



DCA TOURS FUTURE HOME OF THE FALCONS

Commissioner Knowles joined Ted Miltiades and his staff from the Office of Construction Codes on an extensive tour of Mercedes-Benz Stadium in February. The tour was led by Jim Scerenscko, the lead electrical quality control manager for the project. Mr. Scerenscko is also a member of the State Codes Advisory Committee and the 2017 National Electrical Code Task Force. His expertise has been an asset to the stadium construction as well as the State of Georgia in its adoption of construction codes. The group was able to view the impressive size and scale of stadium's mechanical and plumbing systems as well as its complex electrical design. The tour highlighted the importance of DCA's process of adopting the latest editions of construction codes to address many of the advances in construction methods and technology.

DCA ATTENDS ACCG



Construction Codes Director Ted Miltiades, Secretary of State Brian Kemp, and Community Development Division Director Saralyn Stafford attended and participated in the Association County Commissioners of Georgia's conference in Savannah in April.

2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) TASK FORCE



On December 10, 2016, the 2015 International Energy Conservation Code (IECC) Task Force had their first meeting in their review of the 2015 IECC and any proposed amendments, in order to replace the 2009 IECC as the State Minimum Standard Energy Code. The task force is made of 17 members representing pertinent organizations in the construction industry.

This Task Force has met six times and the next meeting is scheduled for June 15, 2017 at the Georgia Department of Community Affairs.

The Task Force meetings were well attended by building officials, contractors, energy advocates and interested parties. Joel Rodriguez, Chairman has provided opportunities for all the interested parties to participate in the Task Force discussions.

This Task Force formed a subcommittee to address Energy Rating Index (ERI) path and Duct and Envelope Tightness (DET) issues. Ryan Taylor was appointed as the chairman of this subcommittee. This group met twice and reviewed all of the amendments pertaining to Energy Rating index and Duct and Envelope Tightness subjects and reported back to the main Task Force on the May 9, 2017 meeting.

2015 IECC Task Force has received 72 amendments from outside proponents and Task Force Members.

You may follow the 2015 IECC review process at DCA Energy Hub: <http://www.dca.ga.gov/development/constructioncodes/programs/codeRegulations.asp>

If you have any questions about the 2015 IECC Task Force, please contact Seti Ordoobadi at Setareh. ordoobadi@dca.ga.gov or 404-679-3104.

ENERGY HUB WEBPAGE



SEEA
SOUTHEAST ENERGY EFFICIENCY ALLIANCE



Southface

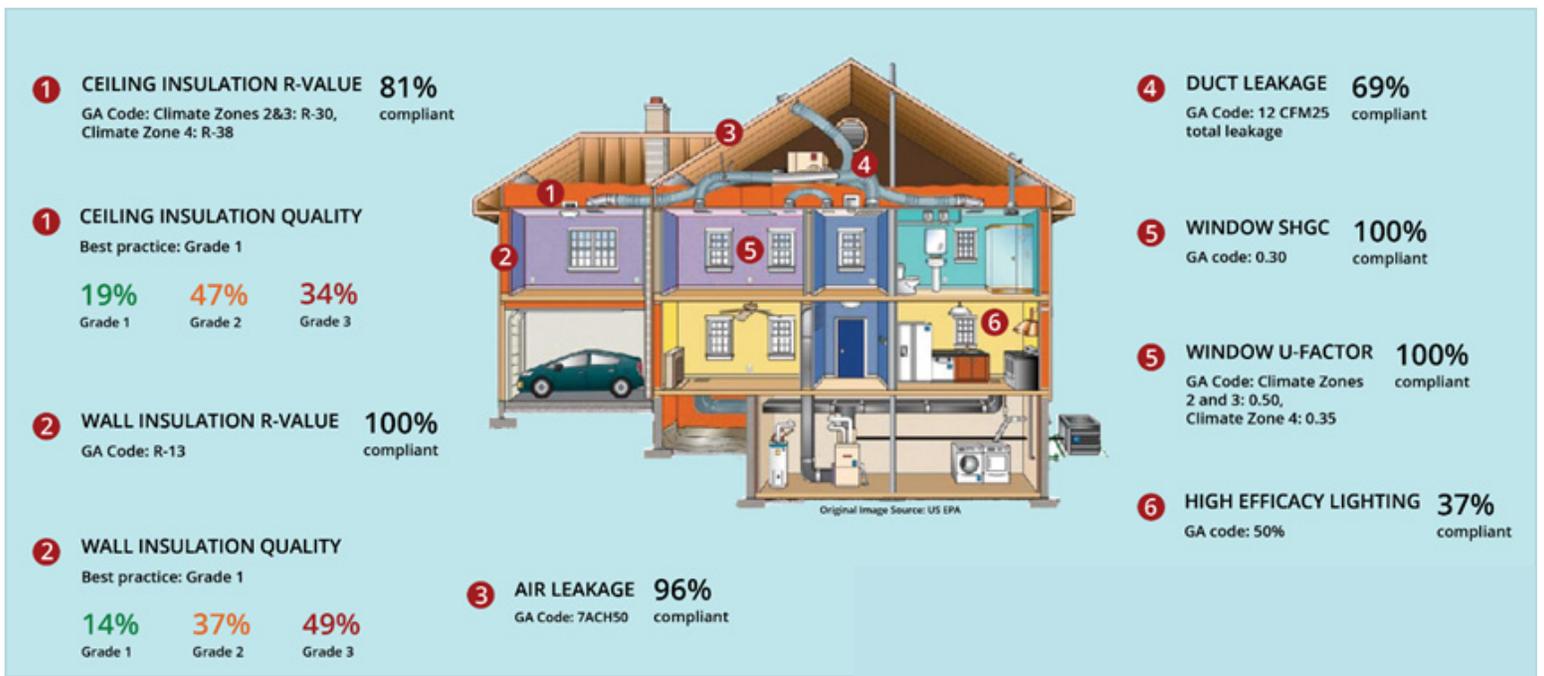
Georgia[®] Department of
Community Affairs

