


Brian Kemp
Governor



Christopher Nunn
Commissioner

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 
Office of Construction Codes and Industrialized Buildings

DATE: June 22, 2023

SUBJECT: Notice of Intent to adopt new 2024 Georgia Amendments, Effective January 1, 2024

The State Codes Advisory Committee (SCAC) met on June 22, 2023. The SCAC recommended that the Department of Community Affairs (DCA) Board adopt the 2024 Georgia Amendments to the 2018 International Mechanical Code, the 2018 International Residential Code, the 2018 International Building Code and the 2018 International Plumbing Code.

The Notice of Intention to Adopt, Synopsis, and proposed Georgia Amendments are available for review on the Georgia Department of Community Affairs web page: <https://www.dca.ga.gov/node/8426>

The proposed Georgia Amendments will be presented to the Department of Community Affairs Board at 10:30 A.M. on Wednesday, August 9, 2023, at the DCA main office, 60 Executive Park South, NE, Atlanta, GA 30329 in Boardroom #302. If approved, the 2024 Georgia Amendments will become effective January 1, 2024. 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
cc: Jon West, DCA



NOTICE OF INTENTION TO ADOPT

- 2024 Amendments to the 2018 International Mechanical Code
- 2024 Amendments to the 2018 International Residential Code
- 2024 Amendments to the 2018 International Building Code
- 2024 Amendments to the 2018 International Plumbing Code

NOTICE IS HEREBY GIVEN at a meeting beginning at 10:30 A.M. on Wednesday, August 9, 2023, at the Georgia Department of Community Affairs, 60 Executive Park South, NE, Atlanta, GA 30329-2231, in Boardroom #302, the Board of Community Affairs intends to adopt the above-referenced code amendments. If adopted by the Board, it is proposed the 2024 amendments identified above become effective on January 1, 2024.

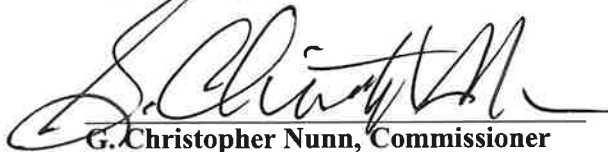
The new amendments to the Georgia State Minimum Standard Codes for construction are proposed for adoption under the authority granted to the Board of Community Affairs by the Official Code of Georgia Annotated (O.C.G.A.) Section 8-2-23. The proposed Georgia Amendments are available for review on the Georgia Department of Community Affairs website:

<https://www.dca.ga.gov/node/8426> or by contacting the Construction Codes Program at 404-679-3118. The proposed 2024 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., Tuesday, August 1, 2023 at the Department of Community Affairs, Room 302, 60 Executive Park South, NE, Atlanta, Georgia 30329-2231.

Any party wishing to express views or opinions regarding the proposed Georgia Amendments may do so by submitting them in writing by close of business on Friday, July 28, 2023, 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 22nd day of June, 2023.


G. Christopher Nunn, Commissioner





**GEORGIA AMENDMENTS TO THE 2018 INTERNATIONAL MECHANICAL
CODE AND GEORGIA AMENDMENTS TO THE 2018 INTERNATIONAL
RESIDENTIAL CODE AND GEORGIA AMENDMENTS TO THE 2018
INTERNATIONAL BUILDING CODE AND GEORGIA AMENDMENTS TO THE
2018 INTERNATIONAL PLUMBING CODE**

SYNOPSIS OF PROPOSED RULES

If adopted by the Board of Community Affairs, the proposed rule would adopt the following Georgia Amendments to the **INTERNATIONAL MECHANICAL CODE, 2018 Edition**:

INTERNATIONAL MECHANICAL CODE, 2018 EDITION:

- Revise Section 908.1 ‘General’ to read as follows:
- Revise Section 918.1 ‘Forced-air furnaces’ to read as follows:
- Revise Section 918.2 ‘Heat pumps’ to read as follows:
- Revise Section 1101.2 ‘Factory-built equipment and appliances’ to read as follows:
- Revise Footnote f of Table 1103.1 ‘Refrigerant Classification, amount and OEL’ to read as follows:
- Revise Section 1104.3.1 ‘Air conditioning for human comfort’ to read as follows:
- Rename Section 1104.3.2 ‘Nonindustrial occupancies’ to ‘Group A2, A3, B2 and B3 refrigerants’, delete Table 1104.3.2 ‘Maximum Permissible Quantities of Refrigerants’ and revise to read as follows:
- Revise Chapter 15 ‘Referenced Standards’ to read as follows:

FURTHERMORE, if adopted by the Board of Community Affairs, the proposed rule would adopt the following Georgia Amendment to the **INTERNATIONAL RESIDENTIAL CODE, 2018 Edition**:

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION:

- Revise Section M1402.1 ‘General’ to read as follows:
- Revise Section M1403.1 ‘Heat pumps’ to read as follows:
- Revise Section M1412.1 ‘Approval of equipment’ to read as follows:
- Revise Section M1413.1 ‘General’ to read as follows:
- Revise Section M2006.1 ‘General’ to read as follows:
- Revise Chapter 44 ‘Referenced standards’ to read as follows:

FURTHERMORE, if adopted by the Board of Community Affairs, the proposed rule would adopt the following Georgia Amendment to the **INTERNATIONAL BUILDING CODE, 2018 Edition**:

INTERNATIONAL BUILDING CODE, 2018 EDITION:

- Revise Section 202 ‘Definitions’ to read as follows:
- Revise Table 414.5.1 ‘Explosion Control Requirements’ and add new footnote i to read as follows:
- Revise Section 1511.1 ‘General’ to read as follows:

FURTHERMORE, if adopted by the Board of Community Affairs, the proposed rule would adopt the following Georgia Amendment to the **INTERNATIONAL PLUMBING CODE, 2018 Edition**:

INTERNATIONAL PLUMBING CODE, 2018 EDITION:

- Revise Table 403.1 ‘Minimum Number of Required Plumbing Fixtures^a’ by adding the following requirement under the column labeled ‘Other’ for line number ‘7’ ‘One- and two-family dwellings’ and ‘Apartment house’ descriptions:



Georgia State Amendments to the International 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, 2024

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

The **INTERNATIONAL 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 BUILDING CODE, 2018 Edition**, shall constitute the official *Georgia State Minimum Standard 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 efficiency and coefficient of performance ratings of equipment.
- (c) Replace all references to the *International Existing Building Code (IEBC)* with references to Chapter 34 'Existing Buildings' of these Georgia State Amendments.

Note: By Georgia law, the *International Existing Building Code* is a permissive or optional State Minimum Standard Code. Consequently, the provisions contained in the *International Existing Building Code* are not mandatory or applicable unless specifically referenced in the adopting ordinance of local governments.

APPENDICES:

Appendices are not enforceable unless they are specifically referenced in the body of the code or adopted by the Department of Community Affairs or the authority having jurisdiction.

SCOPE:

The provisions of the *Georgia State Minimum Standard Building Code* shall apply to the construction, *alteration*, relocation, enlargement, replacement, *repair*, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exception #1: Detached one- and two-family *dwelling*s and multiple single-family *dwelling*s (townhouses separated by a 2-hour fire-resistance-rated wall assembly) not more than three *stories* above *grade plane* in height with a separate *means of egress* and their accessory structures shall comply with the *Georgia State Minimum Standard One- and Two-Family Dwelling Code (International Residential Code for One- and Two-Family Dwellings with Georgia State Amendments)*.

Exception #2: 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

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

CHAPTER 2 DEFINITIONS

SECTION 202 DEFINITIONS

*Revise Section 202 'Definitions' to read as follows:

[F] FLAMMABLE GAS. A material which is a gas at 68°F (20°C) or less at 14.7 pounds per square inch atmosphere (psia) (101 kPa) of pressure [a material that has a *boiling point* of 68°F (20°C) or less at 14.7 psia (101 kPa)], subdivided as follows:

1. Category 1A.
 1. A gas which is ignitable at 14.7 psia (101 kPa) when in a mixture of 13 percent or less by volume with air.
 2. A gas with a flammable range at 14.7 psia (101 kPa) with air of not less than 12 percent, regardless of the lower limit, unless data show compliance with Category 1B.
2. Category 1B.

A gas which meets the flammability criteria for Category 1A, is not pyrophoric or chemically unstable, and meets one or more of the following:

 1. A lower flammability limit of more than 6 percent by volume of air; or
 2. A fundamental burning velocity of less than 3.9 in/s (10 cm/s).

