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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- Webpage: www.dca.ga.gov/local-government-assistance
Green Sheet – Current State Minimum Standard Codes
Blue Sheet – Georgia Construction Code Information
Yellow Sheet – DCA Staff Contact Information

GEORGIA STATE MINIMUM STANDARD CODES

January 1, 2019

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 codes effective as of January 1, 2019:


The Act requires local governments that elect to enforce these codes within their jurisdictions to adopt enforcement procedures and penalties in order to locally enforce any of these mandatory codes. Also, any applicable appeals 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 these optional codes must adopt the codes they wish to enforce, as well as administrative procedures and penalties:


The Georgia Amendments are available at the below web link:

The DCA Board specifically limited 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 identical 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 code enforcement program in your community, please contact DCA’s Construction Code Program at (404) 679-3118 or constrprograms@DCA.gop.

JANUARY 1, 2019

GEORGIA CONSTRUCTION CODE INFORMATION

- Questions regarding the development, interpretation, and application of the Georgia Uniform Codes, contact the Construction Industry Division Board of the Secretary of State or office in Atlanta located in Room 1 at 470-223-2440, W464: www.dca.gop/UC
- Consumer complaints should be directed to the Governor’s Office of Consumer Protection: 404-521-6000 or 1-800-826-1123. Website: www.gov.georgia.gov/oqp/office-of-consumer-protection
- Questions regarding the International Codes, contact the Office of the Georgia Building Fire Commissioner: www.georgiafirecommissioner.org or contact the Department of Community Affairs at 404-679-3118 or constrprograms@DCA.gop. Website: https://www.dca.gop/local-government-association/construction-codes-industry-knowledge-base/documents/Georgia-Amendments.pdf
- Questions regarding the International Existing Building Code, contact the Building Division of the Department of Community Affairs at 404-679-3118 or constrprograms@DCA.gop. Website: https://www.dca.gop/local-government-association/construction-codes-industry-knowledge-base/documents/Georgia-Amendments.pdf
- Questions regarding the International Energy Conservation Code, contact the Building Division of the Department of Community Affairs at 404-679-3118 or constrprograms@DCA.gop. Website: https://www.dca.gop/local-government-association/construction-codes-industry-knowledge-base/documents/Georgia-Amendments.pdf
- Questions regarding the International Existing Building Code or Mobile Buildings, contact the International Buildings Program of the Department of Community Affairs at 404-679-3118 or constrprograms@DCA.gop. Website: https://www.dca.gop/local-government-association/construction-codes-industry-knowledge-base/documents/Georgia-Amendments.pdf
- Questions regarding the International Existing Building Code, contact the Building Division of the Department of Community Affairs at 404-679-3118 or constrprograms@DCA.gop. Website: https://www.dca.gop/local-government-association/construction-codes-industry-knowledge-base/documents/Georgia-Amendments.pdf

Technical information regarding the Georgia Uniform Standard Construction Codes, contact the Construction Codes Office of the Georgia Department of Community Affairs at 404-679-3118 or constrprograms@DCA.gop. Website: https://www.dca.gop/local-government-association/construction-codes-industry-knowledge-base/documents/Georgia-Amendments.pdf

Georgia Amendments may be downloaded directly from the website.

To contact the Office of Construction Codes and Industrialized Buildings:
404-679-3118 (phone)
404-679-3119 (fax)
Email: codes@DCA.gop or industrializedbuildings@DCA.gop
Ted Millette, Director, Office of Construction Codes and Industrialized Buildings:
404-679-3119
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CONSTRUCTION CODES AND INDUSTRIALIZED BUILDINGS:
- Bill Towson, Lead Codes Consultant: (404) 679-3119 email: bill.towson@DCA.gop
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- Brennan Section, Codes Consultant: (404) 679-7139 email: brennan.section@DCA.gop
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TO CONTACT THE DEPARTMENT OF COMMUNITY AFFAIRS:
- Georgia Department of Community Affairs:
701 Capitol Square, 8th Floor
Atlanta, GA 30329-2231, United States
- Office of Construction Codes and Industrialized Buildings:
60 Executive Park South, NE
Atlanta, GA 30329-2231, United States

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New Mandatory Codes - January 1, 2020

- INTERNATION 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
Key Changes in the 2018 International Building Code for Georgia

1. 303.1, 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 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 1-1 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 offset 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.

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<th>( \text{Velocity} )</th>
<th>( \text{Factor} )</th>
<th>( \text{Velocity} )</th>
<th>( \text{Factor} )</th>
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3. Modification to Table R301.2(4) 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.

3.1 R301.2.1.1 Sunrooms

The 2015 IRC requires sunrooms to comply with AAMA/ASMA No. 100-12. The standard contains requirements for habitable and non-habitable sunrooms. Sunrooms should be identified as one of the five categories in the construction documents and designed accordingly.

3.4 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 5.1 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 M105.4.

5.1 R304.1 Minimum Habitable Room Area

Currently, a 2010 Georgia Amendment addressing the issue, the requirement for a 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

  Effective January 1, 2018

  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
### 2015 IECC Energy Code Training Workshops

- Energy Code Workshop link: [https://www.dca.ga.gov/node/5691](https://www.dca.ga.gov/node/5691)

<table>
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<tr>
<th>Date</th>
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<th>Training</th>
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<td>Apr 9</td>
<td>4404 N. Shallowford Rd. Atlanta, GA 30338</td>
<td>Metro/Dunwoody</td>
<td>Residential</td>
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<td>May 9</td>
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<td>Metro/Atlanta</td>
<td>Commercial</td>
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<td>May 29</td>
<td>Gwinnett Justice &amp; Administration Center 75 Langley Drive, Lawrenceville, GA 30046</td>
<td>Metro/Gwinnett</td>
<td>Commercial</td>
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<td>Jun 5</td>
<td>Huber Engineered Woods, 1446 Hwy 334, Commerce, GA 30530</td>
<td>North/Commerce</td>
<td>Residential</td>
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<td>Jun 11</td>
<td>Rozar Park Recreational Center, 1060 Keith Dr., Perry, GA 31069</td>
<td>Mid/Perry</td>
<td>Residential/1 Hr Commercial</td>
<td>8:30-4:00 pm</td>
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</tbody>
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REGISTER HERE!
Contact Information

GA Department of Community Affairs
Codes and Industrialized Buildings
60 Executive Park South, NE
Atlanta, Georgia 30329-2231

Phone: (404) 679-3118
Web: www.dca.ga.gov
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The DCA Board met and approved the recommendation of the State Codes Advisory Committee to adopt the 2018 International Building Code (IBC), 2018 International Residential Code (IRC) and the 2015 International Energy Conservation Code (IECC); all three with Georgia Amendments.

Mark Your Calendar!

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<tr>
<th>MAR</th>
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<th>MAY</th>
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<tr>
<td>28-31</td>
<td>CAAG, Savannah, GA</td>
<td>12-16</td>
<td>BOAG Annual Conference, St. Simons, GA</td>
<td>17-20</td>
<td>NFPA World Safety Conference and Exposition, San Antonio, TX</td>
<td>11-13</td>
<td>Georgia International Association of Electrical Inspectors – TBD</td>
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</table>

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 will 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.

There will be both full day and half day training options with a total of 36 to take place around the State of Georgia. The trainings will start mid-March and run through the end of September, with the first one taking place on March 20 in Rome Georgia. 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.