GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

State Codes Advisory Committee Meeting
Thursday, February 26, 2026
10:00 AM DCA Boardroom 302
Minutes

Meeting Called to Order

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

Announcements

- New Officers' Announcement – Director Ted Miltiades informed members that Commissioner Nunn has appointed Mrs. Elaine Powers as Chair and James Martin as Vice Chair of the SCAC for the 2026-2027 term.

Introduction

- Task Force 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 September 17, 2025, SCAC Meeting Minutes
- Mr. Ryan Taylor made a motion to approve the September 17, 2025, SCAC meeting minutes as presented; Mr. James Brooker seconded the motion.
- The motion carried unanimously.

2026 Energy Code Amendment Update

- Director Miltiades reported that the DCA Board, at its August 13, 2025, meeting, voted to return the 2026 Georgia Amendment to the 2015 International Energy Conservation Code (IECC), regarding buried, insulated ductwork, to the SCAC for further review.
- This action allows the amendment to be considered in conjunction with the broader review and potential adoption of the 2024 IECC.

International Energy Conservation Code (IECC) Preliminary Report

- Mr. James Martin, Chair of the IECC Task Force, provided an update on the Task Force's activities and progress.
- He reported that on January 29, 2026, the Task Force was formally charged with reviewing the 2024 IECC and any proposed amendments for potential adoption into Georgia's State Minimum Standard Codes, replacing the 2015 IECC, with a proposed effective date of January 1, 2027.

- The Task Force consists of 17 members representing building officials, industry, utilities, design professionals, and energy efficiency organizations, with Tim Williams serving as Vice Chair.
- Mr. Martin noted that the Task Force has met twice to date, in January and February 2026, and has four additional meetings scheduled between March and June 2026.
- Meetings are open to the public, and interested parties are encouraged to attend.
- The Task Force is expected to complete its review and present its findings and recommendations to the SCAC at the July 23, 2026, meeting.

Permissive Codes Preliminary Report

- Ms. Susan Carpenter, Chair of the Permissive Codes Task Force, provided an update on the Task Force's charge and approach.
- She reported that the Task Force is evaluating the differences between the 2018 and 2024 editions of the International Property Maintenance Code (IPMC) and the International Existing Building Code (IEBC).
- Based on this review, the Task Force will develop recommendations for the SCAC regarding potential adoption of the 2024 editions, including any proposed Georgia Amendments.
- Ms. Carpenter noted that the review of proposed amendments will be approached conservatively, recognizing that permissive codes are adopted at the discretion of local jurisdictions and are often amended at the time of local adoption.
- The Task Force will present its final report and recommendations at the July 23, 2026, SCAC meeting.
- The tentative effective date for the 2024 IPMC and 2024 IEBC, including any approved Georgia Amendments, is January 1, 2027.

Review of Georgia Amendments Received by December 15, 2025

- All motions considered and actions taken by the 2026 State Codes Advisory Committee (SCAC) are set forth in Attachment: Proposed Code Amendment Chart, which is hereby incorporated into and made part of these minutes.

Old Business

- There was no old business.

New Business

- Chair Powers requested that Joel Rodriguez, Tim Williams, and Adam Middleton review an issue related to external condensing furnace lines freezing and report back to the Committee with findings and recommendations.
- Mr. Daniel Baiamonte indicated that he would submit a proposed amendment regarding Section 3403.1.1 of the International Building Code for consideration at the July 23, 2026, SCAC meeting.
- The next SCAC meeting is scheduled for July 23, 2026.

