

DCA Construction Codes Program Update



Revised: March 1, 2019

Ted Miltiades, Director of Codes and Industrialized Buildings

DCA Codes & Industrialized Buildings (IB) Staff

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- RC Connell, Industrialized Buildings Consultant, 404-679-3121 or r.c.connell@dca.ga.gov
- Donna Brown, Codes Assistant, 404-679-3118 or donna.brown@dca.ga.gov
- [Webpage: www.dca.ga.gov/local-government-assistance](http://www.dca.ga.gov/local-government-assistance)

DCA Georgia Construction Information Sheets

Brian P. Kemp
Governor

**Georgia** Department of
Community Affairs

Christopher Nunn
Commissioner

GEORGIA STATE
MINIMUM STANDARD CODES

January 1, 2020

On October 1, 1991, the Uniform Codes Act became effective in Georgia. On July 1, 2004, this Act was revised to make the following construction codes mandatory as the Georgia State Minimum Standard Codes. Listed below are the code editions in effect as of January 1, 2020.

International Building Code	2018 Edition
International Residential Code	2018 Edition
International Plumbing Code	2018 Edition
International Mechanical Code	2018 Edition
International Fuel Gas Code	2018 Edition
International Energy Conservation Code	2015 Edition
International Fire Code	2018 Edition
National Electrical Code	2017 Edition
International Swimming Pool and Spa Code	2018 Edition

The Act requires local governments that elect to enforce these codes within their jurisdictions to adopt administrative procedures and penalties in order to locally enforce any of these mandatory codes. Also, any applicable appendices of these codes must be adopted locally in order to be enforceable within a specific local jurisdiction.

The Act also made the following optional codes available for local government adoption and enforcement. Local governments choosing to enforce any of the below optional codes must adopt the code(s) they wish to enforce, as well as administrative procedures and penalties.

International Property Maintenance Code	2012 Edition
International Existing Building Code	2012 Edition
National Green Building Standard	2008 Edition
Disaster Resilient Building Code IBC Appendix	2020 Edition
Disaster Resilient Building Code IRC Appendix	2020 Edition

The Georgia Amendments are available at the below web link:
<https://www.dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes>

The DCA Board specifically omitted the plumbing, electrical, and energy requirements of the International Residential Code for One- and Two-Family Dwellings. Therefore, the plumbing requirements of the International Plumbing Code, the electrical requirements of the National Electrical Code, and the energy requirements of the International Energy Conservation Code must be used for one- and two-family dwelling construction.

If you need assistance in establishing or updating construction codes enforcement program in your area, please contact DCA's Construction Codes Program at (404) 679-3118 or codes@dca.ga.gov

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Min Standard Codes

Brian P. Kemp
Governor

**Georgia** Department of
Community Affairs

Christopher Nunn
Commissioner

JANUARY 1, 2020

GEORGIA CONSTRUCTION CODE INFORMATION

- Questions regarding licenses, tests and investigation of contractors workmanship, contact the Construction Industry Licensing Board/Office of Secretary of State (office is located in Macon) at 478-207-2440. Website: www.sos.ga.gov/plb
- Consumer complaints should be directed to the Governor's Office of Consumer Protection: 404-651-8600 or 1-800-869-1123. Website: www.consumer.georgia.gov/portal/site/OCP/
- Questions regarding Manufactured (Mobile) Homes, contact the Office of the Georgia Safety Fire Commissioner, Manufactured Housing Division at 404-856-9498. Fire Safety Questions: 404-656-0697. Website: www.gainsurance.org/FireMarshal/ManufacturedHousing.aspx
- Questions regarding Industrialized (Factory Built) Buildings or Modular Buildings, contact the Industrialized Buildings Program of the Department of Community Affairs at 404-679-3118 or industrializedbuildings@dca.ga.gov. Website: <https://dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/industrialized-building>
- Technical information regarding the Georgia State Minimum Standard (Construction) Codes, contact the Construction Codes Office of the Georgia Department of Community Affairs at 404-679-3118 or codes@dca.ga.gov. Website: <https://dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes>

Code books may be purchased from any of the following sources:

The General Bookstore
1111 Chastain Road
Kennesaw, GA 30144
Contact: Gary Gaines
Phone: (770) 425-5935
Web: www.sebookstore.com
Email: info@sebookstore.com

Georgia Plumber's Trade Association
Post Office Box 555
Manchester, GA 31816
Contact: Ron Anderson
Phone: 770-573-4815 or 770-595-9887
Fax: 678-833-5871
Email: admnasst@apta.net

