

**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 LasVegas, 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>

# International Residential Code 2012 to 2018 Key Changes

## 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 with 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.

## 6.) R305 Ceiling Height

The minimum ceiling height for bathrooms, toilet rooms, and laundry rooms has been reduced from 7 feet to 6 feet, 8 inches.

## 7.) R325.6, R202 Habitable Attics

The definition and technical requirements of habitable attic has been revised and clarifies, that a habitable attic, even if unfinished, is a habitable space.

## 8.) R404.4 Retaining Walls

Retaining walls that are not laterally supported at the top and that retain in excess of 48 inches of unbalanced fill, or retaining walls exceeding 24 inches in height that resist lateral loads in addition to soil , shall be designed by accepted engineering practice to ensure stability against overturning.

## 9.) R408.3 Unvented crawl space

V entilation of the under-floor space is not required when an appropriately-sized dehumidifier is provided in combination with the Class 1 vapor retarder requirements.

**10.) Tables R502.3.1(1), R502.3.1(2) Floor Joist Spans for Common Lumber Species**

The allowable spans for some grades of Southern Yellow Pine have been reduced. Many of these changes are reflected in the current Georgia Amendments to the IRC. For example, SP #2, 2x10's at 16" o.c with a dead load of 10 psf could span 18'-0" in 2012, and have now been reduced to an allowable span of 15'-8".

The same will be true for other span tables in the code.

**11.) Prescriptive Deck Details Design Document was not brought forward with the 2018 IRC Georgia 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.



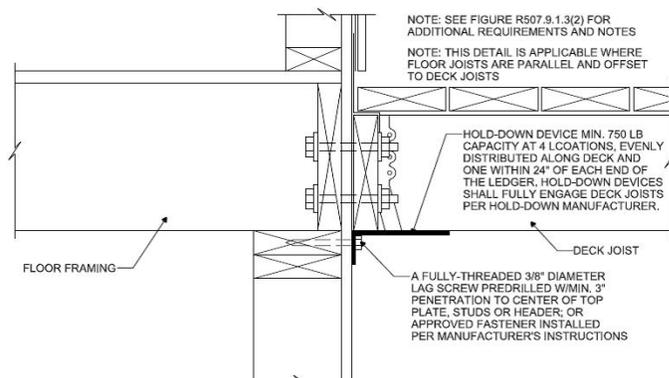
**12.) R507.4 Deck Posts and R507.4.1 Deck post to deck footing connection**

Minimum sizes of wood posts supporting decks have been established as well as requirements for connections of the deck posts to the footings.

**13.) There are some Georgia Amendments that provide even more clarity and allow the use of other approved fasteners in ledger to band joist connections as opposed to thru-bolting. R507.9.1.3** Ledger to band joist details. Fasteners used in deck ledger connections, in accordance with Table R507.9.1.3(1), shall be hot-dipped galvanized, or stainless steel, or other approved fasteners, and shall be installed in accordance with Table R507.9.1.3(2) and Figures R507.9.1.3(1) and R507.9.1.3(2)

**14.) R507.9.2 Lateral Connection**

Four smaller hold-down tension devices with 750 lb. capacity can now be utilized as an alternative to the larger 1,500 lb. capacity tension devices.



**15.) Modification to Table R602.7.5 Support for Headers**

The full height stud table has been significantly altered. The table increases the number of king studs in higher wind regions and requires only one or two king studs at each end of a header in regions with 115 mph wind speeds.

**16.) Georgia is bringing back a requirement that was previously an amendment to the 2006 IRC, which will now require attics containing appliances to be accessible by pull down stairs or other permanent stairs. R807.1.1 Attic service access.**

Attics containing appliances or mechanical equipment service shall be accessible by pull down stairs or other permanent steps and at a minimum be sized to allow the removal of the largest appliance.

**17.) M1502.4.4 Dryer exhaust duct power ventilators**

The use of duct-power ventilators for dryer exhaust has been added into the code which can allow the maximum allowable exhaust length to exceed 35 feet when installed.

