

MEMORANDUM

TO: Members of the State Codes Advisory Committee
Georgia Building Officials
Industrialized Buildings Manufacturers and Third Party Agencies
Interested Parties

FROM: Ted Miltiades, Director TM
Office of Construction Codes and Industrialized Buildings

DATE: August 21, 2020

SUBJECT: Notice of Intent to adopt new mandatory State Codes and Georgia Amendments,
Effective January 1, 2021

The State Codes Advisory Committee (SCAC) met on January 30, 2020. It recommended that the Department of Community Affairs (DCA) Board adopt the 2018 International Property Maintenance Code (IPMC) with Georgia Amendments, the 2018 International Existing Building Code (IEBC) with Georgia Amendments and 2020 National Electrical Code (NEC) with no Amendments.

The Notice of Intention to Adopt, Synopsis, and proposed Georgia Amendments are available for review on the Georgia Department of Community Affairs webpage:

<https://www.dca.ga.gov/node/6564>

The proposed new mandatory State Codes and proposed Georgia Amendments will be presented to the Department of Community Affairs Board at 10:30 A.M. on Wednesday, November 18, 2020, at the DCA main office, 60 Executive Park South, NE, Atlanta, GA 30329 in Boardroom #302. If approved, they will become effective January 1, 2021. If you have questions regarding the referenced documents, please contact the Construction Codes Program at 404-679-3118 or codes@dca.ga.gov.

TM/jr
cc: Rusty Haygood, DCA

NOTICE OF INTENTION TO ADOPT

- 2018 International Property Maintenance Code with Georgia Amendments
- 2018 International Existing Building Code with Georgia Amendments
- 2020 National Electrical Code with no Amendments

NOTICE IS HEREBY GIVEN at a meeting beginning at 10:30 A.M. on Wednesday, November 18, 2020, at the Georgia Department of Community Affairs (DCA) main office, 60 Executive Park South, NE, Atlanta, GA 30329 in Boardroom #302, the Board of Community Affairs intends to adopt the above-referenced code edition and amendments. If adopted by the Board, it is proposed the code edition and amendments identified above become effective on January 1, 2021.

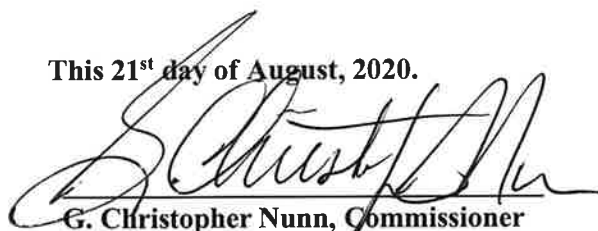
The new mandatory state code and amendments to the Georgia State Minimum Standard Codes for construction are proposed for adoption under the authority granted to the Board of Community Affairs by the Official Code of Georgia Annotated (O.C.G.A.) Section 8-2-23. The proposed Georgia Amendments are available for review on the Georgia Department of Community Affairs website: <https://www.dca.ga.gov/node/6564> or by contacting the Construction Codes Program at 404-679-3118. The 2018 International Property Maintenance Code with Georgia Amendments, the 2018 International Existing Building Code with Georgia Amendments, and the 2020 National Electrical Code with no Amendments are available for inspection at the Department of Community Affairs, 60 Executive Park South, N.E., Atlanta, Georgia 30329-2231.

In accordance with the Administrative Procedure Act, a public hearing has been scheduled for 10:00 A.M., Wednesday, September 23, 2020 via virtual ZOOM meeting.

To request an invite to the ZOOM meeting please email your NAME, ENTITY, and EMAIL ADDRESS to codes@dca.ga.gov by close of business on Friday, September 18, 2020.

Any party wishing to express views or opinions regarding the proposed new mandatory state codes and proposed Georgia Amendments may do so by submitting them in writing by close of business on Friday, September 4, 2020 to: Ted Miltiades, Director, Office of Construction Codes, Georgia Department of Community Affairs, 60 Executive Park South, N.E., Atlanta, Georgia, 30329-2231 or by presenting them at the public hearing.

This 21st day of August, 2020.


