GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

CODE AMENDMENT FORM

ITEM NO: _____ (DCA USE ONLY) PAGE _____ OF _____

CODE: IPC and IBC SECTION: Tables 403.1 and 2902.1

PROPONENT: Scott Roberts DATE: 5/27/2026

EMAIL: plumbscott@aol.com

ADDRESS: _____

TELEPHONE NUMBER: _____ FAX NUMBER: _____

CHECK ONE:
☐ Revise section to read as follows:
☐ Add new section to read as follows:
☐ Delete section and substitute the following:
☐ Delete without substitution:

~~LINE THROUGH MATERIAL TO BE DELETED.~~ UNDERLINE MATERIAL TO BE ADDED

☐ Approve ☐ Approve as amended (DCA STAFF ONLY) ☐ Disapprove ☐ Withdrawn

DESCRIPTION:

Delete IPC GA Amendment regarding service sinks
~~*Revise Table 403.1 'Minimum Number of Required Plumbing Fixtures[a]' to delete the requirements for 'service sink' entirely without substitution. (Effective January 1, 2026)~~

Or

Revise IBC Table 2902.1 'Minimum Number of Required Plumbing Fixtures[a]' to delete service sink requirements:
*Delete the requirements for "service sinks" from Table [P] 2902.1 'Minimum Number of Required Plumbing Fixtures[a]' without substitution.

REASON/INTENT:

The IBC Task Force did not carry forward the deletion of service sinks when reviewing the 2024 IBC, whereas the IPC&ISPSC Task Force did carry forward the deletion of service sinks. This created a contradiction between the IPC and IBC.
The SCAC needs to either delete the GA Amendment to the IPC or add the amendment to the IBC.

FINANCIAL IMPACT OF PROPOSED AMENDMENT:

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

CODE AMENDMENT FORM
INSTRUCTION SHEET

1. Do not complete the line entitled "Item No._____".

2. Use a separate form for each proposed code amendment.

3. "Sheet ____ of _____" indicates the number of sheets for each individual proposed code amendment, not the number of sheets for all the amendments submitted.

4. Identify the code and code section that is the subject of the proposed amendment.

5. The proponent's name, address, telephone number and fax number must be filled out completely.

6. Be sure to indicate the type of recommended action in the space referred to as "Check One".

7. If the proposed amendment revises the language of the code section, deletes the entire code section, or deletes the entire code section and offers substitute language, include the language of the present code section and line through the language to be deleted and underline the language of the proposed amendment.

8. Under the "Reason" section, provide the reasoning behind the proposed code amendment. The reason should be clear and concise. Test reports, standards or other supporting information and documentation may be submitted with the proposed amendment and must be attached to the amendment form.

9. **A Statement of Financial Impact must accompany all proposed code amendments.** The statement should be clear and concise. Test reports, standards or other supporting information and documentation may be submitted with the proposed amendment and must be attached to the amendment form.

10. **All proposed amendments must be typed and completed in full and the original submitted to the Codes and Industrialized Buildings Section of the Department of Community Affairs NO LATER THAN DECEMBER 15TH.** The proposed code change shall be submitted for review to the State Codes Advisory Committee at their quarterly meeting in January. An incomplete form will be sent back to the proponent for completion. An amendment submitted after the submittal deadline date will be returned to the proponent.

11. The proponent will be notified when the proposed amendment will be considered by the State Codes Advisory Committee.

12. Information concerning submittal of code amendments, including deadline dates for submittal, can be obtained by contacting the Codes and Industrialized Buildings Section at (404) 679-3118. All proposed code amendments should be submitted to:

The Department of Community Affairs

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES[a]
(See Sections 403.1.1 and 403.2)

NO.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS: SEE SECTION 424.2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAIN (SEE SECTION 410)	OTHER
			MALE	FEMALE	MALE	FEMALE			
1	Assembly	Theaters and other buildings for the performing arts and motion pictures[d]	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink
		Nightclubs, bars, taverns, dance halls and buildings for similar purposes[d]	1 per 40	1 per 40	1 per 75		—	1 per 500	1 service sink
		Restaurants, banquet halls and food courts[d]	1 per 75	1 per 75	1 per 200		—	1 per 500	1 service sink
		Casino gaming areas	1 per 100 for the first 400 and 1 per 250 for the remainder exceeding 400	1 per 50 for the first 400 and 1 per 150 for the remainder exceeding 400	1 per 250 for the first 750 and 1 per 500 for the remainder exceeding 750		—	1 per 1,000	1 service sink
		Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums[d]	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink
		Passenger terminals and transportation facilities[d]	1 per 500	1 per 500	1 per 750		—	1 per 1,000	1 service sink
		Places of worship and other religious services[d]	1 per 150	1 per 75	1 per 200		—	1 per 1,000	1 service sink
		Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities[f]	1 per 75 for the first 1,500 and 1 per 120 for the remainder	1 per 40 for the first 1,520 and 1 per 60 for the remainder	1 per 200	1 per 150	—	1 per 1,000	1 service sink

