

GEORGIA STATE MINIMUM STANDARD CODES Industrialized Buildings (IB) Program

January 1, 2019

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:

- 2012 International Building Code (IBC) w/ 2014 & 2015 & 2017 & 2018 GA Amendments
- 2012 International Plumbing Code (IPC) w/ 2014 & 2015 GA Amendments
- 2012 International Mechanical Code (IMC) w/ 2014 & 2015 GA Amendments
- 2012 International Fuel Gas Code (IFGC) w/ 2014 & 2015 GA Amendments
- 2012 International Fire Code (IFC) w/ 2014 GA Amendments
- 2009 International Energy Conservation Code (IECC) w/ 2011 & 2012 GA Amendments
- 2017 National Electrical Code (NEC) w/ no 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 / 2012 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:

- 2012 International Residential Code (IRC) w/ 2014 & 2015 & 2018 GA Amendments
- 2012 International Plumbing Code (IPC) w/ 2014 & 2015 GA Amendments
- 2009 International Energy Conservation Code (IECC) w/ 2011 & 2012 GA Amendments
- 2017 National Electrical Code (NEC) w/ no GA Amendments

GA amendments link: <https://www.dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes>

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.

All model plans submitted to the Department for approval or as file for record on or after January 1, 2018 with the above referenced codes and standards listed on their cover sheets shall remain in effect until December 31, 2019. For further assistance, please contact the IB Program Office at 404-679-3118 or by email at dca-ib@dca.ga.gov.