State Codes Advisory Committee Meeting
Thursday, July 23, 2026
10:00 AM DCA Boardroom 302
Minutes

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Meeting Called to Order

- Chair Elaine Powers called the meeting to order at 10:00 AM

Announcements

- No announcements

Introduction

- SCAC Members, DCA Staff, and Guests introduced themselves. (See the last page of these minutes for a list of attendees.)

Approval of Minutes

- Chair Powers asked for a motion and a second for the February 26, 2026, SCAC Meeting Minutes
- Stephen Richards made a motion to approve the February 26, 2026, SCAC meeting minutes as presented; Tim Williams seconded the motion.
- The motion carried unanimously.

International Energy Conservation Code (IECC) Update

James Martin, Chair of the 2024 IECC Task Force, provided an update on the Task Force's review of the 2024 International Energy Conservation Code (IECC) and related proposed amendments.

- The Task Force has reviewed 52 of the 93 proposed amendments submitted for consideration.
- Review of the majority of the residential provisions has been completed. The remaining work includes portions of Section R408 and several supplementary residential provisions.
- Three additional Task Force meetings are anticipated during September, October, and November 2026 to complete the residential review.
- Upon completion of the residential provisions, the Task Force plans to begin review of the commercial provisions during the first week of January 2027.
- The Task Force will continue evaluating the remaining proposed amendments and developing recommendations for future consideration by the State Codes Advisory Committee.

Permissive Codes Final Report
Susan Carpenter, Chair of the International Permissive Codes Task Force, provided an update on the Task Force's review of the 2024 *International Existing Building Code* (IEBC), the 2024 *International Property Maintenance Code* (IPMC), and related proposed Georgia amendments.

- The Task Force completed its review of the 2024 IEBC and 2024 IPMC and related proposed Georgia amendments.
- The Task Force met three times from January through March 2026. All meetings were open to the public, and interested parties were invited to attend.
- The Task Force recommended adoption of the 2024 IPMC, with seven Georgia amendments, to replace the 2018 IPMC as a State Permissive Code.
- The Task Force recommended adoption of the 2024 IEBC, with seven Georgia amendments, to replace the 2018 IEBC as a State Permissive Code.
- Susan Carpenter made a motion to adopt the 2024 International Property Maintenance Code and the 2024 International Existing Building Code, with the Georgia amendments approved by the Permissive Codes Task Force, for an effective date of January 1, 2027. Daniel Baiamonte seconded the motion.
- The motion carried unanimously.
- *All motions considered and actions taken regarding the proposed Georgia amendments to the 2024 International Property Maintenance Code (IPMC) and the 2024 International Existing Building Code (IEBC) are reflected in the attached Proposed Code Amendment Chart, which is hereby incorporated by reference into and made a part of these minutes.*

2026 Proposed Amendments Tabled During the February 26, 2026, Meeting

- *All motions considered and actions taken regarding the proposed code amendments tabled during the February 26, 2026, meeting are reflected in the attached Proposed Code Amendment Chart, which is hereby incorporated by reference into and made a part of these minutes.*

2026 Newly Proposed Amendments

- Daniel Baiamonte presented an amendment to the 2024 International Building Code, Chapter 34 – Existing Building
- Mr. Baiamonte explained the reason for the amendment was for clarification, stating that Chapter 8 and 10 of the IBC are not used, and 120-3-3, the code reference guide, specifically directs you to NFPA 101.
- Mr. Baiamonte made a motion to approve the amendment to Chapter 34 of the 2024 International Building Code. Ryan Taylor seconded the motion.
- *The motion carried unanimously.*

- Scott Roberts presented an amendment to Table 403.1 of the 2024 International Plumbing Code (IPC) and Table 2902.1 of the 2024 International Building Code (IBC).
- Mr. Roberts explained that the IBC Task Force did not carry forward the deletion of service sinks when reviewing the 2024 IBC, whereas the IPC and International

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Swimming Pool and Spa Code (ISPSC) Task Force did carry forward the deletion of service sinks. This created a contradiction between the IPC and IBC.

