



# Georgia State International Building Code

## Appendix Q Disaster Resilient Construction (2026 Edition)



Georgia Department of Community Affairs  
Local Government Assistance Division  
60 Executive Park South, N.E.  
Atlanta, Georgia 30329-2231  
(404) 679-3118  
[www.dca.ga.gov](http://www.dca.ga.gov)

January 1, 2026

### **GEORGIA STATE INTERNATIONAL BUILDING CODE APPENDIX Q DISASTER RESILIENT CONSTRUCTION**

**The INTERNATIONAL BUILDING CODE, 2024 Edition, published by the International Code Council, when used in conjunction with the Georgia State Amendments to the**

# **INTERNATIONAL BUILDING CODE, 2024 Edition and Appendix Q Disaster Resilient Construction, shall constitute the official *Georgia State Minimum Standard Building Code*.**

## **FORWARD**

### **Introduction**

The Department of Community Affairs (DCA) was awarded a grant through the U.S. Department of Housing and Urban Development (HUD) to develop Disaster Resilient Building Code (DRBC) Appendices for the International Building Code (IBC) and the International Residential Code (IRC). The DRBC Appendices are optional regulations that local jurisdictions may adopt, in whole or in part, through local ordinance. A task force of stakeholders was appointed to look for opportunities to improve any code provisions relating to damage from hurricane, flood, and tornado disasters. In addition to the approved recommendations from the task force, the state has developed and will conduct a comprehensive training program for code enforcement officials on the importance, implementation and enforcement of the Disaster Resilient Construction Appendices.

The meetings for the Disaster Resilient Building Code Appendices Task Force were open to the public, interested individuals and organizations that desired participation. The technical content of currently published documents on flooding, high-wind construction, and storm shelters, were used and referenced. Those publications included documents of the International Code Council (ICC), American Society of Civil Engineers (ASCE), the Federal Emergency Management Agency (FEMA), Mitigation Assessment Team (MAT) Program, Georgia Emergency Management Agency/Homeland Security (GEMA), APA – The Engineered Wood Association, National Institute of Standards and Technology (NIST), National Oceanic and Atmospheric Administration (NOAA), National Science Foundation (NSF), The State of Florida, American Forest & Paper Association’s American Wood Council, Southern Forest Products Association, NAHB Research Center, Insurance Institute for Business & Home Safety, and the Federal Alliance for Safe Homes.

### **Adoption**

Local jurisdictions may adopt this entire appendix with chosen options or specific sections that apply to their communities through a local ordinance. The adopting ordinance must also be filed on record with DCA. A sample ordinance has been included in this document to assist the local jurisdictions with the adoption process. Recommended training is being offered to assist code enforcement officials in the implementation and enforcement of the appendices documents. Contact DCA at (404) 679-3118 or [www.dca.ga.gov](http://www.dca.ga.gov) for more information.

Neither The Disaster Resilient Building Code Appendices Task Force, its members nor those participating in the development of Appendix Q Disaster Resilient Construction accept any liability resulting from compliance or noncompliance with the provisions of Appendix Q Disaster Resilient Construction.

**The 2012 Disaster Resilient Building Code (DRBC) Appendices Task Force** was charged with the development of two appendices. One appendix is for the International Residential Code and the other appendix is for the International Building Code. These two appendices look for opportunities to improve any provisions relating to hurricane, flood, and tornado disasters. In addition to improving existing provisions in the codes, the task force also developed new provisions to be included in the appendices that address these issues. These appendices contain increased construction requirements for disaster resilience and are intended to be made available for adoption by local jurisdictions in the State of Georgia.

These appendices have reasonable and substantial connection with the public health, safety, and general welfare. In addition, the financial impact and costs associated with these appendices have been taken into consideration.

***Members:***

**Mr. Gregori Anderson, Chairman**, States Codes Advisory Committee (SCAC)  
**Mr. David L. Adams, Vice Chairman**, States Codes Advisory Committee (SCAC)  
**Mr. Bill Abballe, AIA**, American Institute of Architects (AIA) – Georgia Chapter  
**Mr. John Hutton, P.E., S.E.**, American Council of Engineering Companies of Georgia (ACEC/G)  
**Mr. Ron Anderson**, Code Consultant  
**Mr. Lamar Smith**, Home Builders Association of Georgia (HBAG)  
**Mr. Thomas Harper**, Georgia State Inspectors Association (GSIA)  
**Mr. Tom Buttram**, Building Officials Association of Georgia (BOAG)  
**Capt. Zane Newman**, Georgia State Fire Marshal’s Office (Local Fire Official)  
**Mr. Terry Lunn**, Georgia Emergency Management Agency (GEMA)  
**Mr. Alan Giles, CFM**, Georgia Department of Natural Resources (EPD / Floodplain Management Unit)  
**Mr. Tony Hebert**, HUD Georgia State Representative (Region IV Office)  
**Mr. Jim C. Beck, Sr.**, Georgia Underwriting Association  
**Mr. Tim Thornton**, Georgia Association of Realtors (GAR)  
**Mr. Steve Harrison**, Building Owners and Managers Association – Georgia (BOMA)  
**Mr. Tom Aderhold**, Georgia Apartment Association (GAA)  
**Mr. Tim Bromley**, Accessibility Consultant – Georgia State ADA Coordinator’s Office  
**Mayor Mark Mathews**, Georgia Municipal Association (GMA)  
**Commissioner Jeff Long**, Association of County Commissioners of Georgia (ACCG)

***Ad Hoc Subcommittee:***

**Mr. Tom Buttram, Chairman**, DRBC Task Force Liaison (BOAG)  
**Mr. Ron Anderson, Vice Chairman**, Code Consultant  
**Mr. Stephen V. Skalko**, Concrete Industry  
**Mr. Jeffrey B. Stone**, Wood Industry (AWC)  
**Mr. Robert Wills**, Steel Industry (AISC)  
**Mr. Tom Cunningham, PhD.**, Residential Building Design  
**Mr. Duncan J. Hastie, P.E.**, Disaster Mitigation

***DCA Staff:***

**Mr. Ted Miltiades**, Director of Construction Codes & Industrialized Buildings  
**Mrs. Deirdre “Dee” Leclair**, DRBC Grant Project Manager  
**Mr. Max Rietschier**, Lead Codes Consultant  
**Mr. Bill Towson**, 2012 International Residential Code Task Force Liaison, Code Consultant  
**Mr. Calvin Jordan**, 2012 International Building Code Task Force Liaison, Code Consultant

***How to Use Appendix Q Disaster Resilient Construction***

The appendix may be adopted in whole or in part by Local Jurisdictions to fit the needs of their community. The following sample ordinance has been provided to aid in the process of identifying Chapters and Sections of the appendix that may be adopted. The format easily allows for choosing to adopt, revise or delete individual Chapters and Sections. Download the MS Word (.doc) version from the DCA website to take advantage of the dropdown menu choices and edit ability features of the document. Note that in Chapter 3, choose one of three options for flood elevation. Only one option may be chosen and that option must be higher than what has been previously adopted and enforced by the jurisdiction. Also note that in Chapter 4, choose one of three options for increased wind load. Only one option may be chosen and that option must be higher than what has been previously adopted and enforced by the jurisdiction. The Sample Ordinance document takes into account the flood elevation option in Chapter 3 and the wind load option in Chapter 4 of this appendix.

**SAMPLE ORDINANCE FOR ADOPTION OF  
GEORGIA STATE INTERNATIONAL BUILDING CODE  
APPENDIX Q  
DISASTER RESILIENT CONSTRUCTION**

**ORDINANCE NO. \_\_\_\_\_**

An ordinance of the [JURISDICTION] adopting the latest edition as adopted and amended by the Georgia Department of Community Affairs of *Appendix Q Disaster Resilient Construction* regulating and governing the mitigation of hazard to life and property from natural weather related disasters, high-wind damages, flooding, and establishing construction standards for storm shelters in the [JURISDICTION]; providing for the issuance of permits and collection of fees therefore; repealing Ordinance No. of the [JURISDICTION] and all other ordinances or parts of the laws in conflict therewith.

