



SANDY SPRINGS

GEORGIA

CITY COUNCIL

Rusty Paul, Mayor

John Paulson – District 1

Melody Kelley – District 2

Melissa Mular – District 3

Jody Reichel – District 4

Tibby DeJulio – District 5

Andy Bauman – District 6

Tuesday, June 17, 2025

Work Session

Following PFA

The City Council Work Session will be held in the Studio Theatre at Sandy Springs City Hall
(1 Galambos Way, Sandy Springs, GA 30328).

Live-stream: www.SandySpringsGA.gov/stream

I. Staff Discussion Items

A. 2025-108 Economic Development Updates

(Presented by Chris Burnett, Director of Economic Development)

B. 2025-109 Review of a Proposed Ordinance to Amend Chapter 22 – Fire Prevention and Protection to Support Commercial Development and Proposed Amendments to Chapter 105 – Buildings and Building Regulations of the City of Sandy Springs- Code of Ordinances

(Presented by Keith Sanders, Fire Chief)

II. City Council Discussion Items

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance.

The City will make reasonable accommodations for those persons.

1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • SandySpringsGA.gov



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: Chris Burnett, Director of Economic Development
DATE: April 16, 2025 Submission for the June 17, 2025 City Council Work Session
ITEM: Economic Development Updates

Recommendation:

Staff has no recommendations at this time.

Discussion:

At this time, staff is providing an update to Council on the progress of its Economic Development activities for the first half of 2025, focusing on goals and initiatives that were adopted by Council earlier this year and updating the progress on certain real estate development projects in the City.

Financial Impact:

None at this time.

Review:

Kristin Byars Smith, Assistant City Manager
Chris Burnett, Director of Economic Development
Kristin Byars Smith, Assistant City Manager
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 6/11/2025
Approved - 6/11/2025
Approved - 6/11/2025
Approved - 6/12/2025
Approved - 6/12/2025
Final Approval - 6/13/2025

Attachments:

1. 2025 Semiannual Economic Development Update

Economic Development Update

June 17, 2025



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Market Update:

25 largest Companies by Revenue

Company Name	Annual Revenue
UPS	\$91.1 B
Mercedes-Benz USA	\$39.8 B
Cox	\$23 B
Smurfit Westrock	\$18.1 B
Asbury Automotive	\$17.2 B
Intercontinental Exchange	\$11.8 B
Northside Hospital, Atlanta	\$10.5 B
Graphic Packaging	\$8.8 B
Newell Brands	\$7.6 B
Inspire Brands	\$7.2 B
Veritiv	\$7.1 B
AmeriCold Realty Trust	\$2.7 B
Children's Healthcare of Atlanta, Scottish Rite	\$2.6 B
AJC Group, Inc	\$2.4 B
Choate Construction	\$2.2 B
Emory St. Josephs hospital	\$2 B
Mueller Water Products Inc.	\$1.3 B
Atlanticus holdings corp	\$1.3 B
Fulton County Schools	\$1.2 B
First Advantage Corp	\$860 M
Cumulus Media Inc.	\$827 M
Apollo MD	\$731M
Havertys Furntiture Companies Inc.	\$723 M
Piedmont Office Realty Trust	\$570 M
Edible Arrangements	\$530 M

Total Revenue: \$262 billion

*Highlighted fields indicate City staff has engaged with these companies this year.

**6 U.S. Fortune
500 Companies**

**+ 1 European
Fortune Company**

Tied with Atlanta for the most U.S.
Fortune 500 Companies in GA

Identified 2025 Goals: Progress to Date

Corporate “Wins” thus far in 2025

- **Mercedes-Benz** consolidates its North American operations to Sandy Springs and announces a metro Atlanta research and development facility.
 - Bringing 500 jobs to Sandy Springs and metro Atlanta
- **Newell Brands** completes build-out of new HQ, cuts ribbon on June 11th
- **Stubhub** signs lease for 56,000 sq ft at 7000 Central Park, second largest office lease for an out-of-town tech company since 2021.
- **A mid-market private company based outside the U.S.** is moving its U.S. HQ to Sandy Springs – more information to come.
- **Snellings Walters** takes floor in Queen Building
- **IMA Financial Group** takes floor in King Building

Increased Marketing Initiatives

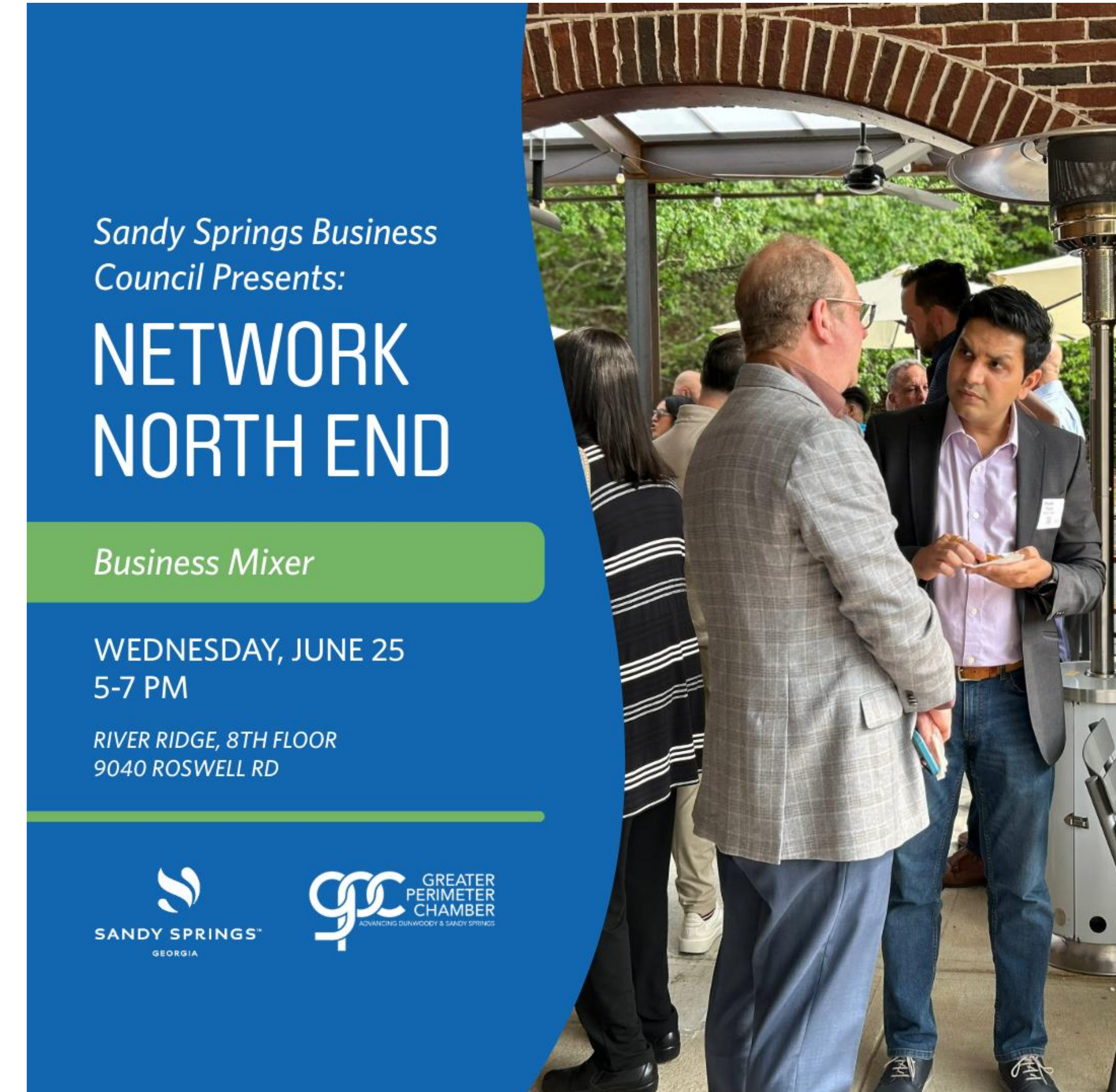
- **Goal met:** Select Sandy Springs Website live
- Select Sandy Springs e-newsletter being distributed quarterly to business license holders
- Select Sandy Springs ads in various publications



SELECT
SANDY SPRINGS

Increased Business Education and Outreach Efforts

- Partnering with the GPC to engage the local business community through business networking and education events:
 - Powers Ferry Business Mixer
 - UGA SBDC: Access to Capital Seminar
 - Networking Northend Business Mixer – June 25th
 - Commitment from national AI leader for a Q3 seminar



Analysis of Incentive Programs

- Met with economic development representatives from Johns Creek, Dunwoody, Alpharetta, Roswell, and Milton.
- Studied several metro Atlanta cities/counties
- Findings:
 - Based on conversations with local economic development leaders, most metro Atlanta municipalities follow a similar incentive structure to Sandy Springs
 - Dekalb's tax abatement structure offers superior terms to Fulton's
 - Staff does not currently recommend modifications to City's existing Incentives, but are beginning to explore options for facade improvement recommendations for 2026