Adjournment

SCAC members participating in person: James Brooker**,** Bill Edler**,** Toby Hunt**,** Jacob Colston**,** Stephen Richards**,** James Martin**,** David Miller**,** Ted Miltiades**,** Chad Payne**,** Elaine Powers**,** Adam Middleton**,** Joel Rodriguez**,** Ryan Taylor, and Tim Williams

SCAC members participating virtually: Daniel Baiamonte, Susan Carpenter, Mike DeLaigle, Dwayne Garriss, and Josh Roth

SCAC members excused: Greg Bohannon and Scott Roberts

DCA Staff: Ted Miltiades, Jimmy Reynolds, Craig Messina, Traci Turgeon, Ben Nottingham, and TJ Rafeedie

Guests: Mike Savage, Willdan; Dee Leclair, AIA GA; Angela Newborn, Permit Service Group; Josana Sunder, Simpson Strong Tie; Steve Chuths; Brian Griffin, Quality Air Inc; Kevin Davenport, Simpson Strong Tie; James Fausett; and David Sutherland, AIA.

Guest virtually: Michael Brown, Jody Wages, Douglas Harvey, Randy Leckman, Gerard Gerhardt, Stuart Thomas, Randy Shackelford, Shawn Mullins, Travis McDonald, Jason Vandever, and Jo Sunder

- **Proposed Amendments (added text to the code is: underlined, deleted text to the code is: struck through)**

AMENDMENTS SENT TO SUBCOMMITTEE

ITEM NUMBER	ARTICLE	SUMMARY	PROPONENT	ACTION
		PROPOSED		
IBC – 2027 - 1	**Section 1613.7**	*Replace and revise GA Amendment 1613.7 to read as follows: **1613.7 Determination of Seismic Spectral Response Acceleration Parameters for Site Class DE or E sites.** For sites classified as Site Class DE or E, the values of S_{MS}, S_{M1}, S_a and PGA_M determined in accordance with Section 11.4.3 or Section 11.8.3 of ASCE 7 shall not be less than the corresponding values determined for Site Class D. At the request of the proponent and without objections, consideration of the amendment was postponed until the July 23, 2026, SCAC meeting.	SEAOG, Stephen Richards	
IBC – 2027 – 2	**Section 1613.8**	*Add new section 1613.8 to read as follows: **1613.8 Site-Specific MCE_R Response Spectrum for Site Class DE or E sites.** For sites classified as Site Class DE or E, the site-specific MCE_R determined in accordance with 21.2.3 and 21.2.3.1 of ASCE 7 shall not be taken as less than 80% of the MCE_R response spectrum obtained from the USGS Seismic Design Geodatabase for Site Class D. At the request of the proponent and without objections, consideration of the amendment was postponed until the July 23, 2026, SCAC meeting	SEAOG, Stephen Richards	

Proposed

Note: These amendments are "proposed only" and have not been adopted by the Department of Community Affairs.

ACTION: A (Approve as Submitted); R (Approve as Revised); D (Disapprove); W (Withdrawn); CF (Carry Forward)

<table>
<tr>
<td>IBC- 2027-3</td>
<td>Chapter 35</td>
<td>*Revise GA Amendment to Chapter 35 ‘Referenced Standards” ASCE 7-22 to read as follows:

CHAPTER 35
REFERENCED STANDARDS

*Revise Chapter 35 ‘Referenced standards’ to add the following:

<table>
<tr><td></td><td></td><td></td></tr>
<tr><td>ACEC/GA</td><td></td><td></td></tr>
<tr><td>ACEG/SEAOG- SI GL 01-24</td><td>Georgia Special Inspections Guidelines http://seaog.org/Special_Inspection_Documents</td><td>1704.2.1, GA Amendments</td></tr>
<tr><td></td><td></td><td></td></tr>
<tr><td>ACI</td><td></td><td></td></tr>
<tr><td>318—25</td><td>Building Code Requirements for Structural Concrete</td><td></td></tr>
<tr><td></td><td></td><td></td></tr>
<tr><td>ASCE/SEI</td><td></td><td></td></tr>
<tr><td>7—22</td><td>Minimum Design Loads and Associated Criteria for Buildings and Other Structures with Supplements 1 <s>and 2</s> ,2 and 3</td><td></td></tr>
</table>

