

Proposed Amendments (added text to the code is: <u>underlined</u> , deleted text to the code is: struck through)																																																																														
<u>AMENDMENTS SENT TO SUBCOMMITTEE</u>																																																																														
ITEM NUMBER	ARTICLE	SUMMARY										PROPO NENT	ACTION																																																																	
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IBC- 2026-1	Table 504.4	<p>*Revise Table 504.4 ‘Allowable Number of Stories Above Grade Plane ^{a, b}’ for the Occupancy Classification “I-1 Condition 2” as shown and add a new footnote “i” to read as follows:</p> <p style="text-align: center;">TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE ^{a, b}</p> <table border="1"> <thead> <tr> <th rowspan="3">OCCUPANCY CLASSIFICATION</th><th rowspan="3">SEE FOOTNOTES</th><th colspan="12">TYPE OF CONSTRUCTION</th></tr> <tr> <th colspan="2">TYPE I</th><th colspan="2">TYPE II</th><th colspan="2">TYPE III</th><th colspan="4">TYPE IV</th><th colspan="2">TYPE V</th></tr> <tr> <th>A</th><th>B</th><th>A</th><th>B</th><th>A</th><th>B</th><th>A</th><th>B</th><th>C</th><th>HT</th><th>A</th><th>B</th></tr> </thead> <tbody> <tr> <td rowspan="2">I-1 Condition 2</td><td>NS_{d, e}</td><td>UL <u>P</u></td><td>9<u>NP</u></td><td>4 <u>NP</u></td><td><u>NP</u></td><td><u>NP</u></td><td><u>NP</u></td><td>3 <u>NP</u></td><td>3 <u>NP</u></td><td>3 <u>NP</u></td><td><u>NP</u></td><td>N <u>P</u></td><td><u>NP</u></td></tr> <tr> <td>Sⁱ</td><td>UL</td><td>10</td><td>5<u>3</u></td><td>3<u>2</u></td><td>4 <u>2</u></td><td>3<u>1</u></td><td>10 <u>7</u></td><td>6<u>4</u></td><td>4 <u>1</u></td><td>4 <u>2</u></td><td>3 <u>2</u></td><td>2<u>1</u></td></tr> </tbody> </table> <p>i. <u>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.</u></p> <p>(Remainder of table unchanged)</p>										OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION												TYPE I		TYPE II		TYPE III		TYPE IV				TYPE V		A	B	A	B	A	B	A	B	C	HT	A	B	I-1 Condition 2	NS _{d, e}	UL <u>P</u>	9 <u>NP</u>	4 <u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	3 <u>NP</u>	3 <u>NP</u>	3 <u>NP</u>	<u>NP</u>	N <u>P</u>	<u>NP</u>	S ⁱ	UL	10	5 <u>3</u>	3 <u>2</u>	4 <u>2</u>	3 <u>1</u>	10 <u>7</u>	6 <u>4</u>	4 <u>1</u>	4 <u>2</u>	3 <u>2</u>	2 <u>1</u>	DCA	A
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IBC – 2026 – 2	Section 903.3.1.2	<p>*Revise section 903.3.1.2 to add the following line to read as follows:</p> <p>[F] 903.3.1.2 NFPA 13R sprinkler systems.</p> <p>Section 903.3.1.2 shall apply only as referenced by the NFPA standards.</p> <p><u>Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.</u></p>										DCA	A																																																																	