**18.) Modification to M1503.6 Makeup Air for Kitchen Exhaust Systems**

Makeup air, for domestic cooking exhaust systems, is no longer required if all fuel-burning appliances in the dwelling unit have a direct vent or mechanical draft vent system.

**19.) Modification to G2406.2**

A gas-fired clothes dryer is now allowed to be installed in a bathroom or toilet room, where a permanent opening communicates with other permitted spaces.

**20.) Appendix Q** was added to the 2018 IRC and covers the provisions for tiny houses, with a maximum floor area of 400 square feet. A similar Appendix for Tiny Houses was already adopted in Georgia, and our version will be brought forward as an amendment.

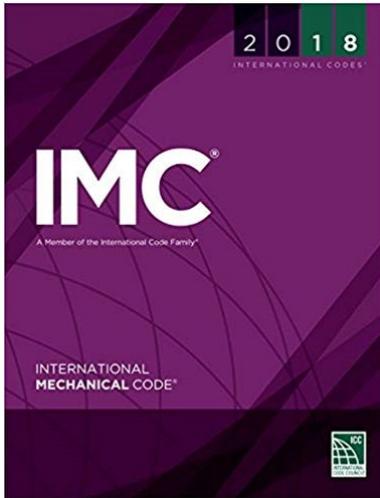
## **INTERNATIONAL BUILDING CODE**

### **2012 TO 2018 KEY CHANGES**

- 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)
6. **[F] 903.2.8 Group R. Revised to add a new Exception:** Group R-1 and R-2 occupancies which meet the exceptions allowed by the "Rules and Regulations of the Safety Fire Commissioner Chapter 120-3-3 Rules and Regulations for the State Minimum Fire Safety Standards" are exempt from this requirement. (GA amendment)
7. **[F] 903.2.8.1 Group R-3.** An automatic sprinkler system installed in accordance with Section 903-3.3.1.3 (NFPA13D) was changed to read "with 903.3.1.2 (NFPA 13R) shall be permitted in Group R-3 occupancies." (GA amendment)
8. **[F] 903.2.8.2 Group R-4, Condition 1.** An automatic sprinkler system installed in accordance with Section 903.3.1.3 (NFPA 13 D) was changed to read "with 903.3.1.2 (NFPA 13R) shall be permitted in Group R-4, Condition 1 occupancies." (GA amendment)
9. **[F] 903.2.8.4 Care facilities.** An automatic sprinkler system installed in accordance with Section 903.3.1.3 (NFPA 13D) was changed to with 903.3.1.2 (NFPA 13 R) shall be permitted in care facilities with five or fewer individuals in a single-family dwelling. (GA amendment)
10. **[F] 903.3.1.3 NFPA 13D sprinkler systems.** Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R 4, Condition 1; and townhouses separated by 2 hour firewalls shall be permitted to be installed throughout in accordance with NFPA 13D. (GA amendment)
11. **Table 1005.4 Maximum Floor Area Allowances Per Occupant.** The occupant load factor for business use has been revised from 100 to 150 square feet per occupant. Also added new category for "concentrated business use areas" added referring to Sec. 1004.8.
12. **1607.15.2 Fire walls.** In order to meet the structural stability of Section 706.2 where the structure on either side of the wall has collapsed, fire walls and their supports shall be designed to withstand a minimum allowable horizontal stress of 5 pounds per square foot for stability (per NFPA 221).
13. **1704.2 Special inspections and tests.** Revised to state, these inspections are in addition to the inspections by the building official identified in Section 110. The first exception was also revised to read "Special inspections are not required for construction of a minor nature that does not require the practice of professional engineering or architecture, as defined by Georgia statutes and regulations governing the professional registration and certification of engineers or architects or as warranted by conditions in the jurisdiction as approved by the building official." (GA Amendment)