James Martin made a motion to approve amendments IBC-2027-3, IBC-2027-4 and IBC-2027-5. Stephen Richards seconded the motion. The motion carried unanimously.</td>
<td>SEAOG, Stephen Richards</td>
<td>A</td>
</tr>
<tr>
<td>IBC – 2027 – 4</td>
<td>Chapter 35</td>
<td>* Revise Chapter 35 ‘Referenced Standards “24” to read as follows:</td>
<td>SEAOG, Stephen Richards</td>
<td>A</td>
</tr>
</table>

Proposed

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<table>
<tr>
<td></td>
<td></td>
<td>
ASCE/SEI American Society of Civil Engineers Structural Engineering Institute, 1801 Alexander Bell Drive, Rest
7—22: Minimum Design Loads and Associated Criteria for Buildings and Other Structures
202, Table 1504.2, 1504.8, 1602.1, 1603.1.4, Table 1604.3, 1604.5, Table 1604.5, 1604.8.2, 1604.9, 1605.1, 1605.1
1607.9.1, 1607.9.1.1, 1607.9.1.2, 1607.10, 1607.12, 1608.1, 1608.2, Figure 1608.2(1), 1608.3, 1609.1.1, 1609.2, 16
1609.6.1, 1609.6.3.1, 1609.6.3.2, 1609.7, 1611.1, 1611.2, 1612.2, 1613.1, 1613.2, 1613.3, 1613.4, 1613.5, 1613.6, 1
1705.13, 1705.13.1.1, 1705.13.1.2, 1705.13.4, 1705.14.1.1, 1705.14.1.2, 1705.14.2, 1705.14.3, 1705.14.4, 1709.5,
1803.5.12, 1806.1, 1808.3, 1808.3.1, 1809.13, 1809.14, 1809.14, 1810.3.1.1, 1810.3.6.1, 1810.3.8, 1810.3.9.2, 181
1810.3.9.4.2, 1810.3.11.2, 1810.3.12, 1902.1, 1902.1.1, 2202.2.1, 2202.2.1.1, 2202.2.1.2, 2202.2.2, 2204.2.1, 2204
2209.2, 2211.1, 2212.1, Table 2304.6.1, Table 2306.3(3), Table 2308.11.4, 2404.1, 2505.1, 2505.2, 2506.2.1
8—21: Standard Specification for the Design of Cold-Formed Stainless Steel Structural Members
1604.3.3, 2205.1, 2211.
19—22: Structural Applications of Steel Cables for Buildings
2214.1
24—<s>14</s> 24: Flood Resistant Design and Construction
1202.4.2, 1202.4.4, 1612.2, 1612.4, 2702.1.8, 3001.3
James Martin made a motion to approve amendments IBC-2027-3, IBC-2027-4 and IBC-2027-5. Stephen Richards seconded the motion. The motion carried unanimously.
</td>
<td></td>
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<tr>
<td>IBC – 2027 - 5</td>
<td>Table 1704.2</td>
<td>
*Revise Table 1704.2 to read as follows:
<u>TABLE 1704.2 MINIMUM SPECIAL INSPECTOR QUALIFICATIONS</u>
<table>
<tr><th rowspan="2">Category of Testing and Inspection</th><th colspan="3">Minimum Qualifications (refer to key at end of Table)</th></tr>
<tr><th>Shop Testing or Inspection</th><th>Field Testing or Inspection</th><th>Review Testing, Certification & Lab Reports</th></tr>
<tr><td colspan="4">1705.1 Special Cases</td></tr>
<tr><td>Work of unusual or special nature</td><td></td><td>A, B, O</td><td></td></tr>
<tr><td colspan="4">1705.2, 1705.11, <u>1705.12 &</u> 1705.13 <s>& 1705.14</s> Steel Construction</td></tr>
<tr><td colspan="2">1705.20 Sealing of Mass <s>Concrete</s> <u>Timber</u></td><td colspan="2">A, C</td></tr>
</table>
Remainder of table left unchanged.
</td>
<td>SEAOG, Stephen Richards</td>
<td>A</td>
</tr>
</table>

