for the structural construction of interior and exterior walls.

Appendix (T) Solar Ready Provisions for Detached 1 & 2 Family and Townhouse dwellings: Provides requirements for the spacing, loading and system installation pathways for connecting systems and structural capacity limits for roof systems.

Staff also recommends the inclusion of all the appendices (A-B) for the **Mechanical Code** with the exception of appendix B (Permit Fees)

Appendix (A) Chimney Connectors and Pass through: Provides illustration for the installation of smoke piping.

Appendix (B) Fees: N/A

Staff also recommends the inclusion of all the appendices (A-E) for the **Plumbing Code** with the exception of appendix A (Permit Fees)

Appendix (A) Fees: N/A

Appendix (B) Rainfall Rates: Provides information on average rainfall events in order to aid design of storm water and drainage systems.

Appendix (C) Structural Safety: Provides regulations on the limits of size, location and placement of holes, notches and cuts in structural framing members.

Appendix (D) Degree Days and Design Temperatures: Reference and guides to temperatures for directing code users for the design of plumbing systems.

Appendix (E) Sizing of Water Piping Systems: Sizing of water systems and distribution piping is not specified in Chapter 6 of the code, sizing is left up to the Code Official. This appendix provides clarity and methods that can help when designing an approved system.

Staff also recommends the inclusion of all the appendices (A-D) for the **Fuel Gas Code** with no exceptions.

Appendix (A) Sizing and Capacities of Gas Piping: Provides commentary, guidance and examples for sizing gas piping systems.

Appendix (B) Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category 1 Appliances and Appliances listed for use with Type B Vents: Provides sizing formulas and diagrams to verify compliance with the code requirements.

Appendix (C) Exit Terminals of Mechanical Draft and Direct- Vent Venting Systems: Provides graphics and illustrations for spacing and location dimensions.

Appendix (D) Recommended Procedures for Safety Inspections of Existing Appliance Installation: Provides procedures for testing and inspecting existing gas appliance use and installations.

Summary of Staff Recommendation

Staff believes adoption by ordinance/ resolution of the mandated codes by Council (even though it is not necessary to do so) and of the permissive codes as approved by the Department of Community Affairs and the appendices noted above, exhibits a commitment to the Citizens of Perry that life safety, quality of life and protection of property is a priority.

Adopting the permissive codes and the noted appendices listed herein provides staff potential alternative routes and necessary tools to administer and enforce the standards and procedures set out in the codes. Further, these additions to the codes give staff an opportunity to find alternate ways to meet the intent of the codes, making some requirements less stringent and less costly. The mandatory codes make references to other documents for clarity and direction on things like materials, products and application and I believe the appendices are just one more reference that can assist. Staff believes having these tools will continue to provide assistance and enhance the development processes and provide a better customer service opportunity to the development community.



Where Georgia comes together.

Memorandum

TO: Lee Gilmour, City Manager
FROM: Bryan Wood, Director of Community Development
DATE: March 12, 2020
RE: Draft Project List – WRATS 2045 Plan Update

Per your request I am providing a list of road improvement projects proposed in the Perry Service Delivery Area for consideration by Mayor and Council at their March 16 work session.

We have been asked to provide comments by March 20, 2020.

Project Number	Proposed Program Year / Reason Included	Project ID GDOT/MGRC	WRATS TIP #	County	Jurisdiction	Short Description	Primary Work Type	Estimated Total	Info Source
10	2016-2020	0011347 (TIA)	-	Houston	Perry	Lake Joy Road From Sandefur Road To SR 127/ South Houston Lake Road 1	TSM/TDM/ITS	\$ -	Constrained Previous Plan
10	Unknown	0011347 (TIA)	-	Houston	Perry	Lake Joy Road From Sandefur Road To SR 127/South Houston Lake Road 2	Widening	\$ 8,132,000	SPIOST/Locally Funded
14	2016-2020	0013244	-	Houston	Perry	West Perry Bypass From CR 100/SW Perry Bypass to CR 106/ Perry Parkway	New Roadway	\$ 13,206,000	Constrained Previous Plan
18	2019	0015552	2018-1	Houston	Perry	SR 7 At Flat Creek 3.5 Mi SW Of Perry	Bridges	\$ 850,000	GDOT
20	2019	0015553	2018-2	Houston	Perry	SR 7/SR 127/US 41 At Big Indian Creek In Perry	Bridges	\$ 600,000	GDOT
31	2016-2020	350930-	-	Houston	Perry	SR 127 From West King's Chapel Road To North Perry Bypass	TSM/TDM/ITS	\$ -	Constrained Previous Plan
40	2017	S014823	-	Houston	Perry	Radil Improve SR 127/Houston Lake Rd At N.Davis Dr/(CS726	Intersection	\$ 33,458	GDOT
41	2017	S014852	-	Houston	Perry	Add North & Southbound Left Turn Lanes US 41/SR 11At CR194/Langston Rd	Turn Lanes	\$ 199,766	GDOT
45	2019	S015158	-	Houston	Perry	Intersection Realignment At SR 127 & SR 224	Realignment	\$ 176,000	GDOT
47	2016-2020	-	-	Houston	Perry	Moss Oaks Road From Industrial Drive To Marshallville Road	Realignment	\$ -	Constrained Previous Plan/