14. **Table 1704.2 Minimum Special Inspector Qualifications.** Revised to require concrete strength testing must be performed by an American Concrete Institute (ACI) Strength Testing Technician. (GA amendment)
15. **Table 1810.3.2.6 Allowable Stresses for Materials Used in Deep Foundation Elements.** Revised under Item 4. Other conditions, to read:
  - For load combinations not including wind or seismic loads -  $0.5 f_y \leq 30,000$  psi
  - For load combinations including wind or seismic loads -  $0.5 f_y \leq 40,000$  psi (GA amendment)
16. **3005.4 Machine rooms, control rooms, machinery spaces and control spaces.** These spaces must be enclosed with fire barriers or horizontal assemblies, with a fire-resistance-rating not less than 2 hours. Exception: When sprinklers and a shunt trip breaker are installed. (GA amendment)
17. **3408.2.1 Assisted living communities.** Existing buildings or portions of buildings proposed as a change of occupancy to Assisted Living Communities, licensed by the State, housing twenty-five or more persons, shall be allowed to meet the Georgia State Fire Marshal's Office Life Safety Code requirements for primary equivalent compliance to the International Building Code Chapters 3, 4, 8, 9, and 10. (GA amendment)
18. **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)
19. **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)
20. **Appendix O Disaster Resilient Construction.** Adopted by the Department as optional. This document can be downloaded at <https://dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes>. (GA amendment)



# 2018 INTERNATIONAL MECHANICAL CODE TASK FORCE

On December 4, 2018, the International Mechanical Code Task Force was charged with reviewing the 2018 International Mechanical Code and any proposed amendments, in order to replace the 2012 International Mechanical Code for the State Minimum Standard Codes; effective date to be January 1, 2020.

The Task Force was comprised of 9 members representing various stakeholder groups of the construction industry in Georgia, as Follows:

1. Elaine Powers, Chair, representing SCAC and Licensed Conditioned-Air Contractors
2. Stan Everett, Vice-Chair, representing SCAC and Mechanical Engineers
3. Mark Rice, representing Building Officials Association of Georgia
4. James Knox, representing Building Owners & Managers of Atlanta
5. Chip Greene, representing Plumbing-Heating-Cooling Contractors Association
6. Jeff Yoder, representing State Fire Marshal's Office
7. Michael O'Brien, representing Georgia Apartment Association
8. Michael Brown, representing Conditioned Air Association of Georgia
9. Danny Oliver, representing Georgia State Inspectors Association

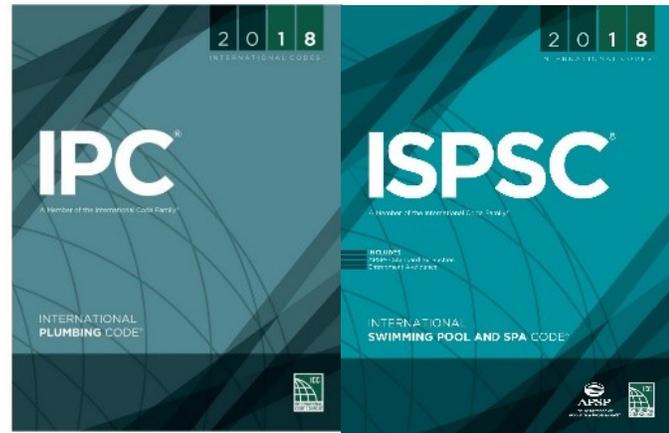
A preliminary report was delivered by Elaine Powers at the State Codes Advisory Committee meeting held on February 21, with the final report to be made on the next SCAC meeting in June. Upon final approval by the DCA Board, the effective date of the new 2018 IMC with GA Amendments will be January 1, 2020.

