


Carl Vinson
Institute of Government
UNIVERSITY OF GEORGIA



GAZA
Georgia Association of Zoning Administrators

**Code Enforcement in Action:
Powers, Pitfalls, and Practical Solutions**

Angel Gray, CFM, IPMC
GACE President
Deputy Director, Planning & Development; Albany GA
Owner/consultant: Code Consult 360, LLC

1



Carl Vinson
Institute of Government
UNIVERSITY OF GEORGIA



GAZA
Georgia Association of Zoning Administrators



APA
GA

CODE ENFORCEMENT IN ACTION!

**Strengthen enforcement skills, handle “grandfathered”
uses, and navigate political sensitivities effectively.**

2

CODE ENFORCEMENT IN ACTION

- PROPERTY MAINTENANCE
 - IPMC
 - ZONING
- SOLID WASTE
- LITTER CONTROL
- LIFE SAFETY/BUILDING CODES



Carl Vinson
Institute of Government
UNIVERSITY OF GEORGIA




GAZA
Georgia Association of Zoning Administrators




APA
GA

3


3



Carl Vinson
Institute of Government
UNIVERSITY OF GEORGIA



GAZA
Georgia Association of Zoning Administrators



APA
CA

Code Enforcement in Action: POWERS

- **What is Code Enforcement?** A local government function of ensuring compliance with local ordinances and state minimum standard codes related to public health, safety, welfare, and property maintenance.
- **Where does the Authority come?** Georgia Law provides minimum requirements for local ordinance development, adoption, and enforcement
- **What is Code Enforcement in Action?**
 - Proactive
 - Strategic

4



Carl Vinson
Institute of Government
UNIVERSITY OF GEORGIA



GAZA
Georgia Association of Zoning Administrators




APA
CA


PROACTIVE AND STRATEGIC

- KNOW YOUR ORDINANCES
 - KNOW YOUR CITIZENS
 - ABILITY
 - WILLINGNESS
 - ATTITUDE
- EDUCATE YOUR ORDINANCES
 - FLYERS
 - CONTESTS
 - NEWS ARTICLES
- SHOW EMPATHY & OFFER SOLUTIONS
 - SUPPLY RESOURCES
 - PARTICIPATE


5



Carl Vinson
Institute of Government
UNIVERSITY OF GEORGIA



GAZA
Georgia Association of Zoning Administrators



APA
CA

CODE ENFORCEMENT IN ACTION

Know your department's Mission, Vision, and Purpose.

Know where your support comes from.

Know that your team requires training to enhance their ability to perform day-to-day responsibilities.

Let's talk about your Role and Responsibilities:

- Managers/Directors:
- Inspectors:
- Zoning Admin/Planners:
- Administrative Staff:

6

CODE ENFORCEMENT IN ACTION

As a code official, you should become familiar with the demographics of your community. Knowing how your division is perceived in a neighborhood is key to your **SAFETY and SUCCESS**.
(gives you an opportunity to prepare and coordinate with other departments before conducting an inspection).

Do you know your citizens?



7

CODE ENFORCEMENT IN ACTION! PITFALLS

- Lack of Support
- Inadequate training
- Self
- Budgeting
- Poor relationships with the Public
- Lack of interdepartmental coordination and cooperation

Let's Discuss:



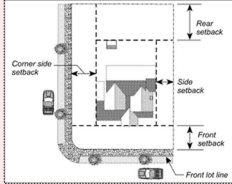
8

**CODE ENFORCEMENT IN ACTION
PRACTICAL SOLUTIONS**

Combined Efforts:
Who Educates?
Who Enforces?




9



WHO HANDLES WHAT?

Basic Community Design Standards

- Setbacks
- Density
- Height
- Fencing
- Parking
- Sidewalks
- Landscaping, open space
- Screening


10

10

“Grandfathered” / Legal Nonconforming? Yes or No

- Building Code: 1999
- Zoning Designation C-3:1979 (Commercial Business District): permitted uses: Service Station and Car Wash.. Property Rezoned 1991 to C-5 (Commercial Institutional Business District), which no longer permits automotive-related uses.

- House built in 1990
- Filling Station built: 1980. Experienced a devastating fire in 1989. Demolished and vacant lot since 1990. New owner, 1999, wants to rebuild the old Filling Station.

11


11

I called my Commissioner. AND I visited Google.

Remember:

- Know your ordinances.
- Know your community.
- Know how to work with your Elected Officials to communicate with their Constituents.
- Know how to answer the most common questions.

- <https://www.atlantagaestateplanning.com/blog/2025/10/01/what-are-grandfathered-property-rights-in-georgia/>

12

12

- Leadership, Management, and Public Education

- Professionals who provide experience in the field of code enforcement as it relates to and benefits the efforts of community improvement, sustainable living, and economic development.
 - Ability to target subject matter to the needs of individual neighborhoods.
 - Code enforcement experts recognize that not all customers have the same needs. Trained Officers, inspectors, and specialists provide communication and educational needs to any target audience.
- Public Administration, Business, and Economic Development**
- Provides the public with alternative solutions and effectively holds the subject of compliance as a must,
 - Communicates effectively through written and verbal means, recognizing the customer's ability to understand and adapt,
 - Recognizes and promotes the potential for growth,
- Criminal Justice, Investigation Techniques, and Court Procedures**
- Provides the community with a sense of security and assurance of active code enforcement
 - Officers recognize that customer concerns are important and are handled effectively.
 - Officers and inspectors of an effective division are well-versed and knowledgeable of the City and County Code of Ordinances and provide effective, clear testimony bearing facts of a case before the Judicial Powers



13



Since 1927, the Carl Vinson Institute of Government has been an integral part of the University of Georgia. A public service and outreach unit of the university, the Institute of Government is the largest and most comprehensive university based organization serving governments in the United States through research services, customized assistance, training and development, and the application of technology.



The Georgia Association of Zoning Administrators, also known as GAZA, was founded in 1985 to provide education, training and networking opportunities in order to support and promote professional development in zoning and related fields. GAZA has been created to be a resource specifically to the local planning and zoning professional throughout the state of Georgia.

14



facebook.com
/VinsonInstitute



Carl Vinson
Institute of Government



@CVIOG_UGA



www.cviog.uga.edu

15