DCA is participating in statewide stakeholder engagement by presenting information about the Georgia Energy Code Field Study results.

This includes the creation of the Energy HUB, a content resource that will be available on the DCA website.

The webpage will contain a calendar of events and trainings with reservation information. It will also serve as a central location with web links to all available web-based resources, e.g. energy code materials, documents and other resources related to increasing energy code compliance in Georgia and pertaining to the Georgia Residential Field Study project.

Southface will work closely with SEEA to design and perform a series of trainings based on the key issue items in the Georgia Field Study workshops.



MAY WAS BUILDING SAFETY MONTH



Building officials and construction industry representatives from across the state, joined Governor Deal for a proclamation signing at the Capitol.

along with other professionals in the construction and design community, will conduct events including school assemblies, hosting information booths at builder supply stores, and implementing proclamation signing ceremonies to increase awareness about the importance of building and remodeling to modern codes and standards.

Weekly themes that spotlight specific areas of the roles of code officials in building safety and fire prevention are:

- Week One, May 1-7, 2017, **Mentoring the Next Generation of Building Professionals**
- Week Two, May 8-14, 2017, **Building Design Solutions for All Ages**
- Week Three, May 15-21, 2017, **Manage the Damage—Preparing for Natural Disasters**
- Week Four, May 22-28, 2017, **Investing in Technology for Safety, Energy & Water Efficiency**

ICC will provide several resources to assist communities in promoting Building Safety Month, including strategies on how to set up an event, a fill-in news release, a sample proclamation, kids' activity pages, and much more. Many resources will be available for free download and others may be purchased from the ICC Store in the near future.

Building Safety Month also offers corporate sponsorship opportunities. For sponsorship information, please contact Sara Yerkes at SYerkes@lccsafe.org or your ICC Government Relations Regional Manager.

2017 Building Safety Month in May puts the Spotlight on the Role of Code Officials

BUILDING SAFETY MONTH MAY
INTERNATIONAL CODE COUNCIL

Code Officials: Partners in Community Safety and Economic Growth is the theme selected for the 2017 Building Safety Month, organized by the International Code Council (ICC) Family of Companies. During May, ICC's 60,000-plus Members,



MARK YOUR 2017 CALENDAR

JUNE

- 4 -7 National Fire Prevention Association Conference and Exposition - Boston, Mass.
- 15 IECC Task Force Meeting @ DCA
- 22 State Codes Advisory Committee Meeting @ DCA

JULY

- 12-14 Georgia International Association of Electrical Inspectors - St. Simons, GA
- 23-27 Georgia State Inspectors Association - St. Simons, GA