			exceeding 1,500	exceeding 1,520					
		Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities[f]	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	—	1 per 1,000	1 service sink
2	Business	Buildings for the transaction of business, nonmedical professional services, other services involving merchandise, office buildings, banks, light industrial and similar uses	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50		1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80		—	1 per 100	1 service sink[e]
		Ambulatory care facilities and outpatient clinics	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	1 per 50		—	1 per 100	1 service sink per floor
3	Educational	Educational facilities	1 per 50		1 per 50		—	1 per 100	1 service sink
4	Factory and industrial	Structures in which occupants are engaged in work fabricating, assembly or processing of products or materials	1 per 100		1 per 100		—	1 per 400	1 service sink
5	Institutional	Alcohol and drug centers[b] Congregate care facilities[b] Group homes[b] Halfway houses[b] Social rehabilitation facilities[b] Foster care facilities[b]	1 per 10 care recipients		1 per 10 care recipients		1 per 8 care recipients	—	—
		Assisted living and residential board and care facilities with care — Sleeping units for care recipient[c]	1 per 2 sleeping units		1 per 2 sleeping units		1 per 8 sleeping units	—	—

		recipients who receive custodial care	Dwelling units for care recipients	1 per dwelling unit		1 per dwelling unit	1 per dwelling unit	—	1 kitchen sink per dwelling unit
			Employee facilities	1 per 60 care recipient units		1 per 60 care recipient units	—	1 per 100	1 service sink per floor
			Visitor facilities	1 per 75 care recipient units.		1 per 75 care recipient units	—	—	—
		Nursing homes[b]	Sleeping units for care recipients[c]	1 per 2 care recipient sleeping units		1 per 2 care recipient sleeping units	1 per 8 care recipient sleeping units	—	—
			Employee facilities	1 per 60 care recipient units		1 per 60 care recipient sleeping units	—	1 per 100	1 service sink per floor
			Visitor facilities	1 per 75 care recipient units		1 per 75 care recipient sleeping units	—	—	—
		Hospitals[b]	Sleeping units for care recipients	1 per care recipient sleeping unit		1 per care recipient sleeping unit	1 per 100 care recipient sleeping units	—	—
			Care recipient treatment areas	1 per 25 care recipient treatment rooms		1 per 50 care recipient treatment rooms	1 per 100 care recipient sleeping units	1 per 100	—
			Employee facilities	1 per 25 care recipient sleeping units or treatment rooms	1 per 35 care recipient sleeping units or treatment rooms	1 per 50 care recipient sleeping units or treatments rooms	—	1 per 100	1 service sink per floor
			Visitor facilities	1 per 75 care recipient sleeping units or treatment rooms	1 per 100 care recipient sleeping units or treatment rooms	1 per 50 care recipient sleeping units or treatment rooms	—	1 per 500	—

		Employees in hospitals and nursing homes[b]	1 per 25	1 per 35	—	1 per 100	—
		Visitors in hospitals and nursing homes	1 per 75	1 per 100	—	1 per 500	—
		Prisons[b]	1 per cell	1 per cell	1 per 15	1 per 100	1 service sink
		Reformatories, detention centers and correctional centers[b] — Cells	1 per 15	1 per 15	1 per 15	1 per 100	1 service sink
		Reformatories, detention centers and correctional centers[b] — Congregate Living Facilities	1 per 15	1 per 15	1 per 15	1 per 100	1 service sink
		Reformatories, detention centers and correctional centers[b] — Employees	1 per 25	1 per 35	—	1 per 100	—
		Adult day care and child day care	1 per 15	1 per 15	1	1 per 100	1 service sink
6	Mercantile	Retail stores, service stations, shops, salesrooms, markets and shopping centers	1 per 500	1 per 750	—	1 per 1,000	1 service sink[e]
7	Residential	Hotels, motels, boarding houses (transient)	1 per dwelling or sleeping unit	1 per dwelling or sleeping unit	1 per dwelling or sleeping unit	—	1 service sink
		Dormitories, fraternities, sororities and boarding houses (not transient)	1 per 10	1 per 10	1 per 8	1 per 100	1 service sink
		Apartment house	1 per dwelling unit or sleeping unit	1 per dwelling unit or sleeping unit	1 per dwelling unit or sleeping unit	—	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units
		Congregate living facilities with 16 or fewer care recipients receiving custodial care	1 per 10	1 per 10	1 per 8	—	1 kitchen sink
		One- and two-family dwellings and lodging houses with five or fewer guestrooms	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	—	1 kitchen sink per dwelling unit; 1 automatic clothes

							washer connection per dwelling unit
➡							
8	Storage	Structures for the storage of goods, warehouses, storehouse and freight depots. Low and Moderate Hazard.	1 per 100	1 per 100	—	1 per 1,000	1 service sink

a. The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by the International Building Code.