Pursue New Real Estate Development and Redevelopment

- Utilizing the Development Authority to foster quality growth
 - Development authority approved tax abatement to fund infrastructure improvements in City Springs corridor and city owned parking spaces in new Hillcrest project
- Pursuing continued redevelopment in City Springs District
 - Activate the Williams Payne House with a commercial user
 - Hillcrest – the new Trammell Crow/Third & Urban project
 - Continued discussions with Jamestown on Parkside redevelopment
 - Vio Construction continues – 17 units of which 7 show as "pre-sold"
 - Fifth/Third Bank building new branch on Roswell Rd.
 - New restaurant "coming soon" in old La Paz building on Roswell Rd.
- Building relationships with major developers
 - **Goal achieved:** Met with 20+ developers this year (goal was 12)

Development Updates

City Springs District

Hillcrest

6150 Sandy Springs Circle

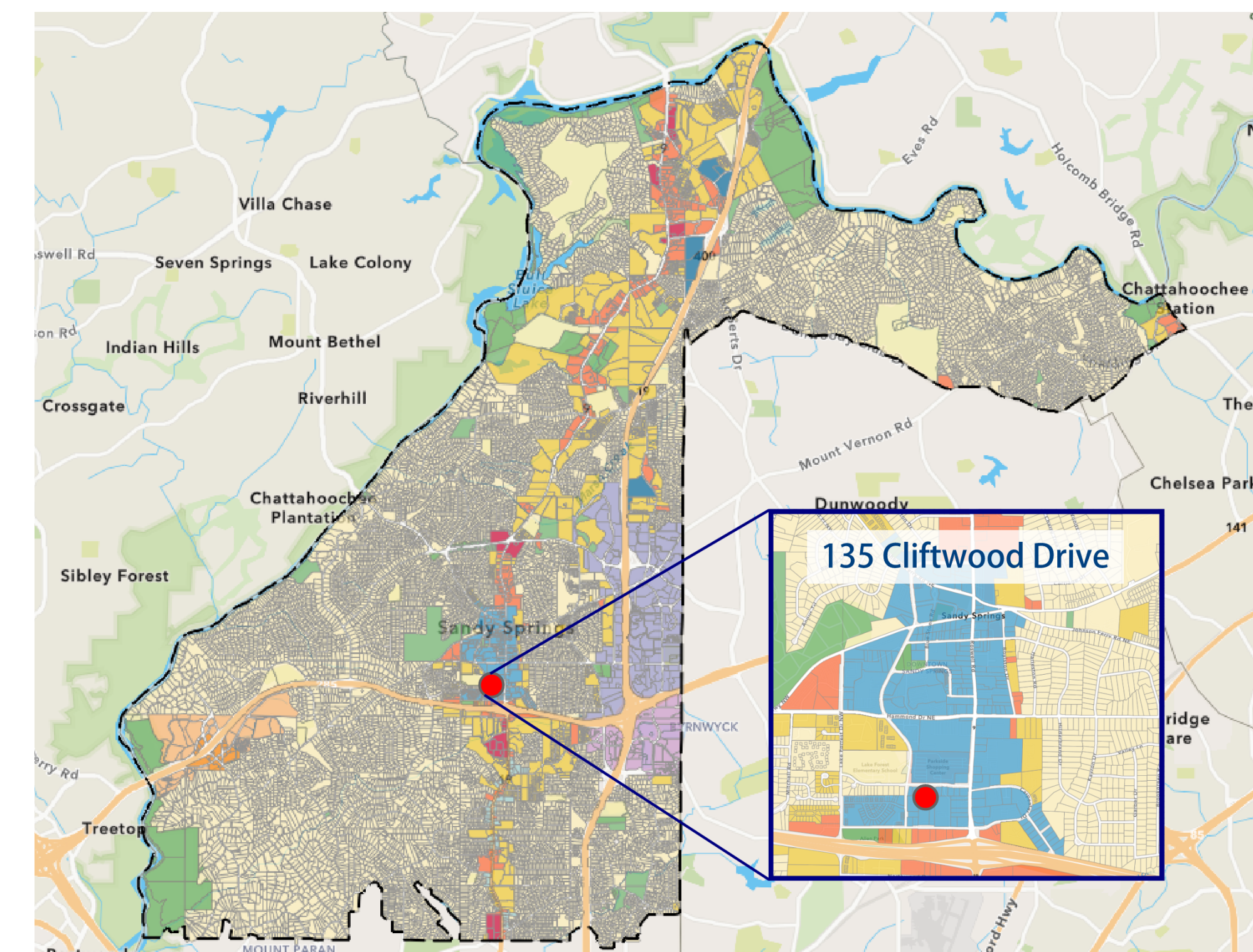
- 362 multi-unit
- 30 townhouses
- 18,000 sq. ft. retail
- Construction begins late Summer





