

# UDCA UPDATE

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

### 2000 CODE EDITIONS AND AMENDMENTS EFFECTIVE JANUARY 1, 2002

The Georgia Department of Community Affairs (DCA) Board, on the recommendation of the State Codes Advisory Committee (SCAC), has adopted the 2000 Standard Building Code (2000 International Building Code), the 2000 Standard Fire Prevention Code (2000 International Fire Code) and the 2000 CABO One and Two Family Dwelling Code (2000 International Residential Code). All three code editions have Georgia amendments that are applicable statewide. In addition, DCA has adopted amendments to the 2000 Standard Plumbing Code (2000 International Plumbing Code) and the 2000 Standard Gas Code (2000 International Fuel Gas Code). The effective date for the new code editions and amendments was January 1, 2002.

In an effort to help states with implementation of the International Codes, SBCCI is publishing the codes with SBCCI/CABO covers. Therefore, when purchasing the new code books, request the 2000 Standard Building Code, 2000 Standard Fire Prevention Code and the 2000 CABO One and Two Family Dwelling Code for Georgia, all with Georgia Amendments. A full list of the current Georgia State Minimum Standard Codes effective January 1, 2002 is available on the DCA Web page. You may also download the amendments from the DCA Web page at [www.dca.state.ga.us](http://www.dca.state.ga.us).

If you have any questions, please contact the DCA codes consultant listed below:

2000 Standard Building Code (International Building Code, 2000 Edition):

Bill Towson (404) 679-3104 or [btowson@dca.state.ga.us](mailto:btowson@dca.state.ga.us)

Mike Lindsey (404) 679-4845 or [mlindsey@dca.state.ga.us](mailto:mlindsey@dca.state.ga.us)

2000 Standard Fire Prevention Code (International Fire Code, 2000 Edition):

John Watts (404) 679-5246 or [jwatts@dca.state.ga.us](mailto:jwatts@dca.state.ga.us)

2000 CABO One and Two Family Dwelling Code (International Residential Code, 2000 Edition): Wayne DuBose (404) 679-3116 or [wdbose@dca.state.ga.us](mailto:wdbose@dca.state.ga.us)

### NEW 2002 NATIONAL ELECTRICAL CODE (NEC) TASK FORCE

At their January meeting, the SCAC voted to establish an Electrical Code Task Force to review the new 2002 Edition of the National Electrical Code (NEC) for adoption as the State Minimum Standard Electrical Code and to consider any proposed Georgia amendments to the code. The first meeting was held on March 18<sup>th</sup>. The next meeting will be April 8<sup>th</sup> at 10:00 AM in Room 243 of the Department of Community Affairs (DCA) located at 60 Executive Park South, NE, Atlanta, Georgia 30329. All task force meetings are open to the public and interested parties are welcome to attend.

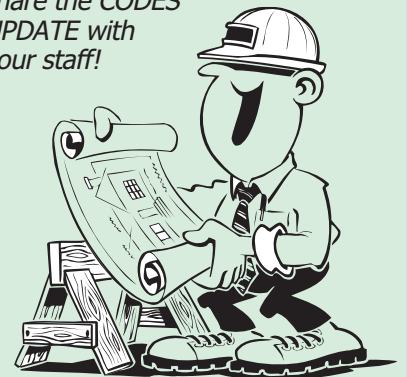
The task force consists of nine voting members (association/representing) as follows: Chairman: Danny Lundstrom, PE, of Kelly Lundstrom Georgia, Inc. (SCAC/Electrical Design Profession); Vice Chairman: Mercer Crowe of D & N Electric Company, (SCAC/Commercial Electrical Contractors). Other members are: Ron Purvis, PE of Georgia Power Company (IAEI/Power Distribution); Mike Griffin of J. M. Griffin

Electrical, Inc., (HBAG /Residential Electrical Contractors); Phil Huff of Inglett & Stubbs, LLC (NECA/Commercial Electrical Contractors); Bill Womack, PE of Womack and Associates (ACE/Commercial Construction); Larry Wolfe of Sierra Contracting Corporation (GAA/Multifamily Construction); Tim Pitrowski of Jones County Inspections Department (BOAG/Building Officials); Doug Hansford of Athens-Clarke County Inspections Department (BOAG/IAEI/Building Officials). Non-voting or Ex Officio members: Weldon A Nash, Jr., of Nash Builders (HBAG/Residential Construction) and Dwayne Garriss, of Georgia Safety Fire Commissioner's Office (SFFA/Fire Officials).