AUGUST

- 8 IBAC Meeting @ DCA
- TBD ICC Region 8 - Asheville, NC

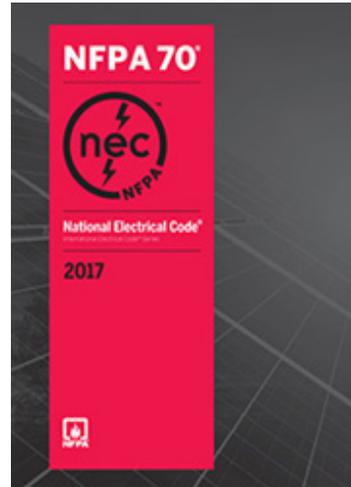
SEPTEMBER

- 10-12 International Code Council Annual Conference - Columbus, Ohio

NOVEMBER

- 7-10 GreenBuild Conference -Boston, Mass

2017 NATIONAL ELECTRICAL CODE (NEC) TASK FORCE



On January 12, 2017, the National Electrical Code (NEC) Task Force had a final meeting in their review of the 2017 National Electrical Code and any proposed amendments, in order to replace the 2014 National Electrical Code as the State Minimum Standard Electrical Code. After careful review and much discussion, the task force voted to approve the 2017 National Electrical Code with no amendments.

The Task Force will present their final report and recommendation to the State Codes Advisory Committee at the June 22, 2017 SCAC meeting. After approval of recommendations from the Task Force and the State Codes Advisory Committee and approval of the DCA Board, the 2017 NEC is tentatively scheduled for an effective date of January 1, 2018.

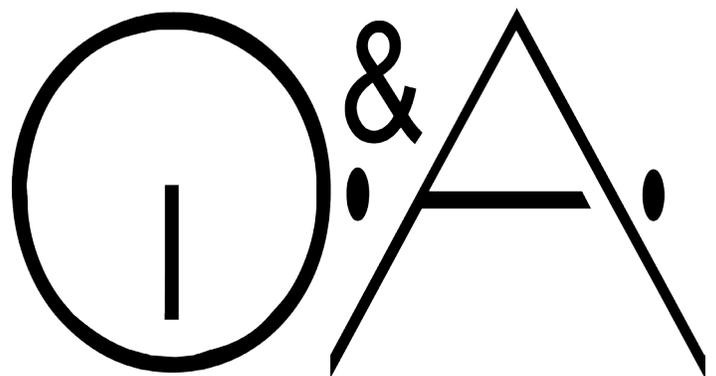
If you have any questions about the 2017 NEC Task Force, please contact Matt McConnell at matt.mcconnell@dca.ga.gov or 404-679-1739.

CODY SAYS



The state of Georgia is planning to adopt six new construction codes including the 2018 International Building Code, the 2018 International Residential Code, the 2018 International Plumbing Code, the 2018 International Mechanical Code, the 2018 Fuel Gas Code, and the 2018 International Fire Code. All of these codes will have a tentative scheduled effective date of January 1, 2020.

Q & A



Q. Are the Prescriptive Deck Details for residential deck construction mandatory?

A. No, the Prescriptive Deck Details are optional. The builder or code user may choose to use either the Prescriptive Deck Details or they may follow the 2012 IRC code requirements for deck construction. Local jurisdictions cannot mandate use of the Prescriptive Deck Details in lieu of using the 2012 IRC for deck construction.

INDUSTRIALIZED BUILDINGS ADVISORY COMMITTEE (IBAC) TO CONSIDER INCLUDING FACTORY BUILT RESIDENTIAL STORAGE SHEDS, SHIPPING CONTAINERS AND TINY HOUSES IN GEORGIA'S IB PROGRAM

The next meeting of the Industrialized Buildings Advisory Committee (IBAC) will be on August 8, 2017 at the Department of Community Affairs (DCA). The topics of discussion will be: should residential storage sheds, shipping containers and tiny houses be included in Georgia's Industrialized Buildings (IB) program?

Residential Storage Sheds. Residential storage shed and utility building manufacturers are not currently regulated by the State of Georgia, but they are regulated by Florida and other states. The IBAC is considering residential sheds to be allowed in GA's IB Program. Residential sheds are classified as accessory structures (e.g. lawn and garden and tool sheds, detached garages and carports) and they must comply with the state residential codes. They are not designed or intended to be used for human habitation. The committee will hear proposed draft rule changes that will allow residential sheds to be voluntarily included in the current GA IB Program.