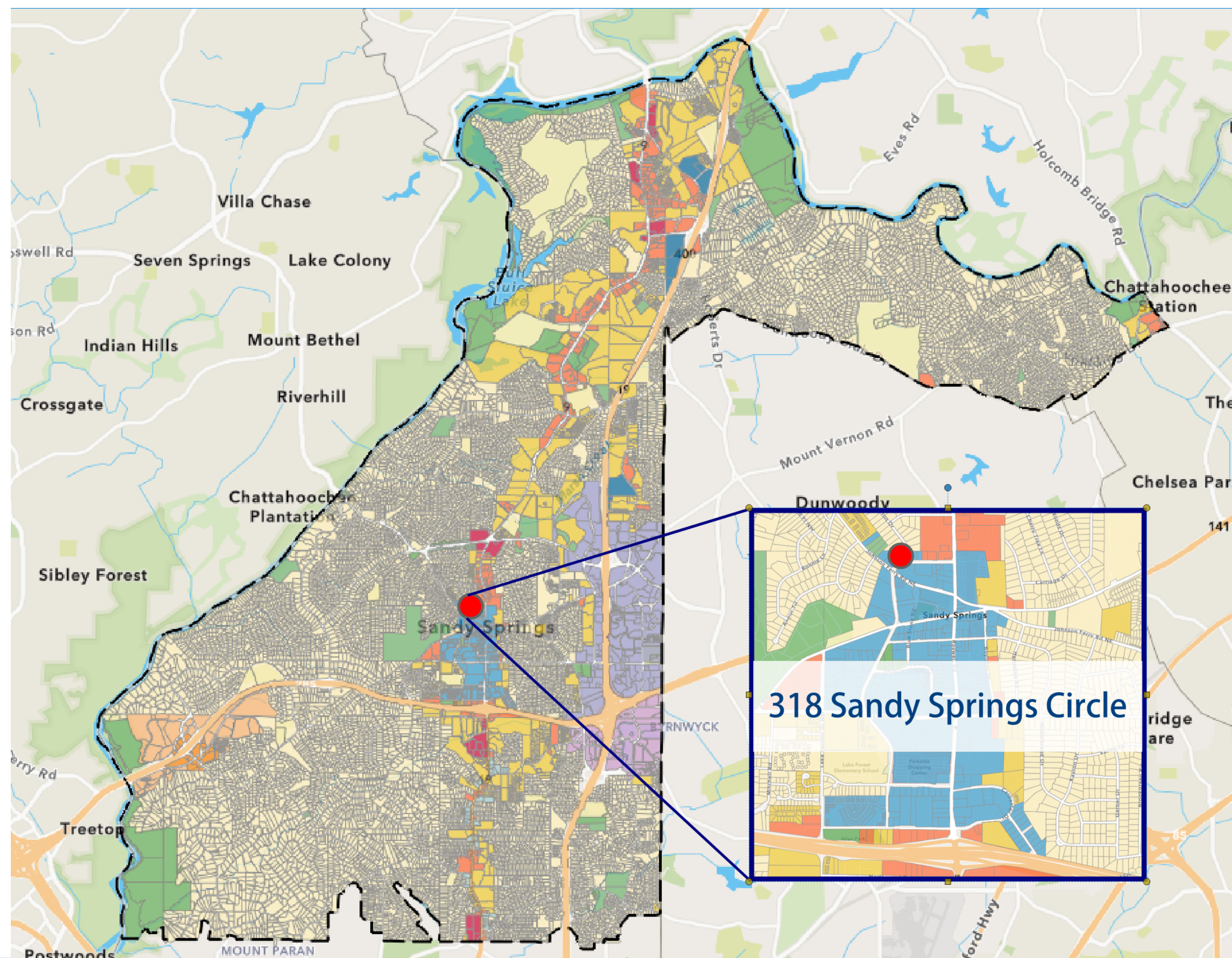
135 Cliftwood

- 36 condominiums
- **Progressing through Land Disturbance Permit stage**



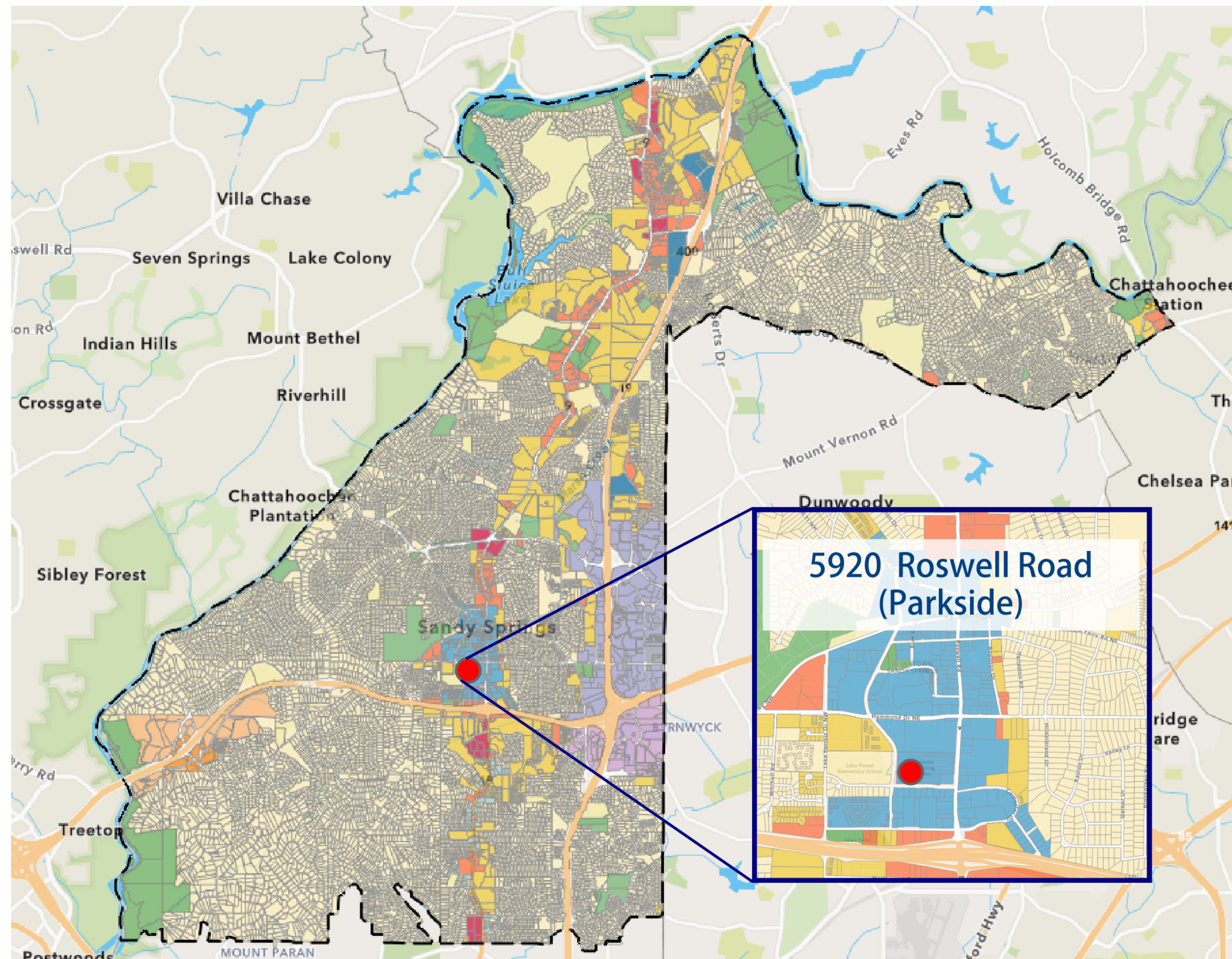
318 Sandy Springs Circle (The Vio)

- 17 luxury condo units
- **Nearly “built out”**



5920 Roswell Road (Parkside)

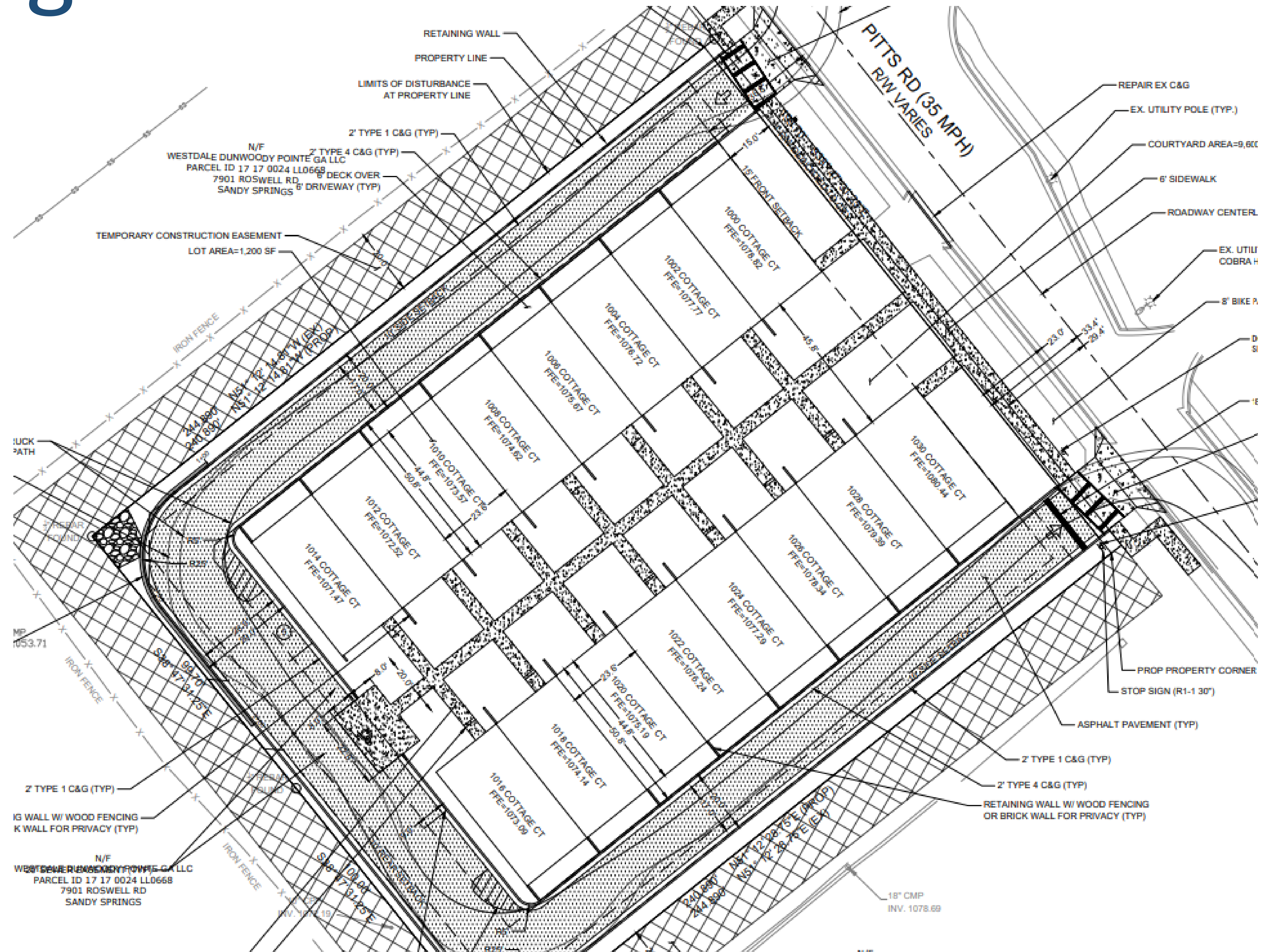
- Property rezoned in 2021
- Developer considering modifications to original site plan



