

DCA UPDATE

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Georgia Department of Community Affairs
Construction Codes & Industrialized Buildings
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CODE EPISODE

COMMISSIONER BEATTY SELECTS STATE CODES ADVISORY COMMITTEE

Commissioner Mike Beatty has selected the State Codes Advisory Committee (SCAC) for the next term. The State Codes Advisory Committee plays a major role in the development and review of the State Construction Codes. The committee is made up of 21 members who are experts in the various codes and who are chosen to represent the diverse interests of Citizens, Builders, Codes Enforcement Officials, Designers, and other groups. The Commissioner of the Department of Community Affairs, the Georgia Safety Fire Commissioner and the Commissioner of the Department of Human Resources, or their designees, are ex officio members of the Advisory Committee. The remaining members are appointed by the Commissioner of DCA. The SCAC advises the DCA Board on the adoption of any new Code Editions and/or Amendments.

The current term for a member is a four year appointment, from January 1, 2004 through December 31, 2007. The following individuals have been selected to serve:

- Mr. Dwayne Garriss, representing the Georgia Safety Fire Commissioner
- Mr. Windell Peters, representing the Commissioner of Community Affairs
- Mr. Scott Reaves, representing the Industrialized Building Industry
- Mr. William Lusk, representing the General Contracting Industry
- Mr. Rex Pless, representing the Structural Engineering Profession
- Mr. Morgan Wheeler, representing Code Enforcement Officials
- Mr. Gregori Anderson, representing Code Enforcement Officials
- Mr. William Duck, Jr., representing Code Enforcement Officials
- Mr. William Chambliss, representing Code Enforcement Officials
- Mr. Gregg Johnson, representing the Mechanical Engineering Profession
- Mr. James Vaseff, representing the Architectural Profession
- Mr. Danny Lundstrom, representing the Electrical Engineering Profession
- Mr. Earl Ferguson, representing the Manufactured Homes Industry
- Mr. Robert Cheek, representing the Electrical Contracting Industry
- Mr. Robert Magbee, representing the Building Material Industry
- Mr. William Guinade, representing the Plumbing Contracting Industry
- Mr. Barry Abernathy, representing the Conditioned Air Contactors Industry
- Ms. Tamara Gofman, representing Local Fire Officials
- Mr. Johnny Pritchett, representing Local Fire Officials
- Mr. Tim Williams, representing the Home Building Industry

The officers for the SCAC for 2004-2005 are Windell Peters, Chairman; Gregori Anderson, Vice Chairman, and Bill Chambliss, Secretary. They will serve two years in this capacity.

Commissioner Beatty and staff would like to thank all those organizations and individuals who were interested in serving on the SCAC. DCA is always seeking individuals to serve in various capacities and individuals may be selected for future public service.

In addition, the Commissioner and staff would like to thank Weldon Nash, Rex Kennedy, Gerald Driver, Mercer Crowe, Alan Lisenby and Tony Walsh, who will not be returning to the SCAC, for their many years of hard work, dedication and public service.



BOAG DEVELOPS VOLUNTARY GUIDELINES FOR STRUCTURAL TESTS & SPECIAL INSPECTIONS

The Building Official's Association of Georgia (BOAG) has developed a set of Voluntary Guidelines for Structural Testing and Special Inspections as required by Chapter 17 of the Georgia State Minimum Standard Building Code (International Building Code). These guidelines are intended only to provide guidance for Code Officials to ensure compliance with the provisions of Chapter 17 and other applicable provisions of the building code, in addition to assisting in establishing a degree of consistency throughout the State of Georgia. A copy of these guidelines is available on the DCA website located at www.dca.state.ga.us or by contacting the Codes Office at 404-679-3118.

DCA ADOPTS NEW CODE EDITIONS AND AMENDMENTS EFFECTIVE JANUARY 1, 2004

On October 8, 2003, the Department of Community Affairs (DCA) Board adopted the 2003 Standard Existing Building Code (2003 International Existing Building Code) and the 2003 Standard Housing Code (2003 International Property Maintenance Code). Both of these codes are Optional Codes and there are no Georgia Amendments.