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NEC -2026 - 3	702	<p>*Delete Exception to Section 517.40 (A) ‘Applicability’ Exception: The requirements of 517.40(C) through 517.44 shall not apply to freestanding buildings used as nursing homes and limited care facilities if the following apply:</p> <p>(1) Admitting and discharge policies are maintained that preclude the provision of care for any patient or resident who might need to be sustained by electrical life support equipment.</p> <p>(2) No surgical treatment requiring general anesthesia is offered.</p> <p>(3) An automatic battery operated system(s) or equipment shall be effective for at least 11/2 hours and is otherwise in accordance with 700.12 and that shall be capable of supplying lighting for exit lights, exit corridors, stairways, nursing stations, medical preparation areas, boiler rooms, and communications areas. This system shall also supply power to operate all alarm systems.</p> <p>*Add new Section 517.45 (F) ‘(F) Assisted Living Community, Nursing Homes and Long-Term Care Facilities’ to read as follows:</p> <p><u>(F) Assisted Living Community, Nursing Homes and Long-Term Care Facilities.</u> All Category 3 Assisted Living Community, Nursing Homes and Long-Term Care Facilities licensed by the Department of Community Health shall be served by an essential electrical distribution system in accordance with 517.40 through 517.45. The required life safety and equipment branches shall be arranged for either delayed-automatic or manual connection to the alternate power source. The heating and cooling systems supplying these spaces shall be connected to the equipment branch of the essential electrical distribution system.</p>	Director Chris Stallings, GEMA Greg Koller	A
IBC/IRC 2026 – 4	Referenced Standards	<p>Revise Referenced Standards in the IRC and IBC to read as follows:</p> <p>CHAPTER 35 REFERENCED STANDARDS – IBC</p> <p>CHAPTER 44 REFERENCED STANDARDS – IRC</p> <p><u>ACI</u> American Concrete Institute 38800 Country Club Drive Farmington Hills MI 48331-3439</p> <p>318—19<u>25</u> Building Code Requirements for Structural Concrete</p>	SEAOG, John Hutton	A

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IECC – 2026 -5	R403.3.7	<p>*Add new section R403.3. ‘Duct systems located in conditioned space’ to read as follows:</p> <p><u>R403.3.7 Duct systems located in conditioned space. (Optional)</u> For <i>duct systems</i> to be considered inside a <i>conditioned space</i>, the <i>space conditioning equipment</i> shall be located completely on the conditioned side of the <i>building thermal envelope</i>. The <i>ductwork</i> shall comply with Section R403.3 and the following as applicable:</p> <ol style="list-style-type: none"> 1. <u>The ductwork shall be located completely on the conditioned side of the building thermal envelope.</u> 2. <u>Ductwork in ventilated attic spaces or unvented attics with vapor diffusion ports shall be buried within ceiling insulation in accordance with R403.3 and shall comply with the following:</u> <ol style="list-style-type: none"> 2.1. <u>The air handler is located completely within the continuous air barrier and within the building thermal envelope.</u> 2.2. <u>The ductwork leakage, as measured either by a rough-in test of the supply and return ductwork or a post-construction duct system leakage test to outside the building thermal envelope in accordance with Section R403.3.3, shall not exceed 1.5 cubic feet per minute (42.5 L/min) per 100 square feet (9.29 m²) of conditioned floor area served by the duct system and shall comply with total leakage requirements of R403.3.4.</u> 2.3. <u>The ceiling insulation R-value installed against and above the insulated ductwork shall be greater than or equal to the proposed ceiling insulation R-value, less the R-value of the insulation on the ductwork.</u> 	Amelia Godfrey, Mike Barcik, Shawn Mullins	A
IECC – 2026 -6	R403.3.8	<p>*Add new section R403.3.8 ‘Ductwork buried within ceiling Insulation’ to read as follows:</p> <p><u>R403.3.8 Ductwork buried within ceiling insulation. (Optional)</u> Where supply and return ductwork is partially or completely buried in ceiling insulation, such ductwork shall comply with the following:</p> <ol style="list-style-type: none"> 1. <u>The supply and return ductwork shall be insulated with not less than R-8 insulation.</u> 2. <u>At all points along the ductwork, the ceiling insulation R-value against and above the top of the insulated ductwork shall be not less than R-19.</u> 3. <u>In Climate Zones 2A and 3A the supply ductwork shall be completely buried within ceiling insulation, insulated to an R-value of not less than R-13 and in compliance with the vapor retarder requirements of Section 604.11 of the International Mechanical Code or Section M1601.4.6 of the International Residential Code, as applicable.</u> <p><u>Exception 1:</u> Sections of the supply ductwork that are less than 3 feet (914 mm) from the supply outlet.</p> <p><u>Exception 2:</u> In Climate Zones 2A and 3A where installed in an unvented attic with vapor diffusion ports, the supply ductwork shall be completely buried within the insulation in the ceiling assembly at the floor of the attic, insulated to an R-value of not less than R-8 and in compliance with the vapor retarder requirements of Section 604.11 of the International Mechanical Code or Section M1601.4.6 of the International Residential Code, as applicable.</p> 	Amelia Godfrey, Mike Barcik, Shawn Mullins	A

