

ONE NEW MANDATORY CODE, TWO NEW PERMISSIVE CODES AND NEW GEORGIA AMENDMENTS TO BECOME EFFECTIVE JANUARY 1, 2015

On November 5, 2014 the Department of Community Affairs (DCA) Board, on the recommendation of the State Codes Advisory Committee (SCAC), adopted the 2014 Edition of the National Electrical Code (NEC) with no GA Amendments to replace the currently adopted 2011 NEC, as the mandatory Georgia State Minimum Standard Electrical Code. The Board also approved the adoption of the 2012 Editions of the International Property Maintenance Code (IPMC) and International Existing Building Code (IEBC), both with GA Amendments to replace currently adopted 2006 editions of these codes as permissive State Minimum Standard Codes. In addition to adopting the above codes the board also approved the adoption of GA Amendments to the following codes: the International Residential Code (IRC), International Building Code (IBC), International Plumbing Code (IPC), International Mechanical Code (IMC), International Fuel Gas Code (IFGC) and Residential Prescriptive Deck Detail.

These new codes and Georgia Amendments will become effective on January 1, 2015. There will be a one year delay for the amendments to the Yellow Pine span tables in the IBC, IRC, and Residential Prescriptive Deck Detail. The delayed amendments to the Yellow Pine span tables will become effective January 1, 2016. The new 2015 Georgia Amendments are available on the Department of Community Affairs webpage at the below link:

<http://www.dca.ga.gov/development/constructioncodes/programs/codeAmendments.asp>

For questions regarding the new codes or amendments please contact the Construction Codes Program at codes@dca.ga.gov or 404-679-3118.

OFFICE OF CONSTRUCTION CODES WINS “EXCEEDING EXCELLENCE” AWARD!

L to R: Traci Turgeon, Ted Miltiades, Max Rietschier, Bill Towson, Commissioner Gretchen Corbin, John Watts and Dee Leclair.

Department of Community Affairs’ “Exceeding Excellence” award reinforces the state’s Faster, Friendlier, Easier customer service initiative. This quarterly honor recognizes employees who show exemplary customer service by going above and beyond their required job duties.

The 4th quarter 2013 award honors the Office of Construction Codes, in the Community Development Division.



When a carbon monoxide leak at an Atlanta elementary school made dozens of children and adults sick, Governor Nathan Deal called on DCA to study the problem and make recommendations. The assignment fell to the Office of Construction Codes, led by Ted Miltiades, and his team, consisting of Max Rietschier, Bill Towson, Dee Leclair, Calvin Jordan, John Watts and Traci Turgeon.

Although the assignment added to an already very busy calendar of code reviews then under way, Ted’s group quickly assembled a task force of experts in the field, along with school leaders, utility representatives and safety officials. Using the existing structure of DCA’s State Codes Advisory Committee, in conjunction with the State Fire Marshal and the Department of Education, and with the support of Ted’s staff, this group examined every angle of the problem of carbon monoxide in schools.

The Office of Construction Codes assembled and published the group’s recommendations in time for the beginning of the 2013 school year. Their work gave local officials and educators the authoritative research they needed to make responsible policy decisions about how to manage the risk of carbon monoxide in schools. The report is available on the DCA website on the Office of Construction Codes Publications page.

The nomination for the Office of Construction Codes stated, “the work of the task force and Ted’s staff was an excellent example of government responding effectively to an important public safety issue.”

As “Exceeding Excellence” winners, the Construction Codes team received agency-wide recognition and lunch with Commissioner Corbin.



SCAC SUBCOMMITTEE APPOINTED TO REVIEW 2012 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

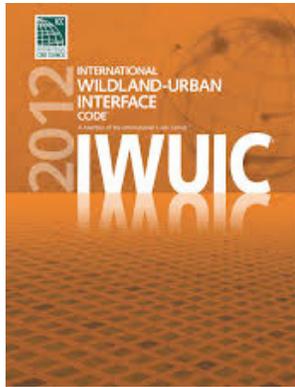
At the last meeting of the State Codes Advisory Committee (SCAC) held on July 24, SCAC Chairman Bill Guinade appointed a Subcommittee to review and consider the 2012 International Wildland Urban Interface Code (IWUIC) for adoption as a new Permissive State Minimum Standard Code with any proposed GA State Amendments.