They also adopted Georgia Amendments to the 2000 Edition of the Standard Plumbing Code, 2000 Edition of the CABO One and Two Family Dwelling Code, 2000 Edition of the Standard Mechanical Code and the 2000 Edition of the Standard Building Code.

STANDARD PLUMBING CODES, 2000 EDITION

- Revise Section 401.4 Prohibited locations of the Georgia Amendments Revised January 1, 2003
- Revise Section 403.2 Separate facilities
- Revise Section 410.1 Approval of the Georgia Amendments Revised January 1, 2003
- Revise Section 603.2 Separation of water service and building sewer
- Revise Section 607.1 Where required
- Revise 1003.5 Sand interceptors in commercial establishments

CABO ONE AND TWO FAMILY DWELLING CODE, 2000 EDITION

- Revise Section R307.1 Space Required
- Revise Section R309.1.1 Duct Penetration
- Revise Section R310.1.2 Minimum height opening
- Revise Section R310.1.3 Minimum opening width
- Delete Section R322.1 Retarders required of the existing Georgia Amendments Revised January 1, 2002 entirely and substitute
- Delete Section R324.1 Subterranean Termite Control of the existing Georgia Amendments Revised January 1, 2002 and substitute
- Add New Subsection R324.1.1 Inspection and separation areas outside structure
- Revise Section R403.1.4 Minimum depth
- Revise Section R404.1.7 Backfill placement, Exception 2, of the existing Georgia Amendments Revised January 1, 2002
- Revise first sentence of Section M1305.1.4 Appliances under floors
- Revise Chapter 43 Referenced standards

STANDARD MECHANICAL CODE, 2000 EDITION

- Delete Section 202 definition for Absorption System without substitution in the Georgia Amendments Revised January 1, 2001
- Revise the second sentence of Section 306.4 Appliances under floors
- Revise the first sentence of Section 401.5.1 Intake openings
- Add New Section 405.2 CO2 Sensors
- Add New Section 1106.7 Self Contained Breathing Apparatus

STANDARD BUILDING CODE, 2000 EDITION

- Revise Chapter 35 Reference Standards

The New Code Editions and Amendments become effective January 1, 2004. Copies of the new amendments are available from DCA's website: www.dca.state.ga.us/planning/codes2.html. If you have any questions, please contact the Construction Codes Office at 404-679-3118 or codes@dca.state.ga.us.

MARK YOUR 2004 CALENDAR

January

- 15 Industrialized Building Advisory Committee 11:00 a.m. @ DCA
- 29 State Codes Advisory Committee 10:00 a.m. @ DCA

March

- 13-16 Modular Building Institute Convention & Trade Show, Orlando, Florida

April

- 22 State Codes Advisory Committee 10:00 a.m. @ DCA

May

- 2-5 BOAG Annual Conference, Jekyll Island
- 17-20 International Code Council Hearings, Kansas City, Kansas



If you have any meetings that you would like to include in this newsletter, please contact the Construction Codes Section at 404-679-3118 or Imassey@dca.state.ga.us.

DEADLINE DECEMBER 15 FOR PROPOSED STATE CODE AMENDMENTS SUBMITTAL

The deadline to submit any proposed State Code Amendments to the State Minimum Standard Codes is December 15, 2003. State Code Amendments may be proposed by anyone. A copy of the Code Amendment Form is available on the DCA website, located at www.dca.state.ga.us.

MOLD AND MOISTURE TASK FORCE FORMED – DCA STAFF BUSY RESEARCHING IDEA

It has come to the attention of Building Contractors and Owners, Design Engineers and Architects, Homebuilders and Homeowners, Material Manufacturers and Suppliers, as well as various Professional and Trade Associations within Georgia's Construction Industry, that there has been increased concern about mold contamination and moisture intrusion in residential and commercial construction.

While mold is nothing new, its prolific growth in some buildings and fears of adverse health effects are a more recent development. Extensive media coverage and current news headlines reflect an increasing interest and concern about how mold affects indoor environments and building occupants. Are these concerns justified?

As a result, the State Codes Advisory Committee is forming a Mold and

Moisture Task Force to investigate the problem of mold and moisture in residential and commercial construction. DCA Staff is currently busy researching the idea. Many questions have been raised on the cause and effect of mold and moisture in our homes and work places and the potential for real property damage in addition to the obvious public health concerns.