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IECC – 2026 -7	R403.3.9	<p>*Add new section R403.3.9 ‘R-value of deeply buried ducts’ to read as follows:</p> <p><u>R403.3.9 R-value of deeply buried ducts. (Optional)</u> Where complying using Section R405, the sections of ductwork that are installed in accordance with Section R403.3 surrounded with blown-in attic insulation having an R-value of R-30 or greater, and located such that the top of the ductwork is not less than 3.5 inches (89 mm) below the top of the insulation and covered by a minimum R-19, the ductwork insulation R-value of the ductwork shall be considered the combined R-value of the ductwork insulation plus the ceiling insulation above the ductwork.</p>	Amelia Godfrey, Mike Barcik, Shawn Mullins	A
NEC – 2026 -8	Definitions	<p>*Add new Definition ‘Townhouse (Row House)’ to read as follows.</p> <p>Dwelling, One-Family. (One-Family Dwelling) A building that consists solely of one dwelling unit.</p> <p><u>TOWNHOUSE (ROW HOUSE).</u> A single-family dwelling unit constructed in a group of three or more attached units. Each unit extends from foundation to roof, not more than three stories in height, with a separate means of egress, and with an open space/yard or public way on at least two sides. Each townhouse shall be considered a separate building with independent exterior walls and shall be separated by a 2-hour fire-resistance-rated wall assembly.</p>	James Martin	A
NEC – 2026 -9	210.8(F)	<p>*Revise article 210.8(F) ‘Outdoor Outlets’ to read as follows:</p> <p>(F) Outdoor Outlets. For dwellings, all outdoor outlets, other than those covered in 210.8(A), Exception No. 1, including outlets installed in the following locations, and supplied by single-phase branch circuits rated 150 volts or less to ground, 50 amperes or less, shall be provided with GFCI protection:</p> <ol style="list-style-type: none"> (1) Garages that have floors located at or below grade level (2) Accessory buildings (3) Boathouses <p>If equipment supplied by an outlet covered under the requirements of this section is replaced, the outlet shall be supplied with GFCI protection.</p> <p><i>Exception No. 1:</i> <i>GFCI protection shall not be required on lighting outlets other than those covered in 210.8(C).</i></p> <p><i>Exception No. 2:</i> <i>GFCI protection shall not be required for listed HVAC equipment. This exception shall expire September 1, 2026.</i></p>	James Martin	A

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NEC – 2026 - 10	210.8	<p>*Revise Article 210.8 ‘Ground-Fault Circuit-Interrupter Protection for Personnel’ to read as follows:</p> <p>210.8(D) Specific Appliances. GFCI protection shall be provided for the branch circuit or outlet supplying the following appliances rated 150 volts or less to ground and 60 amperes or less, single- or 3-phase:</p> <ul style="list-style-type: none"> (1) Automotive vacuum machines (2) Drinking water coolers and bottle fill stations (3) High-pressure spray washing machines (4) Tire inflation machines (5) Vending machines (6) Sump pumps (7) Dishwashers (8) Electric ranges (9) Wall mounted ovens (10) Counter mounted cooking units (11) Clothes dryers (12) Microwave ovens 	HBAG	R
NEC – 2026- 11	210.8(A)	<p>*Revise 210.8(A) ‘Dwelling Units’ to read as follows:</p> <p>210.8(A) Dwelling Units. All 125-volt through 250-volt receptacles installed in the locations and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.</p> <ul style="list-style-type: none"> (1) Bathrooms (2) Garages and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use (3) Outdoors (4) Crawl spaces — at or below grade level (5) Basements (6) Kitchens — <u>where the receptacles are installed to serve the countertop surfaces</u> (7) Areas with sinks and permanent provisions for food preparation, beverage preparation, or cooking (8) Sinks — where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink (9) Boathouses (10) Bathtubs or shower stalls — where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall 	HBAG	A