The purpose of the IWUIC is to mitigate the hazards to life and property from the intrusion of fire from wildland exposures and fire from adjacent structures and preventing structure fires from spreading to wildland fuels. This code will be strictly voluntary and must be adopted by local ordinance to be enforced. It is intended to apply to the construction, alteration, movement, repair, maintenance and use of any new buildings, structures or premises within *Wildland Urban Interface Areas* that are recorded on maps declared by local jurisdictions.

Seven SCAC members were appointed to serve on the 2012 IWUIC Subcommittee:

1. Bill Duck, Chairman, representing State Building Officials
2. David Adams, Vice Chairman, representing State Fire Officials
3. Dwayne Garriss, representing State Insurance and Fire Safety Commissioner
4. Morgan Wheeler, representing State Building Officials
5. Tim Williams, representing Licensed Home Builders
6. Bill Lusk, representing Licensed General Contractors
7. Ryan Taylor, representing Professional Architects

The first meeting of the 2012 IWUIC SCAC Subcommittee will be held on Thursday, January 22, 2015 at 10:00 AM in Room 302 of the GA Department of Community Affairs (DCA) located at 60 Executive Park South, NE, Atlanta, GA 30329. This meeting is open to the public and any interested parties are invited to attend. Should you have any questions or wish to be included on the interested parties list, please contact Bill Towson, DCA Staff Liaison, directly at (404) 679-3109 or bill.towson@dca.ga.gov.



CODY SAYS

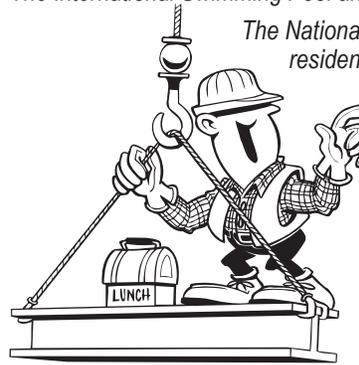
Cody says the State of Georgia offers 4 Permissive State Minimum Standard Codes for adoption by the local jurisdiction:

The International Property Maintenance Code (IPMC)

The International Existing Building Code (IEBC)

The International Swimming Pool and Spa Code (ISPSC)

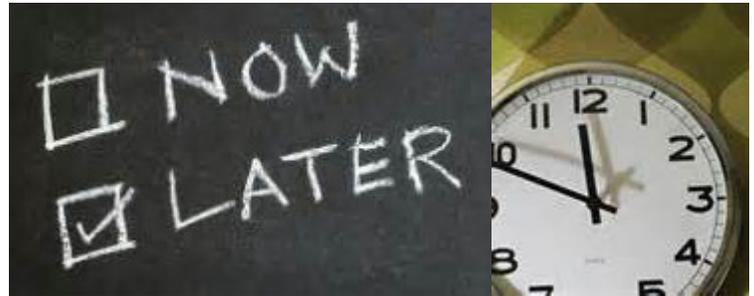
The National Green Building Standard (for residential)



These codes are only in effect in those cities and counties that adopt them through a local ordinance. State law also requires the county or city send a copy of the adopting ordinance to the Department of Community Affairs Construction Codes Program, where it will be placed on file.

IB ANGLE: MODEL BUILDING PLAN RENEWALS

All new building plans submitted to DCA for "File for Record" and all existing plans currently on file with DCA that any IB manufacturer intends to continue producing, must be made to reflect the requirements of the new state code editions and amendments. All manufacturers must submit an application for renewal to DCA for any existing plans that they intend to



continue producing prior to March 31, 2015. After March 31, 2015, insignias will only be issued for those building plans that have been updated to incorporate the requirements of the Georgia State Minimum Standard Codes and the 2014 and 2015 Georgia State Amendments.