The Plumbing and Swimming Pool and Spa Code Task Force has completed its review of the new 2018 International Plumbing Code (IPC) and 2018 International Swimming Pool and Spa Code (ISPSA). The new 2018 editions will replace the current 2012 editions of these mandatory State Minimum Standard Codes. The task force met four times from November 2018 through February 2019. The meetings were held at the Georgia Department of Community Affairs (DCA) and they were all open to the public. The task force was comprised of eleven members representing various stakeholder groups of the construction industry in Georgia as follows:

1. Bill Guinaide, Chairman, representing SCAC and Licensed Plumbing Contractors
2. Joel Rodriguez, Vice-Chairman, representing SCAC and State Code Officials
3. Josh Roth, representing Building Officials Association of Georgia
4. Jacob Hill, representing Georgia State Inspectors Association
5. Stanley Richardson, representing Home Builders Association of Georgia
6. Ron Anderson, representing Georgia Plumbers Trade Association
7. Maurice Redmond, representing Georgia Department of Health
8. Shawn Still, representing Association of Pool and Spa Professionals of Georgia
9. Patrick Peterson, representing Plumbing-Heating-Cooling Contractors of Georgia
10. Pam Burnett, representing Georgia Association of Water Professionals
11. Joseph Messina, representing American Council of Engineering Companies

A final report was made by Billy Guinaide, Task Force Chairman, at the State Codes Advisory Committee (SCAC) meeting held on February 21. Upon final approval by DCA Board, the effective date of the new 2018 IPC and 2018 ISPSA code editions with GA Amendments will be January 1, 2020.

Copies of the final proposed amendments report and other task force documents are available on the DCA codes webpage at <https://www.dca.ga.gov/node/3719>. If you have any questions please contact Bill Towson, DCA Staff Task Force Liaison at (404) 679-3109 or [bill.towson@dca.ga.gov](mailto:bill.towson@dca.ga.gov).



# 2018 PLUMBING AND SWIMMING POOL CODE TASK FORCE



# 2018 INTERNATIONAL FUEL GAS TASK FORCE

In September of 2018, a Task Force was appointed by the State Codes Advisory Committee and charged with reviewing the 2018 International Fuel Gas Code and any proposed amendments in order to replace the 2012 International Fuel Gas Code as the State Minimum Standard Code. The task force was made up of 7 members representing various groups of the construction industry. Members included:

1. Windell Peters. Chairman, representing the State Codes Advisory Committee
2. Jerry Wainright, Vice-Chairman, representing the State Codes Advisory Committee and Local Fire Officials
3. Joel Rodriguez, representing the Building Officials Association of Georgia (BOAG)
4. Paul Laney, representing the Georgia State Inspectors Association (GSIA)
5. Andrea Papageorge, representing the Southern Company
6. Chip Greene, representing the Plumbing-Heating-Cooling Contractors Association (PHCC) of Georgia
7. Brannen Butts, representing the American Council of Engineering Companies (ACEC) of Georgia

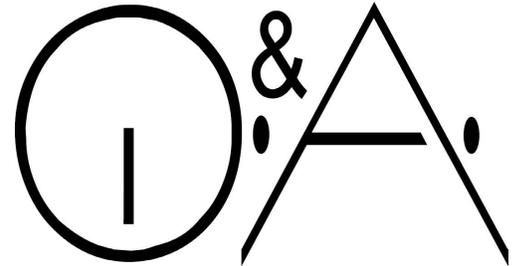
Task Force members were mindful that any revision or amendment of the 2018 International Fuel Gas Code shall have reasonable and substantial connection with public health, safety, and general welfare of the community. In addition, the financial impact and costs associated with the proposed changes were carefully taken into consideration.

The Task Force finalized their review of the 2018 International Fuel Gas Code and presented their final report and recommendations at the February 21st State Codes Advisory Committee meeting. After approval of the recommendations from the Task Force and the State Codes Advisory Committee, the 2018 IFGC is tentatively scheduled for an effective date of January 1, 2020. If you have any questions about the 2018 IFGC Task Force, please contact Brendan Sexton at 404-679-1739 or [brendan.sexton@dca.ga.gov](mailto:brendan.sexton@dca.ga.gov).

## Cody Says...



Don't forget to check out the site fact sheets labeled "Construction Codes and Industrialized Buildings Contact Information", "Georgia State Minimum Standard Codes", "Related Contact Information", and "Currently Effective Construction Codes." All of which detail imperative information for the Construction Codes and Industrialized Buildings program.