Project Number	Proposed Program Year / Reason Included	Project ID GDOT/MGRC	WRATS TIP #	County	Jurisdiction	Short Description	Primary Work Type	Estimated Total	Info Source
1	2021-2030	0000405	-	Both	Fort Valley/ Perry	SR 7/US 341 From SR 96 (Peach Co) To Existing Four Lane SR 7/US 341 (Houston Co)	Widening	\$ 28,050,488	Constrained Previous Plan
54	2031-2040	-	-	Houston	Perry	SR 11/US 341 From Arena Road To Grovania Road	Widening	\$ 38,435,000	Constrained Previous Plan
58	2031-2040	-	-	Houston	Houston	Limerock Road/ Boutwell Road From SR 224/Golden Isles Parkway To SR 11/US 341	Widening	\$ 18,227,000	Constrained Previous Plan
5	2030	0008583	-	Houston	Perry	SR 247/US 129 From SR 247 Spur To SR 96	Widening	\$ 33,425,000	GDOT
18	2021	0015552	2018-1	Houston	Perry	SR 7 At Flat Creek 3.5 Mi SW Of Perry	Bridges	\$ 2,400,000	GDOT
20	2022	0015553	2018-2	Houston	Perry	SR 7/SR 127/US 41 At Big Indian Creek In Perry	Bridges	\$ 4,800,000	GDOT
26	2020	0016111	-	Houston	Perry	SR 247 At SR 247 Spur	Roundabout	\$ 400,000	GDOT
9	2040+	0011346 (TIA)	-	Houston	Perry	St. Patrick's Drive Extension From St. Patrick's Drive To Thompson Road	New Roadway	\$ 7,901,000	Illustrative Previous Plan
66	2040 +	-	-	Both	Perry	SR 11/US 41 From Mossy Creek To SR 127	Widening	\$ 34,169,000	Illustrative Previous Plan
67	2040 +	-	-	Houston	Perry	Kings Chapel Road From Arena Road to SR 247	New Roadway	\$ 14,100,000	Illustrative Previous Plan
68	2040 +	-	-	Houston	Perry	Langston/Arena Road From US 41 to US 341	Widening	\$ 62,779,000	Illustrative Previous Plan
69	2040 +	-	-	Houston	Perry	Kings Chapel Road From SR 127 To Arena Road	Widening	\$ 34,018,000	Illustrative Previous Plan
70	2040 +	-	-	Houston	-	SR 247 Connector From SR 247 to SR 224/Golden Isles Parkway	New Roadway	\$ 10,514,000	Illustrative Previous Plan
73	2040 +	-	-	Houston	Perry	SR 127 From Sr 247/US 129 To Moody Road	Widening	\$ 26,723,000	Illustrative Previous Plan

Legend

Duplicate Project #
Newly added project from MGRC or SPIOST
Data Based Potential Addition
Potential Removal (Project completed or under construction)
Believed HB170 Funding

Project Number	Proposed Program Year / Reason Included	Project ID GDOT/MGRC	WRATS TIP #	County	Jurisdiction	Short Description	Primary Work Type	Estimated Total	Info Source
118	New - Safety	-	-	Houston	Perry	Houston Lake Rd from Lake Joy Rd to Golden Isles Pkwy	Segment Safety Analysis	TBD	Based on High Number of Crashes

133	New - 2045 LOS	-	-	Houston	Perry	SR 127 from Houston Lake Road to Moody Road	Congestion Study	TBD	GDOT Model Data
81	Unknown	-	-	Houston	Perry	SR 127 From West King's Chapel Road To North Perry Bypass	Turn Lanes	\$ 8,261,000	SPLOST/Locally Funded Previous Plan
88	New - MGRC	MGRC-067/070	-	Houston	Perry	Widen SR 247 from SR96 to Houston County - Pulaski County line. Project would take the road in this section from two to five lanes.	Widening	\$ 26,212,600	Approved Potential TSPLOST List
95	New - MGRC	MGRC-162	-	Houston	Perry	This project will extend Langston/Commodore Road with a three lane rural section	New Roadway	\$ 3,000,402	Potential TSPLOST Desired List
103	New - MGRC	-	-	Houston	Perry	Main Street operations improvements	Road diet	TBD	City of Perry via MGRC
104	New - MGRC	-	-	Houston	Perry	Gen Courtney Hodges Blvd and Carrroll Street intersection improvements, roundabout or realignment	Realignment	TBD	City of Perry via MGRC
105	New - MGRC	-	-	Houston	Perry	Jerigan Street extension to Newman Place	New Roadway	TBD	City of Perry via MGRC
106	New - MGRC	-	-	Houston	Perry	Macon Road at Commerce Street/Swift Street	Realignment	TBD	City of Perry via MGRC
107	New - MGRC	-	-	Houston	Perry	Sam Nunn Boulevard at Washington Street/Ball Street	Realignment or Roundabout	TBD	City of Perry via MGRC

Legend

Duplicate Project #
Newly added project from MGRC or SPLOST Data Based Potential Addition
Potential Removal (Project completed or under construction)
Believed HB170 Funding



Where Georgia comes together.

Lee Gilmour <lee.gilmour@perry-ga.gov>

Chief Building Official Recommendation

1 message

Bryan Wood <bryan.wood@perry-ga.gov>
To: Lee Gilmour <lee.gilmour@perry-ga.gov>

Tue, Mar 10, 2020 at 4:51 PM

Mr. Gilmour,

As you are aware, Tracy Hester submitted his resignation as Chief Building Official this morning. His last day is expected to be March 30th.

I have talked to Daniel Bass, Building Inspector, and feel confident that he can handle the duties of this position during the interim period.

I recommend appointing Daniel Bass as Interim Chief Building Official until a permanent replacement is on board.



Bryan Wood

Community Development Director

City of Perry

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