Any proposed Georgia State code amendments should

## CODY SAYS:

*CODY SAYS: Be sure to share the CODES UPDATE with your staff!*



be submitted to the task force as soon as possible. A copy of the code amendment form with instructions is available for downloading from DCA's web page located at [www.dca.state.ga.us](http://www.dca.state.ga.us). The final report of the task force is due to the SCAC at their regularly scheduled quarterly meeting on July 25<sup>th</sup>. The tentative effective date of the Electrical Code with Georgia State amendments is January 1, 2003. For more information on future meetings or to have your name put on the interested parties list, contact the DCA Staff Task Force Coordinators:

Bill Towson, Jr. at (404) 679-3104 or [btowson@dca.state.ga.us](mailto:btowson@dca.state.ga.us); John Watts at (404) 679-5246 or [jwatts@dca.state.ga.us](mailto:jwatts@dca.state.ga.us).



## ENERGY CODE TASK FORCE

The International Energy Conservation Code/Model Energy Code (IECC/MEC) Task Force has met five times and has generated several amendments to the 2000 Energy Code that will make the code easy for the design, construction and enforcement communities to implement and understand. The input from other energy-conscious organizations has helped the task force make good decisions regarding what will be needed in the future to ensure that Georgia will be a leader in the energy efficiency field. This state will become a model for others to follow.

Members of Southface Energy Institute, The Alliance to Save Energy, The US Department of Energy and private industry (Cardinal Glass Industries, American Plywood Association, Home Builders Association of Georgia, Construction Suppliers Association) brought a wealth of knowledge to the meetings and task force members welcome the input.

Since the bottom line is to save energy output and consumption in all aspects of construction and to make the code applicable to homes built in Georgia, methods are being developed to simplify the requirements so all members of the construction community can use the code effectively.

Methods are also being developed to help code officials and inspectors understand what will be required to meet the energy code in a "Single Step Compliance" approach. This approach will demonstrate how the structure meets the energy code and can be used by builders and inspectors as a guide. As with any new code, questions will arise concerning these "new methods" and this task force has the foresight to study these methods and include the solutions

in the Georgia Amendments to the code.

The task force gave a preliminary report to the SCAC at the January 2002 meeting and will continue its work to present the SCAC with the final report at the April 25, 2002 meeting. DCA staff welcomes comments and can be contacted through Wayne DuBose at 404-679-3116 or wdubose@dca.state.ga.us or Mike Lindsey at 404-679-4845 or mlindsey@dca.state.ga.us.

## 2001 QUESTIONNAIRE/SURVEY UPDATE FOR BUILDING OFFICIALS DIRECTORY

Periodically, the Department of Community Affairs (DCA) conducts a survey of all local government jurisdictions to determine local government enforcement of building construction codes. A new Questionnaire and Survey Form was recently mailed out to all building officials and city and county governments in Georgia to update the Georgia Building Officials Directory.

Your response to this questionnaire is very important! The information obtained from the survey is used to assist local government officials who have responsibility for dealing with the construction industry; and for the general public who are benefited and protected by local codes enforcement programs. A copy of the current Georgia Building Officials Directory is available for downloading from DCA's web page at [www.dca.state.ga.us](http://www.dca.state.ga.us).

If you received a survey form, please complete it and return it to the DCA Codes Office as soon as possible, or you may fax it to (404) 679-0646. For questions about the survey form or if you did not receive a survey form and need another copy of it, please contact

Carolyn Combs at (404) 679-3118 or [ccombs@dca.state.ga.us](mailto:ccombs@dca.state.ga.us).



**Q:** Are Arc-Fault Circuit-Interrupters (AFCI) required in bedroom circuits?

**A:** Yes, AFCIs are required by the 1999 National Electrical Code, Section 210-12 (b).

This requirement has been in the code since the 1999 edition but did not become effective until January 1, 2002.