International Code Council
25442 Network Place
Chicago, IL 60673-125
Phone: 800-726-4452
Fax: 866-891-1695
Web: <http://shop.iccsafe.org/>
Email: order@iccsafe.org Georgia

National Fire Protection Association
(To purchase National Electrical Code)
1 Batterymarch Park
Quincy, MA 02269-7471
Phone: 617-770-3000
Fax 617-770-0700
Email: stds_admin@nfpa.org

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Construction Code Info

Brian P. Kemp
Governor

**Georgia** Department of
Community Affairs

Christopher Nunn
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OFFICE OF CONSTRUCTION CODES AND
INDUSTRIALIZED BUILDINGS

Our Address:
Georgia Department of Community Affairs
Office of Construction Codes and Industrialized
Buildings
60 Executive Park South, NE
Atlanta, Georgia 30329-2231

Website Address:
<https://www.dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes>

GEORGIA AMENDMENTS MAY BE DOWNLOADED DIRECTLY FROM THE WEBSITE!

To contact the Office of Construction Codes and Industrialized Buildings:
(404) 679-3118 (phone)
(404) 679-0646 (Fax)
Email: codes@dca.gov or ib@dca.ga.gov

Ted Miltiades, Director, Office of Construction Codes and Industrialized Buildings:
(404) 679-3106
ted.miltiades@dca.ga.gov

CONSTRUCTION CODES AND INDUSTRIALIZED BUILDINGS:

- Jimmy Reynolds**, Codes Consultant, (404) 679-3104, email: jim_reynolds@dca.ga.gov
- Brendan Sexton**, Codes Consultant, (404) 679-1739, email: brendan.sexton@dca.ga.gov
- RC Connell**, Industrialized Building Consultant, (404) 679-3121, email r.c.connell@dca.ga.gov
- Donna Brown**, Codes Administrative Assistant, (404) 679-3118, email donna.brown@dca.ga.gov

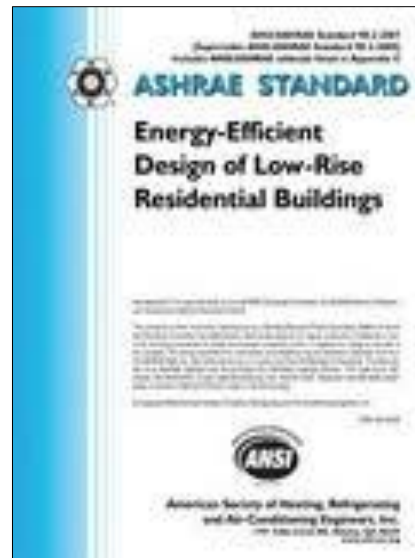
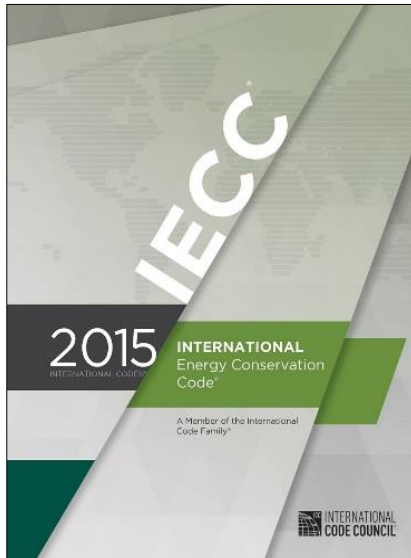
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DCA Contact Info

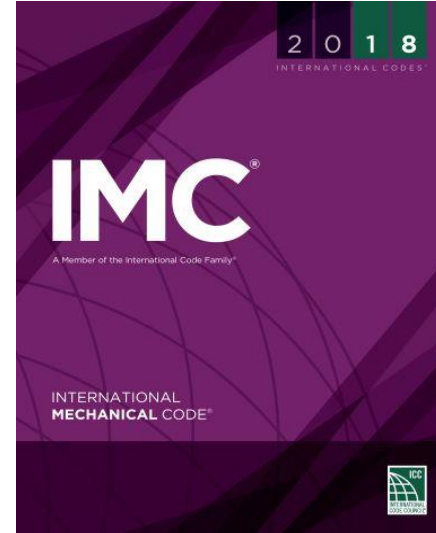
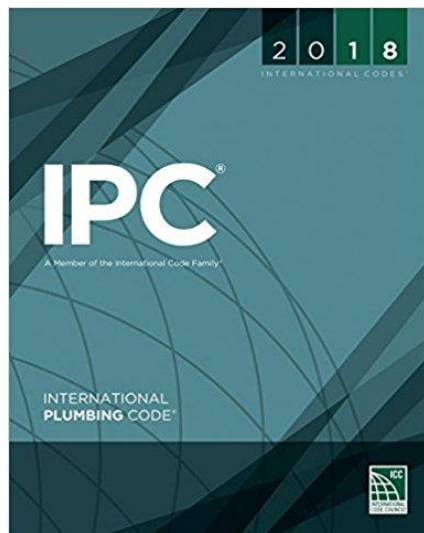
New Mandatory Codes - January 1, 2020