The [GOVERNING BODY] of the [JURISDICTION] does ordain as follows:

**Section 1.** That a certain document, three (3) copies of which are on file in the office of the [TITLE OF JURISDICTION'S KEEPER OF RECORDS] of [NAME OF JURISDICTION], being marked and designated as *Appendix Q Disaster Resilient Construction* to the International Building Code, the latest edition as adopted and amended by the Georgia Department of Community Affairs, be and is adopted as the *Appendix Q Disaster Resilient Construction* of the [JURISDICTION], in the State of Georgia for regulating and governing the mitigation of hazard to life and property from natural weather related disasters, high-wind damages, flooding, and establishing construction standards for storm shelters; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said *Appendix Q Disaster Resilient Construction* on file in the office of the [JURISDICTION] are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any prescribed in Section 2 of this ordinance.

**Section 2.** [NAME Of JURISDICTION] hereby:

Choose an item. CHAPTER AQ1 SCOPE AND ADMINISTRATION Choose an item.

Choose an item. SECTION AQ101 ADMINISTRATION Choose an item.

Choose an item. AQ101.1 Purpose Choose an item.

Choose an item. AQ101.2 Objectives Choose an item.

Choose an item. AQ101.3 Scope Choose an item.

AQ101.3.1 Insert [Name Of Jurisdiction] for [NAME OF JURISDICTION].

Choose an item. AQ101.4 Violations Choose an item.

Insert [Name Of Jurisdiction] for [NAME OF JURISDICTION].

Choose an item. SECTION AQ102 APPLICABILITY Choose an item.

Choose an item. AQ102.1 General Choose an item.

Choose an item. AQ102.2 Other laws Choose an item.

Choose an item. AQ102.3 Referenced codes and standards Choose an item.

Choose an item. SECTION AQ103 POST DISASTER EVENT INSPECTIONS GUIDLINES Choose an item.

Choose an item. AQ103.1 Inspections Choose an item.

Choose an item. AQ103.1.1 Right of entry Choose an item.

Choose an item. AQ103.2 Types of inspections Choose an item.

Choose an item. AQ103.3 Post disaster building safety evaluation chart Choose an item.

Choose an item. Figure AQ103.3 Post Disaster Building Safety Evaluation Chart Choose an item.

Choose an item. AQ103.4 Evaluation Forms Choose an item.

Insert [Name Of Jurisdiction] for [NAME OF JURISDICTION].

Choose an item. AQ103.5 Placement and remove of placards Choose an item.

Choose an item. CHAPTER AQ2 DEFINITIONS Choose an item.

Choose an item. SECTION AQ201 GENERAL Choose an item.

Choose an item. AQ201.1 Scope Choose an item.

Choose an item. AQ201.2 Terms defined in other codes Choose an item.

Choose an item. AQ201.3 Terms not defined Choose an item.

Choose an item. SECTION AQ202 DEFINITIONS Choose an item.

Choose an item. CHAPTER AQ3 FLOOD-RESISTANT CONSTRUCTION Choose an item.

Choose an item. SECTION AQ301 HAZARD IDENTIFICATION Choose an item.

- Choose an item. AQ301.1 Identification of flood hazard areas Choose an item.
- Insert [Name Of Jurisdiction] for [NAME OF JURISDICTION].
- Insert [Date of Issuance] for [DATE OF ISSUANCE].
- Choose an item. SECTION AQ302 SCOPE Choose an item.
- Choose an item. AQ301.1 Flood Loads Choose an item.
- Choose an item. FLOOD ELEVATION OPTION Choose an item. Choose an item.
- Choose an item. SECTION AQ303 FLOOD DAMAGE-RESISTANT MATERIALS Choose an item.
- Choose an item. AQ303.1 Flood damage-resistant materials Choose an item.
- Choose an item. AQ303.2 Location of flood damage-resistant materials Choose an item.
- Choose an item. AQ303.3 Fasteners and connectors used for flood-resistant materials Choose an item.
- Choose an item. CHAPTER AQ4 HIGH-WIND RESISTIVE CONSTRUCTION Choose an item.
- Choose an item. SECTION AQ401 GENERAL Choose an item.
- Choose an item. AQ401.1 Applications Choose an item.
- Choose an item. AQ401.2 Limitations Choose an item.
- Choose an item. AQ402 DEFINITIONS AND NOTATIONS Choose an item.
- Choose an item. AQ403 WIND LOADS Choose an item.
- Choose an item. AQ403.1 Wind Directionality Factor Choose an item.
- Choose an item. AQ403.2 Exposure Choose an item.
- Choose an item. AQ403.3 Enclosure classification Choose an item.
- Choose an item. AQ403.4 Continuous operation of Risk Category IV buildings Choose an item.
- Choose an item. SECTION Choose an item. Choose an item.
- Choose an item. CHAPTER AQ5 STORM SHELTERS, SAFE ROOMS AND BEST AVAILABLE REFUGE AREAS Choose an item.
- Choose an item. SECTION AQ501 GENERAL Choose an item.
- Choose an item. AQ501.1 General Choose an item.
- Choose an item. AQ501.2 Occupant load Choose an item.
- Choose an item. AQ501.3 Construction documents Choose an item.
- Choose an item. AQ501.4 Signage Choose an item.
- Choose an item. SECTION AQ502 DEFINITIONS AND NOTATIONS Choose an item.
- Choose an item. AQ502.1 Definitions Choose an item.
- Choose an item. AQ502.2 Additional definitions Choose an item.
- Choose an item. SECTION AQ503 BEST AVAILABLE REFUGE AREAS Choose an item.
- Choose an item. AQ503.1 General Choose an item.
- Choose an item. AQ503.2 Occupant Density Choose an item.
- Choose an item. AQ503.3 Identification of best available refuge areas Choose an item.
- Choose an item. SECTION AQ504 APPLICABILITY Choose an item.
- Choose an item. AQ504.1 Required storm shelters or safe rooms Choose an item.

**Section 3.** That Ordinance No. \_\_\_\_\_ of [JURISDICTION] entitled [FILL IN HERE THE COMPLETE TITLE OF THE LEGISLATION OR LAWS IN EFFECT AT THE PRESENT TIME SO THAT THEY WILL BE REPEALED BY DEFINITE MENTION] and all other ordinances or parts of laws in conflict herewith are hereby repealed.

**Section 4.** That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The [GOVERNING BODY] hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**Section 5.** That nothing in this ordinance or in *Appendix Q Disaster Resilient Construction* hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**Section 6.** That the **[JURISDICTION'S KEEPER OF RECORDS]** is hereby ordered and directed to cause this ordinance to be published. (An additional provision may be required to direct the number of times the ordinance is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

**Section 7.** That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect **[TIME PERIOD]** from and after the date of its final passage and adoption.

**Section 8.** Chapter AQ6 Resources, of this document is intended to be used by the building officials as a resource guide.

## TABLE OF CONTENTS

<p><b>CHAPTER AQ1 Scope and Administration..... 8</b></p> <p>Section</p> <p>AQ101 Administration.....8</p> <p>AQ102 Applicability.....8</p> <p>AQ103 Post Disaster Event Inspections Guidelines..... 9</p> <p><b>CHAPTER AQ2 Definitions ..... 11</b></p> <p>Section</p> <p>AQ201 General..... 11</p> <p>AQ202 Definitions.....11</p> <p><b>CHAPTER AQ3 Flood-resistant Construction . . . .</b></p> <p><b>.12</b></p> <p>Section</p> <p>AQ301 Hazard Identification.....12</p> <p>AQ302 Scope..... 12</p> <p>AQ303 Flood damage-resistant materials ..... 12</p> <p><b>CHAPTER AQ4 High-wind Resistive Construction</b></p> <p><b>.....13</b></p> <p>Section</p> <p>AQ401 General ..... 13</p> <p>AQ402 Definitions and Notations..... 13</p> <p>AQ403 Wind Loads ..... 13</p> <p>AQ404 Wind Load Option A .....13</p> <p>AQ405 Wind Load Option B ..... 14</p> <p>AQ406 Wind Load Option C ..... 14</p> <p><b>CHAPTER AQ5 Storm Shelters, Safe Rooms and</b></p> <p><b>Best Available Refuge Areas.....15</b></p> <p>Section</p> <p>AQ501 General..... 15</p> <p>AQ502 Definitions and Notations..... 15</p> <p>AQ503 Best Available Refuge Areas..... 15</p> <p>AQ504 Applicability..... 15</p>	<p><b>CHAPTER AQ6 Resources ..... 16</b></p> <p>Section</p> <p>AQ601 Contacts ..... 16</p> <p>AQ602 Emergency Inspection Kit..... 16</p> <p>AQ603 Safety Tips.....17</p> <p>AQ604 Major Disaster Process ..... 17</p> <p>AQ605 Sample Evaluation Forms and Placards..... 17</p> <p><b>CHAPTER AQ7 References .....24</b></p> <p><b>INDEX OF FIGURES .....24</b></p>
--	---

**APPENDIX Q**  
**DISASTER RESILIENT CONSTRUCTION**  
**CHAPTER AQ1**  
**SCOPE AND ADMINISTRATION**

**SECTION AQ101**  
**ADMINISTRATION**

**AQ101.1 Purpose.** The scope of this appendix is to promote enhanced public health, safety and general welfare and to reduce public and private property losses due to hazards and natural disasters associated with flooding, high-winds, and windborne debris above that which is provided in the general provisions of this appendix.