G. Christopher Nunn, Commissioner



Sworn to and subscribed
before me this
21 day of AUGUST, 2020

THE ADOPTED INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS, THE ADOPTED INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS, AND THE NATIONAL ELECTRICAL CODE, 2020 EDITION, WITHOUT GEORGIA AMENDMENTS

SYNOPSIS OF PROPOSED RULES

If adopted by the Board of Community Affairs, the proposed rule would adopt the **INTERNATIONAL PROPERTY MAINTENANCE CODE 2018 Edition**, with the following Georgia Amendments, to replace the current **INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 Edition**, with Georgia Amendments:

INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION:

- Add letter (c) to Code Reference to read as follows:
- Add letter (d) to Code Reference to read as follows:
- Revise Section 402.2 ‘Common Halls and Stairways’ to read as follows:
- Revise Section 503.3 ‘Location of employee toilet facilities’ to renumber exception and add exception as follows:
- Delete Section 606.1 ‘General’ in its entirety and substitute the following:

FURTHERMORE, if adopted by the Board of Community Affairs, the proposed rule would adopt the **INTERNATIONAL EXISTING BUILDING CODE, 2018 Edition**, with the following Georgia Amendments, to replace the current **INTERNATIONAL EXISTING BUILDING CODE, 2012 Edition**, with Georgia Amendments:

INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION

- Add letter (d) to Code Reference to read as follows:
- Revise 301.3 Alteration, addition or change of occupancy to renumber exception add two exceptions as follows:
- Revise 408.2 Water closet replacement to read as follows:
- Revise [FG] 702.6.1 International Fuel Gas Code #2 to read as follows and delete 2.1 entirely:
- Revise Section 1201.1 ‘Scope’ to add sentence at end of section to read as follows:

FURTHERMORE, if adopted by the Board of Community Affairs, the proposed rule would adopt the **NATIOINAL ELECTRICAL CODE, 2020 Edition**, without any Georgia Amendments, to replace the current **NATIOINAL ELECTRICAL CODE, 2017 Edition**, without any Georgia Amendments



Georgia State Amendments to the International Existing Building Code (2018 Edition)



Georgia Department of Community Affairs
Community Development Division
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231
(404) 679-3118
www.dca.ga.gov

Revised January 1, 2021

**GEORGIA STATE MINIMUM
STANDARD EXISTING BUILDING CODE
(INTERNATIONAL EXISTING BUILDING CODE
WITH GEORGIA STATE AMENDMENTS)**

The INTERNATIONAL EXISTING BUILDING CODE, 2018 Edition, published by the International Code Council, when used in conjunction with these and any other Georgia State Amendments to the INTERNATIONAL EXISTING BUILDING CODE, 2018 Edition, shall constitute the official *Georgia State Minimum Standard Existing Building Code*.

GEORGIA STATE AMENDMENTS

CODE REFERENCE:

- a) Replace all references to the ICC Electrical Code with references to the Georgia State Minimum Standard Electrical Code (National Electrical Code with Georgia State Amendments).
- b) Replace all references to the International Energy Conservation Code (IECC) with references to the Georgia State Minimum Standard Energy Code (IECC with Georgia State Supplements and Amendments). The Georgia State Minimum Standard Energy Code shall be used for heating and air conditioning equipment.
- c) Replace all references to “Accessibility” with a cross-reference to Title 30, Chapter 3 of the Official Code of Georgia Annotated (O.C.G.A.) and the Rules and Regulations of the Georgia Safety Fire Commissioner.
- d) The following table titled ‘Codes Reference Guide’ establishes specific primary and supplementary code applications and is to be applied by the authority having jurisdiction.

CODES REFERENCE GUIDE		
Area	Primary	Supplement
Occupancy Classification	LSC	IBC
Building Construction Types including allowable height, allowable building areas, and the requirements for sprinkler protection related to minimum building construction types.	IBC	LSC
Means of Egress	LSC	NONE

Standpipes	IBC	IFC
Interior Finish	LSC	NONE
HVAC Systems	IMC	NONE
Vertical Openings	LSC	NONE
Sprinkler Systems minimum construction standard	LSC	NONE
Fire Alarm Systems	LSC	NONE
Smoke Alarms and Smoke Detection Systems	State Statute and LSC	NONE
Portable Fire Extinguishers	IFC	NONE
Cooking Equipment	LSC and NFPA 96	NONE
Fuel Fired Appliances	IFGC	NFPA 54
Liquid Petroleum Gas	NFPA 58	NFPA 54
Compressed Natural Gas	NFPA 52	NONE

RESOURCES:

Resource A is only a guideline and is not intended to be a document for specific adoption as it is not written in the format or language of ICC’s *International Codes* and is not subject to the code development process.

**Revise the International Existing Building Code, 2018 Edition, as follows:*

**CHAPTER 3
PROVISIONS FOR ALL COMPLIANCE METHODS**

**SECTION 301
ADMINISTRATION**

*Revise 301.3 Alteration, addition or change of occupancy to renumber exception add two exceptions as follows:

301.3 Alteration, addition or change of occupancy.

Exception 1: (no change)

Exception 2: Plumbing fixtures in existing multi-story buildings that are and will remain a B-Business occupancy shall be considered in compliance with the provisions of this code when it is *technically infeasible* to add fixtures required by present-day occupancy count calculations due to space or cost.

