

ORDINANCE 24-02

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF BURKE COUNTY, GEORGIA, CHAPTER 14 BUILDINGS AND BUILDING REGULATIONS, ARTICLE I, IN GENERAL, SECTION 14-29 RESERVED, TO AMEND TO ALLOW PORTABLE SHEDS TO BE CONVERTED INTO DWELLINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The Code of Ordinances of Burke County, Georgia, Chapter 14 Buildings and Building Regulations, Article I in General is hereby amended to read as follows:

Section 1

ARTICLE I. – IN GENERAL

14-29.00 SHED HOUSES

14-29.01- GENERAL

14-29.01.1 Scope. The following sections shall be applicable to Shed Houses used as single dwelling units. Shed Houses shall comply with the State minimum standard for residential dwellings except as otherwise stated in this appendix. All structural and design criteria shall meet the state minimum standards for residential dwellings.

14-29.02 - DEFINITIONS SPECIFIC TO SHED HOUSES

14-29.02.1 General. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

EGRESS ROOF ACCESS WINDOW. A skylight or roof window designed and installed to satisfy the emergency escape and rescue opening requirements in Section R310.2.

LANDING PLATFORM. A landing provided at the top step of a stairway accessing a loft or provided when a stairway changes direction.

LOFT. A floor level located more than 30 inches (762 mm) above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches (2032 mm) and used as a living or sleeping space.

Shed House. A pre-manufactured portable storage structure that is converted to a residential dwelling with 800 square feet or less in floor area excluding lofts.

14-29.03 - CEILING HEIGHT AND ROOM AREAS

14-29.03.1 Minimum ceiling height. Habitable space and hallways in Shed Houses shall have a finished ceiling height of not less than 6 feet 8 inches. Bathrooms, toilet rooms and kitchens shall have a ceiling height of not less than 6 feet 4 inches. Obstructions including, but not limited to, beams, girders, ducts and lighting, shall not extend below these minimum ceiling heights including beams, girders, ducts, lighting and other obstructions.

Exception: Ceiling heights in lofts are permitted to be minimum of 5 feet (1524 mm).

14-29.03.02 Minimum Room Requirements. Habitable rooms shall meet the requirements of the State Minimum Standard.

14-29.04 - LOFTS

14-29.04.1 Minimum loft area and dimensions. Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of the following requirements.

- (a) Minimum area. Lofts shall have a floor area of not less than 35 square feet (3.25 m²).
- (b) Minimum dimensions. Lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension.
- (c) Height effect on loft area. Ceiling heights in lofts are permitted to be minimum of 5 feet (1524 mm). Portions of a loft with a sloped ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.
- (d) Loft access. The access to and primary egress from lofts shall be any type described in Sections 14-29.04.02 through 14-29.04.05

14-29.04.2 Stairways. Stairways accessing lofts shall comply with the following requirements.

- (a) Width. Stairways accessing a loft shall not be less than 24 inches in clear width at or above the handrail. The minimum width below the handrail shall be not less than 28 inches.
- (b) Headroom. The headroom in stairways accessing a loft shall be not less than 6 feet 2 inches, as measured vertically, from a sloped line connecting the tread or landing platform nosing in the middle of their width.
- (c) Treads and risers. Risers for stairs accessing a loft shall be not less than 7 inches and not more than 12 inches in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

- (1) The tread depth shall be 20 inches minus $\frac{4}{3}$ of the riser height, or
- (2) The riser height shall be 15 inches minus $\frac{3}{4}$ of the tread depth.

14-29.04.3 Landing platforms, guarding and ladders. The top tread and riser of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 6 feet 2 inches where

the stairway meets the loft. The landing platform shall be 24 inches in depth measured from the nosing of the landing platform to the edge of the loft and shall be the same height as a riser. Measured from the landing platform to the loft floor.