**AQ101.2 Objectives.** The objectives of this appendix are to:

1. Protect human life, to minimize property loss and to minimize the expenditures of public money associated with natural weather related disasters, including flooding, tornadoes and other high-wind events.
2. Establish enhanced design and construction regulations consistent with nationally recognized good practices for the safeguarding of life and property.

**AQ101.3 Scope.**

**AQ101.3.1** The provisions of this appendix are not mandatory unless specifically referenced in an adopting ordinance of [NAME OF JURISDICTION]. If adopted, the provisions shall apply to all new development and to substantial improvements to existing development.

**AQ101.3.2** The provisions of this appendix supplement the jurisdiction's building and fire codes to provide for enhanced provisions to mitigate the hazard to life and property from natural weather related disasters, including flooding, tornadoes and other high-wind events.

**AQ101.3.3** The provisions of this appendix establish design and construction standards for storm shelters.

**AQ101.4 Violations.** Any violation of a provision of this Appendix Qr failure to comply with a permit of variance issued pursuant to this Appendix Qr any requirement of this appendix shall be handled in accordance with the ordinances of [NAME OF JURISDICTION].

**SECTION AQ102**  
**APPLICABILITY**

**AQ102.1 General.** This appendix provides enhanced minimum requirements for development of new construction and substantial improvement of existing development above that contained in the *International Building Code (IBC)*.

**AQ102.1.1** The provisions of this appendix shall apply to all new construction and additions, and shall apply to substantial alterations in flood hazard areas unless it is technically infeasible or otherwise exempted in Section 3403.2 of the *International Building Code*.

**AQ102.1.2** Regardless of the category of work being performed, the work shall not cause the structure to become unsafe or adversely affect the performance of the building; shall not cause an existing mechanical or plumbing system to become unsafe, hazardous, insanitary or overloaded; and unless expressly permitted by these provisions, shall not make the building any less compliant with this Appendix Qr to any previously approved alternative arrangements than it was before the work was undertaken.

**AQ102.1.3** Where there is a conflict between a requirement of the *International Building Code* and a requirement of this appendix, the requirement of this appendix shall govern. Where there is a conflict between a general requirement of this appendix and a specific requirement of this appendix, the specific requirement shall govern. Where, in any specific case, different sections of this appendix specify different materials, methods of construction or other requirements, the most restrictive shall govern.

**AQ102.2 Other laws.** The provisions of this appendix shall not be deemed to nullify any provisions of local, state or federal law.

**AQ102.3 Referenced codes and standards.** The codes and standards referenced in this appendix shall be those that are listed in Chapter AQ7 and such codes and standards shall be considered as part of the requirements of this appendix to the prescribed extent of each such reference. Where differences occur between provisions this appendix and referenced codes and standards, the provisions of this appendix shall apply.

**SECTION AQ103**  
**POST DISASTER EVENT INSPECTIONS**  
**GUIDELINES**

**AQ103.1 Inspections.** The building official or agents shall inspect buildings and structures to determine the habitability of each with the goal of getting the



community back into their residences quickly and safely. Inspections shall always be performed by teams of at least two individuals, also known as disaster assessment teams.

**AQ103.1.1 Right of entry.** Unless permitted under the exigent circumstances provisions or from an order from State or Federal Authorities, disaster assessment teams shall confirm the right of entry requirements with the incident commander. Upon approval, the assessment teams shall be authorized to enter the structure or premises at reasonable times to inspect or perform duties as provided by this code, provided that the structure or premises be occupied, that credentials are presented, that entry is requested, and that entry is granted by the owner or person having charge over the structure or premises.

### **AQ103.2 Types of inspections.**

**AQ103.2.1 Rapid evaluation.** Rapid evaluation is performed after a disaster event to determine if a building is apparently safe or obviously unsafe. The evaluation should last 10 to 30 minutes per building and shall be performed by the building official and/or their designated responders. Evaluation shall determine if a detailed evaluation is necessary. Placards are posted on buildings indicating status as one of the following:

1. INSPECTED
2. RESTRICTED USE
3. UNSAFE

See Section AQ605 for Placards that may be reproduced for use in the field during evaluations. The jurisdiction shall alter placards to meet the jurisdiction and building department's requirements.

**AQ103.2.2 Detailed evaluation.** Detailed evaluation is a thorough visual examination of a damaged building performed by a team of two, including an inspector and a design professional. Evaluation should last 30

minutes to 4 hours per building. Evaluation shall determine necessary restrictions on a damaged building's use, the need for an engineering evaluation or to evaluate postings.

**AQ103.2.3 Engineering evaluation.** When indicated by the building official as necessary, engineering evaluations shall be completed by a registered design professional hired by the building owner.

**AQ103.3 Post disaster building safety evaluation chart.** See Figure AQ103.3 for Post Disaster Building Safety Evaluation Chart.

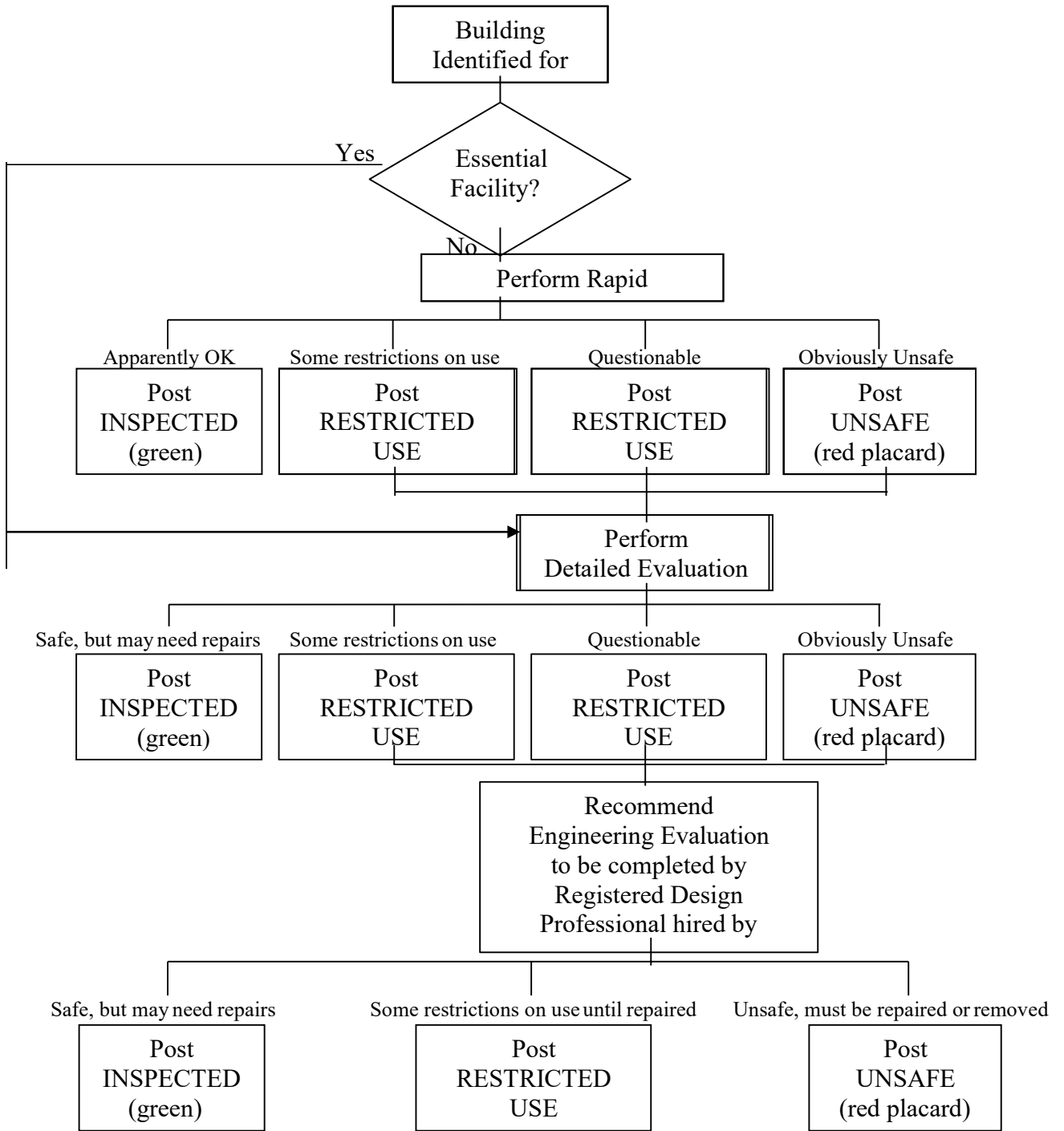
**AQ103.4 Evaluation Forms.** *ATC-45 Rapid Evaluation Safety Assessment Form* and *ATC-45 Detailed Evaluation Safety Assessment Form* shall be used by [Name of Jurisdiction]'s Building Official for post disaster inspections. See Section AQ605 for copies of the Safety Assessment Forms.