### Question:

**Drip edge: Is it required and how is it applied?**

Answer:

Drip edge became a mandatory state code on January 1, 2014. They are applied to new residential roof coverings and to recovering or replacement of existing residential roof coverings. Drip edge specifics are detailed in section R905.2.8.5 for both the 2012 and 2018 International Residential Code (IRC)

### Question:

**What are the 8 new codes going into effect in 2020?**

Answer:

The 2018 International Building Code (IBC), International Residential Code (IRC), International Plumbing Code (IPC), International Mechanical Code (IMC), International Fuel Gas Code (IFGC), International Energy Conservation Code (IECC), International Fire Code (IFC), and International Swimming Pool and Spa Code (ISPSC) will become effective January 1st, 2020.

*Should you have any further questions about the above topics, please contact the DCA Office of Building Codes and Industrialized Building at (404) 679-3118 or [codes@dca.ga.gov](mailto:codes@dca.ga.gov).*

# IB Angle



Figure 1

Installed off frame (not on a metal chassis) on permanent foundations

Figure 2

Installed on frame (metal chassis with wheels) intended for temporary use



## To be IB or not IB?

**Tiny Houses.** A new definition for "Tiny House" was added to the IB rules which states, "A tiny house is a residential industrialized building dwelling unit that is 400 square feet or less in floor area, excluding lofts." Also, the IBAC approved a new IB Bulletin 110-2-20 entitled "Tiny Houses" which describes the general requirements that approved manufacturers must follow to build tiny houses in their plants. [Click Here](#) for copies of the new proposed IB rules and IB Bulletin regarding factory built Tiny Houses. IB Tiny Houses must be factory-built off-frame (not on a metal chassis) by approved IB manufacturers for installation on permanent foundations (see Figure 1). They must comply with the current state residential codes and be third-party inspected in the manufacturing plant in accordance with the IB Program Rules.

*Important Note:* Tiny Houses on Wheels (THOWs) are not covered under the scope of the International Residential Code (IRC). Since they are built on-frame (metal chassis with wheels or trailers), they are classified as Recreational Vehicles (RVs) which are intended for temporary recreational use (see Figure 2). Hence, THOWs cannot be approved as Residential Industrialized Buildings by definition in the state law. Furthermore, 2012 IRC Section 303.1 entitled "Habitable rooms" was amended to reduce the minimum area required for habitable rooms from 120 to 70 square feet. A new Appendix S entitled "Tiny Houses" was also added in the 2018 Georgia (GA) Amendments which addresses the main code barriers to tiny houses. These changes will help tiny houses installed on permanent foundations comply with the current IRC Code.

DCA developed a "Sample Model Ordinance" to assist local governments with the adoption of Appendix S "Tiny Houses." DCA also created a helpful "Tiny House Fact Sheet." Click the link below to find the [2018 GA Amendments to the 2012 IRC](#), which include the changes for habitable rooms and Appendix S entitled 'Tiny Houses.' Use these links to find copies of the [Model Sample Ordinance](#) and the [Tiny House Fact Sheet](#). Hopefully, including Tiny Houses in GA's IB program will help stimulate economic development by reopening idle IB manufacturing plants in South Georgia which were shut down due to the recession.



Figure 1 Construction Jobsite Office without Storage

**Shipping Containers.** New definitions for "Container" and "Shipping Container Building Module" were added to the IB rules. A "Container" is defined as "A single rigid, sealed, reusable, metal (corrugated) box in which cargo or freight is shipped by sea vessel, air, truck or rail, that is generally 10, 20, 30 or 40 feet in length by 8 feet wide by 8, 8.5, or 9.5 feet high and is designed and constructed in conformance with International Standards Organization (ISO) standards and International Convention for Safe Containers (ICSC) regulations to withstand normal stresses applied during regular transport." A "Shipping Container Building Module" is defined as "A new or used container which has been inspected, tested and certified by an approved third-party agency in accordance with approved quality control and inspection protocols."