- Mr. Roberts stated that the SCAC needs to either delete the Georgia Amendment to the IPC or add the amendment to the IBC.
- Scott Roberts made a motion to adopt the deletion of service sinks in Table 2902.1 in the 2024 IBC. Josh Roth seconded the motion.
- *The motion carried unanimously*.

Approval of the 2027 NEC Subcommittee

Chair Powers announced the following SCAC members would serve on the 2027 NEC Subcommittee:

Chair: Jacob Colston, Representing: Electrical Engineers
Vice-Chair: Bill Edler, Representing: Electrical Contractors
Tim Williams, Representing: Home Building Industry
Daniel Baiamonte, Representing: Fire Officials
Joel Rodriguez, Representing: Building Officials
Elaine Powers, Representing: Conditioned Air Contractors
David Miller, Representing: General Contractors
Toby Hunt, Representing: Mechanical Engineers
Ted Miltiades, Representing: DCA Commissioner

- Daniel Baiamonte made a motion to approve the 2027 NEC Subcommittee
- Stephen Richards seconded the motion.
- *The motion carried unanimously*.

Old Business

- Chair Powers brought up the issue related to external condensing furnace lines freezing.
- There was an open committee discussion regarding the issue.
- The committee will do more research on the topic and report back at the March 11, 2027, SCAC meeting.

New Business

- Stephen Richards presented a Georgia amendment to the 2024 International Building Code to add section 1901.2.2, stating that, per recommendation from ACI, this is a continuation of the ACI 318-19 headed bar criteria for Grade 80 reinforcement until such a time that it is reasonable for manufacturers to have a product to market for the updated standard.
- Stephen Richards made a motion to approve adding section 1901.2.2 to the 2024 International Building Code
- There was no second; therefore, the motion died for lack of a second.

- Stephen Richards presented a Georgia amendment to the 2024 International Building Code to add section 1901.2.3, stating that, per recommendation from ACI, this is a continuation of the Type 2 mechanical splice criteria from ACI 318-19 until such a time that it is reasonable for manufacturers to have a product to market for the updated standard and

qualification criteria.

- Stephen Richards made a motion to approve adding section 1901.2.3 to the 2024 International Building Code
- There was no second; therefore, the motion died for lack of a second.

- Stephen Richards presented a Georgia amendment to the 2024 International Building Code to update Section 1905.6 to correspond to the same section in ACI 318-25, based on renumbering that occurred in the referenced standard between 318-19 and 318-25.
- Stephen Richards made a motion to approve the updating of Section 1905.6 in the 2024 International Building Code.
- There was no second; therefore, the motion died for lack of a second.

Adjournment

- Joel Roderiquez made a motion to adjourn the July 23, 2026, SCAC meeting.
- James Brooker seconded the motion.
- The motion carried unanimously.

SCAC members participating in person: Daniel Baiamonte, Susan Carpenter, James Brooker, Bill Edler, Toby Hunt, Stephen Richards, James Martin, David Miller, Ted Miltiades, Chad Payne, Elaine Powers, Josh Roth, Joel Rodriguez, Ryan Taylor, and Tim Williams

SCAC members participating virtually: Mike DeLaigle, Jacob Colston, Dwayne Garriss, and Adam Middleton

SCAC members not present: Greg Bohannon

DCA Staff: Ted Miltiades, Jimmy Reynolds, Craig Messina, Traci Turgeon, Jon West, and Ben Nottingham

Guests: Dee Leclair, Josana Sunder, Steve Chutka, Jaeden Williams; Haru Sakurai, Ron Anderson, Scott Baker, Kevin Caston, Austin Hackney, Sydney Roberts, and Miracle Wilson

Guests virtually: Jody Wages, Sam Harvey, Ken Hix, and Kevin O'Brien

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