### **AQ103.5 Placement and removal of placards.**

**AQ103.5.1 Placement.** Placards are to be posted in a clearly visible location near the main entrance and shall be visible from the public right-of-way. RESTRICTED USE or UNSAFE placards shall be placed at all entrances.

**AQ103.5.2 Removal.** Placards shall not be removed or replaced, except by the authorized representatives of the local jurisdiction.

Figure AQ103.3 Post Disaster Building Safety Evaluation Chart <sup>a</sup>



<sup>(a)</sup>*When Disaster Strikes* by the International Code Council, Inc., Seventh Printing: November 2011, copyright 2007

## CHAPTER AQ2 DEFINITIONS

### SECTION AQ201 GENERAL

**AQ201.1 Scope.** Unless otherwise expressly stated the following words and terms shall, for the purposes of this appendix, have the meanings shown in this chapter.

**AQ201.2 Terms defined in other codes.** Where terms are not defined in this appendix and are defined in other *International Codes*, such terms shall have the meanings ascribed to them as in those codes.

**AQ201.3 Terms not defined.** Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

### SECTION AQ202 DEFINITIONS

**500-YEAR FLOOD.** Flood having a 0.2% annual probability of being equaled or exceeded.

**ADVISORY BASE FLOOD ELEVATION (ABFE).**

An advisory base flood elevation (BFE) issued by the Federal Emergency Management Agency (FEMA) that reflects post-storm conditions and vulnerability to damages from future flooding.

**BASE FLOOD.** Flood having a 1% chance of being equaled or exceeded in any given year, also referred to as the 100-year flood.

**BASE FLOOD ELEVATION (BFE).** The elevation of flooding, including wave height, having a 1% chance of being equaled or exceeded in any given year established relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the *Flood Insurance Rate Map* (FIRM).

**BUILDING OFFICIAL.** The officer or other designated authority charged with the administration and enforcement of the *International Building Code*, or the building official's duly authorized representative.

**DESIGN FLOOD.** The greater of the following two flood events:

- (1) The *base flood*, affecting those areas identified as *special flood hazard areas* on the community's FIRM;
- (2) The flood corresponding to the area designated as a *flood hazard area* on a community's *flood hazard map* or otherwise legally designated.

**DESIGN FLOOD ELEVATION (DFE).** The elevation of the *design flood*, including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the *design flood elevation* shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map.

**FLOOD [DAMAGE]-RESISTANT MATERIAL.** Any building product [material, component or system] capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage.

**FLOOD HAZARD MAP.** Map delineating *flood hazard areas* adopted by the authority having jurisdiction.

**FLOOD INSURANCE RATE MAP (FIRM).** An official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated both the *special flood hazard areas* and the risk premium zones applicable to the community.

**FREEBOARD.** A factor of safety expressed in feet above a flood level for purposes of floodplain management.

**FUTURE-CONDITIONS FLOOD.** The flood having a 1% chance of being equaled or exceeded in any given year based on future-conditions hydrology. Also known as the 100-year future-conditions flood.

**FUTURE-CONDITIONS FLOOD ELEVATION.** The flood standard equal to or higher than the Base Flood Elevation. The future-conditions flood elevation is defined as the highest water surface anticipated at any given point during the future-conditions flood.

## CHAPTER AQ3 FLOOD-RESISTANT CONSTRUCTION

*Forward: This appendix provides three different options for increased freeboard. The jurisdiction may pick only one option that is higher than previously adopted and enforced by the jurisdiction. The National Flood Insurance Program (NFIP) minimum standards reference Base Flood Elevation without any freeboard in high risk flood hazard areas. Due to the flood damage prevention updates performed during the Map Modernization initiative that led to flood risks being digitally identified in all 159 Georgia counties, all Georgia NFIP participating communities have freeboard standards that meet or exceed the 1 foot standard used in the State model ordinances for areas where BFEs have been established.*

### SECTION AQ301 HAZARD IDENTIFICATION

**AQ301.1 Identification of flood hazard areas.** To establish flood hazard areas:

- (a) flood hazard map adopted by jurisdiction based on areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled “The Flood Insurance Study of [INSERT NAME OF JURISDICTION],” dated [INSERT DATE ISSUANCE], and amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto.
- (b) FIRM maps provided by the Federal Emergency Management Agency.

### SECTION AQ302 SCOPE

**AQ302.1 Flood loads.** Buildings designed and constructed in flood hazard areas defined in IBC Section 1612.3 shall comply with the following:

**AQ302.1.1 Flood hazard areas without base flood elevations.** In flood hazard areas without base flood or future-conditions flood elevation data, new construction and substantial improvements of existing structures shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than three (3) feet above the highest adjacent grade to the building foundation.

#### OPTION A – FLOOD ELEVATION

**AQ302.1.2 Increase to base flood elevation requirements.** Floors required by ASCE 24 to be built above base flood elevations as follows:

The higher of:

- (a) Design flood elevation plus one (1) foot, or
- (b) Base flood elevation plus one (1) foot, or
- (c) Advisory base flood elevation, or
- (d) Future-conditions plus one (1) foot, if known or
- (e) 500-year flood, if known

#### OPTION B– FLOOD ELEVATION

**AQ302.1.3 Increase to base flood elevation requirements.** Floors required by ASCE 24 to be built above base flood elevations as follows:

The higher of:

- (a) Design flood elevation plus two (2) feet, or
- (b) Base flood elevation plus two (2) feet, or
- (c) Advisory base flood elevation, or
- (d) Future-conditions plus one (1) foot, if known or
- (e) 500-year flood, if known

#### OPTION C – FLOOD ELEVATION

**AQ302.1.4 Increase to base flood elevation requirements.** Floors required by ASCE 24 to be built above base flood elevations as follows:

The higher of:

- (a) Design flood elevation plus three (3) feet, or
- (b) Base flood elevation plus three (3) feet, or
- (c) Advisory base flood elevation, or
- (d) Future-conditions plus one (1) foot, if known or
- (e) 500-year flood, if known

### SECTION AQ303 FLOOD DAMAGE-RESISTANT MATERIALS

**AQ303.1 Flood damage-resistant materials.** Flood damage-resistant materials comply with FEMA Technical Bulletin 2, Table 2. Types, Uses, and Classifications of Materials.