For example: What is mold? What causes mold and mildew to develop? How can you prevent mold growth? Are there harmful and non-harmful molds? What are the potential health effects of mold in buildings and homes? Are all molds toxic? How much mold exposure is harmful? How do you know if you have a mold problem? Are there reliable tests to indicate the presence of mold? If mold is present, what's the best way to get rid of it? Is it possible to completely

eliminate mold from inside a home, office building or a public building, such as a school?

How do Building Codes affect mold? How does mold get into a building? Does tighter building construction promote mold development? Do new building materials (e.g. drywall or paper faced gypsum board) promote mold growth? How does mold affect indoor air quality? Other areas of interest might include: Mold litigation and insurance coverage for mold related claims, preventive measures for mold related risk and any pending Federal, State or other legislation.

The Mold and Moisture task Force is slated to start work in early 2004. If you would like to be included on the Interested Parties list for this Task Force, please contact Walter Koch, DCA Staff Task Force Coordinator at 404-679-4845 or by email at wkoch@dca.state.ga.us.

CODY SAYS:



Effective January 1, 2004, the 2003 Standard Housing Code (2003 International Property Maintenance Code) and the 2003 Standard Existing Building Code (2003 International Existing Building Code) were adopted as new Optional Codes and in order to be enforced they must be adopted locally. A copy of the local ordinance adopting these codes must be filed with DCA to be effective.

DCA NOT ADOPTING NEW 2003 CODE EDITIONS

DCA is **not** adopting any of the newly released 2003 ICC Code Editions to replace any of the Current Mandatory State Minimum Standard Codes, therefore the 2000 Editions of the Standard Building, Plumbing, Gas, Mechanical, Fire Prevention, Energy and CABO One and Two Family Dwelling Codes, as well as, the 2002 National Electric Code, with Georgia Amendments, will remain effective and mandatory, Statewide, until further notice.

DCA STAFF LIAISONS FOR INSPECTORS ASSOCIATIONS

The Georgia Department of Community Affairs Construction Codes section has staff liaisons for the various Inspectors Associations in the state. Please contact the Code Consultant listed below in your area for any assistance we may provide.

Coastal Georgia Inspectors Association Ted Miltiades, Manager, Codes and Industrialized Buildings Program (404) 679-3106 tmiltiad@dca.state.ga.us

Middle Georgia Inspectors Association Bill Towson, Codes Consultant, (404) 679-3104, btowson@dca.state.ga.us

Southwest Georgia Inspectors Association Walter Koch, Codes Consultant, (404) 679-4845, wkoch@dca.state.ga.us

West Georgia Inspectors Association John Watts, Codes Consultant, (404) 679-5246, jwatts@dca.state.ga.us

Metro Atlanta Inspectors Association All Consultants

North Georgia Code Officials Association Bill Towson, Codes Consultant, (404) 679-3104, btowson@dca.state.ga.us

East Georgia Inspectors Association Inactive

WINDOW PRODUCT RATING, CERTIFICATION, AND LABELING REQUIREMENTS UNDER THE GEORGIA STATE ENERGY CODE FOR RESIDENTIAL CONSTRUCTION.

Maximum 0.40 SHGC and 0.65 U-factor Requirements Set to Go into Effect January 1, 2004 for all residential construction fenestration (windows, glass doors and skylights, etc.)

Requirements for Labeling Fenestration Products in Georgia

Sections 502.1.5 and 602.2 of the Georgia Supplements and Amendments to the 2000 International Energy Conservation Code [Georgia State Energy Code] require that in all Georgia climate zones (4B through 8), the area-weighted average solar heat gain coefficient (SHGC) for glazed fenestration installed in the building envelope of any new and existing residential construction shall not exceed 0.40. Footnote "a" of Table 502.2 Heating and Cooling Criteria was also amended to set a maximum 0.65 U-factor requirement for all residential windows sold in Georgia.