The limits specified shall be determined at 14.7 psi (101 kPa) of pressure and a temperature of 68°F (20°C) in accordance with ASTM E681.

Where not otherwise specified, the term "flammable gas" includes both Category 1A and Category 1B.

(Effective January 1, 2024)

CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

SECTION 414 HAZARDOUS MATERIALS

*Revise Table 414.5.1 'Explosion Control Requirements' and add new footnote i to read as follows:

TABLE 414.5.1 EXPLOSION CONTROL REQUIREMENTS
Portions of table not shown remain unchanged.

MATERIAL	CLASS	EXPLOSION CONTROL METHODS	
		Barricade construction	Explosion (deflagration) venting or explosion (deflagration) prevention systems
Hazard Category			
Flammable gas	Gaseous	Not required	Required ⁱ
	Liquefied	Not required	Required ⁱ

...

i. Not required for Category 1B Flammable Gases having a burning velocity not exceeding 3.9 in/s (10 cm/s).

CHAPTER 15 ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

SECTION 1511 REROOFING

*Revise Section 1511.1 ‘General’ to read as follows:

1511.1 General.

Materials and methods of application for recovering or replacing an existing *roof covering* shall comply with the requirements of Chapter 15.

Exception 1

Roof replacement or *roof recover* of existing low-slope *roof coverings* shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section 1507 for roofs that provide *positive roof drainage* and meet the requirements of Section 1608.3 and Section 1611.2.

Exception 2

Recovering or replacing an existing *roof covering* shall not be required to meet the requirement for secondary (emergency overflow) drains or scuppers in Section 1502.2 for roofs that provide for *positive roof drainage* and meet the requirements of Section 1608.3 and Section 1611.2. For the purposes of this exception, existing secondary drainage or *scupper systems* required in accordance with this code shall not be removed unless they are replaced by secondary drains or *scuppers* designed and installed in accordance with Section 1502.2.

End of Amendments.



Georgia State Amendments to the International Mechanical 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, 2024

**GEORGIA STATE MINIMUM STANDARD MECHANICAL CODE
(INTERNATIONAL MECHANICAL CODE WITH GEORGIA STATE AMENDMENTS)**

The **INTERNATIONAL MECHANICAL CODE, 2018 Edition**, published by the International Code Council, when used in conjunction with these Georgia State Amendments, shall constitute the official *Georgia State Minimum Standard Mechanical 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 efficiency and coefficient of performance ratings of mechanical equipment.

APPENDICES:

Appendices are not enforceable unless they are specifically referenced in the body of the code or adopted by the Department of Community Affairs or the authority having jurisdiction.

SCOPE:

The provisions of the *Georgia State Minimum Standard Mechanical Code* shall regulate the design, installation, maintenance, *alteration* and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings. This code shall also regulate those mechanical systems, system components, *equipment* and appliances specifically addressed herein. The installation of fuel gas distribution piping and *equipment*, fuel gas-fired appliances and fuel gas-fired *appliance* venting systems shall be regulated by the *Georgia State Minimum Standard Gas Code (International Fuel Gas Code with Georgia Amendments)*.

Exception #1: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade with separate means of egress and their accessory structures shall comply with the *Georgia State Minimum Standard One- and Two-Family Dwellings Code (International Residential Code for One- and Two-Family Dwellings with Georgia State Amendments)*.

Exception #2: 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

**GEORGIA STATE MINIMUM
REQUIREMENTS FOR BOILERS/WATER HEATERS AND PRESSURE VESSELS**

The State’s minimum requirements for boilers/water heaters and pressure vessels over 200,000 BTU/h (58.61 kW), 210 degrees Fahrenheit or 120 gallons capacity shall be established by O.C.G.A. Title 25, Chapter 15 and the Rules and Regulations of the Office of Insurance and Safety Fire Commissioner.

**Revise the International Mechanical Code, 2018 Edition, as follows:*

**CHAPTER 9
SPECIFIC APPLIANCES, FIREPLACES AND SOLID FUEL-BURNING EQUIPMENT**

**SECTION 908
COOLING TOWERS, EVAPORATIVE CONDENSERS AND FLUID COOLERS**

*Revise Section 908.1 ‘General’ to read as follows:

908.1 General

A cooling tower used in conjunction with an air-conditioning appliance shall be installed in accordance with the manufacturer’s instructions. Factory-built cooling towers shall be listed in accordance with UL 1995 or UL/CSA 60335-2-40. The standards related to high efficiency cooling towers shall include without limitation the minimum standards prescribed by ASHRAE 90.1.