**AQ303.2 Location of flood damage-resistant materials.** Building components and materials located below the increase to base flood elevation as determined by the local jurisdiction in accordance with AQ302.1 shall be flood damage-resistant as defined by Section AQ303.1.

**AQ303.3 Fasteners and connectors used for flood damage-resistant materials.** Fasteners and connectors used for flood damage-resistant materials to be made of stainless steel, hot-dipped zinc-coated galvanized steel, mechanically deposited-zinc coated, silicon bronze or copper. Copper fasteners shall not be permitted for use in conjunction with steel.

## CHAPTER AQ4 HIGH-WIND RESISTIVE CONSTRUCTION

### SECTION AQ401 GENERAL

**AQ401.1 Applications.** Buildings, and parts thereof shall be designed to withstand the minimum wind loads and meet the opening protection requirements of IBC Section 1609 as modified in this chapter. **Wind Load Option A, B or C shall be selected. Table AQ401.1 may be used to assist in the selection of an appropriate Wind Load Option.**

**AQ401.2 Limitations.** The following limitations shall apply to the design and construction of buildings with respect to winds.

**AQ401.2.1 Empirical masonry.** The empirical masonry provisions in IBC Section 2109 or Chapter 5 of TMS 402/ACI 530/ASCE 5 shall not be permitted to be used for the wind load resisting elements of buildings, or parts of buildings or other structures.

**AQ401.2.2 Unreinforced (plain) masonry.** The unreinforced masonry provisions in IBC Section 2109 or sections 2.2, 3.2 or 8.2 of TMS 402/ACI 530/ASCE 5 shall not be permitted to be used for the wind load resisting elements of buildings, or parts of buildings or other structures.

**AQ401.2.3 Conventional light-frame construction.** The *conventional light-frame construction* provisions in IBC Section 2308 shall not be permitted to be used for the wind load resisting elements of buildings, or parts of buildings or other structures.

**Exception:** Compliance with AF&PA WFCM shall be permitted subject to the limitations therein and the limitations of this appendix.

### SECTION AQ402 DEFINITIONS AND NOTATIONS

**AQ402.1 General.** The following terms are defined in Chapter 2 of the International Building Code:

**CONVENTIONAL LIGHT-FRAME  
CONSTRUCTION.**

**MASONRY.**

**Unreinforced (plain) masonry.**

**WIND-BORNE DEBRIS REGION.**

**WIND SPEED,  $V_{ult}$ .**

### SECTION AQ403 WIND LOADS

**AQ403.1 Wind Directionality Factor.** The directionality factor for Wind Option B and C shall be taken as 1.0.

**AQ403.2 Exposure.** Wind pressures for Wind Option B and C shall be based on exposure category C or D in accordance with IBC Section 1609.4 or ASCE 7.

**AQ403.3 Enclosure classification.** The enclosure classification shall be determined in accordance with ASCE 7 with the largest door or window on a wall that receives positive external pressure considered as an opening.

**AQ403.4 Continuous operation of Risk Category IV buildings.** When a building or an internal area within a building in Risk Category IV is required to remain operational during a design wind event (target performance level OB), that building or that internal area shall be designed in accordance with ICC-500 or FEMA-361.

### SECTION AQ404 WIND LOAD OPTION A

**AQ404.1 Basic wind speed.** The ultimate design wind speed,  $V_{ult}$ , for use in the design of buildings and structures shall be obtained from IBC Section 1609.3.

**AQ404.2 Debris Hazard and Protection of Openings.** Buildings shall be designed for impact resistance in accordance with IBC Section 1609.2 or ASCE 7.

**Exception:**

1. For Risk Category III buildings with a Life Safety target performance level for the entire building, the exterior glazing shall be impact resistant or be protected with an impact resistant covering meeting the requirements of ASTM E1996.
2. For Risk Category IV buildings with an Immediate Occupancy target performance level for the entire building, the exterior glazing shall be impact resistant or be protected with an impact resistant covering meeting the requirements of ASTM E1996 for *Enhanced Protection*.

**SECTION AQ405  
WIND LOAD OPTION B**

**AQ405.1 Basic wind speed.** The ultimate design wind speed,  $V_{ult}$ , for use in the design of Risk Category I buildings and structures shall be obtained from 0 Section 1609.3. The ultimate design wind speed,  $V_{ult}$ , for use in the design of Risk Category II buildings and structures shall be obtained from IBC Figure 1609.3(1). The ultimate design wind speed,  $V_{ult}$ , for use in the design of Risk Category III and IV buildings and structures shall be obtained from IBC Figure 1609.3(1) or 135 mph, whichever is greater.

**AQ405.2 Debris Hazard and Protection of Openings.** Buildings shall be designed for impact resistance in accordance with this Section in addition to IBC Section 1609.2 or ASCE 7.

**Exception:**

- For Risk Category IV buildings, all components of the exterior envelope shall be impact resistant or be protected with an impact resistant covering meeting the requirements of ASTM E1996 for *Enhanced Protection*.

**SECTION AQ406  
WIND LOAD OPTION C**

**AQ406.1 Basic wind speed.** The ultimate design wind speed,  $V_{ult}$ , for use in the design of Risk Category I buildings and structures shall be obtained from IBC Section 1609.3. The ultimate design wind speed,  $V_{ult}$ , for use in the design of Risk Category II buildings and structures shall be obtained from IBC Figure 1609.3(1). The ultimate design wind speed,  $V_{ult}$ , for use in the design of Risk Category III and IV buildings and structures shall be obtained from IBC Figure 1609.3(1) or 170 mph, whichever is greater.

**AQ406.2 Debris Hazard and Protection of Openings.** Buildings shall be designed for impact resistance in accordance with this Section in addition to IBC Section 1609.2 or ASCE 7.

**Exception:**

- For Risk Category IV buildings, all components of the exterior envelope shall be impact resistant or be protected with an impact resistant covering meeting the requirements of ASTM E1996 for *Enhanced Protection*.

**Table AQ401.1  
WIND LOAD OPTIONS:  
TARGET PERFORMANCE LEVELS AND DESIGN CRITERIA<sup>4</sup>**

OPTION	DESIGN WIND EVENT	Risk Category II <sup>1</sup>			Risk Category III <sup>1</sup>			Risk Category IV <sup>1</sup>		
		Target Performance Level <sup>2</sup>	Min Wind Speed $V_{ult}$	Wind-Borne Debris	Target Performance Level <sup>2</sup>	Min Wind Speed $V_{ult}$	Wind-Borne Debris	Target Performance Level <sup>2</sup>	Min Wind Speed $V_{ult}$	Wind-Borne Debris
A	EF0 & 1 Tornado – IBC level Hurricane	CP <sup>3</sup>	IBC 1609.3	IBC 1609.2 or ASCE 7	CP <sup>3</sup>	IBC 1609.3	IBC 1609.2 or ASCE 7	CP <sup>3</sup>	IBC 1609.3	IBC 1609.2 or ASCE 7
					LS		Glazing	IO <sup>5</sup>		Glazing
B	EF2 Tornado – Cat 3 Hurricane	CP <sup>3</sup> for EF0-EF1-IBC Hurricane for Risk Cat. III/IV	IBC 1609.3 for Risk Cat. III/IV	IBC 1609.2 or ASCE 7	LS	145 mph	Req'd for glazing per IBC 1609.2 and ASCE 7	IO <sup>5</sup>	145 mph	Exterior Envelope
C	EF3 Tornado – Cat 4 Hurricane	CP <sup>3</sup> for EF0-EF1-IBC Hurricane for Risk Cat. III/IV	IBC 1609.3 for Risk Cat. III/IV	IBC 1609.2 or ASCE 7	LS	170 mph	Req'd for glazing per IBC 1609.2 and ASCE 7	IO <sup>5</sup>	170 mph	Exterior Envelope

Notes:

- Risk Category per IBC Section 1604.5
- Performance Levels:  
 CP: Collapse Prevention  
 LS: Life Safety  
 IO: Immediate Occupancy  
 OB: Operational Building
- LS for occupants away from exterior envelope. IO for storm shelters or safe rooms.
- See Section AQ401 and Section AQ403 for additional limitations and criteria.
- OB for building or an internal area within a building designed to ICC-500 or FEMA361.