North End

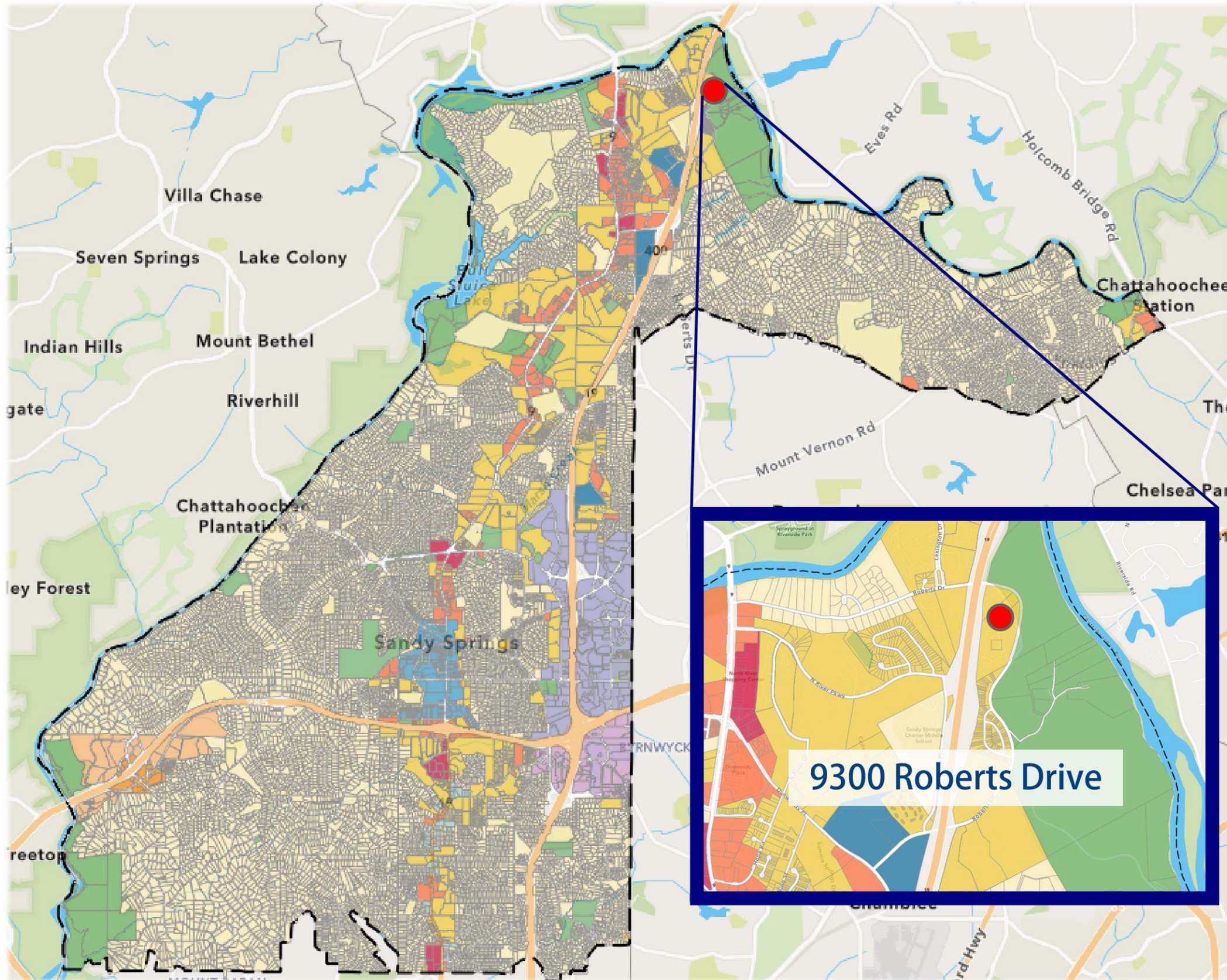
1015 Pitts Road Cottages

- 16+ townhouses
- **Resubmittal imminent, recent developer meeting**



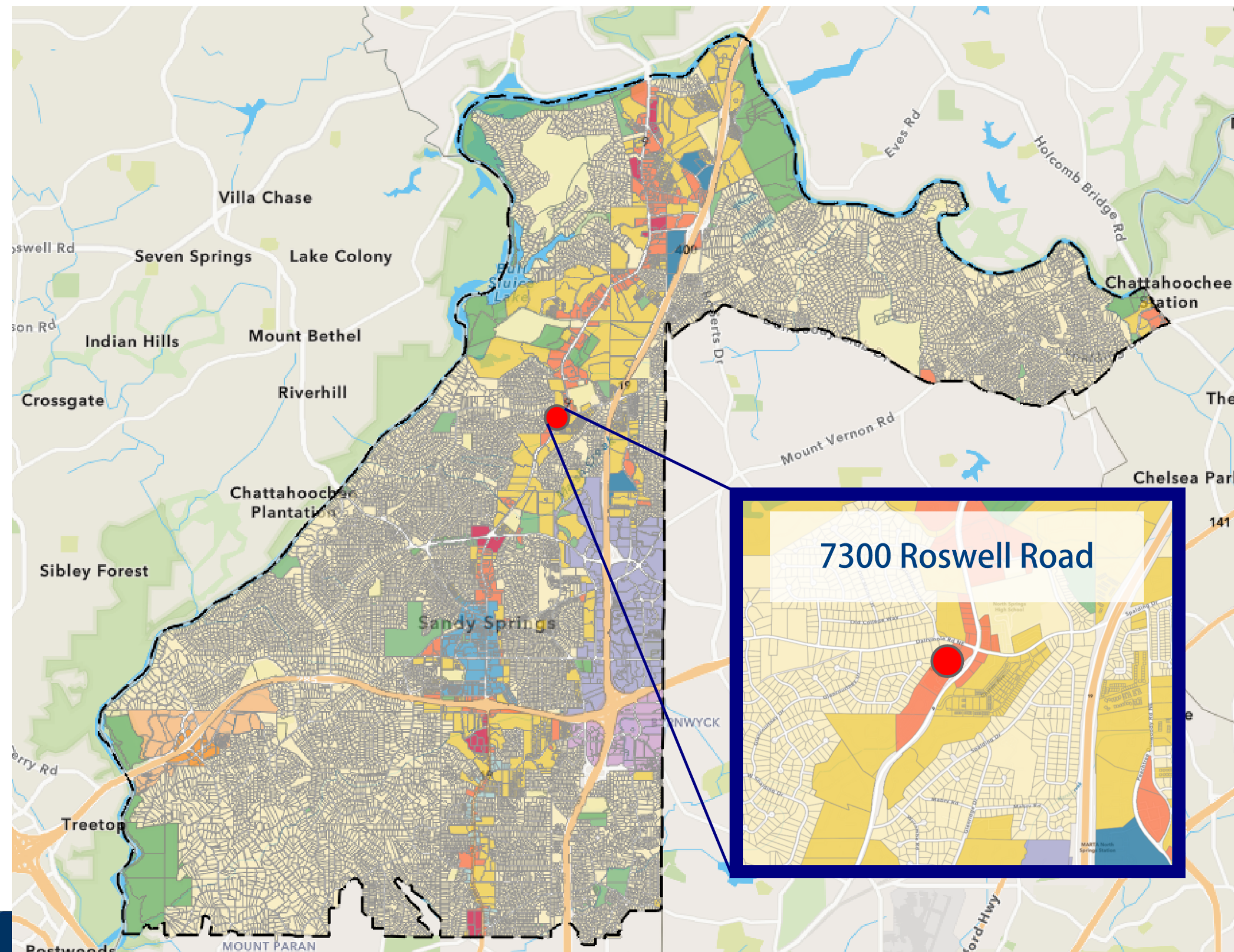
9300 Roberts Drive

- 56 Condominiums
- 7-Day Letter submitted, land disturbance to commence over summer