Regulating residential sheds will ensure safe and quality built structures and assist local jurisdictions with code enforcement issues, such as construction permits and inspections. Pre-fabricated ready-to-assemble sheds and do-it-yourself knock-down shed kits intended for assembly onsite by others will be excluded. Participation by shed manufacturers in GA's program is strictly voluntary only and will not be mandatory.

Shipping Containers. The IBAC will discuss the issue of including new and used shipping containers in the GA IB Program. Shipping containers do not fall under the current scope of GA's IB program and rules. However, containers are now allowed in several industrialized buildings programs in other states, i.e. Arizona, California, Texas and Florida. The committee will consider if shipping containers should be allowed for habitable commercial and residential uses, non-occupied commercial uses only and for limited use only as construction site office buildings.



There are several issues which need to be resolved regarding the approval and recertification of used shipping containers, specifically, which third party inspection protocols and industry standards should be utilized. The Modular Building Institute (MBI) formed an industry study committee to review shipping containers and inspection protocols and they will provide an updated report at the next IBAC meeting.

In addition, shipping containers are rapidly replacing the typical type of factory built buildings which are traditionally manufactured, sold, and rented as construction site office and storage buildings. Thus, the committee will also consider revising the IB rules to allow containers to be used for this specific purpose.



Tiny Houses. The IBAC committee previously determined that there is nothing in the current IB program rules which would prohibit tiny houses from being factory-built on platform framing (not on a metal chassis) by approved IB manufacturers for installation on permanent foundations. However, they must comply with the current State Minimum Standard Residential Code (2012 International Residential Code) and be third party inspected in the manufacturing plant in accordance with the current IB Program Rules.

Note: Tiny Houses on Wheels (THOWs) are not covered under the scope of the 2012 International Residential Code (IRC). Since they are built on a metal chassis (portable trailers with wheels), they cannot be approved as Residential Industrialized Buildings by definition in the current state law of Georgia.



The IBAC recommended a proposed state code change be forwarded to the State Codes Advisory Committee (SCAC) for consideration which reduces the minimum area required for habitable rooms from 120 to 70 square feet. Another proposed change would add a new Appendix to the IRC code which addresses the main code barriers to tiny houses. If approved, these changes will help tiny houses installed on permanent foundations comply with the current IRC Code. Hopefully, including Tiny Houses in GA's IB program will stimulate economic development by reopening idle manufacturing plants in South Georgia which were shut down due to the recession.

The next IBAC meeting will be held on August 8, 2017 at 10:00 AM in Board Room 302 of the Georgia Department of Community Affairs located at 60 Executive Park South, NE, Atlanta, Georgia 30329. This meeting is open to the public. Representatives of the residential shed manufacturers, shipping container and tiny home construction industries, third party agencies and interested parties are invited to attend. For questions, please contact the IB Program Office at 404-679-3118 or by email at dca-ib@dca.ga.gov

LEGISLATIVE UPDATE

House Resolution 758 By: Representatives Clark of the 98th, Pruett of the 149th, Powell of the 32nd, Jackson of the 128th, and Barr of the 103rd (MAY BE REINTRODUCED IN 2018 SESSION)

A RESOLUTION

1 Creating the House Study Committee on Local Building Permits; and for other purposes.

2 WHEREAS, the state-wide construction building code requires homebuilders, general
3 contractors, and conditioned air, plumbing, electrical, and low voltage contractors to obtain
4 local building permits; and

5 WHEREAS, Chapter 14 of Title 43 of the Official Code of Georgia Annotated provides for
6 licensing of electrical, plumbing, conditioned air, low-voltage, and utility contractors and
7 Chapter 41 of Title 43 provides for licensing of residential and general contractors; and
8 WHEREAS, obtaining permits, permit costs, and the scheduling of inspections associated
9 with construction permits is an industry-wide problem for all building trades and for local
10 jurisdictions; and

11 WHEREAS, while professional contractors abide by the law and obtain building permits,
12 many unlicensed contractors never obtain such permits; and