- ❑ INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2015 Edition
 - ❑ OPTIONAL: 2013 ASHRAE 90.1 STANDARD FOR COMMERCIAL BUILDINGS
- ❑ INTERNATIONAL BUILDING CODE (IBC), 2018 Edition
- ❑ INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 Edition



New Mandatory Codes – January 1, 2020

- ❑ INTERNATIONAL PLUMBING CODE (IPC), 2018 Edition
- ❑ INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC), 2018 Edition
- ❑ INTERNATIONAL FUEL GAS CODE (IFGC), 2018 Edition
- ❑ INTERNATIONAL MECHANICAL CODE (IMC), 2018 Edition
- ❑ INTERNATIONAL FIRE CODE (IFC), 2018 Edition



Link to 2020 GA Amendments & Top 20 Key Code Changes



- CLICK HERE TO DOWNLOAD COPIES OF THE 2020 GA AMENDMENTS & TOP 20 KEY IBC/IRC CODE CHANGES:
<https://www.dca.ga.gov/node/5689>

2018 IBC/IRC – Top 20 Key Code Changes



Key Changes in the 2018 International Building Code for Georgia

1. **503.1, 706.1 Fire wall separation of buildings.** Previously, the code required all buildings to be considered independent and separate from other portions of the structure when a fire wall was present. This often required the buildings on either side of the fire wall to be provided with independent means of egress, separate utilities, individual addresses, and self-contained life safety systems. This change now clarifies that the fire wall is only provided to ensure that the portions of the building separated by the fire wall is to solely limit the height and area of the building into individual compartments that do not exceed the limitations established by the code.
2. **Table 504.3 Allowable Building Height in Feet Above Grade Plane, Table 504.4 Allowable Number of Stories Above Grade Plane and Table 506.2 Allowable area Factor in Square Feet.** The requirements for allowable building height, story and area are now separated into three different tables, but the technical application is unchanged. The three tables also incorporate sprinkler increases for the height and areas which were calculated separately in earlier versions of the code.
3. **Table 504.4 Allowable Number of Stories Above Grade Plane.** Revised for the number of stories allowed for Occupancy Classification "I-1 Condition 2". A new footnote "i" was also added that reads "i. For all I-1 Condition 2, the building shall be protected throughout with an approved automatic sprinkler system, installed in accordance with NFPA 13 as adopted by the Rules and Regulations of the Safety Fire Commissioner. No increase in story height shall be permitted." (GA amendment)
4. **510.2 Horizontal building separation allowance.** Vertical Offset in Pedestal Buildings. Change revises the option for pedestal buildings allowing a vertical off-sets in pedestal buildings if the fire-resistance rating of the vertical offset is not less than 3 hours.
5. **713.14.1 Designated floor lobbies for elevator return.** Revised to clarify this amendment applies only when elevator lobbies are required on designated floors for elevator return. (GA amendment)

Key Changes in the 2018 International Residential Code for Georgia

1.) R301.2 Wind Design Criteria and Wind Speed Maps

Ultimate design wind speed values replace basic wind speed values for 3-sec gust wind speeds in Section 301.2.1. A wind speed conversion table has been added for conversion from ultimate design to nominal design wind speeds.

TABLE R301.2.1.3
WIND SPEED CONVERSIONS*

V_{ult}	110	115	120	130	140	150	160	170	180	190	200
V_{nom}	85	89	93	101	108	116	124	132	139	147	155

For SI: 1 mile per hour = 0.447 m/s.

a. Linear interpolation is permitted.

2.) Modification to Table R301.2(1) Climatic and Geographic Design Criteria

To assist the system designer, jurisdictions will now have to include variables for Manual J assessments with other climatic and geographic design criteria available from the building department.

3.) R301.2.1.1.1 Sunrooms

The 2015 IRC requires sunrooms to comply with AAMA/NPEA/NSA 2100-12. The standard contains requirements for habitable and nonhabitable sunrooms. Sunrooms should be identified as one of the five categories in the construction documents and designed accordingly.

