

# 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](http://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

Brian P. Kemp  
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Commissioner

**Georgia** Department of  
**Community Affairs**

**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 code editions in effect as of January 1, 2019:

International Building Code	2012 Edition
International Residential Code	2012 Edition
International Plumbing Code	2012 Edition
International Mechanical Code	2012 Edition
International Fuel Gas Code	2012 Edition
International Energy Conservation Code	2009 Edition
International Fire Code	2012 Edition
National Electrical Code	2017 Edition
International Swimming Pool and Spa Code	2012 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	2012 Edition
Disaster Resilient Building Code IRC Appendix	2012 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](mailto:codes@dca.ga.gov)

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**JANUARY 1, 2019**


**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](http://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/](http://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 404-656-9498. Fire Safety Questions: 404-856-0697. Website: [www.gainsurance.org/FireMarshal/ManufacturedHousing.aspx](http://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](mailto: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](mailto: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:**

<p><b>The General Bookstore</b> 1111 Chastain Road Kennesaw, GA 30144 Contact: Gary Gaines Phone: (770) 425-5935 Web: <a href="http://www.sebookstore.com">www.sebookstore.com</a> Email: <a href="mailto:info@sebookstore.com">info@sebookstore.com</a></p>	<p><b>International Code Council</b> 25442 Network Place Chicago, IL 60673-125 Phone: 800-786-4452 Fax: 866-891-1695 Web: <a href="http://shop.iccsafe.org/">http://shop.iccsafe.org/</a> Email: <a href="mailto:order@iccsafe.org">order@iccsafe.org</a></p>
<p><b>Georgia Plumber's Trade Association</b> Post Office Box 555 Manchester, GA 31816 Contact: Ron Anderson Phone: 770-573-4815 or 770-595-9887 Fax: 678-833-5871 Email: <a href="mailto:admnasst@gqpta.net">admnasst@gqpta.net</a></p>	<p><b>National Fire Protection Association</b> (To purchase National Electrical Code) 1 Battery March Park Quincy, MA 02189-7471 Phone: 617-770-3000 Fax 617-770-0700 Email: <a href="mailto:stcjs_admin@nfpa.org">stcjs_admin@nfpa.org</a></p>

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**Georgia** Department of  
**Community Affairs**

**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](mailto:codes@dca.gov) or [industrializedbuildings@dca.ga.gov](mailto:industrializedbuildings@dca.ga.gov)

**Ted Miltiades**, Director, Office of Construction Codes and Industrialized Buildings:  
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[ted.miltiades@dca.ga.gov](mailto:ted.miltiades@dca.ga.gov)

**CONSTRUCTION CODES AND INDUSTRIALIZED BUILDINGS:**

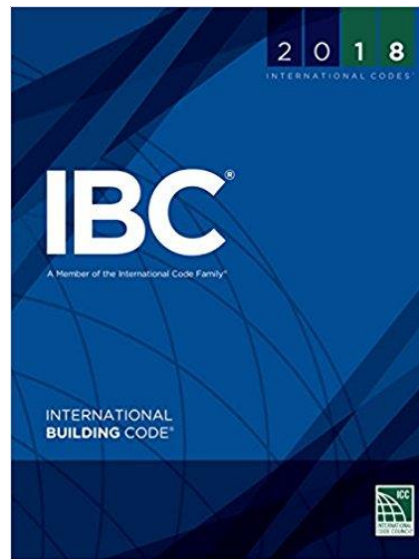
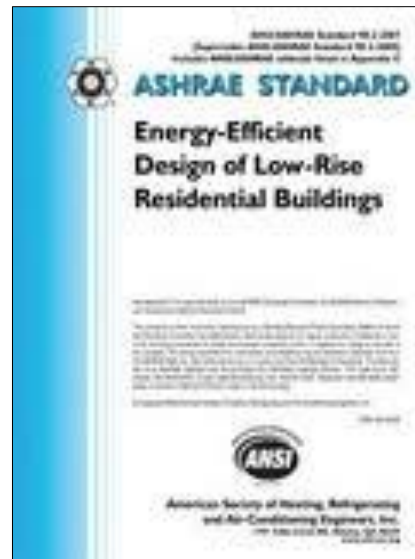
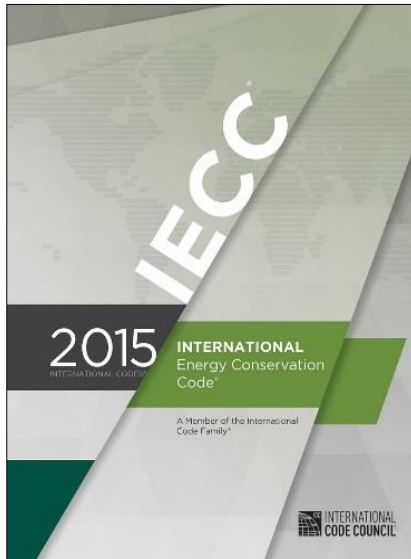
- **Bill Towson**, Lead Codes Consultant, (404) 679-3109, email: [bill.towson@dca.ga.gov](mailto:bill.towson@dca.ga.gov)
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- **Donna Brown**, Intern, (404) 679-3118, email: [donna.brown@dca.ga.gov](mailto:donna.brown@dca.ga.gov)