b. Toilet facilities for employees shall be separate from facilities for inmates or care recipients.

c .A single-user toilet facility with one water closet and one lavatory serving not more than two adjacent care recipient sleeping units shall be permitted, provided that each patient sleeping unit has direct access to the toilet room and that privacy for the toilet room user is provided.

d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.

e. For business and mercantile classifications with an occupant load of 15 or fewer, service sinks shall not be required.

f. The required number and type of plumbing fixtures for indoor and outdoor public swimming pools shall be in accordance with Section 609 of the International Swimming Pool and Spa Code.

TABLE [P] 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES[a]
(See Sections 2902.1.1 and 2902.2)

NO.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS: SEE SECTION 424.2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAIN (SEE SECTION 410)	OTHER
			MALE	FEMALE	MALE	FEMALE			
1	Assembly	Theaters and other buildings for the performing arts and motion pictures[d]	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink
		Nightclubs, bars, taverns, dance halls and buildings for similar purposes[d]	1 per 40	1 per 40	1 per 75		—	1 per 500	1 service sink
		Restaurants, banquet halls and food courts[d]	1 per 75	1 per 75	1 per 200		—	1 per 500	1 service sink
		Casino gaming areas	1 per 100 for the first 400 and 1 per 250 for the remainder exceeding 400	1 per 50 for the first 400 and 1 per 150 for the remainder exceeding 400	1 per 250 for the first 750 and 1 per 500 for the remainder exceeding 750		—	1 per 1,000	1 service sink
		Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums[d]	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink
		Passenger terminals and transportation facilities[d]	1 per 500	1 per 500	1 per 750		—	1 per 1,000	1 service sink
		Places of worship and other religious services[d]	1 per 150	1 per 75	1 per 200		—	1 per 1,000	1 service sink
		Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities[f]	1 per 75 for the first 1,500 and 1 per 120 for the remainder	1 per 40 for the first 1,520 and 1 per 60 for the remainder	1 per 200	1 per 150	—	1 per 1,000	1 service sink

			exceeding 1,500	exceeding 1,520					
		Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities[f]	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	—	1 per 1,000	1 service sink
2	Business	Buildings for the transaction of business, nonmedical professional services, other services involving merchandise, office buildings, banks, light industrial and similar uses	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50		1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80		—	1 per 100	1 service sink[e]
		Ambulatory care facilities and outpatient clinics	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	1 per 50		—	1 per 100	1 service sink per floor
3	Educational	Educational facilities	1 per 50		1 per 50		—	1 per 100	1 service sink
4	Factory and industrial	Structures in which occupants are engaged in work fabricating, assembly or processing of products or materials	1 per 100		1 per 100		—	1 per 400	1 service sink
5	Institutional	Alcohol and drug centers[b] Congregate care facilities[b] Group homes[b] Halfway houses[b] Social rehabilitation facilities[b] Foster care facilities[b]	1 per 10 care recipients		1 per 10 care recipients		1 per 8 care recipients	—	—
		Assisted living and residential board and care facilities with care — Sleeping units for care recipient[c]	1 per 2 sleeping units		1 per 2 sleeping units		1 per 8 sleeping units		

		recipients who receive custodial care	Dwelling units for care recipients	1 per dwelling unit		1 per dwelling unit	1 per dwelling unit	—	1 kitchen sink per dwelling unit
			Employee facilities	1 per 60 care recipient units		1 per 60 care recipient units	—	1 per 100	1 service sink per floor
			Visitor facilities	1 per 75 care recipient units.		1 per 75 care recipient units	—	—	—
		Nursing homes[b]	Sleeping units for care recipients[c]	1 per 2 care recipient sleeping units		1 per 2 care recipient sleeping units	1 per 8 care recipient sleeping units	—	—
			Employee facilities	1 per 60 care recipient units		1 per 60 care recipient sleeping units	—	1 per 100	1 service sink per floor
			Visitor facilities	1 per 75 care recipient units		1 per 75 care recipient sleeping rooms	—	—	—
		Hospitals[b]	Sleeping units for care recipients	1 per care recipient sleeping unit		1 per care recipient sleeping unit	1 per 100 care recipient sleeping units		—
			Care recipient treatment areas	1 per 25 care recipient treatment rooms		1 per 50 care recipient treatment room s	—	1 per 100	—
			Employee facilities	1 per 25 care recipient sleeping units or treatment rooms	1 per 35 care recipient sleeping units or treatment rooms	1 per 50 care recipient sleeping units or treatment rooms	—	1 per 100	1 service sink per floor
			Visitor facilities	1 per 75 care recipient sleeping units or treatment rooms	1 per 100 care recipient sleeping units or treatment rooms	1 per 50 care recipient sleeping units or treatment rooms	—	1 per 500	—