Section 102.5.2 and Appendix B of the current Supplements and Amendments to the 2000 International Energy Code [Georgia State Energy Code] clearly state that fenestration products, including but not limited to windows, glass doors and skylights, shall be labeled with each product's U-factor and Solar Heat Gain Coefficient (SHGC). For window products sold in Georgia, there are three (3) options available under the Energy Code for rating, certifying and labeling U-factor and SHGC:

Option 1 (Preferred Method):

NFRC Label and Certification. U-factor and SHGC shall be determined by an accredited, independent laboratory in accordance with NFRC 100 for U-factor and NFRC 200 for SHGC and certified by the manufacturer. Manufacturers following this preferred option shall label each product with an NFRC-certified energy performance label.

Below is a sample NFRC window label that code officials should look for during inspections:



A copy of the current Georgia Supplements and Amendments to the 2000 International Energy Conservation Code [Georgia State Energy Code] is available from the Department of Community Affairs (DCA) webpage located at www.dca.state.ga.us.

For questions about Window Product Rating, Certification and Labeling requirements under the Georgia State Energy Code contact the DCA Codes Office at 404-679-3118 or by email at codes@dca.state.ga.us.

Option 2: Manufacturer Designed Label. U-factor and SHGC shall be determined by an accredited, independent laboratory in accordance with NFRC 100 for U-factor and NFRC 200 for SHGC and certified by the manufacturer. Manufacturers that choose this option must report the U-factor and SHGC values on a label of their own design, NOT on an NFRC label. Appropriate disclaimers and manufacturer certification must be clearly stated on the manufacturer designed label. (A sample Manufacturer Designed Label can be obtained from DCA upon request.)

Option 3: Default Label. If manufacturers do NOT obtain U-factors and SHGC's in accordance with NFRC 100 or 200 (e.g. decorative glazing, some custom windows and certain manufactured fenestration), their products must be labeled with default values from Table 102.5.2(1) for U-factor and Table 102.5.2(3) for SHGC. A manufacturer that chooses this default option shall label its products with a "Default Window Label". (See sample Default Label below.) This label shall list as a minimum: Default U-factor from Table 102.5.2(1), Default SHGC from Table 102.5.2(3), frame type, number of panes of glazing, whether the window is fixed or operable, and the type of glazing tint, if present. The label shall contain the words "Meets Thermal Break Criteria" if the product claims a U-Factor based on a thermal-break product.

Sample Window Label of DEFAULT Energy Performance Values

DEFAULT Window Label	Manufacturer/Assembler Certifying to Default U-factor and Default SHGC: XYZ Supply Co.
Key Features:	Double Pane Operable Wood frame Bronze Tint
U-FACTOR Default U-factor (from Table 102.5.2(1)):	SHGC Default SHGC (from Table 102.5.2(3)):
0.55	0.46

Note: Manufacturers should be advised that this default label option has limited application under the Georgia State Energy Code (e.g., can be used in area-weighted average calculations, 5% glazing exemption, whole-house performance analysis). In order to label a product with an SHGC below the maximum 0.40 prescriptive requirement in Sections 502.1.5 and 602.2, a manufacturer must follow Option 1 or 2.

PROFILE CORNER



Mike Beatty

COMMISSIONER MIKE BEATTY

On June 12, 2003, Governor Sonny Perdue appointed Mike Beatty as Commissioner of the Georgia Department of Community Affairs. Known for his leadership skills in education, business and government, Commissioner Beatty's background gives him unique perspectives on the challenges facing our State's local communities.

Mike Beatty served Jackson County in the Georgia House from 1991-1992, and did not seek re-election to allow more time to raise his family. In 2000, Mr. Beatty was elected to the State Senate by the citizens of Northeast Georgia's 47th District. While in the Senate, Mr. Beatty led the fight to eliminate illegal video poker from Georgia. For his hard work and determination, he received the Annual Public Policy Award from the Georgia Family Council and a Medal of Commendation from the Georgia Bureau of Investigation. When the redistricting process moved him outside of his Senate District, in 2001, he ran for Lieutenant Governor the following year. He surprised many political pundits by finishing first in a three candidate primary, carrying 100 counties.

Mike Beatty is a long time resident of Jackson County and a graduate of the University of Georgia. He and his wife have owned and operated small businesses, including a poultry farm, cattle farm and Beatty Properties, a residential development company. He previously worked as an educator, teaching and coaching football for 8 years in various school systems, including the City of Jefferson, Banks County and Jackson County.