(Effective January 1, 2024)

**SECTION 918
FORCED-AIR WARM-AIR FURNACES**

*Revise Section 918.1 ‘Forced-air furnaces’ to read as follows:

918.1 Forced-air furnaces

Oil-fired furnaces shall be tested in accordance with UL 727. Electric furnaces shall be tested in accordance with UL 1995 or UL/CSA 60335-2-40. Solid fuel furnaces shall be tested in accordance with UL 391. Forced-air furnaces shall be installed in accordance with the listings and the manufacturer’s instructions.

(Effective January 1, 2024)

*Revise Section 918.2 ‘Heat pumps’ to read as follows:

918.2 Heat pumps

Electric heat pumps shall be tested in accordance with UL 1995 or UL/CSA 60335-2-40.

(Effective January 1, 2024)

**CHAPTER 11
REFRIGERATION**

**SECTION 1101
GENERAL**

*Revise Section 1101.2 ‘Factory-built equipment and appliances’ to read as follows:

1101.2 Factory-Built Equipment and Appliances. Listed and labeled self-contained, factory-built equipment and appliances shall be tested in accordance with the applicable standards specified in Table 1101.2. Such equipment and appliances are deemed to meet the design, manufacture and factory test requirements of this code if installed in accordance with their listing and the manufacturer's instructions.

**TABLE 1101.2
FACTORY-BUILT EQUIPMENT AND APPLIANCES**

EQUIPMENT	STANDARDS
Refrigeration fittings, including press-connect, flared and threaded	UL 109 and UL 207
Air-conditioning equipment	UL 1995 or UL/CSA 60335-2-40
Packaged terminal air conditioners and heat pumps	UL 484 or UL/CSA 60335-2-40
Split-system air conditioners and heat pumps	UL 1995 or UL/CSA 60335-2-40
Dehumidifiers	UL 474 or UL/CSA 60335-2-40
Unit coolers	UL 412 or UL/CSA 60335-2-89
Commercial refrigerators, freezers, beverage coolers and walk-in coolers	UL 471 or UL/CSA 60335-2-89
Refrigerating units and walk-in coolers	UL 427 or UL 60335-2-89
Refrigerant-containing components and accessories	UL 207

(Effective January 1, 2024)

**SECTION 1103
REFRIGERATION SYSTEM CLASSIFICATION**

*Revise Footnote f of Table 1103.1 ‘Refrigerant Classification, amount and OEL’ to read as follows:

f. The ASHRAE Standard 34 flammability classification for this refrigerant is 2L.
(Effective January 1, 2024)

**SECTION 1104
SYSTEM APPLICATION REQUIREMENTS**

*Revise Section 1104.3.1 ‘Air conditioning for human comfort’ to read as follows:

1104.3.1 Air conditioning for human comfort.

High probability systems used for human comfort shall use Group A1 or A2L refrigerant. In other than industrial occupancies where the quantity in a single independent circuit does not exceed the amount in Table 1103.1, Group B1, B2 and B3 refrigerants shall not be used in high-probability systems for air conditioning for human comfort.

(Effective January 1, 2024)

*Rename Section 1104.3.2 ‘Nonindustrial occupancies’ to ‘Group A2, A3, B2 and B3 refrigerants’, delete Table 1104.3.2 ‘Maximum Permissible Quantities of Refrigerants’ and revise to read as follows:

1104.3.2 Group A2, A3, B2 and B3 refrigerants.

Group A2 and B2 refrigerants shall not be used in high-probability systems. Group A3 and B3 refrigerants shall not be used except where approved.

Exceptions: This section does not apply to:

1. Laboratories where the floor area per occupant is not less than 100 square feet (9.3 m²).
2. Listed self-contained systems having a maximum of 0.331 pounds (150 g) of Group A3 refrigerant.
3. Industrial occupancies.
4. Equipment listed for and used in residential occupancies containing a maximum of 6.6 pounds (3 kg) of Group A2 or B2 refrigerant.
5. Equipment listed for and used in commercial occupancies containing a maximum of 22 pounds (10 kg) of Group A2 or B2 refrigerant.

