

Industrialized Buildings Advisory Committee
Thursday October 6th, 2022

Minutes

MEETING BEGINS - 10:00 AM

WELCOME

- Ted Miltiades, Chairman, welcomed everyone
- Committee members and DCA staff introduced themselves
- Ted gave an overview of the Industrialized Buildings Program to familiarize the committee

CODES / IB UPDATE

- Ted introduced the mandatory Construction Codes in Georgia. Jimmy Reynolds provided a PowerPoint presentation of the adopted amendments since the last code editions. (See attached PowerPoint presentation)
- Ted Introduced the topic of On-Frame Residential Industrialized Buildings. Christian Poulos discussed House Bill 1008 and the introduction of on-frame residential modular into the IB program
- Christian explained On-frame modular and emphasized that Georgia was the only state to not allow for Residential On-Frame Industrialized Buildings until January 1, 2021
- DCA sent out a memo on February 16th, 2021, to inform the Industrialized Building manufacturers as well as the third-party inspection agencies that residential on-frame modular will be reviewed by DCA
- Ted mentioned the positive impact that on-frame modular will have to the residential industry
- Christian reviewed the US and Georgia Industrialized Buildings maps for the committee
- Jimmy Cotty spoke on Permanent loadbearing foundation for on-frame modular. Mr. Cotty then asked for a discussion in defining 'loadbearing foundation'
- Commissioner Chris Dockery and Mayor Joe Walter commented on the education it would take to inform local jurisdictions on modular and recommended training at the GMA and ACCG conferences, as well as site visits
- Christian reviewed the Business Reports for 2019, 2020, 2021 and YTD 2022 for the Industrialized Buildings Program

CONCLUSION OF MEETING

- Old Business
 - The Committee voted on adopting the state-legislation's definition for Residential Industrialized Buildings into the Industrialized Buildings Program
 - Mike DeLaigle made a Motion, Matthew McConnell made a 2nd to adopt the definition
- There was no New Business
- The next meeting will be held in the Spring of 2023 at a modular manufacturing facility, to be determined

ADJOURN – 11:27 AM

MEETING
ATTENDEES

COMMITTEE MEMBERS: Ted Miltiades, Matthew McConnell, Joel Rodriguez, Monica Fenderson, Mayor Joe Walter, Mike DeLaigle, Travis Paul, Ryan Knowles and Commissioner Chris Dockery

DCA STAFF: Ted Miltiades, Christian Poulos, Jimmy Reynolds and Donna Brown

GUESTS: Jimmy Cotty

New Amendments 2021, 2022, and 2023

- 2 new Amendments Effective Sept 1st, 2021
- 10 new Amendments effective Jan 1st, 2022
- 1 new Amendment effective Sept 1st, 2022
- 4 new Amendments effective Jan 1st, 2023

Sept 1st 2021 Amendments to NEC

- 2 New Amendments have changed in section 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel in 3 ways.
 - Section 210.8 (A) was amended to change GFCI installation for Stoves and Dryers
 - Section 210.8(F) was eliminated to change GFCI installation for HVAC

Jan 1st 2022 Amendments to IECC

- Add new Section R402.1.2.1 **'Indirectly conditioned attics'**
 - This added a new section listing equivalency requirements for Air Impermeable Insulation to be installed on the roof deck.
- Add 2 new Sections R402.2.9.1 **'Rim joist insulation'** and Section R402.2.11.1 **'Crawl space walls part 2'**
 - These 2 new amendments add sections in the IECC providing details about removable insulation to allow for termite inspection.

Jan 1st 2022 Amendments to IBC

- Add new Section 602.1.2 **'Alternative mass timber provisions (Appendix P)'**
 - New Appendix that allows builders to build High-Rise buildings with Mass Timber
- 4 New Amendments making changes to Concrete Inspections
 - Revise Table 1704.2 **'Minimum Special Inspector Qualifications'**
 - Revise Table 1705.3 **'Required Special Inspections and Tests of Concrete Construction'** to read as follows:
 - Add new Section 1705.3.3 **'Testing agency'** to read as follows:
 - Revise Chapter 35 **'Referenced Standards'**

Jan 1st 2022 Amendments to IPC & IFC

- **(IPC)** Name Change Table 506 ‘**Minimum Capacities for Residential Water Heaters**’ to ‘**Minimum First Hour Rating for Residential Water Heaters**’ and Revise.
 - Changed the water heater sizing table from gallon capacity to first hour rating.
- **(IFC)** Add new Section 409.2.1 ‘**System shutoff valve**’
 - New section to define location of the system shutoff valve installation.

Sept 1st 2022 Amendments to IECC

- Add new Section ‘**Important Note**’
 - Allow R-6 to be used in place of R-8 with some restrictions and requirements.
 - This is a temporary allowance for duct work due to supply shortages beginning on Sept 1st, 2022, and ending on June 30th, 2023

Jan 1st 2023 Amendments to IECC

- Revised 3 sections of the IECC to raise cantilevered floors to R-30
 - Table 402.1.2 ‘Insulation and Fenestration Requirements by Component^a’
 - Table 402.1.4 ‘Equivalent *U*-Factors^a’ header ‘Floor *U*-Value’
 - Underfloor Insulation in Appendix RA Georgia Insulation Installation – *Passing Grade Details* (p.45)

Jan 1st 2023 Amendments to IPC

- **Delete Table 403.1 ‘Minimum Number of Required Plumbing Fixtures’ from the IPC 2020 Amendments.**