Should you have any questions or need further assistance regarding the grace period, please contact the GA IB Program Office at (404) 679-3118 or industrializedbuildings@dca.ga.gov.

MARK YOUR CALENDAR

JANUARY

8 State Codes Advisory Committee Meeting, 10:00 a.m. @ DCA

FEBRUARY

16-28 RESENT, San Diego, CA

MARCH

13-16 World of Modular, Las Vegas, NV

APRIL

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

19-30 International Code Council Hearings, Memphis, TN

MAY

17-21 BOAG Annual Conference, Jekyll Island, GA

JUNE

22-25 NFPA World Safety Conference and Exposition, Chicago, IL

If you have any meetings that you would like to include in this newsletter, please contact the Construction Codes Program at 404-679-3118.

INDUSTRIALIZED BUILDING INTERN OPPORTUNITY

The Office of Construction Codes & Industrialized Buildings is currently accepting applications for an intern position within our Industrialized Building Program. For more details or to apply please visit our website at:

http://www.dca.ga.gov/development/constructioncodes/programs/documents/CodesIBandResearchInternJobDescription_000.pdf

PROFILE CORNER

David Adams serves as the Fire Protection Engineer for the City of Sandy Springs Fire Rescue where he oversees all fire safety planning, new construction inspections, night inspections and the private water supplies.

Previously, David served as the Manager of Design Review for the GSFIC where he oversaw the fire safety planning of all new and renovated state-owned buildings.

David grew up in south Florida and graduated with a bachelor's degree in architecture from the University of Florida and a master's of Architecture from the Ohio State University. David is a licensed Architect with more than 28 years of work experience in the field of fire protection engineering and architecture. He maintains certifications as an ICC Building Official and ICC Fire Code Official, as well as NPQ certifications as a Firefighter II, Fire Investigator II, Fire Inspector II, Fire Instructor and as a Certified Emergency Manager. David has recently earned the Executive Fire Officer designation from the Nation Fire Academy.

Mr. Adams has served as a member of the Georgia State Codes Advisory Committee for 15 years. He is currently serving as Vice Chairman of the Wildland Urban Interface Code adoption Committee. He has served on the International Fire Code Committee and the International Administration Committee. Dave is recipient of the IAFC's prestigious H.D. Crossnine Award for dedication to the fire codes and code development.



David L. Adams

DEE LECLAIR, RA DCA Building Codes Consultant

Its official, Dee Leclair has joined the DCA team as our newest Codes Consultant for Construction Codes & Industrialized Buildings Programs.

Dee joined the Georgia Department of Community Affairs (DCA) for a time-limited position in Dec 2011 to help the Construction Codes Program as the staff liaison for the DRBC Task Force which developed the Disaster Resilient Construction Appendices for the State of Georgia. She then had the opportunity to continue on with DCA in a part-time capacity to create and perform a training program on the appendices for local building officials, architects, engineers, contractors and home builders. In addition to the training program, at the start of 2013, she became the staff liaison for the Carbon Monoxide Detectors for Schools Task Force which was appointed to look at the need for CO detection in Georgia schools. Then at the beginning of this year, Dee added to her responsibilities by helping to oversee DCA's administration of the Tax-



Dee Leclair

Exempt Bond Allocation program for Georgia's "private activity tax-exempt bonds" helping assist the Research & Surveys Program. In July, Dee joined DCA and the Construction Codes & Industrialized Building Program as a full-time DCA employee.

Born in Wise County, Virginia, Dee moved with her family, to the Atlanta Metro Area where she finished high school and went on to attend Georgia Tech. Dee graduated from Georgia Tech with a Bachelors of Science in Architecture and is currently a Registered Architect with the State of Georgia. She brings with her, to DCA, over 21 years of experience in commercial architecture and construction administration.