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		James Martin made a motion to approve amendments IBC-2027-3, IBC-2027-4 and IBC-2027-5. Stephen Richards seconded the motion. The motion carried unanimously.		
IBC – 2027 - 6	**Section 1204.1**	*And new section 1204.1.1 and revise section 1204.3 to read as follows: **1204.1 General**. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1204.2 or shall be provided with artificial light in accordance with Section 1204.3. Exterior glazed openings shall open directly onto a public way or onto a yard or court in accordance with Section 1205. **1204.1.1 Group R occupancies.** For Group R occupancies, habitable spaces for living and sleeping shall be provided with natural light in accordance with Section 1204.2 and artificial light in accordance with Section 1204.3. **1204.2 Natural light.** The minimum net glazed area shall be not less than 8 percent of the floor area of the room served. **1204.2.1 Adjoining spaces**. For the purpose of natural lighting, any room is permitted to be considered as a portion of an adjoining room where one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room or 25 square feet (2.32 m), whichever is greater. **Exception:** Openings required for natural light shall be permitted to open into a sunroom with thermal isolation or a patio cover where the common wall provides a glazed area of not less than one-tenth of the floor area of the interior room or 20 square feet (1.86 m),whichever is greater. **1204.2.2 Exterior openings.** Exterior openings required by Section 1204.2 for natural light shall open directly onto a public way, yard or court, as set forth in Section 1205. **Exceptions:**	AIA, Dee Leclair	

Proposed

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		1. Required exterior openings are permitted to open into a roofed porch where the porch meets all of the following criteria: 1.1. Abuts a public way, yard or court. 1.2. Has a ceiling height of not less than 7 feet (2134 mm). 1.3. Has a longer side at least 65 percent open and unobstructed. 2. Skylights are not required to open directly onto a public way, yard or court. **1204.3 Artificial light.** Artificial light shall be provided that is adequate to provide an average illumination of <u>not less than</u> 10 footcandles (107 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level. **1204.4 Stairway illumination**. Stairways within dwelling units and exterior stairways serving a dwelling unit shall have an illumination level on tread runs of not less than 1 footcandle (11 lux). Stairways in other occupancies shall be governed by Chapter 10. Ted Miltiades made a motion to table the IBC-2027-6 amendment. Tim Williams seconded the motion. The motion carried unanimously.		
IBC – 2027 - 7	**Section 1901.3**	*Revise Section 1901.3 to read as follows: **1901.3 Anchoring to concrete.** Anchoring to concrete shall be in accordance with ACI 318 as supplemented in Section 1905, and applies to cast-in (headed bolts, headed studs and hooked J- or L-bolts), post-installed expansion (torque-controlled and displacement-controlled), undercut, screw, and adhesive anchors. **<u>Exception:</u>** <u>Seismic qualification of post-installed concrete anchors shall be permitted to be in accordance with ACI 355.2 for post-installed expansion, undercut, and screw anchors and in accordance with ACI 355.4 for post-installed adhesive anchors.</u> * Revise Chapter 35 'Referenced Standards to read as follows: **ACI**	Michael Brown, Simpson Strong-Tie	

Proposed

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		American Concrete Institute 38800 Country Club Drive Farmington Hills, MI 48331-3439 355.2-22 Post-Installed Mechanical Anchors in Concrete - Qualification Requirements 355.4-19 (21) Qualification of Post-Installed Adhesive Anchors in Concrete Tim Williams moved to table the IBC -2027 -7 amendment. James Brooker seconded the motion. The motion carried unanimously		
IBC – 2027 – 8	**N/A**	*Add new chapter to read as follows: See Attached: Proposal for Radioactivity Regulation Chapter in Georgia Building Code The proponent was not present to present the amendment. The committee took no action.	Andrey Perevalov	

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