4.) Mechanical ventilation IS NOT mandatory for all new home construction in Georgia as the following section of the IRC was amended in Georgia

R303.4 Mechanical ventilation. Where the air infiltration rate of a *dwelling unit* is ~~5~~ **3** air changes per hour or less where tested with a blower door at a pressure of 0.2 inch w.c (50 Pa) in accordance with Section N1102.4.1.2, the *dwelling unit* shall be provided with whole-house mechanical ventilation in accordance with Section M1505.4.

5.) R304.1 Minimum Habitable Room Area

Currently a 2018 Georgia Amendment addressing the issue, the requirement for one habitable room with a minimum floor area of 120 square feet has been changed to require habitable room floor areas of not less than 70 square feet.

2018 IBC – Examples of Key Changes

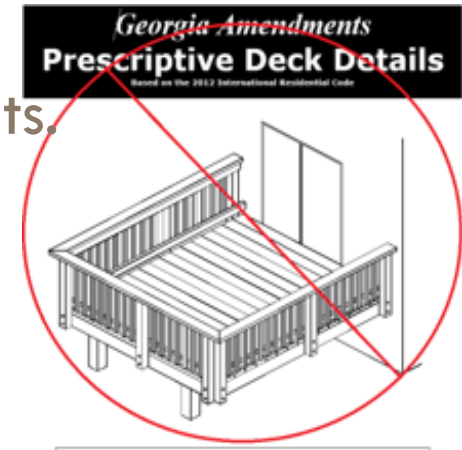


- ❑ **Chapter 34 Reserved.** Changed to read ‘Existing Buildings’ and all the provisions from Chapter 34 ‘Existing Buildings’ of the 2012 IBC were carried forward to the 2018 IBC. (GA amendment)
- ❑ **3401.7 Existing systems conformance.** The 50% rule for the extent to which the existing systems are made to conform to the code requirements for new construction was clarified to state these requirements specifically apply to mechanical, electrical, plumbing and life safety systems. (GA amendment)

2018 IRC – Examples of Key Changes



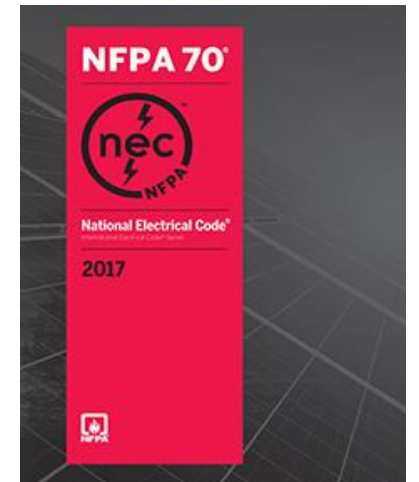
- ❑ **R507 Exterior Decks.** The *Prescriptive Deck Details* design document was not brought forward in the 2020 GA Amendments. The 2018 IRC reorganized R507 Decks which incorporated many of the more useful illustrations and provisions to simplify the prescriptive construction of a deck. R507 is now much clearer in regards to deck materials, deck footing, joist spacing and spans, and fastener requirements.



- ❑ **R303.4 Mechanical ventilation.** Where the air infiltration rate of a *dwelling unit* is ~~5~~ 3 air changes per hour or less where tested with a blower door at a pressure of 0.2 inch w.c. (50 Pa) in accordance with Section N1102.4.1.2, the *dwelling unit* shall be provided with whole-house mechanical ventilation in accordance with Section M1505.4. **Important Note: Mechanical ventilation is not mandatory for all new home construction unless it tests 3 ACH or less.**

2020 NEC Task Force – Mandatory Code

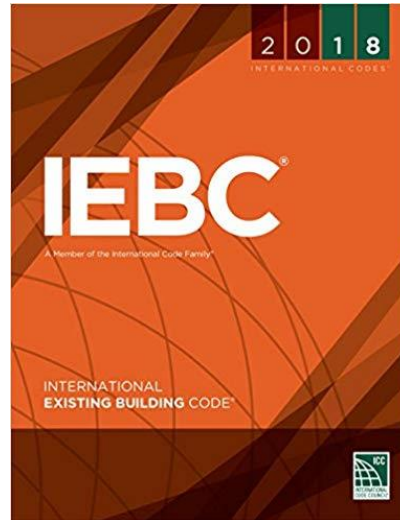
- ❑ National Electrical Code (NEC) 2017 Edition without any Georgia State Code Amendments replaced the current NEC 2014 Edition
Effective January 1, 2018
- ❑ National Electrical Code (NEC) 2020 Edition Task Force TBD
Tentative Effective Date January 1, 2021



Future Task Forces – Permissive Codes

1. 2018 International Property Maintenance Code (IPMC)
2. 2018 International Existing Building Code (IEBC)
3. 2018 National Green Building Standard (ICC-700)
4. 2018 International Green Construction Code (IgCC) ?
5. Task Forces will be appointed at June SCAC meeting

2021?