Dee and her husband, Bryan Leclair, who is an IT Network Services Administrator at DCA, share a home in Stone Mountain with their Weimaraner, Banshee. In her free time, she shares her interest in genealogy research and provides training on computer skills and various software programs for her fellow genealogists.

SCAC MEMBER GEORGIA STATE FIRE MARSHAL DWAYNE GARRISS BECOMES ELECTED OFFICER OF THE INTERNATIONAL CODE COUNCIL BOARD OF DIRECTORS

Georgia State Fire Marshal Dwayne Garriss was elected Secretary/Treasurer of the International Code Council (ICC) Board of Directors during the association's 2014 Annual Conference. The Code Council develops codes and standards that states and local jurisdictions use in the construction of safe homes and buildings to create resilient communities.

"Those who serve as volunteers on the Code Council Board of Directors are leaders in the profession who devote their time, energy and expertise to ensure public safety in the built environment," said ICC Chief Executive Officer Dominic Sims. "We thank them for their leadership, and we thank their local jurisdictions for supporting their service."

Garriss, who previously served two terms on the ICC Board, was named Georgia State Fire Marshal in 2011. His office oversees building inspections and engineering, manufactured housing inspections, hazardous materials inspections, elevators, boilers, pressure vessels and licensing in the state.

Garriss is a recipient of the Georgia Fire Sprinkler Association Fire Official of the Year and the Society of Fire Protection Engineers Georgia Chapter Fire Safety Professional of the Year awards. He is a former president of the Georgia Fire Inspectors Association and earned the prestigious H.D. Crossnine Award from the Southeastern Fire Chiefs Association.

Garriss has been a construction codes instructor for the university system of Georgia through Clayton State University and Gainesville State College continuing education program. He is an adjunct instructor for the Georgia Fire Academy and has taught fire science courses at Georgia Perimeter College. Garriss holds several professional certifications and earned a bachelor's degree in architecture from the University of Tennessee.

The International Code Council is a member-focused association. It is dedicated to developing model codes and standards used in the design, build and compliance process to construct safe, sustainable, affordable and resilient structures. Most U.S. communities and many global markets choose the International Codes.



Dwayne Garriss

NEW DOE EFFICIENCY STANDARDS FOR RESIDENTIAL HVAC APPLIANCES

The US Department of Energy (DOE) recently updated the federally mandated minimum efficiency standards required for residential HVAC appliances. The new regional standards for residential non-weatherized furnaces went into effect on May 1, 2013 and the new regional standards for residential weatherized furnaces and residential central air conditioners and heat pumps will take effect on January 1, 2015. The new changes in the federally mandated standards will impact the efficiency and performance of HVAC equipment that is manufactured on or after these dates.

What Will Be Affected by the New Standards?

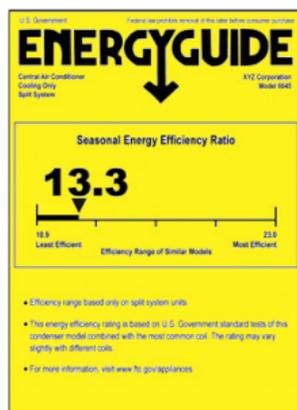
- **Seasonal energy efficiency ratio** – The SEER expresses the relative consumption of electrical energy in ratio to BTUs of heat extracted by an air conditioner or heat pump. The higher the SEER rating, the more energy-efficient the air conditioner.
- **Annual fuel utilization efficiency** – AFUE is a percentage that denotes the amount of furnace fuel consumption that actually produces heat. The higher the AFUE percentage, the more efficient the furnace.
- **Heating seasonal performance factor** – HSPF relates to the heating function of heat pumps, comparing the amount of heat output in BTUs to the amount of electricity consumed in watts. A high HSPF means more heat for less electricity.

What are the Efficiency Changes?