## CHAPTER AQ5 STORM SHELTERS, SAFE ROOMS AND BEST AVAILABLE REFUGE AREAS

### SECTION AQ501 GENERAL

**AQ501.1 General.** This section applies to the location and construction of storm shelters and safe rooms when constructed as separate detached buildings or as internal areas within buildings for the purpose of providing safe refuge for storms that produce high winds, such as tornados and hurricanes, and to the selection of best available refuge areas. Storm shelters shall be designed and constructed in accordance with IBC Section 423. Safe rooms shall be designed and constructed in accordance with FEMA 361. Storm shelters, safe rooms, and best available refuge areas shall be located on an accessible route.

**Exception:** *Residential Safe Rooms* and safe rooms serving a Business Group B Occupancy and having an *occupant load* not exceeding 16 persons may be constructed in accordance with FEMA 320.

**AQ501.2 Occupant load.** The occupant load for storm shelters and safe rooms shall be determined by ICC 500 and FEMA 361 respectively.

**AQ501.3 Construction documents.** Construction documents for buildings containing a storm shelter or safe room shall include the information required in ICC 500 or FEMA 361 respectively. Construction documents for buildings with access to a remote community storm shelter or safe room shall indicate the location of and access to the community storm shelter or safe room. Construction documents for buildings not containing or without access to a remote storm shelter or safe room, shall indicate the best available refuge area.

**AQ501.4 Signage.** The location(s) of storm shelters, safe rooms or the best available refuge area(s) shall be clearly marked with a permanent sign.

### SECTION AQ502 DEFINITIONS AND NOTATIONS

**AQ502.1 Definitions.** The following terms are defined in Chapter 2 of the International Building Code:

**DWELLING UNITS.**

**OCCUPANT LOAD.**

**STORM SHELTER.**

**Community Storm Shelter.**

**Residential Storm Shelter.**

**AQ502.2 Additional definitions.**

**BEST AVAILABLE REFUGE AREAS.** Areas in a building that have been deemed by a registered design professional to likely offer the greatest safety for building occupants during a tornado or hurricane. Because these areas were not specifically designed as storm shelters or safe rooms, their occupants may be injured or killed during a tornado or hurricane. However, people in the best available refuge areas are less likely to be injured or killed than people in other areas of a building.

**SAFE ROOM.** A building, structure or portions thereof, constructed in accordance with FEMA 361 and designed for use during a severe wind storm event, such as a hurricane or tornado.

**Community Safe Room.** A safe room not defined as a “Residential Safe Room”

**Residential Safe Room.** A safe room serving occupants of *dwelling units* and having an *occupant load* not exceeding 16 persons.

### SECTION AQ503 BEST AVAILABLE REFUGE AREAS

**AQ503.1 General.** Best available refuge area occupants may be injured or killed during a tornado or hurricane. However, people in the best available refuge areas are less likely to be injured or killed than people in other areas of a building.

**AQ503.2 Occupant Density.** The minimum required floor area per occupant for best available refuge area(s) shall be determined in accordance with ICC 500 Table 501.1.1.

**AQ503.3 Identification of best available refuge areas.** Best available refuge areas shall be identified by a registered design professional in accordance with the Wind Hazard Checklist of FEMA 361, Appendix B and FEMA P-431.

### SECTION AQ504 APPLICABILITY

**AQ504.1 Required storm shelters or safe rooms.**

1. All new kindergarten through 12th grade schools with 50 or more occupants in total, per school, shall have a storm shelter or safe room.
2. All new 911 call stations, emergency operation centers, and fire, rescue, ambulance, and police stations shall have a storm shelter or safe room.

## CHAPTER AQ6 RESOURCES

### SECTION AQ601 CONTACTS

#### Georgia Department of Community Affairs (DCA) Construction Codes

Georgia State Amendments to the State Minimum  
Standard Codes

[dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes](http://dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes)

Phone: 404-679-3118

#### Georgia Department of Natural Resources (DNR) Floodplain Management

4220 International Parkway, Ste. 101  
Atlanta, GA 30354-3902

[www.georgiadfirm.com](http://www.georgiadfirm.com)

Phone: 404-675-1757

#### Federal Emergency Management Agency (FEMA)

[www.fema.gov](http://www.fema.gov); [www.floodsmart.gov](http://www.floodsmart.gov)

[www.fema.gov/rebuild/buildingscience/](http://www.fema.gov/rebuild/buildingscience/)

FEMA Publications and Technical Bulletins:

([www.fema.gov/library/index.jsp](http://www.fema.gov/library/index.jsp))

([www.fema.gov/plan/prevent/floodplain/techbul.shtm](http://www.fema.gov/plan/prevent/floodplain/techbul.shtm))

#### Georgia Emergency Management Agency (GEMA)

Georgia Office of Homeland Security

P.O. Box 18055

Atlanta, GA 30316-0055

[www.gema.ga.gov](http://www.gema.ga.gov)

[www.ready.ga.gov](http://www.ready.ga.gov)

Phone: 404-635-7000

#### Georgia Association of Regional Commissions (GARC)

[www.garc.ga.gov](http://www.garc.ga.gov) (<http://garc.ga.gov/main.php?Regional-Commissions-2>) (for assistance in identifying Flood Hazard Areas)

#### International Code Council (ICC)

[www.iccsafe.org](http://www.iccsafe.org)

#### National Weather Service

[www.weather.gov](http://www.weather.gov)

#### State Fire Marshal's Office

2 Martin Luther King Jr. Drive

Suite 920 / West Tower

Atlanta, Georgia 30334

[www.oci.ga.gov](http://www.oci.ga.gov)

Phone: 404-656-7087

### SECTION AQ602 EMERGENCY INSPECTION KIT <sup>b</sup>

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Staff's disaster response management plan | <input type="checkbox"/> Safety glasses   | <input type="checkbox"/> Duct tape                  |
| <input type="checkbox"/> Team contact list                         | <input type="checkbox"/> Sunglasses   | <input type="checkbox"/> Staples & stapler          |
| <input type="checkbox"/> Area maps                                 | <input type="checkbox"/> Pocket knife   | <input type="checkbox"/> Staple gun                 |
| <input type="checkbox"/> Official identification                   | <input type="checkbox"/> Matches  | <input type="checkbox"/> Calculator                 |
| <input type="checkbox"/> Personal identification                   | <input type="checkbox"/> Antibacterial hand wipes or alcohol-based hand sanitizer | <input type="checkbox"/> Tire repair kit            |
| <input type="checkbox"/> Inspection forms and placards             | <input type="checkbox"/> Insect repellent ( w/ Deet or Picaridin)                 | <i>Remember to grab:</i>                            |
| <input type="checkbox"/> Communication equipment                   | <input type="checkbox"/> Insect repellent ( w/ Deet or Picaridin)                 | <input type="checkbox"/> Personal identification    |
| <input type="checkbox"/> Clipboard                                 | <input type="checkbox"/> Sunscreen (SPF 15 or greater)                            | <input type="checkbox"/> Rain gear, extra clothing  |
| <input type="checkbox"/> Hard hat                                  | <input type="checkbox"/> Camera   | <input type="checkbox"/> Water bottle               |
| <input type="checkbox"/> Orange safety vest                        | <input type="checkbox"/> Black markers  | <input type="checkbox"/> Prescription medication    |
| <input type="checkbox"/> Dust mask                                 | <input type="checkbox"/> Pens & pencils   | <input type="checkbox"/> Cell phone and charger     |
| <input type="checkbox"/> Work gloves                               | <input type="checkbox"/> Envelope for expense receipts                            | <input type="checkbox"/> Cash for personal expenses |
| <input type="checkbox"/> Steel toe and waterproof boots            | <input type="checkbox"/> Compass, GPS unit  | <input type="checkbox"/> Toiletries                 |
| <input type="checkbox"/> Whistle                                   | <input type="checkbox"/> Backpack, waistpack                                      |   |
| <input type="checkbox"/> First aid kit                             | <input type="checkbox"/> Flashlight and extra batteries                           |   |
| <input type="checkbox"/> Latex gloves                              | <input type="checkbox"/> Battery-operated radio                                   |   |

(b) *Disaster Mitigation: A Guide for Building Departments* by the International Code Council, Inc., copyright 2009

### SECTION AQ603 SAFETY TIPS <sup>a</sup>

1. Always travel in teams of at least two people.
2. Always wear a hard hat, gloves, goggles, safety vest, and dust masks.
3. Always wear safety shoes capable of protecting the toes and bottom of the foot.



