

STATE OF GEORGIA
CITY OF DUBLIN

ORDINANCE
25-14

AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF DUBLIN, GEORGIA, TO AMEND THE CODE OF ORDINANCES OF THE CITY OF DUBLIN BY DELETING SECTION 10-40 OF ARTICLE III OF CHAPTER 10 ENTITLED “RULES AND REGULATIONS FOR COMMERCIAL BUILDINGS” IN ITS ENTIRETY AND INSERTING A NEW SECTION 10-40 ENTITLED “RULES AND REGULATIONS FOR COMMERCIAL BUILDINGS” IN LIEU THEREOF TO UPDATE THE CODE SECTION; TO PROVIDE FOR SEVERABILITY; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; TO PROVIDE AN ADOPTION AND EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Article IX, Section II, Paragraph II of the Constitution of the State of Georgia provides that matters pertaining to municipalities may be dealt with without necessity of action by the General Assembly;

WHEREAS, the Georgia legislature passed the Municipal Home Rule Act of 1965, codified under O.C.G.A. § 36-35-1, et seq., authorizing municipal governments to adopt clearly reasonable ordinances, resolutions, or regulations for which no provision has been made by general law;

WHEREAS, the Mayor and Council are vested with the authority to regulate rules and regulations regarding fire protection and prevention within the limits of the city; and

WHEREAS, the Mayor and Council desire to amend the fire protection and prevention rules and regulations to certain buildings.

NOW, THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF DUBLIN HEREBY ORDAIN AS FOLLOWS:

SECTION 1.

That the Code of Ordinances, City of Dublin, Georgia, is hereby amended by deleting in its entirety Section 10-40, of Article III, titled Rules and Regulations for Commercial Buildings located within Chapter 10, titled Fire Protection and Prevention, and inserting a new Section 10-40, which shall read as follows:

“Sec. 10-40. –Rules and Regulations for Buildings.

The following code abbreviations are used in this section:

IBC—International Building Code.

NFPA—National Fire Protection Association.

1. *Construction.* All buildings must be constructed according to all applicable IBC regulations, 1985 Edition, and any future updates; and the NFPA Life Safety 101 Code, 1985 Edition, or any future updates.
2. *Automatic alarms.* All Commercial buildings and all Residential buildings with rooms rented for hire that include sleeping, shall have wired or wireless interconnected smoke alarms. Wired or wireless carbon monoxide alarms are required to be installed if the location has fuel-burning appliances or fuel-burning equipment. Devices shall be listed, installed, maintained, and tested in accordance with the manufacturer and nationally approved standards.
 - a. Wired setup may include electrical, low voltage, or through NFPA 72 fire alarm system if required by State minimum fire codes.
 - b. Wireless setup may be any wireless means that provide interconnection of devices.

- c. New construction or modification of 50% or greater of existing building shall be wired and include strobes for restroom(s).
- d. This Section shall not be interpreted to require an NFPA 72 Fire Alarm System.
- e. This Section shall not apply to Residential 1 or 2 family dwellings.

3. *Alternative from state Minimum Requirements.*

- a. For the purpose of establishing alternatives from state minimum requirements for the construction, alteration and repair of existing buildings, Article 3 of Chapter 2 of Title 8, "The Uniform Act for the Application of Building and Fire Related Codes to Existing Buildings" of the Official Code of Georgia, as amended, is hereby adopted, ordained and enacted and shall be in full force and effect in the city; and the same is hereby incorporated by reference herein and made a part of this Code.
- b. This section shall be enforced by the Fire Inspector and Building Inspector for compliance alternatives of state minimum codes upon written request from building owner for alternative compliance from adopted state minimum codes. Alternatives permitted shall be approved by Fire Inspector and Building Inspector. Fire or Building certificate of occupancy or completion shall state the Alternative compliance Issued.
- c. Failure to observe, maintain, and abide by all requirements for approved established alternative compliance shall be a violation of this section and shall be punished as provided by section 1-10 of this Code."

SECTION 2.

SEVERABILITY: If any provision of this ordinance is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

EFFECTIVE DATE: This ordinance shall become effective at 12:00 noon on the fifth day after its adoption.

REPEALER: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SO ORDAINED this 2nd day of October, 2025 by a vote of (6) FOR and (0) AGAINST.

CITY OF DUBLIN, GEORGIA:

Mayor

ATTEST:

R. Blake Daniels, Interim City Clerk
(SEAL)