## GEORGIA RECEIVES ENERGY CODE PROJECT GRANT

The Georgia Department of Community Affairs (DCA), The Georgia Environmental Facilities Authority (GEFA), Southface, Clayton College and State University (CCSU), Georgia Power and others are the recipient of a grant from the U.S. Department of Energy for \$185,000. The project will include developing and implementing a comprehensive statewide outreach and training program for residential and commercial energy codes. The project will include:

### Training and Technology Transfer

#### *Energy code presentations (10)*

Target audience: building code officials and design and construction professionals

Sponsors: statewide trade associations and professional societies

Scope: short presentations at professional meetings and conferences to increase awareness of residential and commercial energy codes, and to promote the availability of training and technical assistance

#### *Residential energy code workshops (6)*

Target audience: homebuilders, design professionals, trade allies, home inspectors, product manufacturers and distributors

Sponsors: Georgia Home Builders Association and local HBAs; cosponsored by local utilities and building product manufacturers

Scope: full-day workshops that integrate energy code compliance into a comprehensive program on how to reduce builder's energy related call-backs and enhance profitability.

#### *Commercial energy code workshops (6)*

Target audience: architects, commercial general contractors, trade allies, manufacturers and distributors

Sponsors: professional associations such as Georgia AIA, American Council

## MARK YOUR 2002 CALENDAR

### April

8-18 ICC Code Conference Pittsburgh, PA.

25 State Codes Advisory Committee @ DCA

### May

4-8 BOAG Annual Conference in Jekyll Island

### June

19-20 Georgia International Electrical Inspectors Association @ Callaway Gardens

### July

14-17 Georgia State Inspectors Association @ Callaway Gardens

15-18 National Workshop on State Building Energy Codes @ Des Moines, Iowa

18 Industrialized Buildings Advisory Committee Meeting @DCA

25 State Codes Advisory Committee @ DCA



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 [ccombs@dca.state.ga.us](mailto:ccombs@dca.state.ga.us).

of Engineering Companies of Georgia, Commercial Contractors Association and Construction Suppliers Association; cosponsored by local utilities and building product manufacturers

Scope: full-day workshops that provide overview of energy code and compliance tools

*Building Official workshops (4)*

Target audience: building officials including plan reviewers and field inspectors

Sponsors: Clayton College and State University and Department of Community Affairs

Scope: 2-day workshops with morning session of Day 1 providing training on residential energy code with special emphasis on key areas to ensure compliance. Afternoon of Day 1 and all of Day 2 will provide comprehensive training on the commercial energy code.

*Energy Code Circuit Rider (10 site visits)*

Target audience: building code officials

Sponsors: local building code offices

Scope: 2-hour sessions with energy code trainer and building officials to address specific energy and building science issues

*Peer-to-Peer (5 site visits)*

Target audience: building code officials

Sponsors: local building code offices and DCA

Scope: less experienced building officials visit with local building code offices to learn about successful enforcement procedures

**Code Compliance**

The lack of plan review and field inspections for both the residential and commercial energy codes are major barriers to reducing energy waste in buildings.

Often local code offices lack the knowledge and staff resources to ensure compliance. Several local code offices will be selected for a pilot program to provide easy-to-use compliance tools. For example, a computer and printer could be located in the code office so that homebuilders could be asked to provide a MecCheck analysis to ensure code compliance. This analysis, in addition to simple inspection checklists, could then be used by field inspectors to measure compliance.

Another innovative approach to increasing code compliance is to use voluntary programs that provide education and training and independent energy inspections. The EarthCraft House program is a "green" building program that in its first two years is expected to inspect over 700 homes. EarthCraft House is a joint partnership of the Greater Atlanta Home Builders Association (GAHBA) and Southface, with strong support from GEFA and other government and private organizations. A study will be done to measure if a green building program like EarthCraft, which features a third party inspection of each home and builder certification, can be an effective incentive to ensure energy code compliance.

Time Table

Outreach activities would begin in 2002 and educational workshops scheduled for 2002-2003. The new Georgia Energy Code is scheduled to take effect in January 1, 2003.

**SCAC SUBCOMMITTEE ON PROPOSED AMENDMENTS**

At the January 31, 2002 meeting of the State Codes Advisory Committee (SCAC) it was agreed that a Task Force consisting of three members of the SCAC will review several proposed amendments to the 2000 Standard Gas Code and the

2000 Standard Plumbing Code. The Task Force members are Bill Duck, Gerald Driver and Barry Abernathy. The Task Force will meet over the next several months to consider these amendments, which if adopted, will have an implementation date of January 1, 2003.