7300 Roswell Road Wayfern

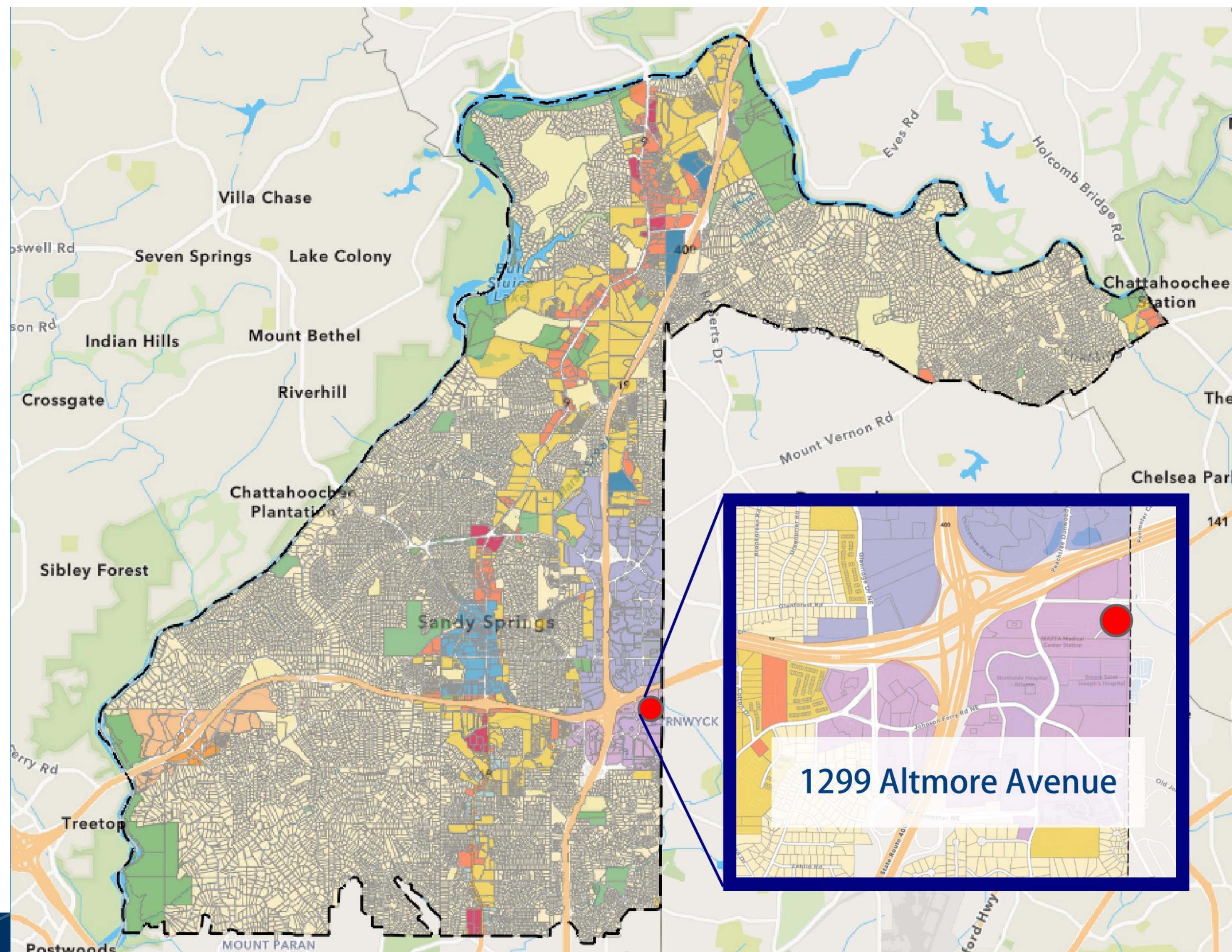
- 273 Multi-Unit
- 10 Single Unit
- Street Grid
- **Nearly “built out”**



Medical District

1299 Altmore Avenue – Lake Hearn Residential

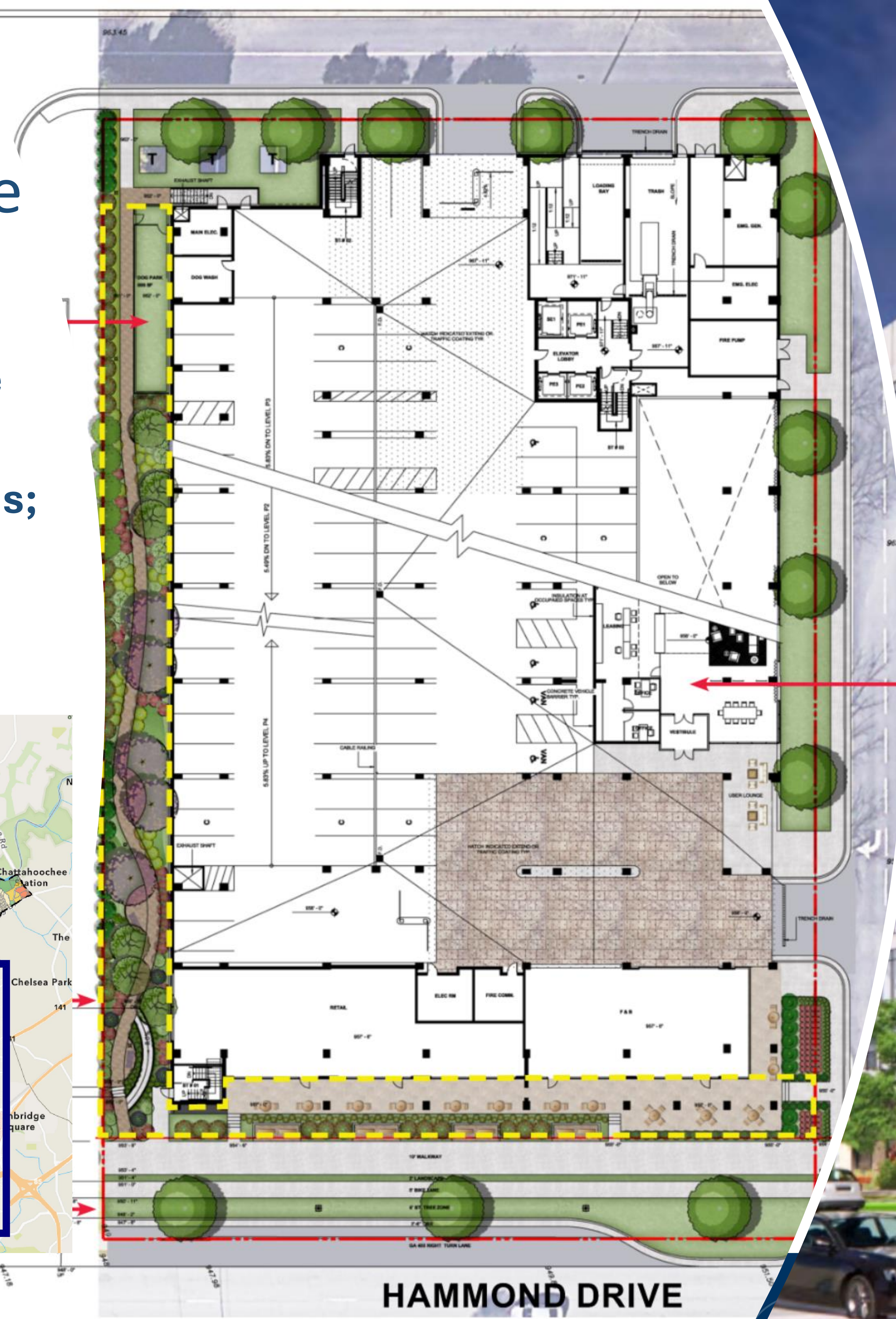
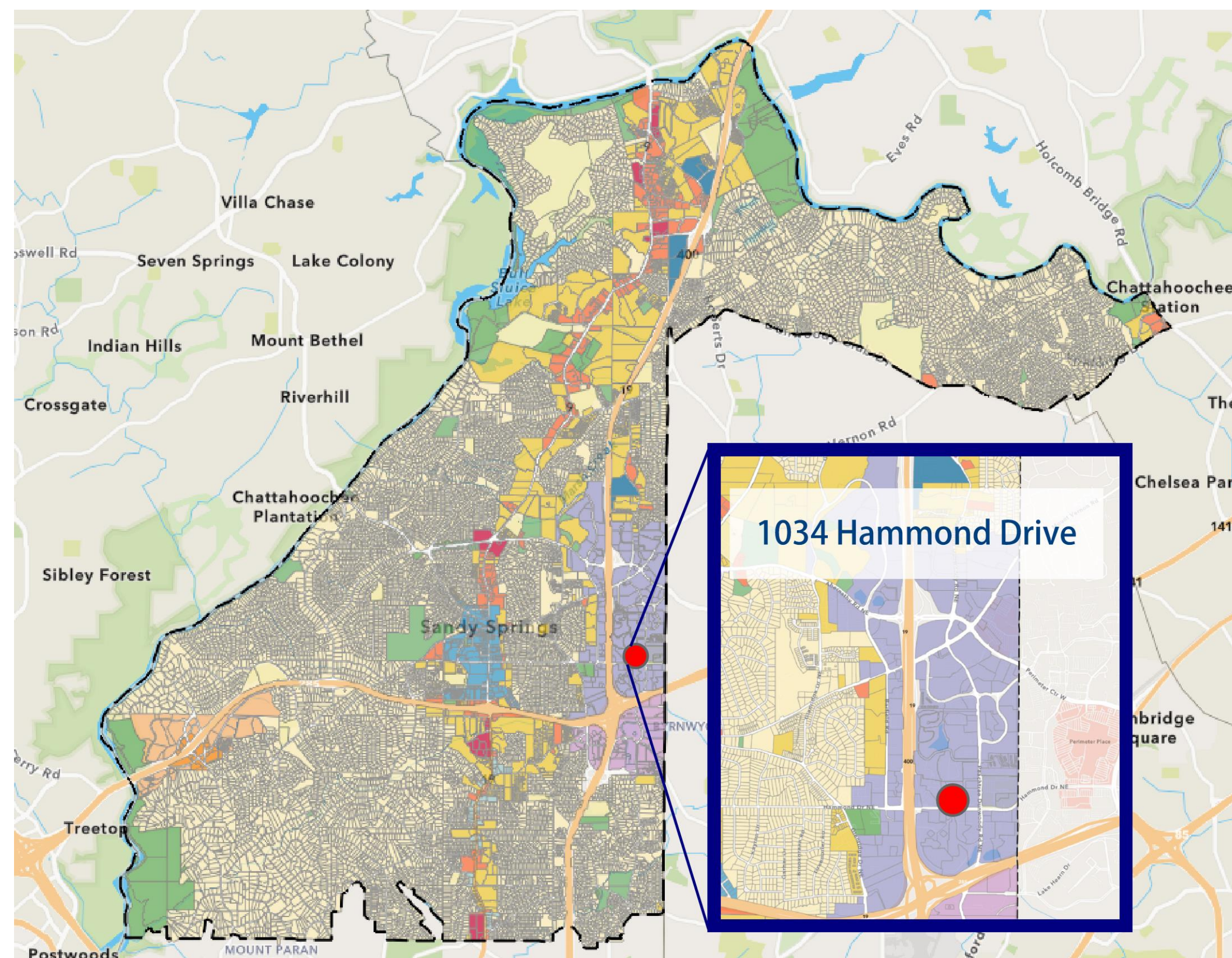
- 341 Multi-Unit
- Abundant Amenity Space
- Medical Center MARTA/ Lake Hearn
- **Progressing through LDP and Building permitting**