4. Survey the building exterior completely before entering.
5. Enter building only if authorized and if deemed safe to do so.
6. Be alert for falling objects.
7. In case of fire, injuries or victims, evacuate the area and alert the fire department immediately.
8. Avoid downed power lines and buildings under them or water surrounding them.
9. In case of gas leaks, shut off the gas (if possible) and report the leak.
10. In a flood situation, have a “walking stick.”

(a) *When Disaster Strikes* by the International Code Council, Inc., Seventh Printing: November 2011, copyright 2007

**SECTION AQ604  
MAJOR DISASTER PROCESS**

(from link <https://www.fema.gov/disaster-declaration-process>)

A Major Disaster Declaration usually follows these steps:

- **Incident occurs and local government responds**, supplemented by neighboring communities and volunteer agencies. If overwhelmed, turn to the state for assistance;

Generally the local government will issue a local state of emergency

- **The State responds** with state resources, such as the National Guard and state agencies;

Prior to committing state resources, the Governor will declare a state of emergency in the counties impacted by the event for which assistance is needed.

- **Damage assessment** by local, state, federal, and volunteer organizations determine losses and recovery needs;

Generally the locals will submit a preliminary damage assessment to the state and the state will review and determine if state and/or federal assistance is needed. If federal assistance is needed, the state will request FEMA perform a preliminary joint damage assessment. If the Governor determines that the incident is of such severity and magnitude that effective response is beyond the capabilities of the state and the affected local governments then supplementary Federal assistance is requested (next step).

- **A Major Disaster Declaration** is requested by the Governor, based on the damage assessment, and agreement to commit state funds and resources to the long-term recovery;
- **FEMA evaluates** the request and recommends action to the White House based on the disaster, the local community and the state’s ability to recover;
- **The President approves** the request or FEMA informs the Governor it has been denied. This decision process could take a few hours or several weeks depending on the nature of the disaster.

**SECTION AQ605  
SAMPLE EVALUATION FORMS AND INSPECTION PLACARDS <sup>b</sup> (following pages)**

**Figure AQ605.1**  
<sub>b</sub>

# ATC-45 Rapid Evaluation Safety Assessment Form

## Inspection

Inspector ID: \_\_\_\_\_ Inspection date: \_\_\_\_\_  
 Affiliation: \_\_\_\_\_ Inspection time: \_\_\_\_\_  AM  PM  
 Areas inspected:  Exterior only  Exterior and interior

## Building Description

Building name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Building contact/phone: \_\_\_\_\_  
 Number of stories: \_\_\_\_\_  
 "Footprint area" (square feet): \_\_\_\_\_  
 Number of residential units: \_\_\_\_\_

**Type of Building**  
 Mid-rise or high-rise  Pre-fabricated  
 Low-rise multi-family  One- or two-family dwelling  
 Low-rise commercial

**Primary Occupancy**  
 Dwelling  Commercial  Government  
 Other residential  Offices  Historic  
 Public assembly  Industrial  School  
 Emergency services  Other: \_\_\_\_\_

## Evaluation

Investigate the building for the conditions below and check the appropriate column.

Observed Conditions:	Estimated Building Damage (excluding contents)		
	Minor/None	Moderate	Severe
Collapse, partial collapse, or building off foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building significantly out of plumb or in danger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Damage to primary structural members, racking of walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Falling hazard due to nonstructural damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical hazard, scour, erosion, slope failure, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical lines / fixtures submerged / leaning trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

See back of form for further comments.

## Posting

Choose a posting based on the evaluation and team judgment. Severe conditions endangering the overall building are grounds for an Unsafe posting. Localized Severe and overall Moderate conditions may allow a Restricted Use posting.

INSPECTED (Green placard)  RESTRICTED USE (Yellow placard)  UNSAFE (Red placard)

Record any use and entry restrictions exactly as written on placard: \_\_\_\_\_

Number of residential units vacated: \_\_\_\_\_

## Further Actions Check the boxes below only if further actions are needed.

Barricades needed in the following areas: \_\_\_\_\_

Detailed Evaluation recommended:  Structural  Geotechnical  Other: \_\_\_\_\_

Substantial Damage determination recommended

Other recommendations: \_\_\_\_\_

See back of form for further comments.

© Copyright 2004-07, Applied Technology Council.  
 Permission is granted for unlimited, non-exclusive, non-commercial use and distribution of ATC evaluation forms, provided that this Copyright Notice appears on all copies and the Applied Technology Council name shall not be used in any advertising or publicity of Licensee product. Permission is further subject to the following conditions: (1) Licensee does not reprint, repackage or offer this form for sale or license; and (2) no material gain or financial profit is to be made from any sale or license of this form. Placards may be used without restrictions for their intended use as building postings. All rights not specifically granted to Licensee are herein reserved by ATC.

Figure AQ605.2<sup>b</sup>

# ATC-45 Detailed Evaluation Safety Assessment Form

## Inspection

Inspector ID: \_\_\_\_\_ Inspection date: \_\_\_\_\_  
 Affiliation: \_\_\_\_\_ Inspection time: \_\_\_\_\_  AM  PM

## Final Posting from page 2

- Inspected  
 Restricted Use  
 Unsafe

## Building Description

Building name: \_\_\_\_\_

Address: \_\_\_\_\_  
 \_\_\_\_\_

Building contact/phone: \_\_\_\_\_

Number of stories: \_\_\_\_\_

"Footprint area" (square feet): \_\_\_\_\_

Number of residential units: \_\_\_\_\_

### Type of Building

- Mid-rise or High-rise  
 Low-rise multi-family  
 Low-rise commercial  
 Pre-fabricated  
 One- or two-family dwelling  
 Other: \_\_\_\_\_

### Primary Occupancy

- Dwelling  
 Other residential  
 Public assembly  
 Emergency services  
 Commercial  
 Offices  
 Industrial  
 Other: \_\_\_\_\_  
 Government  
 Historic  
 School

## Evaluation

Investigate the building for the conditions below and check the appropriate column. There is room on the second page for a sketch.

	Minor/None	Moderate	Severe	Comments
<b>Overall hazards:</b>				
Collapse or partial collapse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Building or story lean or drift	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fractured or displaced foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>Structural hazards:</b>				
Failure of significant element/connection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Column, pier, or bearing wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Roof/floor framing or connection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Superstructure/foundation connection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Moment frame	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Diaphragm/horizontal bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Vertical bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Shear wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>Nonstructural hazards:</b>				
Parapets, ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Canopy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Cladding, glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Ceilings, light fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Stairs, exits, access walkways, gratings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Interior walls, partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Mechanical & electrical equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Building contents, other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>Geotechnical hazards:</b>				
Slope failure, debris impact	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Ground movement, erosion, sedimentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Differential settlement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Continue on page 2

Figure AQ605.2<sup>b</sup> (Continued)

Building name: \_\_\_\_\_ Inspector ID: \_\_\_\_\_

**Sketch**

Make a sketch of the damaged building in the space provided. Indicate damage points.

**Estimated Building Damage**  
(excluding contents)

- None
- > 0 to < 1%
- 1 to < 10%
- 10 to < 30%
- 30 to < 70%
- 70 to < 100%
- 100%

**Posting**

If there is an existing posting from a previous evaluation, check the appropriate box.

Previous posting:  INSPECTED  RESTRICTED USE  UNSAFE Inspector ID: \_\_\_\_\_ Date: \_\_\_\_\_

If necessary, revise the posting based on the new evaluation and team judgment. *Severe* conditions endangering the overall building are grounds for an Unsafe posting. Local *Severe* and overall *Moderate* conditions may allow a Restricted Use posting. Indicate the current posting below and at the top of page one, whether the posting has been revised or not.