Mike and his wife Judy have been married for 32 years. They are parents of one daughter and the grandparents of three. The Beatty's are members of Grove Level Baptist Church in Maysville, Georgia.

WALTER KOCH, Building Codes Consultant

I was born in Cherry Point, North Carolina. My Father was in the military, but our home was always Atlanta. I went to work for the State of Georgia in 1981, immediately after college. I have a degree in Psychology. My first job was with the Georgia Forestry Commission. I fought fires, built and maintained State Buildings and even planted trees. I was an H.V.A.C. Contractor for a few years and I also worked for the Department of Defense assisting in the mobilization during the Desert Storm War in 1991.

I've been married to my wife Faith for 21 years. We have four daughters, Kari-Ann 18, Kayla 16, Katie 12, and Karly 9. I also have guardianship of a young man named Kevin 18, so I have a son as well. They are all great kids. They are very athletic and talented (they take after their Mother) My family is pretty much my hobby. Every weekend is full of soccer games, cross country meets or basketball, but I like to backpack, skydive and scuba dive when I have the opportunity.

I am excited about being at DCA and I look forward to the challenge of getting out of the envelope and doing something different.



Walter Koch



Harold R. Hyatt

HAROLD R. HYATT, City of Sandersville Building Official

The beginning of my Building and Construction experience came from helping my father, who was a Carpenter and Residential Builder in Cobb County, Georgia in the late 1950's. I graduated from John McEachern High School in 1960 and worked as a Carpenter's Helper. In 1963, I met and married my wife, Annie Ruth. We have two children, Daughter, Elaine Mitchell of Warthen, Georgia and a son, Charles B. Hyatt of Smyrna, Georgia. We also have one grandson, William Christopher Mitchell.

In 1964, I made the decision to pursue a career in electricity and electrical wiring. I obtained a position with Edwards Electric, in Smyrna, Georgia, as an Electrician's Helper and also attended the local vocational technical school, taking courses in electrical wiring. In 1976, I passed the examination and obtained my Class II Non-Restricted Electrical Contractor's License. It was at that time I started my own business (Hyatt Electric Services, Inc.), in Marietta, Georgia. My wife and I operated the business until 1992, when we sold it and moved to our farm in Washington County, Georgia.

In February 1997, I accepted a position with the City of Sandersville as Building Official and Zoning Administrator. It was that year that I attended my first BOAG Annual Education Conference, seeking to learn as much as possible about the building profession. I soon became a member of many organizations, such as the Building Officials' Association of Georgia, Middle Georgia Inspectors' Association, Georgia Association of Zoning Administrators, Georgia Plumbers' Trade Association, International Code Council, International Association of Electrical Inspectors, National Fire Protection Association, and several others. I served as the MGIA Board Member, Committee Chairperson, and President in 2001 and 2002. Currently, I am serving on the BOAG Board of Directors and DCA's Industrialized Buildings Advisory Committee. I have obtained many certifications pertaining to building requirements, such as, Certified Building Inspector, Mechanical Inspector, Electrical Inspector, Georgia Soil and Water Conservation Commissioner, Lead Abatement Supervisor and Customer Service Specialist. I also teach Continued Education for Electrical Contractors.

At the Annual BOAG Conference in Gwinnett County, I was awarded the 2003 Building Official of the Year. I also received the Georgia Plumbers Trade Association's Outstanding Achievement Award for 2003. It was a great honor to be selected to receive these awards.

DCA STAFF MEET WITH STATE FIRE MARSHAL

DCA met with Alan Shuman, State Fire Marshal and Dwayne Garriss, Assistant State Fire Marshal, from the State Fire Marshal's Office to discuss Georgia's Construction Codes. The purpose of the meeting was to ensure that the DCA and the State Fire Marshal were properly coordinating Code Adoption and other matters that best serve the Citizens of Georgia. The State Fire Marshal assured the DCA Staff that they have no intention of adopting the NFPA 5000 Building Code, or any other Construction Codes that may conflict with those adopted by DCA. Hopefully this announcement will put an end to any rumors to the contrary.