13 WHEREAS, it is recognized throughout the construction industry that if local jurisdictions
14 streamlined the permit processes and provided for more affordable fees, more contractors
15 would lawfully obtain such permits; and

16 WHEREAS, it is suggested that local jurisdictions utilize current technologies to provide for
17 more streamlined methods, ensuring processes that are easier, more efficient, and more cost
18 effective for everyone; and

19 WHEREAS, permit costs vary greatly across the state indicating that methods for
20 determining the cost of the permits should be reevaluated; and

21 WHEREAS, many times the property owner and the contractor are required to be present
22 when the local inspector inspects the completed work, pursuant to code requirements, and
23 scheduling initial and subsequent inspections can present a hardship to the contractor and
24 property owner; and

25 WHEREAS, in the event that the property owner does not schedule an inspection within the
26 time period of such permit the contractor, in some cases, is fined or required to pay an
27 additional fee to extend a permit or is required to pay a re-inspection fee due to the inspection
28 scheduling issues; and

29 WHEREAS, a standard policy among local jurisdictions to establish consistent scheduling,
30 reporting, and notification procedures would benefit contractors and property owners; and

31 WHEREAS, allowing the licensed contractor to provide a letter of certification indicating
32 that the completed work meets all current applicable codes and requesting the permit to be
33 closed as being in compliance would save the local jurisdiction a great deal of time and
34 expense; and

35 WHEREAS, the creation of a centralized statewide database to search and control permits
36 would tremendously aid in addressing current issues in areas concerning real estate
37 transactions, home inspection verifications, and insurance claims; and

38 WHEREAS, such a centralized statewide database would also provide local tax assessors
39 with home improvement, remodeling, and other information potentially leading to increased
40 assessment revenue; and

41 WHEREAS, a study needs to be undertaken in order to address these areas of concern within
42 the construction industry.

43 NOW, THEREFORE, BE IT RESOLVED BY THE HOUSE OF REPRESENTATIVES:

44 (1) **Creation of House study committee.** There is created the House Study Committee
45 on Local Building Permits.

46 (2) **Members and officers.** The committee shall be composed of five to seven members
47 of the House of Representatives to be determined at the discretion of the Speaker of the
48 House of Representatives and appointed by the Speaker. The Speaker shall designate a
49 member of the committee as chairperson of the committee.

50 (3) **Powers and duties.** The committee shall undertake a study of the conditions, needs,
51 issues, and problems mentioned above or related thereto and recommend any action or
52 legislation which the committee deems necessary or appropriate.

53 (4) **Meetings.** The chairperson shall call all meetings of the committee. The committee
54 may conduct such meetings at such places and at such times as it may deem necessary or
55 convenient to enable it to exercise fully and effectively its powers, perform its duties, and
56 accomplish the objectives and purposes of this resolution.

57 (5) **Allowances and funding.** The legislative members of the committee shall receive
58 the allowances provided for in Code Section 28-1-8 of the Official Code of Georgia
59 Annotated. The allowances authorized by this resolution shall not be received by any
60 member of the committee for more than five days unless additional days are authorized.

61 Funds necessary to carry out the provisions of this resolution shall come from funds
62 appropriated to the House of Representatives.

63 (6) **Report.**

64 (A) In the event the committee adopts any specific findings or recommendations that
65 include suggestions for proposed legislation, the chairperson shall file a report of the
66 same prior to the date of abolishment specified in this resolution, subject to
67 subparagraph (C) of this paragraph.

68 (B) In the event the committee adopts a report that does not include suggestions for
69 proposed legislation, the chairperson shall file the report, subject to subparagraph (C)
70 of this paragraph.

71 (C) No report shall be filed unless the same has been approved prior to the date of
72 abolishment specified in this resolution by majority vote of a quorum of the committee.
73 A report so approved shall be signed by the chairperson of the committee and filed with
74 the Clerk of the House of Representatives.

75 (D) In the absence of an approved report, the chairperson may file with the Clerk of the
76 House of Representatives a copy of the minutes of the meetings of the committee in lieu
77 thereof.

78 (7) **Abolishment.** The committee shall stand abolished on December 1, 2017.

**SB 2 HCS - FAST Act.
Brief Synopsis**

This is a very brief synopsis of the House Committee Substitute to SB 2. For more complete information, please see the entire bill. This bill did NOT pass, but may be acted upon during the 2018 session.