**INSPECTED** (Green placard)  **RESTRICTED USE** (Yellow placard)  **UNSAFE** (Red placard)

Record any use and entry restrictions exactly as written on placard: \_\_\_\_\_

Number of residential units vacated: \_\_\_\_\_

**Further Actions** Check the boxes below only if further actions are needed.

Barricades needed in the following areas: \_\_\_\_\_

Engineering Evaluation recommended:  Structural  Geotechnical  Other \_\_\_\_\_

Substantial Damage determination recommended

Other recommendations: \_\_\_\_\_

© Copyright 2004-07, Applied Technology Council. Permission is granted for unlimited, non-exclusive, non-commercial use and distribution of ATC evaluation forms, provided that this Copyright Notice appears on all copies and the Applied Technology Council name shall not be used in any advertising or publicity of Licensee product. Permission is further subject to the following conditions: (1) Licensee does not reprint, repackage or offer this form for sale or license; and (2) no material gain or financial profit is to be made from any sale or license of this form. Placards may be used without restrictions for their intended use as building postings. All rights not specifically granted to Licensee are herein reserved by ATC.

Figure AQ605.3<sup>b</sup>

# INSPECTED

## LAWFUL OCCUPANCY PERMITTED

This structure has been inspected (as indicated below) and no apparent structural hazard has been found.

Date \_\_\_\_\_  
Time \_\_\_\_\_

Inspected Exterior Only

Inspected Exterior and Interior

Report any unsafe condition to local authorities; reinspection may be required.

Inspector Comments:

This facility was inspected under emergency conditions for:

\_\_\_\_\_  
(Jurisdiction)

Inspector ID / Agency

Facility Name and Address:

**Do Not Remove, Alter, or Cover this Placard  
until Authorized by Governing Authority**

Figure AQ605.4<sup>b</sup>

# RESTRICTED USE

**Caution:** This structure has been inspected and found to be damaged as described below:

---

---

---

---

**Entry, occupancy, and lawful use are restricted as indicated below:**

- Do not enter the following areas: \_\_\_\_\_
- Brief entry allowed for access to contents: \_\_\_\_\_
- Other restrictions: \_\_\_\_\_

Facility name and address:

---

---

---

Date \_\_\_\_\_  
Time \_\_\_\_\_

This facility was inspected under emergency conditions for:

\_\_\_\_\_ (Jurisdiction)

Inspector ID / Agency  
\_\_\_\_\_  
\_\_\_\_\_

**Do Not Remove, Alter, or Cover this Placard until Authorized by Governing Authority**

Figure AQ605.5 b

# UNSAFE

**DO NOT ENTER OR OCCUPY  
(THIS PLACARD IS NOT A DEMOLITION ORDER)**

This structure has been inspected, found to be seriously damaged and is unsafe to occupy, as described below:

---

---

---

---

---

---

Date \_\_\_\_\_  
Time \_\_\_\_\_

This facility was inspected under emergency conditions for:

\_\_\_\_\_  
(Jurisdiction)

**Do not enter, except as specifically authorized in writing by jurisdiction. Entry may result in death or injury.**

Facility Name and Address:

---

---

---

Inspector ID / Agency

---

---

---

**Do Not Remove, Alter, or Cover this Placard  
until Authorized by Governing Authority**

# CHAPTER AQ7 REFERENCES

## REFERENCED STANDARDS

ASCE Standards ASCE/SEI 24-14 Flood Resistant Design and Construction  
 FEMA P-320, Fourth Edition / December 2014 Taking Shelter From the Storm: Building a Safe Room For Your Home or Small Business, Includes Construction Plans and Cost Estimates  
 FEMA 361, Third Edition / March 2015 Design and Construction Guidance for Community Safe Rooms  
 FEMA P-431, Second Edition/October 2009 Tornado Protection: Selecting Refuge Areas in Buildings  
 FEMA Technical Bulletin 2, Table 2. Types, Uses, and Classifications of Materials

## REFERENCED RESOURCES

- (a) *When Disaster Strikes* by the International Code Council, Inc., Seventh Printing: November 2011, copyright 2007
- (b) *Disaster Mitigation: A Guide for Building Departments* by the International Code Council, Inc., copyright 2009

## INDEX OF FIGURES:

<b>Figure AQ103.3</b>	<b>Post Disaster Building Safety Evaluation Chart <sup>a</sup></b> .....	<b>10</b>
<b>Figure AQ605.1</b>	<b>ATC-45 Rapid Evaluation Form</b> .....	<b>18</b>
<b>Figure AQ605.2</b>	<b>ATC-45 Detail Evaluation Form</b> .....	<b>19</b>
<b>Figure AQ605.3</b>	<b>Inspected Placard</b> .....	<b>21</b>
<b>Figure AQ605.4</b>	<b>Restricted Placard</b> .....	<b>22</b>
<b>Figure AQ605.5</b>	<b>Unsafe Placard</b> .....	<b>23</b>

## INDEX

	<b>B</b>	
	Best available refuge area .....	Chapter 5, AQ501.1, AQ502.2, AQ503
	<b>C</b>	
<b>Connectors</b> .....		AQ303.3
<b>Conventional Light-Frame Construction</b> .....		AQ401.2.3
	<b>E</b>	
<b>Emergency operation centers</b> .....		AQ504.1
<b>Enclosure classification</b> .....		AQ403.3
<b>Essential Facility</b> .....		AQ103.3
<b>Evaluation</b>		
Detailed .....		AQ103.2.1, AQ103.3.2.2, AQ103.4
Engineering .....		AQ103.2.2, AQ103.2.3, Figure 103.3
Rapid .....		AQ103.2.1, AQ103.4, Figure AQ605.1
<b>Exposure</b> .....		AQ403.2
	<b>F</b>	
<b>Fasteners</b> .....		AQ303.3
<b>Flood</b>		
500-Year .....		Chapter 2, AQ302.1.2, AQ302.1.3, AQ302.1.4
Base .....		Chapter 2, AQ302.1.1
Design .....		Chapter 2
Future-conditions .....		Chapter 2, AQ302.1.1, AQ302.1.2,
		AQ302.1.3, AQ302.1.4
<b>Flood Elevation</b>		
Advisory Base ...		Chapter 2, AQ302.1.2, AQ302.1.3, AQ302.1.4
Base ..		Chapter 2, AQ302.1.2, AQ302.1.3, AQ302.1.4
Design .....		Chapter 2, AQ302.1.2, AQ302.1.3, AQ302.1.4
Futures-conditions .....		Chapter 2
<b>Flood Hazard Area</b> ..		AQ102.1.1, Chapter 2, AQ301.1, AQ302.1,
		AQ302.1.1
<b>Flood-(Damage)Resistant Material</b> .....		Chapter 2, AQ303
<b>Freeboard</b> .....		Chapter 2, Chapter 3
	<b>G</b>	
<b>Grade Schools</b> .....		AQ504
	<b>I</b>	
<b>Impact Resistant</b> .....		AQ404.2, AQ405.2, AQ406.2
<b>Inspections</b> .....		AQ103.1, AQ103.2
	<b>M</b>	
<b>Masonry</b>		
Empirical .....		AQ401.2.1
Unreinforced.....		AQ401.2.2



<b>Opening Protection</b> .....	AQ401.1, AQ404.2, AQ405.2, AQ406.2	<b>O</b>
<b>Placards</b> .....	AQ103.2.1, AQ103.5, Figure AQ605.3-AQ605.5	<b>P</b>
<b>Safe rooms</b>		<b>S</b>
Community.....	AQ502.2	
Occupant density .....	AQ501.2, AQ503.2	
Residential .....	AQ501.1, AQ502, AQ502.2	
<b>Sample Ordinance</b> .....	Page 2,3,and 4	
<b>Storm shelters</b> .....	AQ101.3.3, Table AQ401.1, Chapter AQ5	
<b>Substantial alterations</b> .....	AQ102.1.1	
<b>Substantial improvements</b> .....	AQ101 3.1, AQ302.1.1	
<b>Table of Contents</b> .....	Page 7	<b>T</b>
<b>Ultimate design wind speed</b> .....	AQ404.1, AQ405.1, AQ406.1	<b>U</b>
<b>Violations</b> .....	AQ101.4	<b>V</b>
<b>Wind Directionality Factor</b> .....	AQ403.1	<b>W</b>
<b>Wind Load</b> .....	AQ401, AQ403, AQ404, AQ405,AQ406	