Perimeter

1034 Hammond Drive

- 367 Multi-Unit
- Retail and Restaurant Space
- **Progressing through Land Disturbance Permit process; nearing Building Permit submittal**



600
Existing 6-Story Office - Successful Leasing Currently

100
Proposed 4 over 1 - Retail Street Front Separately Owned From Other Parcels

300
Proposed 5 over 1 - Retail Street Front

Existing 2-Story Parking Garage to Remain

PRIVATE DRIVE W/ 60' ACCESS & UTILITY ESMT

UNDERGROUND STORMWATER FACILITY

CONCRETE FLUME

CHAIN LINK FENCE

PROPERTY AND EASEMENT, TRACT 1, PER DB 25096 PG 136 (EXCEPTION 17)

N/F
LE=1055.6
MARTA
TAX PARCEL ID:
17-0020-LL0548
DB 21900 PG 24

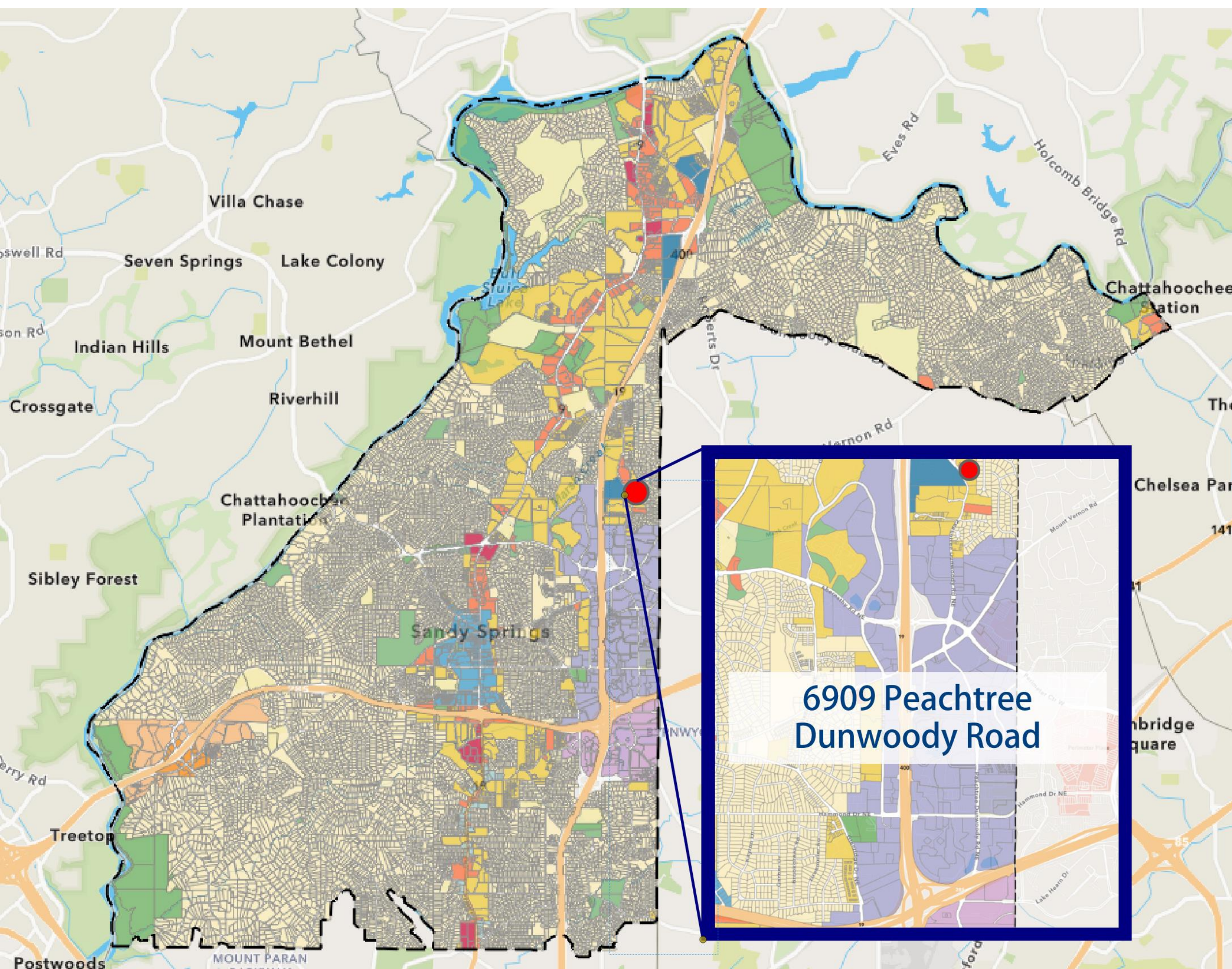
WALL
GATE
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6909 Peachtree Dunwoody Road – Solana (Assisted Living Facility)

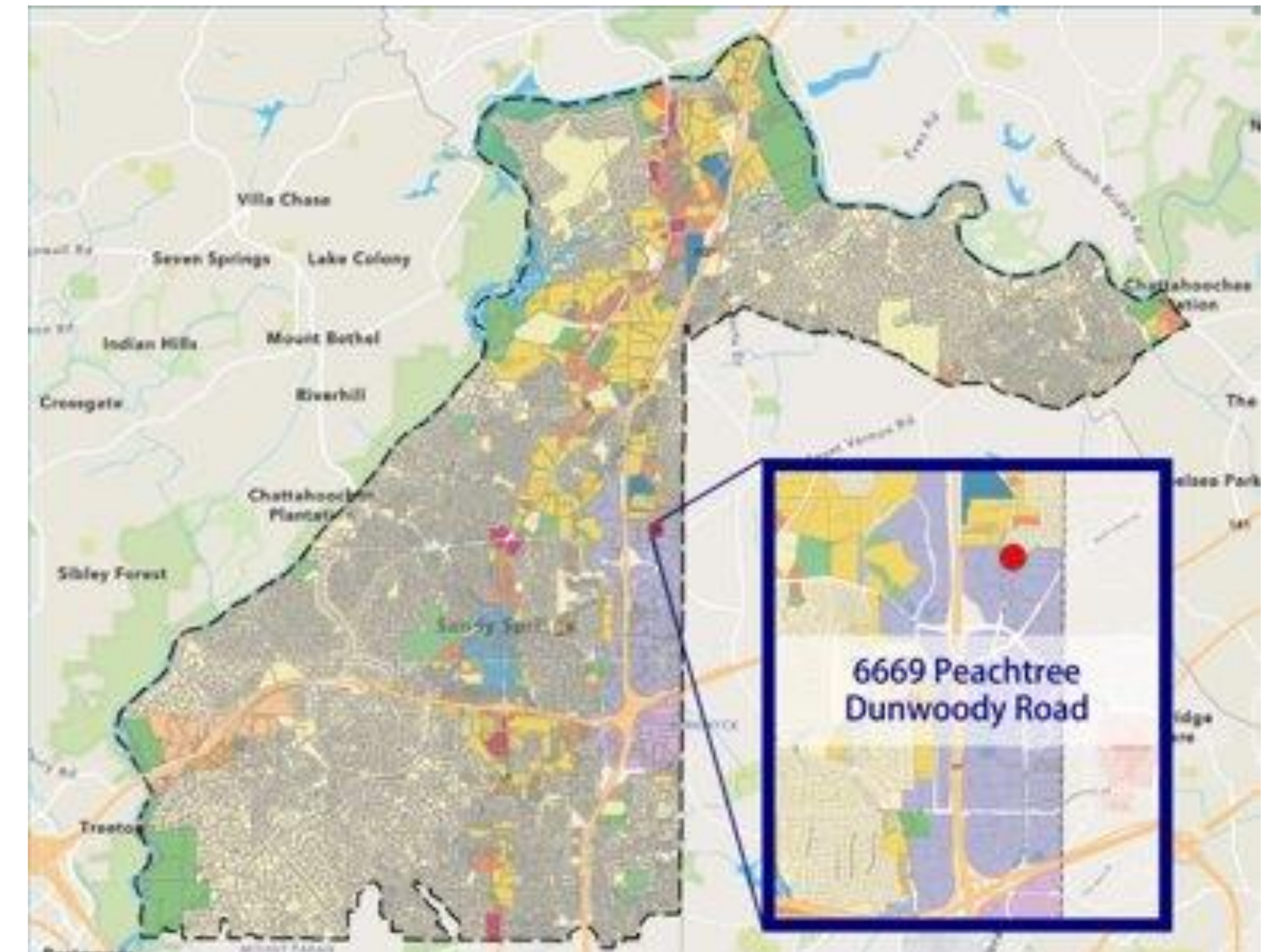
- 100 full-spectrum, assisted living
- **Progressing through LDP and Building Permit**