The State Fire Marshal's Office has adopted the 2003 International Fire Code rather than the 2000 Edition, as adopted by DCA. The State Fire Marshal preferred to adopt the Second Edition of the International Fire Code and stated there should be no major differences or conflicts with the 2000 Edition as adopted by DCA, but if any problems or major differences are identified, please call the State Fire Marshal's Office at 404-656-7087.

INSTALLATION AND SET-UP OF INDUSTRIALIZED BUILDINGS

Not much has been said concerning Installation and Set-Up of Industrialized Buildings. A good installation leads to a happy customer and a life-long, stable building. Items to be considered in the installation of all Industrialized Buildings follow:

The Building Inspector having jurisdiction is required to inspect all work performed at the site of installation. Verification that a building is approved by the Department of Community Affairs is shown by a State Insignia Seal attached to the cover of the electrical panel, above the closet door, inside the kitchen cabinet or as shown on the plans. If the insignia is not present, the building may not be installed in Georgia.

The person responsible for the installation must obtain permits and call for necessary inspections for the work done at the site of the building installation. The Inspector is entitled to receive a set of plans for the building from the manufacturer with a recommended foundation for typical Georgia soils. Special soil conditions may require modification of the typical design. The foundation must be able to carry the weight of the building and resist wind loads as well. Foundations must extend below grade to avoid water and freezing problems. The site must be designed to keep water out from under the building and away from the foundation. Water can lead to sinking foundations or mold in the structure.

Multi-Modular Buildings must be bolted together as shown on the plans and the joint sealed with a permanent seal. Duct tape and "stuffed" insulation are not suitable. The "stuffed" insulation leaks and the duct tape will not stay secured to make a life-long seal.

Pipes, ducts, and electric lines, etc. under the building must be supported as required by the codes. The steel transportation chassis may not remain part of the installed single-family residence. It must come off. Stairs and decks to service the building shall be designed to carry the loads to the ground. Hanging them on a building may not be suitable.



Many City Officials, County Officials and Local Code Administrators continue to be confused by the similarities between Manufactured Homes (Mobile Homes) and homes (Factory Built) built under Georgia's Industrialized Building Program. Both are built in manufacturing plants and delivered to their installations sites on trailers or transportation chassis. Both are built in sections called "modules" that must be joined together at their installation site, but there are several basic differences between them. Homes manufactured under the Industrialized Buildings Program are designed to sit on load-bearing perimeter foundation walls.

Manufactured Homes are built on metal frames that are an integral part of their floor system and also serve as part of the home's transportation chassis. Because of its support of the floor system, this steel frame should never be removed.

These two building types are also built to different Construction Code Standards. Manufactured Homes are built to requirements of the Federal Department of Housing and Urban Development (HUD) known as the National Manufactured Housing Construction and Safety Standards Act. Homes manufactured under the Industrialized Buildings Program are built to the requirements of Georgia's State Minimum Standard Construction Codes; the same Code Standards that are applicable to all other buildings constructed within the State of Georgia.

If you have any questions, please call the department at 404-679-3118 or you can email the Industrialized Buildings Office at ib@dca.state.ga.us.



Q: Are gas fired water heaters required to be raised 18 inches above the floor on a stand or platform in garages?

A: Section 305.2 Elevation of ignition sources of the State Minimum Standard Gas Code/International Fuel Code

(IFGC), 2000 Edition states in part: "Equipment and appliances having an ignition source shall be elevated such that the source of ignition is not less than 18 inches above the floor in hazardous locations and public garages, private garages, repair garages, automotive service stations, and parking garages, etc." However, IFGC Section 305.2 was amended to state: "Exception 1: Appliances that are approved and listed for such locations." The exception means that elevation of the ignition source is not required for appliances that are listed flammable vapor ignition resistant (FVIR) and for installation without elevation.

Web sites of Interest

Department of Community Affairs
www.dca.state.ga.us

Easy Living
www.easylivinghome.com

International Codes Council
www.intlcode.org

Building Officials Association of Georgia
<http://boag-codes.tripod.com>

State of Georgia
www.state.ga.us

State Fire Marshal
www.inscomm.state.ga.us

National Association of Home Builders
www.nahb.com