Exception 3: Where existing buildings, core plumbing and other existing base building features cannot accommodate new tenant occupancy calculations, occupancy limit signage must be placed in common areas to indicate the occupancy limit of that specific area or the entry and exit points for the entire tenant area.
(Effective January 1, 2021)

CHAPTER 4 REPAIRS

SECTION 408 PLUMBING

*Revise 408.2 Water closet replacement to read as follows:

408.2 Water closet replacement

The maximum water consumption flow rates and quantities for all replaced water closets shall be 1.28 gallons (4.84L) per flushing cycle.
(Effective January 1, 2021)

CHAPTER 7 ALTERATIONS-LEVEL 1

SECTION 702 BUILDING ELEMENTS AND MATERIALS

*Revise [FG] 702.6.1 International Fuel Gas Code #2 to read as follows and delete 2.1 entirely:

[FG] 702.6.1 International Fuel Gas Code.

#2 Chapter 4, entitled “Gas Piping Installations”.
(Effective January 1, 2021)

CHAPTER 12 HISTORIC BUILDINGS

SECTION 1201 GENERAL

*Revise Section 1201.1 ‘Scope’ to add sentence at end of section to read as follows:

1201.1 Scope.

. . .and *change of occupancy*. The Georgia Department of Natural Resources, Historic Preservation Office may be contacted for additional resources.
(Effective January 1, 2021)

End of Amendments.



Georgia State Amendments to the International Property Maintenance Code (2018 Edition)



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GEORGIA STATE AMENDMENTS

CODE REFERENCE:

- a) Replace all references to the ICC *Electrical Code* with references to the *Georgia State Minimum Standard Electrical Code (National Electrical Code with Georgia State Amendments)*.
- b) Replace all references to the International Energy Conservation Code (IECC) with references to the Georgia State Minimum Standard Energy Code (IECC with Georgia State Supplements and Amendments). The Georgia State Minimum Standard Energy Code shall be used for heating and air conditioning equipment.
- c) Replace all references to “Accessibility” with a cross-reference to Title 30, Chapter 3 of the Official Code of Georgia Annotated (O.C.G.A.) and the Rules and Regulations of the Georgia Safety Fire Commissioner.
- d) The following table titled ‘Codes Reference Guide’ establishes specific primary and supplementary code applications and is to be applied by the authority having jurisdiction.

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Means of Egress	LSC	NONE
Standpipes	IBC	IFC

Interior Finish	LSC	NONE
HVAC Systems	IMC	NONE
Vertical Openings	LSC	NONE
Sprinkler Systems minimum construction standard	LSC	NONE
Fire Alarm Systems	LSC	NONE
Smoke Alarms and Smoke Detection Systems	State Statute and LSC	NONE
Portable Fire Extinguishers	IFC	NONE
Cooking Equipment	LSC and NFPA 96	NONE
Fuel Fired Appliances	IFGC	NFPA 54
Liquid Petroleum Gas	NFPA 58	NFPA 54
Compressed Natural Gas	NFPA 52	NONE

**Revise the International Property Maintenance Code, 2018 Edition, as follows:*

**CHAPTER 4
LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS**

**SECTION 402
LIGHT**

* Revise Section 402.2 ‘Common Halls and Stairways’ to read as follows:

402.2 Common halls and stairways. Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be lighted at all times with not less than a 6 to 8-watt LED, or equivalent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, ...
(Effective January 1, 2021)

**CHAPTER 5
PLUMBING FACILITIES AND FIXTURE REQUIREMENTS**

**SECTION 503
TOILET ROOMS**

* Revise Section 503.3 'Location of employee toilet facilities' to renumber exception and add exception as follows:

Exceptions:

1. (Left unchanged)
2. The location and maximum travel distances to required employee toilet facilities in factory, storage and industrial occupancies are permitted to exceed that required by this section, provided that the location and maximum travel distance are approved.
(Effective January 1, 2021)

**CHAPTER 6
MECHANICAL AND ELECTRICAL REQUIREMENTS**

**SECTION 606
ELEVATORS, ESCALATORS AND DUMBWAITERS**

*Delete Section 606.1 'General' in its entirety and substitute the following:

606.1 General. Elevators, dumbwaiters and escalators shall comply with the Rules and Regulations of the Georgia Safety Fire Commissioner.
(Effective January 1, 2021)

End of Amendments.