- **Split System Air Conditioners:** Starting January 1, 2015, split system central air conditioners installed in the Southeastern Region must be at least 14 SEER. The Southeastern Region includes: Alabama, Arkansas, Delaware, Florida, Georgia, Hawaii, Kentucky, Louisiana, Maryland, Mississippi, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, and Virginia.
- **Heat Pumps:** Starting January 1, 2015, the new minimum efficiency standard for split system heat pumps is 14 SEER and 8.2 HSPF. There are no regional standards for heat pumps, just a single nationwide standard.
- **Non-weatherized Furnaces:** Non-weatherized gas furnace and mobile home furnaces installed on or after May 1, 2013 must be at least 80% AFUE.

Changes will also come to the familiar yellow EnergyGuide label attached to heating and cooling systems. For A/C and heat pump systems, the label will now display a range of potential SEER ratings instead of a single SEER. The range will represent highest and lowest possible SEER ratings depending upon the coil options included with the system.

For questions and information about the new federal HVAC equipment efficiency standards, visit DOE's webpage at http://www1.eere.energy.gov/buildings/appliance_standards/product.aspx/productid/75.



The goal of this three-year study is to demonstrate whether investment in education, training, and outreach programs can produce a significant, measurable change in single-family detached home energy savings. The project is separated into three phases:

- **Phase I (6-9 months, early 2015):** The study will begin with the project team traveling around the state to visit homes under construction. These observations will be compiled to understand how much energy an average brand new Georgia home will use upon completion. If the average new Georgia home uses more energy than anticipated, based on the current energy code, the project will move to Phase II.
- **Phase II (18-24 months, mid 2015 – late 2017):** The project team will implement targeted training, education and outreach based on observations in Phase I and energy code feedback from the construction industry. Targeted efforts will focus on groups including but not limited to builders, trades, code officials, architects and engineers.
- **Phase III (6 months, late 2017):** The study will conclude with the project team visiting additional new homes under construction to determine if the amount of energy an average new Georgia home is less than when the study began.

The goal of this project is to support the regions residential construction industry. Working together we can realize the following benefits for Georgia's residential market:

- Targeted energy code-specific education, outreach and support to meet the Georgia construction industry needs.
- Consistency of energy code implementation and enforcement across Georgia.
- Assurance to homebuyers of Georgia that their new homes are energy efficient.

Important items to note:

- Information from individual homes visited will be confidential.
- Permit holders will be contacted before the project team visits a selected home.
- Only homes that have not yet received a Certificate of Occupancy will be visited.
- Homes will only be visited once during the entire study.

In early 2015, the project team will be holding 3 regional stakeholder meetings to collect feedback on the current energy code. Please stay tuned for dates and locations. If you have interest in attending a stakeholder meeting or any questions or feedback regarding the study, please contact Lauren Westmoreland, SEEA Energy Codes Manager, at LWestmoreland@seealliance.org. To see additional project information, please visit:

- Georgia-specific Project webpage: <http://www.seealliance.org/policy-initiatives/initiatives/energy-codes/residential-energy-code-compliance-southeast/codecompliancega/>
- DOE Project webpage: <http://www.energycodes.gov/residential-energy-code-field-study>

SEEA RECEIVES GRANT TO CONDUCT STATEWIDE RESIDENTIAL ENERGY CODE STUDY

In October, The U.S. Department of Energy awarded funding to eight states, including Georgia, to implement targeted energy code education and outreach. The project team includes DCA, GEFA, SEEA, Southface and Advanced Energy.



GEORGIA'S INDUSTRIALIZED BUILDINGS ADVISORY COMMITTEE MEETS AT FIRST STRING SPACE IN PEARSON

First String Space, Inc., recently hosted a meeting of the Georgia Department of Community Affairs (DCA), Industrialized Buildings Advisory Committee (IBAC) on May 13, 2014 at their manufacturing facilities located in Pearson, GA. Jonathan Wright, President of First String Space (FSS), guided IBAC members, DCA staff and guests on a tour of their plant followed by a luncheon and business meeting.