These amendments are as follows:

**Gas:**

- Revise Section 202 Point of Delivery Service Shutoff to read as follows: A valve, installed by the contractor, agent/owner or by the serving gas supplier between the service meter outlet or the outlet of the service regulator and the customer piping system, to shut off the entire piping system.
- Add new Section 409.2.1 Point of Delivery Service Valve to read as follows: Where the point of delivery is the outlet of the service meter assembly or the outlet of the service regulator, a service shutoff valve shall be installed. Such valve is considered to be part of the customer piping system.

**Plumbing:**

- Delete the Georgia amendment to Section 1003 Interceptors and Separators in lieu of the established wording found in Section 1003 of the 2000 Standard Plumbing Code.
- Revise Section 304.4 Openings for Pipes to read as follows: All openings in exterior walls provided for the passage of pipes shall be properly sealed through the use of metal collars or by other methods approved by the plumbing official. Openings in interior walls, floors or ceilings shall be rodent proofed as found necessary by the Plumbing Official.
- Revise Table 403.1 Minimum number of facilities by adding the heading and

*Continued next page* ↪



**I B A N G L E**

Installation of Industrialized Buildings Single Family Homes is not too different from that of a site-built house. Permits for foundations and connection items for Industrialized Buildings are the responsibility of local government. Problems due to installation may not be noticed until all workmen have long gone making it hard to get things fixed. To avoid this, the inspector should make sure that an approved foundation plan is followed. By law, homes may not have a chassis

as part of the supporting structure. Nor may they utilize a "Mobile Home" support system. These are not designed for long term use and are too flexible. When in doubt, check with the permit holder for plans from the manufacturer. Every set of plans contain a recommended foundation design.

Set-up or finishing out a building may include HVAC, water heater, tilt-up roof, finishing of a 2<sup>nd</sup> or 3<sup>rd</sup> story or any work done on the site of installation. These items are listed on the cover sheet of the plans. Connections may include HVAC, building drains, sewer, water connection, electrical power and the bolting or nailing the modules together. In other words, all work done at the installation site is under the jurisdiction of the local inspector. If you have any questions, please call John Watts at

404-679-5246 or Jerry Hurd-Smith at 404-679-3102.

**IB COMMITTEE MEETING**

The Industrialized Buildings Advisory Committee met January 17<sup>th</sup> and made January 1, 2003 the date for all plans to be submitted by electronic methods. It is expected that everyone in the IB program will save time and money. It would also eliminate the need to ship bundles of paper around the country.

We look forward to the next Industrialized Buildings Advisory Committee meeting scheduled for July 18, 2002. All are welcome to attend. If you have a possible agenda item, send it to Jerry Hurd-Smith or John Watts via e-mail at [jhurdsmi@dca.state.ga.us](mailto:jhurdsmi@dca.state.ga.us) or [jwatts@dca.state.ga.us](mailto:jwatts@dca.state.ga.us)





note as follows: Exterior Hose Bibbs, Sillcocks and Outside Hydrants, <sup>Note g</sup>

g. Detached single family dwellings shall have not less than two exterior hose bibbs, sillcocks or outside hydrants with one being located on the rear of the structure.

- Delete Section 419.3 Surrounding Materials without substitution.
- Delete Appendix J without substitution.
- Add new Section 401.4 Prohibited locations to read as follows: No floor drain or other plumbing fixture except electric water heaters shall be installed in a room containing air handling machinery when such room is used as a plenum. When rooms are used as a plenum, equipment drains shall be conveyed through an indirect waste receptor located outside such rooms or other approved point of disposal.
- Revise Section 410.1 Approval to read as follows: Drinking fountains shall conform to ASME A112.19.1, A112.19.2 or A112.19.9, and water coolers shall conform to ARI 1010. Where water is served in restaurants or where bottled water coolers are provided in other occupancies, drinking fountains shall not be required.
- Revise Section 608.16.5 Connection to lawn irrigation systems to read as follows: The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric type vacuum breaker, a pressure type vacuum breaker, or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where interconnected chemical dispensers are used in conjunction with lawn irrigation systems, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

Staff assigned to this task force is Wayne DuBose. If you have any questions concerning the task force and/or the amendments, please contact Wayne DuBose at 404-679-3116 or wdubose@dca.state.ga.us.