6669 Peachtree Dunwoody Road



- 18 townhouses
- Shared Court
- **Progressing through LDP process**



Q&A



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: Keith Sanders, Fire Chief

DATE: June 9, 2025 Submission for the June 17, 2025 City Council Work Session

ITEM: Review of a Proposed Ordinance to Amend Chapter 22 – Fire Prevention and Protection to Support Commercial Development and Proposed Amendments to Chapter 105 – Buildings and Building Regulations of the City of Sandy Springs-Code of Ordinances

Recommendation:

Staff recommends revisions to Chapter 22, Sections 22-34 and 22-75 and Chapter 105, Sections 105-22, 105-123 and 105-125 of the City of Sandy Springs (the “City”) Code of Ordinances regarding sprinkler protection requirements.

Discussion:

These amendments are proposed in response to consistent feedback from commercial property owners and developers indicating that the current requirements pose significant cost burdens that deter business investment in the City. The goal is to modernize the sprinkler ordinance, improve flexibility, and support economic growth while maintaining a strong commitment to life safety and fire protection.

Summary of Proposed Amendments to Chapter 22

- **Raise the Square Footage Threshold for Sprinkler Requirements**
 - **Current:** Sprinklers required in all new commercial buildings >5,000 sq. ft. or occupant load >100.
 - **Proposed:** Increase threshold to 10,000 sq. ft. for light hazard occupancies where a significant loss of life would not be expected or where individuals would not be able to self evacuate should a fire occur (e.g., office, retail).
- **Broaden Use of Modified Sprinkler Systems**
 - **Current:** Modified systems allowed under appeal for light hazard areas <5,000 sq. ft.
 - **Proposed:** Permit by-right use of modified systems for light hazard occupancies <10,000 sq. ft. with Fire Marshal approval.
- **Revise Definition of Substantial Renovation**
 - **Current:** Renovations exceeding 50% of a building’s assessed value trigger sprinkler compliance.
 - **Proposed:** Raise threshold to 100% and allow exclusion of cosmetic/non-safety-related work as well as adding language found in the Georgia minimum fire safety standards for additional triggers that could generate the need for bringing a structure to current code.

Recommended Ordinance Amendments to Section 22-34

- Section 22-34(b): Add "10,000 square feet for light hazard occupancies (e.g. business, retail) unless otherwise required in applicable code where a significant loss of life would not be expected or where individuals would not be able to self-evacuate should a fire occur.
- Section 22-34(a): Expand definition of "Approved system, commercial" to include modified systems by right for light hazard buildings <10,000 sq. ft.
- Section 22-34(a) Revise definition of "Substantial renovation" to 100% of assessed value and permit exclusion of non-safety-related expenditures."
- Section 22-34(a) Expand definition of new to include "a fire or other hazard of serious consequence, change in the classification of occupancy, or a change to the occupant load or structure issued as a condition of occupancy" after substantial renovation in the definition.

Recommended Ordinance Amendments to Section 22-75

- Section 22-75(b): Add to the provision that intumescent paint requires a one-time application to specify that [T]hereafter, intumescent paint shall be "reapplied" and maintained "only" where there is a surface breach or compromise of the "existing coating. Examples of such breaches include, but are not limited to, the replacement or repair of structural materials, significant flaking or peeling of the paint, or other visible deterioration that exposes the wood surface."

These proposed changes reflect a balanced approach to public safety and economic development. They will make Sandy Springs more attractive for new and existing businesses while retaining essential fire protection standards.

To recommend revisions to Section 105 of the Sandy Springs Code of Ordinances regarding Multifamily rental housing task force ("MRH Task Force"). These amendments are proposed to resolve requirements duplicated from other sections of the code as well as eliminate additional requirements that were not a part of nor the intent of the original MRH ordinance adopted in 2016. The goal is to provide more time for evacuation and suppression efforts while not becoming overburdensome on the property owners and management of multifamily residential communities all while maintaining an acceptable level of life safety and fire protection.

Summary of Proposed Amendments to Chapter 105

- **Remove the Fire Marshals Office personnel from the charge of the chief building official**
 - **Current:** Fire Marshal's Office inspectors conducting inspections on multifamily buildings fall under the direction of the chief building official.
 - **Proposed:** Remove this reporting structure as it is confusing and requires inspectors from the Fire Marshal's Office to report to two different departments.

- **Remove the Fire Marshal’s Office personnel from the delegated deputies of the chief building official**
 - **Current:** Inspectors are delegated as deputies of the chief building official.
 - **Proposed:** Remove this language as the Fire Marshal’s Office are all duly appointed to their positions. All are sworn in by the City of Sandy Springs Municipal Court Judge as well as granted delegated authority for their roles through the State of Georgia Insurance and Fire Safety Commissioner.
- **Remove duplicated requirements already codified in Chapter 22**
 - Sec. 105-125 (1) exists in Chapter 22
 - Sec. 105-125 (2) exists in Chapter 22
 - Sec. 105-125 (4) exists in Chapter 22
 - Sec. 105-125 (5) exists in Chapter 22
- **Remove additional requirements in section 105-125 that are of a fire mitigation nature, placing such requirements under the jurisdiction of the Fire Marshal.**
 - Remove section 105-125(3) in its entirety.

Recommended Ordinance Amendments to Section 105

- Section 105-122: Remove “and the fire marshal’s office”.
- Section 105-123: Remove “and the fire marshal’s office”.
- Section 105-125: Remove subsections (1), (2), (3), (4), (5). Add reference to Chapter 22, Article II, Division 4 of the City’s Fire Protection Code.

These proposed changes remove duplicated text from other sections of the code and pull back the additional scope of the MRH ordinance that was not the intent of the original ordinance from 2016.

Financial Impact:

The code amendments do not place any financial obligations on the City of Sandy Springs.

Review:

Raquel Gonzalez, City Clerk	Created/Initiated - 6/12/2025
Keith Sanders, Fire Chief	Approved - 6/13/2025
Toni Carlisle, Chief Financial Officer	Approved - 6/13/2025
Dan Lee, City Attorney	Approved - 6/13/2025
Eden Freeman, City Manager	Final Approval - 6/13/2025

Attachments:

1. Fire Ordinance Amendment Proposal
2. Amendments to Chapter 22 and Chapter 105 of City Ordinance 1

Proposed Amendments to Chapters 22 & 105

Council Work Session

June 17, 2025



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Purpose of Ordinance Revisions

- Align Local Fire Code with Updated State of Georgia Standards
- Remove Redundant Provisions in the Multifamily Rental Housing Ordinance (MRH Code)
- Modernize Regulations to Support Responsible Development
- Ensure Clear, Enforceable Life-safety Requirements in Multifamily Housing

Section 22-34 – Sprinkler System Definitions

Key Revisions:

- Clarifies Definition of “Approved System” for Both Commercial And Residential
- Raises Threshold For Light Hazard Areas to 10,000 Sq Ft
- Modifies Process For Approval by Fire Marshal vs. Previous Appeal Requirement

Updated Definition Includes:

- Applies to Renovations Over 100% of Assessed Value
- Clarifies Calculation Applies to Individual Buildings, Not Parcels
- Triggers City Sprinkler Requirements only for Building Undergoing Work

Section 22-34 – Sprinkler System Requirements

Highlights:

- Sprinklers Required for New Commercial > 5,000 sq ft or Light Hazard > 10,000 sq ft
- Specific Exemptions Included for:
 - Low-occupancy Storage (<15,000 sq ft)
 - Water-reactive Materials
 - Small Additions (<1,000 sq ft) with Fire Barriers

Section 22-75 – Intumescent Paint (Reapplication)

- Intumescent paint shall only be reapplied when there is a surface breach or compromise of the existing coating.
 - Examples of such breaches include, but are not limited to, the replacement or repair of structural materials, significant flaking or peeling of the paint, or other visible deterioration that exposes the wood surface.