GA's Industrialized Buildings (IB) Program was created by the *Industrialized Buildings Act* (1976) for the purpose of establishing construction standards for residential and commercial buildings that are mass-produced in factories and then transported to building sites for erection and installation. DCA has the overall responsibility for the administration and enforcement of the program. To assist in this responsibility, an eleven-member Industrialized Buildings Advisory Committee, with representation from manufacturers, third party agencies, local government and the construction trades and professions, advises DCA Commissioner Gretchen Corbin on the program's rules and regulations.

Manufacturers are required to obtain state approval for their manufacturing systems and quality control procedures. Every industrialized building is fully inspected during the open construction phase at the approved manufacturing facility. Inspection is accomplished by independent third party agencies which utilize private engineers and construction experts.

All state-approved Industrialized (Modular) Buildings must be manufactured to meet *State Minimum Standard Codes for Construction* as adopted and amended by DCA. These buildings are required to have a DCA insignia affixed to each module or unit. The insignia certifies the unit is deemed to comply with the state's construction codes and rules for its intended application and use. However, local governments retain full control over all matters relating to a building's installation at a site, including subdivision controls, zoning issues, site grading, foundation installations and utility hook-ups.

GA's Industrialized Buildings Program provides a mechanism whereby local building inspection departments can be assured that quality buildings are being installed in their jurisdiction. It also provides a cost effective means whereby manufacturers can have their buildings inspected during the manufacturing process. And, it establishes a set of minimum construction standards to safeguard the public safety, health and welfare of the citizens of Georgia.

First String Space began production in 2007 and quickly made its mark as a high quality manufacturer within the modular industry. Their plant is located at 892 Railroad Ave. in Pearson, GA and has 143,200 total sq. ft. on 10 acres of asphalt with 13 additional acres of module storage. Employing approximately 150 employees, First String Space is a wholesale industrialized buildings manufacturer that markets its products through a dealer network within the modular industry. For more information about First String Space, call 912-422-6455 or visit www.firststringspace.com.

For questions about GA's Industrialized Buildings Program, please visit www.dca.ga.gov or contact the Department of Community Affairs at 404-679-3118 or by email at industrializedbuildings@dca.ga.gov.



Front row (LR): Steve Adams, Production Manager (FSS); Steve Sirmans, Vice President (FSS); Jonathan Wright, President (FSS); Ted Miltiades, Director of IB Program (DCA); Hiller Spann, Alliance Homes (IBAC Chairman), Carl Fortson, Building Official, Tift County (IBAC member), Donnie Lightsey, Ice House America (IBAC Member); Commissioner Walter Gibson, Bulloch County Commission (IBAC member); Clee Sirmans, Engineering Manager (FSS). Back row (LR): Commissioner Tommy Lyon, Elbert County Commission (IBAC member); Bill Towson (DCA); Calvin Jordan (DCA); Max Rietschier (DCA); Bob Johnson (Third Party Inspector); Dee Leclair (DCA). Not pictured: Mayor Jimmy Burnette, City of Suwanee (IBAC member)



The American Lumber Standard Committee (ALSC) Board of Review approved new design values for all sizes and grades of visually graded Southern Pine dimensional lumber. ALSC administers the American Lumber Standard System which provides the basis for acceptance of lumber and design values of wood species referenced in the International Building Code and the International Residential Code. The new design values for Southern Pine became effective on July 1, 2013.

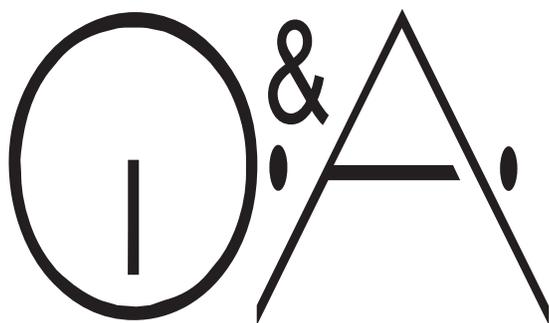
As a result, the span tables in the *2012 IBC* and *2012 IRC* and *2014 GA Prescriptive Deck Details* have been updated by GA state code amendments to reflect the new design values for Southern Pine. These GA amendments become effective on January 1, 2015, however, the span table changes have a delayed implementation date of January 1, 2016. The delay allows for a transitional period for designers, contractors and material suppliers.