**LOCAL AMENDMENTS TO THE GEORGIA STATE MINIMUM STANDARD CODES:**

The Department of Community Affairs (DCA) is in the process of updating our files regarding any local amendments adopted to the Georgia State Minimum Standard Codes for Construction. In reviewing the information we have on file, it has become evident that some local governments did not properly complete the local amendment filing process as required under Georgia law.

Any local code amendments that are

adopted by local governments prior to October 1, 1991 and the Uniform Codes Act or that do not reference the correct code and year edition as currently adopted and amended by DCA are invalid and unenforceable. There are no provisions in Georgia law to grandfather-in or carry over any such previously existing local code amendments.

In addition, because new editions of the codes are now in effect, local amendments that were properly filed prior to the adoption of these code editions may need to be updated. For example, local amendments that specifically reference an old code edition section and do not have the same number or verbiage as found in the new code edition section may no longer be enforceable.

If you are enforcing any local amendments in your jurisdiction, please check to make sure these amendments have been updated and properly filed with the Department.

The Uniform Codes Act provides that local governments may, under certain conditions, adopt local amendments to the State Minimum Standard Codes. However, in order to enforce any local amendment, the local governing body must submit the proposed amendment to DCA for review as required by the Official Code of Georgia (O.C.G.A.) Section 8-2-25 (c).

Local governments must meet the following requirements in order to enact a local amendment:

- It cannot be less stringent than the requirement in the state minimum standard code.
- It must be based on local climatic, geologic, topographic, or public safety factors.
- It must identify the need for more stringent requirements by legislative findings of the local governing body.
- It must be submitted to DCA 60 days prior to the proposed adoption of such amendments.

After submittal of the proposed local amendment, DCA has 60 days in which to forward its recommendation to the local government. DCA may respond in three ways: 1) recommend adoption, 2) not recommend adoption, or 3) have no comment. If DCA recommends against adoption of the proposed amendment, the local governing body must vote specifically to reject DCA's recommendation before the local amendment can be adopted and enforced. If DCA fails to respond within the 60-day time frame, the local government may adopt the proposed local amendment. Please note that DCA provides a recommendation only and does not approve nor disapprove any local amendments. Upon adoption by the local governing authority, copies of all local amendments must be filed with DCA and made available at the local building department.

If you have any questions or require further assistance, please call the DCA Construction Codes Office at (404) 679-3118.

**PROFILE CORNER**

Glenda Casteel has been the Director of Building Inspections for Cherokee County since November 1994. Glenda is originally from Whitfield County. A job transfer led husband and family to Cherokee County in 1986.

In September 1986, Glenda went to work for Cherokee County in the Planning and Zoning Department where she spent eight years gaining insight into zoning and land development issues. Cherokee County was just beginning to experience the building boom that is still on-going today, it being one of the fastest growing counties in the metro-area. Glenda found that she enjoyed working with the public so much that she decided her focus should be on a career. With her husband and children's support, she enrolled at Kennesaw State University in 1990. Continuing to work full-time, she received a Bachelor of Science Degree in Public and Social Services in June 1997.

In November 1994, Glenda was promoted to her current position as Director of Building Inspections. She welcomed the change and the challenge. Relatively new to the building side of the house, Glenda knew she had a lot to learn. She gives credit to a

great staff that assisted her in the transition.



*Glenda Casteel*

The position as Director of Building Inspections has required a lot of diligence and commitment on her part. Since becoming manager of the department, she has achieved certifications as a Building Inspector, One and Two Family Dwelling Inspector, Housing Rehabilitation Inspector, Zoning & Property Standards Inspector, International Property Maintenance and Housing Inspector, and Housing Code Enforcement Officer. She is also a Certified Building Official through the ICC and a Level V Professional Building Official through BOAG. She is a member of MAIA, GPTA, BOAG, NGCOA and GACE. Recently, she was appointed to the Clayton State University Educational Advisory Board.

Glenda is responsible for the Building Department's daily operations and management. She also serves as Impact Fee Administrator for Cherokee County's impact fee ordinance. Glenda believes in providing quality customer service and welcomes the opportunity to assist customers whenever possible.