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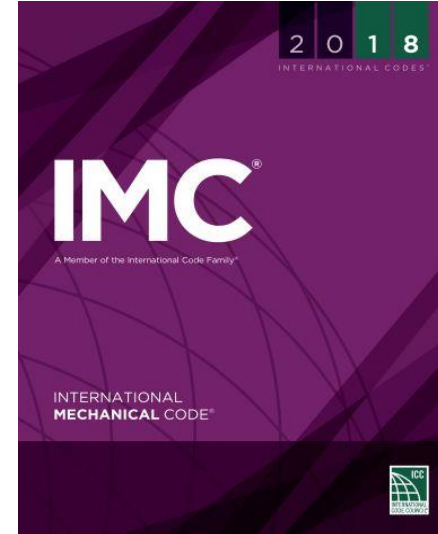
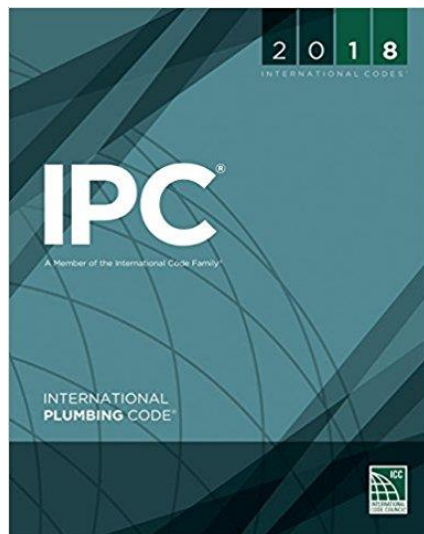
# New Mandatory Codes - January 1, 2020

- 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

- 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.
- 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.
- 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)
- 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.
- 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



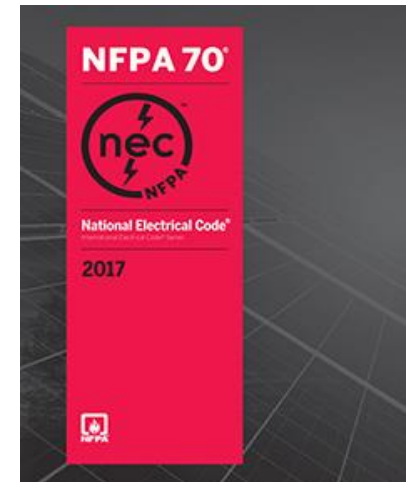
- ❑ **R507 Exterior Decks.** The *Prescriptive Deck Details* design document was not brought forward in the 2020 GA Amendments. The 2018 IRC reorganized R507 Decks which incorporated many of the more useful illustrations and provisions to simplify the prescriptive construction of a deck. R507 is now 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

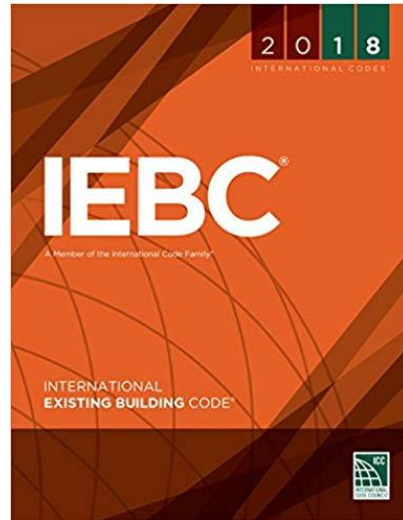
- National Electrical Code (NEC) 2017 Edition without any Georgia State Code Amendments replaced the current NEC 2014 Edition  
Effective January 1, 2018
- National Electrical Code (NEC) 2020 Edition Task Force TBD  
Tentative Effective Date January 1, 2021



# 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>
- Energy Code Web Hub: <https://www.dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes/energy>

**REGISTER  
HERE!**

Date	Location	Area	Training	Time
Apr 9	4404 N. Shallowford Rd. Atlanta, GA 30338	Metro/Dunwoody	Residential	8:30-4:00 pm
Apr 18	4228 1 <sup>st</sup> Ave, Suite 3-4; Tucker, GA 30084	Metro/Tucker	Residential	8:30-11:30 am
Apr 23	Burnt Hickory Park, Kirby Building 8560, Cartersville Hwy, Dallas GA	North/Dallas	Residential	8:30-4:00 pm
May 9	Georgia Own Building. 100 Peachtree St. NW, Suite 2500, Atlanta, GA 30303	Metro/Atlanta	Commercial	9:30-4:00 pm
May 29	Gwinnett Justice & Administration Center 75 Langley Drive, Lawrenceville, GA 30046	Metro/Gwinnett	Commercial	8:30-4:00 pm
Jun 5	Huber Engineered Woods, 1446 Hwy 334, Commerce, GA 30530	North/Commerce	Residential	8:30-4:00 pm
Jun 11	Rozar Park Recreational Center, 1060 Keith Dr., Perry, GA 31069	Mid/Perry	Residential/1 Hr Commercial	8:30-4:00 pm

# Contact Information

**GA Department of Community Affairs**  
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**CODES UPDATE**  
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Volume 22 | Spring 2019

## DCA BOARD ADOPTS THREE NEW CODES EFFECTIVE JANUARY 1, 2020.

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!

- MAR**  
15-19 World of Modular, Las Vegas, NV  
28-31 CAAG, Savannah, GA
- MAY**  
15-25 ICC Code Hearings, Albuquerque, NM  
12-16 BOAG Annual Conference, St. Simons, GA  
28-31 US Dept. of Energy Code Conference, Denver, CO
- JUN**  
13 State Codes Advisory Committee  
17-20 NFPA World Safety Conference and Exposition, San Antonio, TX
- JUL**  
9-12 US Dept. of Energy Better Buildings Conference, Arlington, VA  
11-13 Georgia International Association of Electrical Inspectors - TBD
- AUG**  
19-23 Georgia State Inspectors Association - Jekyll Island, GA
- 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 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.

Energy Codes Web Hub:

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