The new design values only apply to new construction; not to any existing construction. This includes ceiling and floor joist, rafter and header spans. Like other building materials, wood products must meet the current building code requirements enforced at the time of construction. The integrity of any existing structures designed and built using the design values required by any previous code editions that were applicable at the time of permitting, does not change.

The American Wood Council (AWC) has also revised its standards and design tools, and developed addenda to assist with local building code enforcement. AWC's National Design Specification® (NDS) for Wood Construction and Wood Frame Construction Manual (WFCM) for One- and Two-Family Dwellings have been updated to reflect these changes. Both are referenced in the current 2012 IBC and 2012 IRC and may be used by designers at anytime.

For more information about the new design values for Southern Pine visit www.spib.org or www.southernpine.com. A very helpful Questions and Answers document is available at http://www.southernpine.com/media/QA_NDVs_060113.pdf. For more information about the AWC reference standards, contact the AWC helpdesk at 202-463-4713 or info@awc.org.

Copies of the 2015 GA Amendments to the 2012 IBC, 2012 IRC and the 2014 GA Prescriptive Deck Details are available to download free from DCA's webpage located at: <http://www.dca.state.ga.us/development/constructioncodes/programs/codeamendments.asp>. If you need further assistance regarding the GA Amendments or the updated span tables, contact the Construction Codes Office at 404-679-3118 or by email at codes@dca.ga.gov.



Q: Is the Georgia Prescriptive Deck Detail for the International Residential Code the only allowed way to build a deck?

A: No, the Prescriptive Deck Detail is one compliance path for building a deck. The other compliance path is to use the provisions throughout the IRC that are applicable to the components that make up the deck. Once a compliance path is chosen the provisions of the chosen compliance path are mandatory.

CODES AND INDUSTRIALIZED BUILDINGS

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**GEORGIA AMENDMENTS MAY BE DOWNLOADED
DIRECTLY FROM THE WEBSITE!**

WEBSITES OF INTEREST

International Association of Building Officials (IABO)
www.iaboinc.com

GA State Historic Buildings Preservation Office (DHR)
<http://georgiashpo.org/laws>

International Codes Council (ICC)
www.iccsafe.org

GA State ADA Accessibility Office (GSFIC)
<http://ada.georgia.gov/>

ICC Codes and Standards Discussion Forum
www.iccsafe.org/iccforums/pages/default.aspx

GA Association of Zoning Administrators (GAZA)
www.georgiazoning.org

Building Officials Association of Georgia (BOAG)
www.boagcodes.org

GA Association of Floodplain Management (GAFM)
www.gafloods.org/

Governor's Office of Consumer Protection
<http://georgia.gov/agencies/governors-office-consumer-protection>

National Floodplain Insurance Program (NFIP)
<http://www.floodsmart.gov/floodsmart/>

Georgia Plumbers Trade Association (GPTA)
www.gpta.net

Plumbing & Mechanical Association of GA (PMA)
www.plumbingpros.com

Georgia Association of Home Inspectors (GAHI)
www.gahi.com

Storm Shelters: Selecting Design Criteria (FEMA)
<http://www.fema.gov/library/viewRecord.do?id=2973>

Georgia Fire Safety Commissioner (State Fire Marshal)
www.oci.ga.gov/FireMarshal/Home.aspx

Safe Rooms (FEMA)
<http://www.fema.gov/safe-room-resources>

Georgia Department of Community Affairs (DCA)
www.dca.ga.gov

Carbon Monoxide Indoor Air Quality (EPA)
<http://www.epa.gov/iaq/co.html#CPSC2>

Call before you DIG
www.georgia811.com

Carbon Monoxide Detectors
<http://www.aboutcarbonmonoxide.com/>