- (a) Landing platform guards. Guards at the open side of landing platforms shall comply with Section R312.1 or shall be at least as high as the loft guard; whichever is greater.
- (b) Handrails. Handrails shall comply with Section R311.7.8.
- (c) Stairway guards. Guards at open sides of stairways shall comply with Section R312.1.
- (d) Ladders. Ladders accessing lofts shall comply with the following.
 - 1. *Size and capacity.* Ladders accessing lofts shall have a rung width of not less than 28 inches, and 10 inches to 14 inches spacing between rungs. Ladders shall be capable of supporting a 300-pound load on any rung. Rung spacing shall be uniform within 3/8 inch.
 - 2. *Incline.* Ladders shall be installed at 70 to 80 degrees from horizontal.
 - 3. *Ship ladders.* Ship ladders accessing lofts shall have a minimum tread depth of 5 inches. The tread shall be projected such that the total of the tread depth plus the nosing projection is no less than 8 1/2 inches. The maximum riser height shall be 9 1/2 inches. Handrails shall be provided on both sides of ship ladders and shall comply with Section R311.7.8. Handrail height shall be uniform, not less than 30 inches and not more than 34 inches. The clear width at and below handrails shall be not less than 20 inches. Compliant ship ladders may also access additional stories of a Shed house.
 - 4. *Loft guards.* Loft guards shall be located along the open side of lofts. Loft guards shall not be less than 36 inches in height or one-half of the clear height to the ceiling, whichever is less, but no less than 18 inches.

14-29.05 - EMERGENCY ESCAPE AND RESCUE OPENINGS

14-29.05.1 General. Shed Houses shall meet the requirements of Section R310 for emergency escape and rescue openings. An Emergency escape and rescue opening shall be provided for all lofts.

Exception: Egress access wall or roof windows in lofts shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches above the loft floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1.

14-29.05.1.01: Where a loft is provided, a listed emergency escape ladder shall be provided.

SECTION 14-29.06 - SMOKE AND CARBON MONOXIDE DETECTORS

14-29.06.1 SMOKE AND CARBON MONOXIDE DETECTORS. Smoke and carbon monoxide detectors shall be installed as required in Sections R314 and R315 and NFPA 72 and on the ceiling directly underneath any loft and just below the highest point of any loft.

14-29.07 - ALLOWED ZONING DISTRICTS, ADDITIONAL DESIGN STANDARDS AND PERMITTING REQUIREMENTS

14-29.07.1 Allowed Zones: Shed Houses shall be treated as single family dwellings and shall be allowed in the same zoning districts as single-family dwellings.

14-29.07.2 Lot size requirements for Shed Houses shall be the same as a site built or manufactured single family dwelling.

14-29.07.3 Shed Houses may be used as accessory dwellings in zones where accessory dwellings are allowed. Shed Houses must comply with all accessory dwelling requirements when used as accessory dwellings.

14-29.07.4 Shed Houses may not be placed in campgrounds or RV parks or Manufactured home parks, nor shall Shed Houses be used as multifamily dwellings or commercial buildings.

14-29.08 - ADDITIONAL DESIGN CRITERIA

14-29.08.1 Exterior wall cladding shall be of the materials listed below and comply with the state minimum standards:

- Vinyl Siding
- Cement Siding
- Wood or composite wood siding.
- Metal siding

14-29.08.2 Roof cladding shall be of the materials listed below and comply with the state minimum standards:

- Standard or architectural shingles
- Metal roofing
- Wood, clay, or metal shingles

14-29.09-DESIGN PROFESSIONAL CERTIFICATION

14-29.09.1 A registered architect or licensed professional engineer shall perform an independent evaluation of the premanufactured storage structure and provide certification of the following:

The unit's construction meets or exceeds the state's minimum construction standards. (Lumber grade, spans, spacing, attachments, and materials installed are accordance with material manufacturer's installation instructions). If the unit does not meet the state's minimum construction standards, the design professional shall provide design and details specific to the unit to allow compliance with the state's minimum standards.

The design professional shall also provide sealed details for a foundation and anchoring method. If a crawlspace foundation is provided, the crawlspace must have an underpinning consisting of new materials consisting of masonry, cementitious material, or metal and is to be ventilated or unventilated per the design professional specifications. Vinyl or ABS plastic underpinning is prohibited.

Section 2. Severability If any section, clause, sentence, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 3. This Ordinance shall take effect immediately upon passage after adoption on Second Reading.

Approved on First Reading Date: May 14, 2024

Approved on Second Reading Date: June 11, 2024

Seal

Terri Lodge Kelly, Chairman

Merv Waldrop, Manager