

**Sec. 5-92.
Unsafe buildings or systems.**

All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide 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, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with ordinance or State law.
(Code 1978, § 5-44; Ord. No. 1993-05, 11-18-1993)

**Sec. 11-109 -
Nuisances prohibited.**

It is the duty of the owner of every dwelling, building, structure, or property within the City to construct and maintain such dwelling, building, structure, or property in conformance with applicable codes in force within the City, or such ordinances which regulate and prohibit activities on property and which declare it to be a public nuisance to construct or maintain any dwelling, building, structure, or property in violation of such codes or ordinances. **State Law reference—** Required provisions, O.C.G.A. § 41-2-9(a)(1)

Sec. 5-117 – Permit application

When required. Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the technical codes, or to cause any such work to be done, shall first make application to the Director of Inspections and obtain the required permit for that work.
(Code 1978, § 5-60; Ord. No. 1993-05, 11-18-1993)

We all have rights and responsibilities ... whether as a local government, property owner or tenant. We all need to work together as a community to support, protect and even enhance our quality of life in Hinesville. Our principles and values affect where we live, work and play. May we each do our part to better Hinesville whether it is home for a day or a lifetime.



City of Hinesville
Inspections Department

115 East M. L. King Jr. Drive
Hinesville, GA 31313
Ph: 912-876-4147 Fax: 912-876-4770
Insp_contact@CityOfHinesville.org

To view the ordinances in their entirety, visit:
www.CityOfHinesville.org



Fire Damage: Codes to Know



The Inspections Department recognizes that fire damage can be devastating to our community members.

Fire damage can lead to displacement of families, destruction of personal property, and even loss of life.

Please review these codes from the City of Hinesville Code of Ordinances regarding fire damage and property maintenance.



George W. Smith, Jr., Director

City of Hinesville

Code of Ordinances



The City of Hinesville Inspections Department and Code Enforcement wish to support and assist you during this time to make the property safe for all (i.e., boarded up and/or safe from infestation of animals or looters), and to create a plan for the rehabilitation of the damaged areas.

We can assist with necessary paperwork for demolition and/or repairs, and to work with you on restoration inspections.

Please feel free to contact us!

Inspections Department-
Permit Technicians

(for permits and lists of area contractors or to request to speak with Inspections Director, Mr. George Smith)

912-876-4147

Insp_Contact@CityofHinesville.org

Code Enforcement Officers

(for neighborhood issues or City Ordinances)

Lead Code Enforcement Officer,

Daniel St. Onge

912-512-5432

DStOnge@CityofHinesville.org

Residential Plans Examiner

(for Residential Building Codes)

Jose Apolaya

912-271-8582

JApolaya@CityofHinesville.org

Once your building has been assessed by our Code Enforcement Officers and Building Inspector, a determination will be made by Inspections Director, Mr. George Smith, on the status of the building based on the extent of the damage.

Sec. 11-112. - Additional powers of public officer.—If the building is Unfit
-This situation will allow only those over the age of 18 to occupy at their own risk, and that repairs must be made.

(a) The public officer may determine, under existing ordinances, that a dwelling, building, or structure is unfit for human habitation or is unfit for its current commercial, industrial, or business use if he finds that conditions exist in such building, dwelling, or structure which are dangerous or injurious to the health, safety, or morals of the occupants of such dwelling, building, or structure; of the occupants of neighborhood dwellings, buildings, or structures; or of other residents of such County or municipality. Such conditions may include the following (without limiting the generality of the foregoing):

- (1) Defects therein increasing the hazards of fire, accidents, or other calamities;
- (2) Lack of adequate ventilation, light, or sanitary facilities;
- (3) Dilapidation;
- (4) Disrepair;
- (5) Structural defects; and
- (6) Uncleanliness.

(b) The public officer may determine, under existing ordinances, that a dwelling, building, or structure is vacant, dilapidated, and being used in connection with the commission of drug crimes upon personal observation or report of a law enforcement agency and evidence of drug crimes being committed.

(c) In addition to such powers as may be necessary or convenient to carry out and effectuate the purpose and provisions of this article, the public officer may:

- (1) Investigate the dwelling conditions in the City in order to determine which dwellings, buildings, or structures therein are unfit for human habitation or are unfit for current commercial, industrial, or business use or are vacant, dilapidated, and being used in connection with the commission of drug crimes;
- (2) Administer oaths and affirmations, to examine witnesses, and to receive evidence;
- (3) Enter upon premises for the purpose of making examinations; provided, however, that such entries shall be made in such manner as to cause the least possible inconvenience to the persons in possession;
- (4) Appoint and fix the duties of such officers, agents, and employees as he deems necessary to carry out the purposes of this article;
- (5) Delegate any of his functions and powers under this article to such officers and agents as he may designate.

State Law reference—Mandatory provisions, O.C.G.A. §§ 41-2-10, 41-2-11.

Section 108-Unsafe Structures and Equipment—*This situation will now allow occupancy, the property must be boarded up for either demolition or repair. Only contractors/repair workers will be allowed in the building.*

108.1.1 Unsafe Structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing the minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.