		Employees in hospitals and nursing homes[b]	1 per 25	1 per 35	—	1 per 100	—
		Visitors in hospitals and nursing homes	1 per 75	1 per 100	—	1 per 500	—
		Prisons[b]	1 per cell	1 per cell	1 per 15	1 per 100	1 service sink
		Reformatories, detention centers and correctional centers[b] — Cells	1 per 15	1 per 15	1 per 15	1 per 100	1 service sink
		Reformatories, detention centers and correctional centers[b] — Congregate Living Facilities	1 per 15	1 per 15	1 per 15	1 per 100	1 service sink
		Reformatories, detention centers and correctional centers[b] — Employees	1 per 25	1 per 35	—	1 per 100	—
		Adult day care and child day care	1 per 15	1 per 15	1	1 per 100	1 service sink
6	Mercantile	Retail stores, service stations, shops, salesrooms, markets and shopping centers	1 per 500	1 per 750	—	1 per 1,000	1 service sink[e]
7	Residential	Hotels, motels, boarding houses (transient)	1 per dwelling or sleeping unit	1 per dwelling or sleeping unit	1 per dwelling or sleeping unit	—	1 service sink
		Dormitories, fraternities, sororities and boarding houses (not transient)	1 per 10	1 per 10	1 per 8	1 per 100	1 service sink
		Apartment house	1 per dwelling unit or sleeping unit	1 per dwelling unit or sleeping unit	1 per dwelling unit or sleeping unit	—	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units
		Congregate living facilities with 16 or fewer care recipients receiving custodial care	1 per 10	1 per 10	1 per 8		1 kitchen sink
		One- and two-family dwellings and lodging houses with five or fewer guestrooms	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	—	1 kitchen sink per dwelling unit; 1 automatic clothes

							washer connection per dwelling unit
8	Storage	Structures for the storage of goods, warehouses, storehouse and freight depots. Low and Moderate Hazard.	1 per 100	1 per 100	—	1 per 1,000	1 service sink

a. The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by this code.

b. Toilet facilities for employees shall be separate from facilities for inmates or care recipients.

c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient sleeping units shall be permitted, provided that each patient sleeping unit has direct access to the toilet room and provisions for privacy for the toilet room user are provided.

d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.

e. For business and mercantile classifications with an occupant load of 15 or fewer, a service sink shall not be required.

f. The required number and type of plumbing fixtures for indoor and outdoor swimming pools shall be in accordance with Section 609 of the International Swimming Pool and Spa Code.

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

CODE AMENDMENT FORM

ITEM NO: _____ (DCA USE ONLY) PAGE 1 OF 1

CODE: 3403.1.1 SECTION: 3403.1.1

PROPONENT: Daniel J Baiamonte DATE: 2-23-2026

EMAIL: swbaiamonte@yahoo.com

ADDRESS: 4630 Settlers Grove Rd Cumming GA 30028

TELEPHONE NUMBER: (470)240-8745 FAX NUMBER: ( ) -

CHECK ONE:
☒ Revise section to read as follows:
☐ Add new section to read as follows:
☐ Delete section and substitute the following:
☐ Delete without substitution:

~~LINE THROUGH MATERIAL TO BE DELETED:~~ UNDERLINE MATERIAL TO BE ADDED

☐ Approve ☐ Approve as amended (DCA STAFF ONLY) ☐ Disapprove ☐ Withdrawn

DESCRIPTION:

3403.1.1 Assisted living communities. Existing buildings or portions of buildings proposed as a change of occupancy to Assisted Living Communities, licensed by the State, housing twenty-five or more persons, shall ~~be allowed to~~ meet the Georgia State Fire Marshal's Office Life Safety Code requirements for primary equivalent compliance to the current adopted 120-3-3 RULES AND REGULATIONS FOR THE STATE MINIMUM FIRE SAFETY STANDARDS, the CODES REFERENCE GUIDE and the International Building Code Chapters 3, 4, ~~8, 9, and 10~~ and 9.

REASON/INTENT:
For clarification reasons.
Chapter 8, and 10 of the IBC are not used and 120-3-3, the code reference guide specifically directs you to the NFPA 101.

FINANCIAL IMPACT OF PROPOSED AMENDMENT:

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

CODE AMENDMENT FORM INSTRUCTION SHEET

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