DCA Construction Codes Program Update

Revised: March 1, 2019

Ted Miltiades, Director of Codes and Industrialized Buildings
DCA Codes & Industrialized Buildings (IB) Staff

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Webpage: www.dca.ga.gov/local-government-assistance
January 1, 2020

GEORGIA CONSTRUCTION CODE INFORMATION

- Questions regarding building, fire, and zonolization of construction or masterworks, contact the Construction Industry Licensing Board. Office of Secretary of State office is located in Atlanta at 470-529-4770.
- Consumer complaints shall be directed to the Governor's Office of Consumer Protection, 400-558-1322.
- Questions regarding architectural, electrical, plumbing, and mechanical codes contact the Georgia Safety Fire Commission, 400-659-8458.
- Questions regarding Professional Engineering Board contact the Board of Registration for Professional Engineers 1-800-423-0681.
- Questions regarding the Industrial Building Authority, contact the Industrial Building Authority of Georgia 400-470-3116 or info@ibag.org.
- Questions regarding the Department of Community Affairs 400-470-3116 or info@ibag.org.
- Questions regarding the Department of Natural Resources, contact the Water Resources Division 400-470-3116.

Traditional Information: 1-800-470-3116 or info@ibag.org, Website: https://www.dca.ga.gov/visitor-info/services/visitor-center/industrial-building-authority/industrial-building-authority/

Code books may be purchased from any of the following sources:

- The General Books, 111 Congressional Ave, Washington, DC 20441
  Phone: 703-487-6000
  Email: booksales@gpdb.org

- Georgia Building Officials, 7370 Stonecrest Centre Drive, Suite 400, Stonecrest, GA 30098
  Phone: 708-298-5800
  Email: gbo@gbi.org

- The International Code Council, 5500 Workgate Drive, Gaithersburg, MD 20877
  Phone: 888-472-5423
  Fax: 240-288-6900
  Website: www.iccsafe.org

- The National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02269
  Phone: 781-302-2000
  Website: www.nfpa.org

- The American Society of Civil Engineers, 4150 Gees Bend Road, Reston, VA 20191
  Phone: 703-296-3000
  Website: www.asce.org

- Georgia Department of Community Affairs, Office of Construction Codes, 5500 Workgate Drive, Suite 400, Stonecrest, GA 30098
  Phone: 404-470-7605
  Email: gbo@gbi.org

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  Email: gbo@gbi.org

For sales or technical assistance, please call 404-470-3116.

DCA Georgia Construction Information Sheets

Min Standard Codes

Construction Code Info

DCA Contact Info

January 1, 2020

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New Mandatory Codes - January 1, 2020

- INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2015 Edition
  - OPTIONAL: 2013 ASHRAE 90.1 STANDARD FOR COMMERCIAL BUILDINGS
- INTERNATIONAL BUILDING CODE (IBC), 2018 Edition
- INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 Edition
New Mandatory Codes – January 1, 2020

- INTERNATIONAL PLUMBING CODE (IPC), 2018 Edition
- INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC), 2018 Edition
- INTERNATIONAL FUEL GAS CODE (IFGC), 2018 Edition
- INTERNATIONAL MECHANICAL CODE (IMC), 2018 Edition
- INTERNATIONAL FIRE CODE (IFC), 2018 Edition
Link to 2020 GA Amendments & Top 20 Key Code Changes

CLICK HERE TO DOWNLOAD COPIES OF THE 2020 GA AMENDMENTS & TOP 20 KEY IBC/IRC CODE CHANGES:

https://www.dca.ga.gov/node/5689
2018 IBC/IRC – Top 20 Key Code Changes

Key Changes in the 2018 International Building Code for Georgia

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 portion 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 1-1 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)

Key Changes in the 2018 International Residential Code for Georgia

1) R301.2 Wind Design Criteria and Wind Speed Maps
Ultimate design wind speed values replace basic wind speed values for 3-second 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.

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<th>Wind Speeds (mph)</th>
<th>Wind Pressures (psf)</th>
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2) Modification to Table R304.2.6 Climate and Geographic Design Criteria
To assist the system designer, jurisdictions will now have to include variables for Manual J assessments with other climate and geographic design criteria available from the building department.

3) R602.1.1.1 Sunrooms
The 2015 IRC requires sunrooms to comply with ANSI/AAMA/ASHA 2010. The standard contains requirements for habitable and non-habitable 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 when tested with a blower door at a pressure of 0.2 inch water (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 M105.4.

5) R304.1 Minimum Habitable Room Area
Currently, a 2010 Georgia Amendment addressing the issue, the requirement for one habitable room with a minimum floor area of 20 square feet has been changed to require habitable rooms, an area of not less than 70 square feet.
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)

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)
2018 IRC – Examples of Key Changes

- **R507 Exterior Decks.** The *Prescriptive Deck Details* design document was not brought forward in the 2020 GA 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.

- **R303.4 Mechanical ventilation.** Where the air infiltration rate of a *dwelling unit* is $\leq 3$ 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. **Important Note:** Mechanical ventilation is not mandatory for all new home construction unless it tests 3 ACH or less.
2020 NEC Task Force – Mandatory Code

  Effective January 1, 2018
  Tentative Effective Date January 1, 2021
Future Task Forces – Permissive Codes

1. 2018 International Property Maintenance Code (IPMC)
2. 2018 International Existing Building Code (IEBC)
3. 2018 National Green Building Standard (ICC-700)
4. 2018 International Green Construction Code (IGCC)
5. Task Forces will be appointed at June SCAC meeting
# 2015 IECC Energy Code Training Workshops

- Energy Code Workshop link: [https://www.dca.ga.gov/node/5691](https://www.dca.ga.gov/node/5691)

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[REGISTER HERE!]
2018 ISPSC Training Workshops

ISPSC Training Contact: Brendan Sexton, brendan.sexton@dca.ga.gov

SWIMMING POOL CODE TRAININGS STATEWIDE!

Starting January 1, 2020, the 2018 edition of the International Swimming Pool and Spa Code will be adopted as a mandatory State Minimum Standard Code. To aid in adoption of this new code, the Georgia Department of Community Affairs, in partnership with the Pool and Hot Tub Alliance, will be offering free trainings across the state. Training attendees will also earn 2 ICC Continuing Education hours.

DATES & CITIES:

- Oct 9th Alpharetta
- Oct 11th Savannah
- Oct 21st Dallas
- Oct 22nd Decatur
- Dec 4th Columbus
- Dec 5th Macon

TO REGISTER, CONTACT:

For Building Officials:
Brendan Sexton
Construction Codes & Inspections, DCA
404-479-1739
brendan.sexton@dca.ga.gov

For Contractors:
Treva Mairimer
Chapter Coordinator, PGA
404-405-5366
gbeitinSPS@gmail.com

Training Dates
- Oct 9th Alpharetta
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**Contact Information**

GA Department of Community Affairs
Codes and Industrialized Buildings
60 Executive Park South, NE
Atlanta, Georgia 30329-2231

Phone: (404) 679-3118
Web: www.dca.ga.gov
Email: codes@dca.ga.gov
Email: ib@dca.ga.gov

**CODES UPDATE**

Construction Codes & Industrialized Buildings
60 Executive Park South, NE | Atlanta, GA 30329
(404) 679-3118 | www.dca.ga.gov
Volume 23 | Summer 2019

**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 2019 International Energy Conservation Code and Amendments for the State of Georgia. The classes 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.

Full-day and half-day training options are being held around the State of Georgia and coming to your local area. The trainings started mid-March and will run through the end of September. 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.