

ARTICLE XV

ADMINISTRATION, ENFORCEMENT, PENALTIES AND REMEDIES

Section 1500. Zoning Enforcement Officer

The Community Development Director is hereby authorized and directed, on behalf of the Board of Commissioners of the City of Buford, to administer and enforce this Ordinance. Such authority shall include the right to order, in writing, the remedy of any condition found in violation of this Ordinance, and the right to bring legal action in all courts of competent jurisdiction to ensure compliance with its provisions, including injunction, mandamus, abatement, or other appropriate action or proceeding.

Section 1500.1 Building Affidavits

For all building permits for buildings and structures in the City of Buford having a gross floor area of **20,000** square feet or more, sworn affidavits from a professional engineer(s) in the State of Georgia are required stating that structural, mechanical and electrical systems conform to requirements of construction codes listed in Sec. 18-31 and, upon completion of the buildings or structures, that those systems have been constructed and/or erected in accordance with the reviewed plans and requirements of construction codes listed in Sec. 18-31. Certificates of occupancy will not be issued until the affidavits are filed with and accepted by the City. Any fees of professional engineer(s) for affidavits shall be the responsibility of the owner.

Section 1501. Building Permit Required

No building or other structure shall be erected, moved, added to or structurally altered without a Building Permit issued by the Community Development Director. No Building Permit shall be issued except in conformance with the provisions of this Ordinance.

All applications for Building Permits for uses other than one-family and duplex dwellings shall be accompanied by plans in duplicate, drawn to scale, showing the actual dimensions of the lot to be built upon, the sizes and the locations on the lot of any existing buildings or structures, the shape, size, height, use and the location on the lot of the building or structure to be erected, moved, added to or structurally altered and such other information as may be necessary to provide for the enforcement of this Ordinance.

Section 1502. Certificate of Occupancy Required

A Certificate of Occupancy issued by the Community Development Director is required prior to the use or occupancy of:

1. Any lot or change in the use thereof.
2. A building hereafter erected or a change in the use of an existing building.
3. A change in any lawful non-conforming use. The Certificate of Occupancy shall state specifically wherein the non-conforming use fails to meet provisions of this Ordinance.

No Certificate of Occupancy shall be issued unless the lot or building or structure complies with all the provisions of this Ordinance.

A record of all Certificates of Occupancy shall be kept on file in the Office of the Community Development Director and a copy shall be furnished, on request, to any person having a proprietary or tenancy interest in the building or land involved.

Section 1503. Penalties of Violation

Any person, firm or corporation convicted by a court of competent jurisdiction of violating any provisions of this Ordinance shall be guilty of violating a duly adopted Ordinance of the City of Buford, and shall be punished either by a fine of not less than twenty-five (25) dollars nor more than five hundred (500) dollars, or by confinement in the County jail for a total term not to exceed sixty (60) days, or both.

Section 1504. Alternative Sentences or Penalties

The court shall have the power and authority to place any person found guilty of a violation of this Ordinance on probation and to suspend or modify any fine or sentence. As a condition of said suspension, the court may require payment of restitution or impose other punishment allowed by law.