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		(11) Laundry areas (12) Indoor damp and wet locations [The exceptions remain unchanged.]		
NEC – 2026 - 12	210.12(B)	<p>Revise Article 210.12(B) to read as follows:</p> <p>210.12(B) Dwelling Units All 120 volt, single-phase, 10-,15-, and 20-ampere branch circuits supplying outlets or devices installed in the following locations shall be protected by any of the means described in 210.12(A)(1) through (A)(6):</p> <ul style="list-style-type: none"> (1) Kitchens (2) Family rooms (3) Dining rooms (4) Living rooms (5) Parlors (6) Libraries (7) Dens (8) Bedrooms (9) Sunrooms (10) Recreation rooms (11) Closets (12) Hallways (13) Laundry areas (14) Similar areas 	HBAG	A
NEC – 2026 - 13	210.52(C)	<p>*Revise Article 210.52(C) ‘Countertops and Work Services’ to read as follows:</p> <p>210.52(C)(2) Island and Peninsular Countertops and Work Surfaces. Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with 210.52(C)(3). If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be provided at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface.</p> <p><u>At least one receptacle shall be installed at each island and peninsular countertop space with a long dimension of 600 mm (24 in.) or greater and a short dimension of 300 mm (12 in.) or greater. A peninsular countertop is measured from the connected perpendicular wall.</u></p>	HBAG	A

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		<p>210.52(C)(3) Receptacle Outlet Location. Receptacle outlets shall be located in one or more of the following:</p> <ul style="list-style-type: none"> (1) On or above, but not more than 500 mm (20 in.) above, a countertop or work surface (2) In a countertop using receptacle outlet assemblies listed for use in countertops (3) In a work surface using receptacle outlet assemblies listed for use in work surfaces or listed for use in countertops <p>Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in 210.52(C)(1), Exception No. 1, or appliances occupying assigned spaces shall not be considered as these required outlets.</p> <p><u>Exception: To comply with the following conditions (1) and (2), receptacle outlets shall be permitted to be mounted not more than 300 mm (12 in.) below the countertop or work surface. Receptacles mounted below a countertop or work surface in accordance with this exception shall not be located where the countertop or work surface extends more than 150 mm (6 in.) beyond its support base.</u></p> <p><u>(1) Construction for the physically impaired</u> <u>(2) On island and peninsular countertops or work surface where the surface is flat across its entire surface (no backsplashes, dividers, etc.) and there are no means to mount a receptacle within 500 mm (20 in.) above the countertop or work surface, such as an overhead cabinet</u></p> <p>Informational Note No. 1: See 406.5(E) for installation of receptacles in countertops and 406.5(F) for installation of receptacles in work surfaces. See 380.10 for installation of multioutlet assemblies.</p> <p>Informational Note No. 2: See Informative Annex J and ANSI/ICC A117.1-2009, <i>Standard on Accessible and Usable Buildings and Facilities</i>, for additional information.</p>		
NEC – 2026 - 14	215	<p>*Revise Article 215.18, 225.42 and 230.67 to read as follows:</p> <p>215.18 (A) Surge-Protective Device. Where a feeder supplies any of the following, a surge-protective device (SPD) shall be installed:</p> <ul style="list-style-type: none"> • (1) Dwelling units • (2) Dormitory units • (3) Guest rooms and guest suites of hotels and motels • (4) Areas of nursing homes and limited-care facilities used exclusively as patient sleeping rooms <p><u>Exception: One- and two-family dwellings are exempt.</u></p>	Josh Roth	A

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		<p>225.42 A) Surge-Protective Device. Where a feeder supplies any of the following, a surge-protective device (SPD) shall be installed:</p> <ul style="list-style-type: none">• (1) Dwelling units• (2) Dormitory units• (3) Guest rooms and guest suites of hotels and motels• (4) Areas of nursing homes and limited-care facilities used exclusively as patient sleeping rooms <p><u>Exception: One- and two-family dwellings are exempt.</u></p> <p>230.67 (A) Surge-Protective Device. All services supplying the following occupancies shall be provided with a surge-protective device (SPD):</p> <ul style="list-style-type: none">• (1) Dwelling units• (2) Dormitory units• (3) Guest rooms and guest suites of hotels and motels• (4) Areas of nursing homes and limited-care facilities used exclusively as patient sleeping rooms <p><u>Exception: One- and two-family dwellings are exempt.</u></p>		
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