MRH Code – Sections 105-122 to 105-125

Purpose of Amendments:

- Remove Duplicate References to Fire Marshal in Task Force Roles
- Streamline Inspection and Enforcement Responsibilities
- Coordinate Inspections without Redundancy

Summary of Key Benefits

- Reduces Code Conflict and Improves Enforceability
- Promotes Modern, Safe **Construction Standards**
- Maintains **Public Safety** without Overburdening Property Owners
- Supports Housing **Inspection Efficiency**

Next Steps

- Request Council Approval at Upcoming Meeting
- Legal Codification by City Attorney
- Begin **Implementation & Outreach** to Stakeholders

Questions?

**STATE OF GEORGIA
COUNTY OF FULTON**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SANDY SPRINGS,
GEORGIA TO AMEND SECTIONS 22-34, 22-75, 105-122, 105-123, AND 105-125 OF THE
SANDY SPRINGS CITY CODE OF ORDINANCES AS FURTHER DESCRIBED BELOW; TO
PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

WHEREAS, the City of Sandy Springs (the “City”) is a political subdivision of the State of Georgia and is duly organized and existing pursuant to the Constitution and laws of the State; and

WHEREAS, the City of Sandy Springs is charged with providing for the health, safety, and welfare of the citizens of the City; and

WHEREAS, the City of Sandy Springs previously adopted the City’s Fire Prevention Code and Fire Prevention and Safety Standards (Fire Prevention Ordinance) under Chapter 22, Article II of the City of Sandy Springs Code of Ordinances to establish the minimum fire safety standards for all property, buildings, and structures within the City to ensure such structures are safe and fit for occupation and use for the health and safety of its citizens; and

WHEREAS, the Mayor and City Council find that certain requirements under the current Fire Prevention Ordinance impose unreasonable restrictions on new commercial development within the City and are out of date with respect to Georgia’s state minimum fire and safety standards and desire to amend those requirements; and

WHEREAS, on September 5, 2023, the Mayor and City Council adopted the Multifamily Rental Housing ordinance (MRH Code) under Chapter 105, Article IV, Division 2 of the City of Sandy Springs Code of Ordinances to provide a reasonable level of safety, public health, and general welfare to the occupants of multifamily rental housing through periodic and annual inspections of such properties; and

WHEREAS, the Mayor and City Council find that certain sections of the Fire Prevention Ordinance which contained amortization provisions have been duplicated verbatim within the MRH Code and may apply redundant standards to properties that have already complied with the Fire Prevention Ordinance and desire to amend and/or delete those duplicative sections of the MRH Code in order to provide for proper and consistent enforcement of City Ordinances; and

WHEREAS, the Mayor and City Council have conducted a properly advertised Public Hearing prior to adoption of this Ordinance in accordance with the Zoning Procedures Act.

**NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL FOR THE
CITY OF SANDY SPRINGS, GEORGIA AS FOLLOWS:**

SECTION I: The City of Sandy Springs City Code of Ordinances is hereby amended by revising certain sections as follows:

Sec. 22-34. - Sprinkler protection requirements.

- (a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Approved system, commercial, means a sprinkler system used for areas less than 5,000 square feet; for light hazard areas (i.e., offices and shipping areas of commercial buildings less than 10,000 square feet), a modified sprinkler system may be used. This system may be used upon approval by the City Fire Marshal.

Approved system, commercial/residential, means a sprinkler system designed in accordance with National Fire Protection Association standards and referenced publications, for commercial buildings over 5,000 square feet, for light hazard areas occupancies of less than 10,000 square feet, or residential structures, or those structures required to be sprinkled by some other code.

New means any additions to existing buildings, whether vertically or horizontally, or any existing building or structure which shall be deemed to be a new building in the event such building, or structure is subject to substantial renovation, a fire or other hazard of serious consequence, change in the classification of occupancy or a change to the occupant load or structure issued as a condition of occupancy. For purposes of this definition, the term "substantial renovation" shall mean any construction project involving egress or internal features of such building or structure costing more than the building's or structure's gross assessed value according to county tax records at the time of such renovation. For the purposes of this section, the gross assessed value standard shall be calculated for each individual building or structure being renovated, and not the gross assessed value of a multi-building development which is contained in a single tax parcel. Any requirements of this section triggered by substantial renovation under this definition shall apply solely to the individual building or structure being renovated. Notwithstanding the foregoing, any requirements of this section triggered by substantial renovation to an individual building or structure contained within a larger multi-building development on a single tax parcel, when such renovation costs more than the gross assessed value of the entire multi-building development, shall apply to the entire multi-building development.

- (b) *Protection system required; exceptions.* All new commercial buildings in excess of 5,000 square feet, light hazard occupancies, e.g. business or retail, of less than 10,000 square feet, or with an occupant load greater than 100 persons shall be protected throughout with an approved automatic fire protection system, except as follows:

- (1) For buildings less than 15,000 square feet constructed mainly for the storage of products with limited life loss potential some flexibility may be allowed. The owner may petition to the fire marshal for exception to sprinklers in the storage areas. The fire marshal will give consideration to such things as building construction, products stored, arrangement of storage, number of employees in the area, access to the building, and any other fire protection features provided. This exception will not be allowed for additions to existing sprinkled buildings.
- (2) For buildings storing materials that are water reactive or may be damaged by water fighting a fire, than by a fire, the fire marshal's office shall use the same considerations.

- (3) Additions to existing unprotected buildings where the addition totals less than 1,000 square feet; provided, however, the addition must be separated by a two-hour fire barrier in accordance with the city building code and is not required to be protected by some other applicable code.
- (4) All new multifamily residential structures shall be protected throughout with an approved automatic fire protection system in accordance with National Fire Protection Association Standards as adopted by the office of the insurance and safety fire commissioner.
- (5) All new one-family and two-family dwellings with a fire separation distance of less than 20 feet from another dwelling structure, or closer than ten feet to the property line, must be sprinkled with an approved automatic fire protection system in accordance with NFPA 13D as adopted by the office of the insurance and safety fire commissioner in the kitchen and fuel fired equipment rooms.
- (6) There shall be early fire detection systems in all sections of multifamily occupancies as required by the International Property Maintenance Code. All new multifamily structures shall include a hardwired early fire detection system. Existing buildings may have an approved battery-operated smoke detector. The fire marshal may require a hard-wire detection system if battery operated detectors are not maintained according to manufacturer's recommendation.
- (7) The owner is responsible for the inspection and testing of the sprinkler system in accordance with the rules of the state safety fire commissioner on all structures required to have sprinkler systems pursuant to this Code.

If this section in any way conflicts with the provisions in the International Building Code, the fire prevention code, or the life safety code, the more restrictive shall apply.

Sec. 22-75 Intumescent paint.

- (a) All areas of any multifamily rental housing without a sprinkler protection system, where there is interior exposed and unprotected wood, studs or plywood, including any attic area not otherwise protected by a dry sprinkler system, must be painted with intumescent paint.
- (b) Intumescent paint requires a one-time application to all applicable untreated interior exposed and unprotected wood, studs or plywood. Thereafter, intumescent paint shall be reapplied and maintained only where there is a surface breach or compromise of the existing coating. Examples of such breaches include, but are not limited to, the replacement or repair of structural materials, significant flaking or peeling of the paint, or other visible deterioration that exposes the wood surface.
- (c) Any existing multifamily rental housing at the time of this division shall have up to the earlier of seven years from the date of this division or two years from the transfer of ownership to conform to the provisions of this division.

Sec. 105-122 – Creation of enforcement agency.

The multifamily rental housing task force (MRH Task Force) is hereby created and the official in charge thereof shall be the chief building official. The MRH Task Force shall consist of the building department and the code enforcement division.

Sec. 105-123 – Deputies.

By the prescribed procedure of this jurisdiction and with the concurrence of the appointing authority, the chief building official shall hereby delegate the city's building department and code enforcement division as city inspectors. Such employees shall have powers as delegated by the chief building official.

Sec. 105-125 – Inspections.

All owners of multifamily rental housing within the city are required to obtain the services of certified building inspectors and fire & life safety system contractors on an annual basis to inspect 100 percent of the buildings, structures, pools, and premises on the property. Additionally, the owner shall obtain the services of trade inspectors to inspect all mechanical, electrical, and plumbing equipment and services located on the property every five years. Additional inspections shall be provided by the owner and the city inspectors.

All multifamily rental housing shall comply with the fire protection requirements as set forth in Chapter 22, Article II, Division 4 of the Code.

SECTION II: It is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of the City of Sandy Springs City Code of Ordinances, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

SECTION III: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION IV: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

SECTION V: This Ordinance shall become effective immediately upon adoption.

APPROVED AND ADOPTED this the ____ day of June 2025.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk

(SEAL)