

MISSION OF THE CODE COMPLIANCE SECTION:

Although empowered with enforcement authority, the primary mission and purpose of the Code Compliance Section is to **achieve compliance** by working with and educating the citizens of the County.

Suspected violations should be called into our 24-hour hotline at **770.822.7675** or submitted via our web site at www.co.gwinnett.ga.us. The Code Violation Reporting Form is found under “C” in the “A – Z Index.”

Other important telephone numbers:

Planning & Development

- Building Permits.....770.822.7530
- Building Inspection Requests.....770.822.7677
- Current Planning.....770.822.7619
- Development Review.....770.822.7510
- Publications.....770.822.7600
- Code Violations.....770.822.7520

Storm Water Management

- Drainage Complaints.....770.822.7474

Financial Services

- Business License Division.....770.822.7800
- Comm Development Block Grant.....770.822.5190

Police Services

- Non-emergency number.....770.513.5000
- Animal Control.....770.339.3200

Other

- Fire Marshal's Office.....770.822.7690
- Gwinnett Clean and Beautiful.....770.822.5187
- Environmental Health Dept.....770.963.5132
- GA Environmental Protection Div.....404.362.4500
- Georgia Dept of Human Resources.....404.657.5562
- Gwinnett County General Info Line.....770.822.8000
- PALS (Public Answer Line Service).....770.822.7257

**ANSWERS TO
FREQUENTLY ASKED
QUESTIONS
ABOUT THE
PROPERTY
MAINTENANCE
ORDINANCE**



Code Compliance Section
Gwinnett County Department of Planning &
Development
75 Langley Drive
Lawrenceville, Georgia 30045
770.822.7520
www.co.gwinnett.ga.us

This brochure is not intended to replace any adopted code, law, or regulation and is intended for informational purposes only.



A new dimension was added to Gwinnett County's commitment to neighborhood livability when on October 27, 1998, the Board of Commissioners adopted the **PROPERTY MAINTENANCE ORDINANCE**.

Commissioner Patti Muise, in conjunction with other Commissioners, various property management agencies, the Atlanta Apartment Association, the Council for Quality Growth, and other stakeholders provided leadership to get the Ordinance adopted. This exhaustive endeavor produced an instrument that is neither too lax nor too restrictive. This legislation is another tool the County can utilize to make our community more livable.

The Ordinance was established for the abatement of unsanitary, unhealthy, unsightly, and unsafe conditions affecting citizens within the unincorporated areas of the County where such conditions exist. The Ordinance focuses on existing buildings and premises.



EXTERIOR SURFACES such as walls, roofs, windows, and doors must be maintained in sound condition, for example, free from holes, loose and rotting materials, peeling and chipping paint, and broken windows and doors. Other exterior surfaces including decks, porches, balconies, fences, and walls must be maintained in good condition and structurally sound.

GRASS AND WEEDS over 12 inches high are not permitted on most properties, with properties zoned RA-200 and those greater than one acre in size being exempt. **Hazardous trees, tree stumps and tree debris** are not permitted on most properties. **Outdoor swimming pools** are required to be adequately maintained and without stagnant water.

OUTDOOR STORAGE of appliances, building materials, rubbish, equipment, merchandise, and trash are examples of prohibited outdoor storage. These items must be kept within a wholly enclosed building. Wholly enclosed buildings do not include carports and porches. An exemption to this standard is the allowance of neatly stacked firewood in the rear or side yard and for personal use only.

JUNK VEHICLES are another example of prohibited outdoor storage. Junk vehicles are defined as any vehicle of any type that is inoperable, abandoned, wrecked, dismantled, or partially dismantled and includes auto parts of any kind. A maximum of two (2) inoperable vehicles are permitted but only if they are kept in a wholly enclosed building and are in the process of being reconditioned.



MAXIMUM OCCUPANCY LIMITS are established for dwelling units by requiring minimum room widths, ceiling heights, and bedroom requirements. Bedrooms occupied by one person must contain at least 70 square feet and every bedroom occupied by more than one person must contain at least 50 square feet per occupant.

The Code Compliance Section is charged with

enforcing the Ordinance. Inspections are usually made based on citizen complaints. Anonymous complaints can NOT be accepted (witnesses are required).

All notices of violation must be in writing to property owners and tenants, if applicable.

Property owners with violations of the grass, weeds, and hazardous trees sections will typically be given 7 days to bring the property into compliance. Where other violations of the ordinance exist, property owners may be allowed up to 30 days to bring their property into compliance.

Citations to appear in court are issued to those who do not comply within the timelines



established and to habitual violators. Penalties assessed by the Court can range from a minimum \$250 per day up to \$1000 per day and/or up to 60 days in jail.

It is hoped that by educating the citizens regarding the purpose of the Ordinance, the number of violations will be reduced and neighborhoods in the County will continue to thrive.