Also, the IBAC approved three new IB bulletins regarding shipping containers. 1) Bulletin 110-2-16 entitled "Shipping Containers" was revised to include shipping containers and shipping container building modules which are intended for a manufacturer or re-manufacturer to be included under the scope of the GA IB Program. The scope also includes any new or used shipping containers or shipping container building modules intended for use as Construction Site Office Buildings (CSOBs) with or without storage. 2) Bulletin 110-2-18 entitled "Shipping Containers, General Requirements" was added to provide guidance for approved IB manufacturers on the requirements for new and used steel shipping containers which are intended to manufacture or re-manufacturer and use as commercial or residential industrialized buildings. Lastly, 3) Bulletin 110-2-19 entitled "Quality Control and

Inspection Protocols for Shipping Container Building Modules" was added to provide guidance for approved Third Party Agencies that are responsible for the evaluation, inspection, and approval of all new and used shipping containers and shipping container building modules. Click below for copies of [IB Bulletins 110-2-16, 110-2-18 and 110-2-19](#). Additionally, all factory built tiny houses and shipping container buildings which are approved by the GA IB program will have a DCA insignia or state label affixed to each individual module or unit which certifies that it has been third-party inspected in the plant and complies with the state codes and IB program rules. All IB buildings must also comply with any local zoning and permitting ordinance requirements as well. For more information or questions, contact the [IB Program Office](#) at 404-679-3118 or [dca-ib@dca.ga.gov](mailto:dca-ib@dca.ga.gov)

# NEW CONSTRUCTION CODES & INDUSTRIALIZED BUILDINGS EMPLOYEES



**Brendan  
Sexton**

Brendan Sexton joined the Department of Community Affairs (DCA) Office of Construction Codes and Industrialized Buildings in November of 2018 as an intern. In February of this year he moved into a full-time role as a Code Consultant.

Brendan is a Georgia native, raised in Dunwoody and attended Dunwoody High School. Following high school, he attended the University of Georgia where he earned a Bachelor's of Business Administration in Real Estate and a Certificate in Legal Studies.

Prior to graduating, Brendan interned with Intercontinental Hotels Group (IHG) on their Worldwide Sales Delivery team, helping implement the company's new reservation system. Following graduation, he worked for multifamily property management company, Mid-America Apartments (MAA), as a Leasing Consultant assisting with property-level operations.

Brendan currently lives in Brookhaven and enjoys hiking, live music, and playing hockey in his free time.

Christian Poulos recently joined the Department of Community Affairs (DCA) Office of Construction Codes and Industrialized Buildings as an Industrialized Buildings Intern in January 2019.

Christian received his Bachelors of Science in Construction Engineering from the Southern Polytechnic College of Engineering and Engineering Technology (SPCEET) at Kennesaw State University. During his studies early on in life, he excelled in mathematics and science and the construction of buildings and homes always intrigued him. These interests led him on his path of Construction Engineering.

In high school, Christian was only one of five seniors to be awarded the certificate of Achievement for Engineering & Technology. He also finished a Multi-Genre Research Project centered on residential home building for a special needs person where he received very top marks after giving oral and written presentations to a board of advisors. Achievements like these drove him to become one of only 4 students to graduate with a degree in Construction Engineering in December 2018.

Currently, Christian resides in Marietta where he is studying for his Fundamentals of Engineering (FE) Exam, formerly known as EIT, with hopes on becoming a Professional Engineer in the very near future.



**Christian  
Poulos**



**Donna  
Brown**

Donna Brown has resided in Georgia for the majority of her life. Born in Jackson, Michigan, Atlanta has been her home since the age of 3. Donna joined the Georgia Department of Community Affairs in January 2019 as Construction Codes, Staff Assistant.

Donna studied at Emory University and Georgia State University. Donna managed the renowned Engineer's Bookstore, located in the Georgia Tech community, since 2003. Donna's primary job at the bookstore was to assist architects, engineers and contractors with ordering codes and standards.

Once the bookstore closed Donna went on to become a licensed claims adjuster in the catastrophic claims industry. Donna is currently a FEMA Reservist during which she deployed to the disasters of Harvey and Michael.

Donna loves spending time with her husband and two children. She enjoys cooking for her family.