Section 1 Name - "FAST Act - Fairness, Accountability, 17 Simplification, and Transparency - Empowering Our Small Businesses to Succeed."

Section 2

(a) Definitions

(4) " 'Regulatory fees' shall have the same meaning as set forth in Code Section 48-13-5."

This is the amendment I was most interested in. Originally the definition changed a great deal from the definition we got passed years ago and was not nearly as beneficial. It originally left out the section I have highlighted below.

(6) "Regulatory fees" means payments, whether designated as license fees, permit fees, or by another name, which are required by a local government as an exercise of its police power and as a part of or as an aid to regulation of an occupation, profession, or business. The amount of a regulatory fee shall approximate the reasonable cost of the actual regulatory activity performed by the local government. A regulatory fee may not include an administrative fee or registration fee. No local government is authorized to require any administrative fee, registration fee, or fee by any other name in connection with a regulatory fee, except an occupation tax, as defined in paragraph (4) of this Code section. Regulatory fees do not include development impact fees as defined by paragraph (8) of Code Section 36-71-2 or other costs or conditions of zoning or land development.

(b) each co/city shall establish a schedule of regulatory fees and requirements including timelines for processing applications

(c)(1) Upon receipt of an application for a permit, a co/city shall require only 50 % of regulatory fee to be paid.

(2) Each city/co shall notify you upon receipt and certification that the app is complete.

(3) Whenever a city/co does not meet an established deadline for processing a completed app, the fee shall be reduced by 10 % for each 10 business days that the city/co fails to meet its deadline.

(4)(A) Upon approval of an app, each city/co shall notify applicant of the amount of the fees due, reduced by the amount, if any and shall require payment of such fees due prior to the issuance of any permit. (B) If the fee has been reduced by more than 50% the city/co shall issue the permit along with any refund due the applicant.

(5) Natural disaster exclusion

(6) Whenever a city/co does **not meet an established deadline** for processing a completed application, an applicant may elect to use the **alternative permitting, review or inspection process** and the city/co shall not collect any additional amounts for such application in excess of 50% of the original fee.

(d) Each city/co shall establish an expedited licensing and permitting process which will give priority processing for such licenses or permits for which the city/co is authorized to charge an additional fee in an amount not to exceed two times (2X) the regulatory fee for the application you are requesting expedited processing.

Section 3 Reciprocity of Licenses

(a)(1) each licensing board shall establish provision for the issuance of transferred licensed to individuals whose domicile is located in this state who have been licensed in another state whose criteria for licensing has been determined by the board to **meet or exceed the qualifications** for licensing in this state.

Section 4 deals with agencies of the state government which are basically the same as those above for city and county governments.

Section 5 provides for procedural requirements for adoption, amendments, or repeal of rules.

JAMES W. MARTIN



James Martin is the Assistant Building Official for the Rome/Floyd County Inspections Department. James grew up in Bartow County and currently lives in the Folsom area with his wife Christy and two children Olivia and Ian. After graduation James joined the Navy Seabees as a Builder, He served in Naval Construction Battalions

5 and 133 where he deployed to construction sites in Africa, Bosnia, Spain, Okinawa, and other locations; gaining valuable construction experience.

After five years in the Navy, James entered the civilian construction work force and received his Construction Management Diploma and Fire Science Associates degrees from Georgia Northwestern Technical College.

James started his Code Enforcement career at the City of Kennesaw after receiving his Building Inspector certification from the SBCCI, He moved to inspections working at the City of Canton and Cobb County Inspections Departments gaining valuable knowledge. In December 2003, James started his career at the Rome/Floyd County Inspections Department as a Combination Inspector. Shortly after, James began studying at Reinhardt University where he received a BA in Organizational Management and Public Safety leadership and was promoted to Assistant Building Official in July of 2005. James is responsible for supervising residential inspectors, performing commercial inspections, and plan reviews for Rome and Floyd County. Also, he works with the Community Development Department performing work write-ups and lead-based paint assessments for senior housing repairs program under the Community Home Investment Program.

James currently serves on the Building Official Association of Georgia (BOAG) board of directors as a director at large and has served on the 2012 IPC, 2012 IPMC, 2012 IEBC, and the 2015 IECC DCA Task Force, representing BOAG. He also serves on the construction board of directors for Habitat for Humanity in Rome, Georgia and is the Secretary for Georgia Northwestern Technical College Construction management program board.