2015 IECC Energy Code Training Workshops

Energy Code Workshop link: <https://www.dca.ga.gov/node/5691>

**REGISTER
HERE!**

Date	Area		Date	Area		Date	Area
July 2nd	Buckhead		Aug 1st	Clayton County		Sept 5th	Commerce
July 9th	Newnan		Aug 13th	Norcross		Sept 10th	Tifton
July 10th	Dunwoody		Aug 14th	Athens		Sept 11th	Valdosta
July 16th	Canton		Aug 20th	Columbus		Sept 17th	Marietta
July 17th	Atlanta		Aug 22nd	Augusta		Sept 18th	Gwinnett
July 18th	Rome		Aug 27th	Atlanta		Sept 19th	Macon
July 23rd	Savannah		Aug 28th	Dunwoody		Sept 25th	Albany
July 24th	Savannah						
July 30th	Gainesville						
July 31st	Atlanta						

2018 ISPSC Training Workshops

- ISPSC Training Contact: Brendan Sexton, brendan.sexton@dca.ga.gov

SWIMMING POOL CODE TRAININGS STATEWIDE!



Starting January 1, 2020, the 2018 edition of the International Swimming Pool and Spa Code will be adopted as a mandatory State Minimum Standard Code. To aid in adoption of this new code, the Georgia Department of Community Affairs, in partnership with the Pool and Hot Tub Alliance, will be offering free trainings across the state. Training attendees will also earn 2 ICC Continuing Education hours.

DATES & CITIES:
(see registration contact for exact locations. The classes run from 11AM-1PM and includes lunch)

Oct. 9	Alpharetta
Oct. 11	Savannah
Oct. 21	Dallas
Oct. 22	Decatur
Dec. 4	Columbus
Dec. 5	Macon

TO REGISTER, CONTACT:

For Building Officials:
Brendan Sexton
Construction Codes & IB Consultant, DCA
404-679-1739
Brendan.Sexton@dca.ga.gov

For Contractors:
Tracie Maxhimer
Chapter coordinator, PHTA
404-405-5366
georgiaAPSP@gmail.com

Logos: Georgia Department of Community Affairs, ICC International Code Council, Pool & Hot Tub Alliance

Training Dates

- Oct 9th Alpharetta
- Oct 11th Savannah
- Oct 21st Dallas
- Oct 22nd Decatur
- Dec 4th Columbus
- Dec 5th Macon

Contact Information

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CODES UPDATE
Construction Codes & Industrialized Buildings
60 Executive Park South, N.E. | Atlanta, GA 30329
404-679-3118 | www.dca.ga.gov
Volume 23 | Summer 2019

DCA BOARD ADOPTS EIGHT NEW CODES EFFECTIVE JANUARY 1, 2020.

There will be 8 new Georgia codes that will be going into effect on January 1, 2020. These codes include the 2018 editions of the International Building Code (IBC) with Georgia Amendments, International Residential Code (IRC) with Georgia Amendments, International Plumbing Code (IPC) with Georgia Amendments, International Mechanical Code (IMC) with Georgia Amendments, International Fuel Gas Code (IFGC) with Georgia Amendments, International Fire Code (IFC) with no amendments, International Swimming Pool and Spa Code (ISPSC) with Georgia Amendments and the 2015 edition of the International Energy Conservation Code (IECC) with Georgia Amendments.



Mark Your Calendar!

OCT 20-30 International Code Council
Annual Conference and Code
Hearings - Las Vegas, NV

NOV 20-22 GreenBuild Conference - Atlanta, GA



ENERGY CODES WORKSHOPS COMING TO YOU!

The Georgia Department of Community Affairs (DCA) and Southface were awarded a grant through the Georgia Environmental Finance Authority (GEFA) to provide training on the updates and changes of the new 2015 International Energy Conservation Code and Amendments for the State of Georgia. The classes cover the changes in commercial and residential energy codes, best practices for implementation and compliance of new rules, as well as a Q&A session.

Full-day and half-day training options are being held around the State of Georgia and coming to your local area. The trainings started mid-March and will run through the end of September. Please go to the [Energy Codes Web Hub](#) on the DCA Building Codes site to register for classes, and be sure to watch for a class coming to your area.