(Effective January 1, 2024)

**CHAPTER 15
REFERENCED STANDARDS**

*Revise Chapter 15 ‘Referenced Standards’ to read as follows:

ASHRAE

ASHRAE
1791 Tullie Circle, NE
Atlanta, GA 30329

15-2022

Safety Standards for Refrigeration
Systems

1105.3, 1106.6, 1106.7, GA
Amendments

34— 2022

Designation and Safety
Classification of Refrigerants

202, 1102.2.1, 1103.1

UL

UL LLC
333 Pfingsten Road
Northbrook, IL 60062-2096

1995—2015

Heating and Cooling Equipment

908.1, 916.1, 918.1, 918.2, 1101.2

UL/CSA 60335-2-40-2022

Household And Similar Electric
Appliances - Safety - Part 2-40:
Particular Requirements for Electric
Heat Pumps, Air-Conditioners and
Dehumidifiers

908.1, 916.1, 918.1, 918.2, 1101.2

UL/CSA 60335-2-89-2021

Household And Similar Electric
Appliances - Safety - Part 2-89:
Particular Requirements for
Commercial Refrigerating Appliances
with an Incorporated or Remote
Refrigerant Units or Compressor

1101.2

(Effective January 1, 2024)

End of Amendments.



Georgia State Amendments to the International Plumbing 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, 2024

**GEORGIA STATE MINIMUM STANDARD PLUMBING CODE
(INTERNATIONAL PLUMBING CODE WITH GEORGIA STATE AMENDMENTS)**

The **INTERNATIONAL PLUMBING CODE, 2018 Edition**, published by the International Code Council, when used in conjunction with these and any other Georgia State Amendments to the **INTERNATIONAL PLUMBING CODE, 2018 EDITION**, shall constitute the official *Georgia State Minimum Standard Plumbing 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 efficiency and coefficient of performance ratings of equipment.

APPENDICES:

Appendices are not enforceable unless they are specifically referenced in the body of the code or adopted by the Department of Community Affairs or the authority having jurisdiction.

**CHAPTER 4
FIXTURES, FAUCETS AND FIXTURE FITTINGS**

*Revise Table 403.1 ‘Minimum Number of Required Plumbing Fixtures^a’ by adding the following requirement under the column labeled ‘Other’ for line number ‘7’ ‘One- and two-family dwellings’ and ‘Apartment house’ descriptions:

Table 403.1 Minimum Number of Required Plumbing Fixtures^a

Detached single-family, duplex and multi-family dwelling structures three stories or less in height shall have not less than two exterior hose bibs, sill cocks or outside hydrants with one being located on the side or rear of the structure.

(Effective January 1, 2024)

End of Amendments.



Georgia State Amendments to the International Residential Code for One- and Two- Family Dwellings (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, 2024

**GEORGIA STATE MINIMUM STANDARD
ONE AND TWO FAMILY DWELLING CODE
(INTERNATIONAL RESIDENTIAL CODE FOR
ONE- AND TWO-FAMILY DWELLINGS
WITH GEORGIA STATE AMENDMENTS)**

The **INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2018 Edition**, published by the International Code Council, when used in conjunction with these and any other Georgia State Amendments to the **INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2018 Edition**, shall constitute the official *Georgia State Minimum Standard One- and Two-Family Dwelling Code*.

Part IV, Energy Conservation (Chapter 11), is deleted from the **INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS**. Substitute all references to Chapter 11 **ENERGY EFFICIENCY** with references to the *Georgia State Minimum Standard Energy Code (International Energy Conservation Code with Georgia State Supplements and Amendments)*.

Part VII, Plumbing (Chapters 25 through 33), is deleted from the **INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS**. Substitute for plumbing requirements the *Georgia State Minimum Standard Plumbing Code (International Plumbing Code with Georgia State Amendments)*.

Part VIII, Electrical (Chapters 34 through 43), is deleted from the **INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS**. Substitute for electrical requirements the *Georgia State Minimum Standard Electrical Code (National Electrical Code with any Georgia State Amendments)*.

GEORGIA STATE AMENDMENTS

CODE REFERENCES:

- (a) Replace all references to the ICC *Electrical Code* with references to the *Georgia State Minimum Standard Electrical Code (National Electrical Code with any 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.

SCOPE:

The provisions of the *International Residential Code for One- and Two-family Dwellings* shall apply to the construction, *alteration*, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses separated by a 2-hour fire-resistance-rated wall assembly, not more than three stories above *grade plane* in height with a separate means of egress and their *accessory structures*.