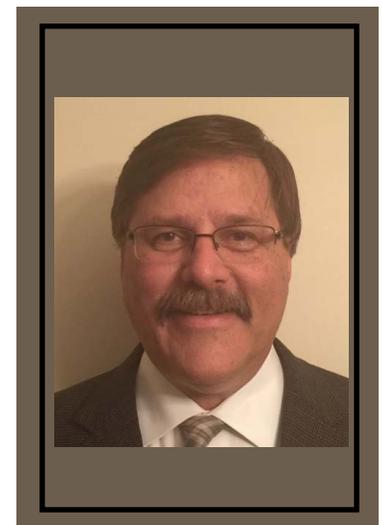
## Profile Corner

Doug Maples serves as the Interim Chief Building Official and Assistant Director of Office of Buildings for the City of Atlanta. Doug got his start in the construction industry as an inspector, progressing to be a plans examiner, senior plans examiner and then the building official for increasingly larger jurisdictions with the goal of becoming the building official for a large city like the City of Atlanta.

Doug has served in several building official roles across the country, giving him a wide array of experiences that he has brought to Atlanta to make the city a leader in building innovation and customer service. He has led many creative projects including the adoption of city ordinances to allow sound transmission of equipment installed in parking garages, electric vehicles, photovoltaic, and re-purposed shipping container buildings. His next project is to develop a code to assist the ability to use 3D printing of single-family homes to meet the need for affordable housing.

Doug is a member of the International Code Council's Major Jurisdiction Committee with representatives from the large cities across America where he helps develop best practices for code officials for the nation. Additionally, he is a member of the National Fire Protection Association. Doug uses these memberships to collaborate with his counterparts across the country to continue to approve the building official process for the City of Atlanta.

In his free time, he is a licensed commercial pilot and also enjoys scuba diving. He plans to combine these hobbies with a trip to the South Pacific to dive the airplane wrecks from World War II.



**Doug  
Maples**

## WEBSITES OF INTEREST

International Association of Building Officials (IABO)	<a href="http://iaboinc.com">iaboinc.com</a>
International Codes Council (ICC)	<a href="http://iccsafe.org">iccsafe.org</a>
ICC Region Chater	<a href="http://iccreg8.com">iccreg8.com</a>
Building Officials Association of Georgia (BOAG)	<a href="http://boagcodes.org">boagcodes.org</a>
Governor’s Office of Consumer Protection	<a href="http://georgia.gov/agencies">georgia.gov/agencies</a>
Georgia Plumbers Trade Association (GPTA) Georgia	<a href="http://gpta.net">gpta.net</a>
Association of Home Inspectors (GAHI)	<a href="http://gahi.com">gahi.com</a>
Fire Safety Commissioner (State Fire Marshal)	<a href="http://oci.ga.gov">oci.ga.gov</a>
Georgia Department of Community Affairs (DCA)	<a href="http://dca.ga.gov">dca.ga.gov</a>
Call before you DIG	<a href="http://georgia811.com">georgia811.com</a>
Georgia State Inspectors Association	<a href="http://georgiastateinspectors.com">georgiastateinspectors.com</a>
GA State Historic Buildings Preservation Office (DHR)	<a href="http://georgiashpo.org">georgiashpo.org</a>
GA State ADA Accessibility Office (GSFIC) GA	<a href="http://ada.georgia.gov">ada.georgia.gov</a>
Association of Floodplain Management AFM)	<a href="http://gafloods.org">gafloods.org</a>
National Floodplain Insurance Program (NFIP)	<a href="http://floodsmart.gov">floodsmart.gov</a>
Plumbing & Mechanical Association of GA (PMA)	<a href="http://plumbingpros.com">plumbingpros.com</a>
Storm Shelters: Selecting Design Criteria (FEMA)	<a href="http://fema.gov">fema.gov</a>
Safe Rooms (FEMA)	<a href="http://fema.gov/safe-roomresources">fema.gov/safe-roomresources</a>
Carbon Monoxide Detectors	<a href="http://aboutcarbonmonoxide.com">aboutcarbonmonoxide.com</a>

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