



GEORGIA DEPARTMENT of COMMUNITY AFFAIRS

GEORGIA STATE MINIMUM STANDARD CODES Industrialized Buildings (IB) Program IB Codes Info Sheet January 1, 2026

All 2025 Georgia modular plans that are submitted to the Department for “approval” or as “file for record” on or after January 1, 2025, shall list the following referenced codes and standards on their cover sheets. The 2025 Georgia model plans shall remain in effect until December 31, 2025.

Note: Georgia modular plans submitted in 2024 may be used for manufacturing and labeling modular units thru March 31, 2025.

COMMERCIAL CONSTRUCTION

For commercial buildings (except Group R-3, one- and two-family dwellings and townhouses) the following mandatory state minimum codes with current GA amendments shall be listed on the model plans “cover sheet” where applicable:

- 2024 International Building Code (IBC) w/ 2026 GA Amendments
- 2024 International Plumbing Code (IPC) w/ 2026 GA Amendments
- 2024 International Mechanical Code (IMC) w/ 2026 GA Amendments
- 2024 International Fuel Gas Code (IFGC) w/ 2026 GA Amendments
- 2024 International Fire Code (IFC) with no GA Amendments
- 2015 International Energy Conservation Code 2020, 2022 & 2023 GA Amendments
- 2023 National Electrical Code (NEC) w/ 2026 GA Amendments

In addition, the following mandatory state minimum fire and life safety standards and GA accessibility code as adopted and revised by the GA State Safety Fire Commissioner shall be listed on the model plans cover sheet where applicable.

- Chapter 120-3-3, GA State Minimum Fire Safety Standards / 2024 Life Safety Code
- Chapter 120-3-20, GA Accessibility Code / 2010 ADA Standards

RESIDENTIAL CONSTRUCTION

For residential buildings of Group R-3 (one- and two-family dwellings and townhouses) the following mandatory state minimum standard codes with current GA amendments shall be listed on the model plans “cover sheet” where applicable:

- 2024 International Residential Code (IRC) w/ 2026 GA Amendments
- 2024 International Plumbing Code (IPC) w/ 2026 GA Amendments
- 2015 International Energy Conservation Code (IECC) w/ 2020, 2022 & 2023 GA Amendments
- 2023 National Electrical Code (NEC) w/ 2026 GA Amendments
- 2024 International Swimming Pool and Spa Code (ISPSC) w/ 2026 GA Amendments

Note: The DCA Board specifically omitted the plumbing, electrical and energy requirements of the IRC for one- and two- family dwellings and townhouses. Therefore, the plumbing requirements of the IPC, the electrical requirements of the NEC and the energy requirements of the IECC shall be used for one- and two-family dwellings and townhouses.

For further assistance, contact Georgia’s IB Program Office at 404-679-3118 or ib@dca.ga.gov