Exceptions:

1. Live/work units complying with the requirements of Section 419 of the *International Building Code* shall be permitted to be built as one- and two-family *dwellings* or townhouses. Fire suppression required by Section 419.5 of the *International Building Code* when constructed under the *International Residential Code for One- and Two-family Dwellings* shall conform to NFPA 13D.
2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the *International Residential Code for One- and Two-family Dwellings* when equipped with a fire sprinkler system in accordance with NFPA 13D.

IMPORTANT NOTE:

The intent of the GA amendments is that fire sprinklers shall not be mandatory in one- and two-family dwellings. However, the provisions of the 2018 Edition of the *International Residential Code for One- and Two-Family Dwellings* regarding automatic fire sprinklers are to remain in the Code for use when the builder/developer or owner chooses to install fire sprinklers as an option.

{Ref. O.C.G.A. §8-2-4. Neither the state residential and fire building code nor any residential and fire building code adopted by a political subdivision of the state adopted after May 24, 2010, shall include a requirement that fire sprinklers be installed in a single-family dwelling or a residential building that contains no more than two dwelling units.}

APPENDICES:

Appendices are not enforceable unless they are specifically referenced in the body of the code or adopted by the Department of Community Affairs or the Authority Having Jurisdiction.

**Revise the International Residential Code for One- and Two-Family Dwellings, 2018 Edition, as follows:*

**CHAPTER 14
HEATING AND COOLING EQUIPMENT AND APPLIANCES**

**SECTION M1402
CENTRAL FURNACES**

*Revise Section M1402.1 ‘General’ to read as follows:

M1402.1 General

Oil-fired central furnaces shall conform to ANSI/UL 727. Electric furnaces shall conform to UL 1995 or UL/CSA 60335-2-40.
(Effective January 1, 2024)

**SECTION M1403
HEAT PUMP EQUIPMENT**

*Revise Section M1403.1 ‘Heat pumps’ to read as follows:

M1403.1 Heat pumps

Electric heat pumps shall be listed and labeled in accordance with UL 1995 or UL/CSA 60335-2-40.
(Effective January 1, 2024)

**SECTION M1412
ABSORPTION COOLING EQUIPMENT**

*Revise Section M1412.1 ‘Approval of equipment’ to read as follows:

M1412.1 Approval of equipment

Absorption systems shall be installed in accordance with the manufacturer’s instructions. Absorption equipment shall comply with UL 1995 or UL/CSA 60335-2-40.
(Effective January 1, 2024)

**SECTION M1413
EVAPORATIVE COOLING EQUIPMENT**

*Revise Section M1413.1 ‘General’ to read as follows:

M1413.1 General

Evaporative cooling equipment and appliances shall comply with UL 1995 or UL/CSA 60335-2-40 and shall be installed:
(Effective January 1, 2024)

**CHAPTER 20
BOILERS AND WATER HEATERS**

**SECTION M2006
POOL HEATERS**

*Revise Section M2006.1 ‘General’ to read as follows:

M2006.1 General

Pool and spa heaters shall be installed in accordance with the manufacturer’s installation instructions. Oil-fired pool heaters shall comply with UL 726. Electric pool and spa heaters shall comply with UL 12161. Pool and spa heat pump water heaters shall comply with UL 1995, UL/CSA 60335-2-40 or CSA C22.2 No. 236.
(Effective January 1, 2024)

**CHAPTER 44
REFERENCED STANDARDS**

*Revise Chapter 44 ‘Referenced standards’ to read as follows:

ASHRAE

34— 2022

Designation and Safety
Classification of
Refrigerants

M1411.1

ASHRAE
1791 Tullie Circle NE
Atlanta, GA 30329

UL

UL LLC
333 Pfingsten Road
Northbrook, IL 60062

1995—2015

Heating and Cooling Equipment

M1402.1, M1403.1,
M1412.1, M1413.1,
M2006.1

UL/CSA 60335-2-40—2022

Standard for Household and
Similar Electrical Appliances –
Safety -, Part 2-40: Particular
Requirements for Electrical Heat
Pumps, Air-Conditioners and
Dehumidifiers

M1402.1, M1403.1,
M1412.1, M1413.1,
M2006.1

End of Amendments.

DRAFT