One of James's greatest accomplishments is receiving the Master Code Professional Certification from the International Code Council in 2006. The Master Code Professional (MCP) is the highest level of certification the Code Council offers. The Code Council has certified thousands of individuals, but only a small select number have attained this high level of achievement. To obtain his level of certification requires and demonstrates commitment to the profession, diverse knowledge of codes, and a high level of self-initiative.

ELAINE POWERS



Elaine Powers is the CEO/CFO of Powers Heating & Air in Peachtree City, Georgia. Her firm services, replaces and provides new installation services in the residential, commercial and institutional markets throughout Georgia. Elaine oversees the day to day operations of the various departments in the company and is hands on with the estimating department to review and finalize

commercial and institutional proposals. Powers' business is based on quality products and services being delivered by a trusted professional staff of well-trained men and women who live and work in the communities they serve. With over 38 years in the industry Elaine has participated in all aspects of the Heating and Air business from apprenticeship to top level management and she carries a Conditioned Air Non-Restricted License. In 2015, Elaine and her firm were named "2015 Contractor of the Year" by the Conditioned Air Association of Georgia (CAAG), a statewide non-profit professional trade association. She has also served on CAAG's Board of Directors for several years and is the current President Elect of the association.

After graduating from high school in Fayetteville, Georgia, Elaine joined the US Navy. After her tour of duty with the Navy, Elaine returned home and attended the University of West Georgia in Carrollton where she received a BS in Accounting. Elaine taught adult education business classes and worked for various accounting firms after graduation until 1983 when she joined the family heating and air business. In 1999, the family business was sold and Elaine returned to college and received her Master's Degree in Business Management in 2001 from Keller Graduate School of Management and subsequently opened Powers Heating & Air.

Elaine has served on the Board of Directors for the Metropolitan Atlanta Air Conditioning Contractors Association (MAACA) for several years and served as President of the association in 2013. She has served on the Southern Crescent Technical College's Air Conditioning Technology Advisory Board since 2009. Elaine is also currently serving on the Advisory Board for the University of West Georgia Richards College of Business. She is an active member of the Business Women of Fayette & Coweta (BWFC) a non-profit organization that offers support for women in business by providing empowerment through giving back, participation and networking. Elaine was appointed to the Georgia State Codes Advisory Committee in 2016.

Elaine and her husband of 42 years, Tim, enjoy traveling and have spent many years white water rafting and sea kayaking in the U.S., Europe, South and Central America, and Africa.

WEBSITES OF INTEREST

International Association of Building Officials (IABO)	www.iaboinc.com
International Codes Council (ICC)	www.iccsafe.org
ICC Region Chapter	iccreg8.com
Building Officials Association of Georgia (BOAG)	www.boagcodes.org
Governor's Office of Consumer Protection	http://georgia.gov/agencies/governors-office-consumer-protection
Georgia Plumbers Trade Association (GPTA)	www.gpta.net
Georgia Association of Home Inspectors (GAHI)	www.gahi.com
Georgia Fire Safety Commissioner (State Fire Marshal)	www.oci.ga.gov/FireMarshal/Home.aspx
Georgia Department of Community Affairs (DCA)	www.dca.ga.gov
Call before you DIG	www.georgia811.com
Georgia State Inspectors Association	http://georgiastateinspectors.com
GA State Historic Buildings Preservation Office (DHR)	http://georgiashpo.org/laws
GA State ADA Accessibility Office (GSFIC)	http://ada.georgia.gov/
GA Association of Zoning Administrators (GAZA)	www.georgiazoning.org
GA Association of Floodplain Management (GAFM)	www.gafloods.org/
National Floodplain Insurance Program (NFIP)	http://www.floodsmart.gov/floodsmart/
Plumbing & Mechanical Association of GA (PMA)	www.plumbingpros.com
Storm Shelters: Selecting Design Criteria (FEMA)	http://www.fema.gov/library/viewRecord.do?id=2973
Safe Rooms (FEMA)	http://www.fema.gov/safe-room-resources
Carbon Monoxide Detectors	http://www.aboutcarbonmonoxide.com

CONTACT DCA'S CODES AND INDUSTRIALIZED BUILDINGS



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