

Industrialized Buildings Advisory Committee
Wednesday October 4th, 2023

Minutes

MEETING BEGINS - 10:00 AM

WELCOME

- Ted Miltiades, Chairman, welcomed everyone
- Committee members and DCA staff introduced themselves
- The Committee reviewed the minutes from the last meeting. Joel Rodriguez made a motion and Monica Fenderson made a 2nd to approve the minutes. The motion passed unanimously

CODES / IB UPDATE

- Jimmy Reynolds provided a PowerPoint presentation of the adopted amendments and the future plans for the code editions (See attached PowerPoint Presentation)
- Christian Poulos gave a presentation detailing the overview of the IB program (See attached PowerPoint Presentation)
- Christian showed the committee the Georgia and US IB maps that detail the approved manufacturers through the program. Then displayed the Business reports for 2022 and YTD 2023 for the IB program
- The Committee was given the Memo from August 1st, which detailed the Industrialized Buildings online payment gateway, as well as the October 5th memo regarding insignia ordering

CONCLUSION OF MEETING

- There was no Old Business
- New Business
 - Ted informed the Committee about the program hiring two new employees
 - Joe Walter gave insight regarding how valuable a DCA Industrialized Building presentation would be for the Georgia Municipality Association Conference
 - Matt McConnell mentioned a contract that BMarko has with the Rapid Housing Initiative, which will better the Modular building industry
- The next meeting will be held tentatively on April 25th at the DCA offices in Atlanta, GA

ADJOURN – 11:02 AM

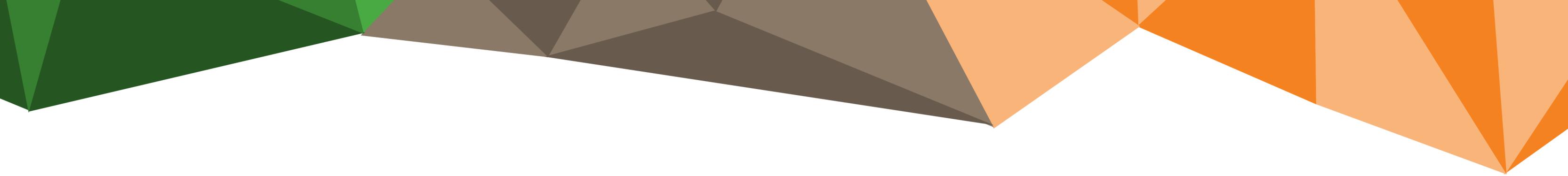
MEETING
ATTENDEES

COMMITTEE MEMBERS: Ted Miltiades, Matthew McConnell, Joel Rodriguez, Mike Delaigle, Monica Fenderson, Mayor Joe Walter, Travis Paul, Ryan Knowles

EXCUSED ABSENCE: Commissioner Chris Dockery and Bob Qurnell

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

GUESTS: Jon Hannah-Spacagna, MBI; Ed Dugan, Frey-Moss Structures



DCA Construction Codes Program **Update**



DCA Codes & Industrialized Buildings (IB) Staff

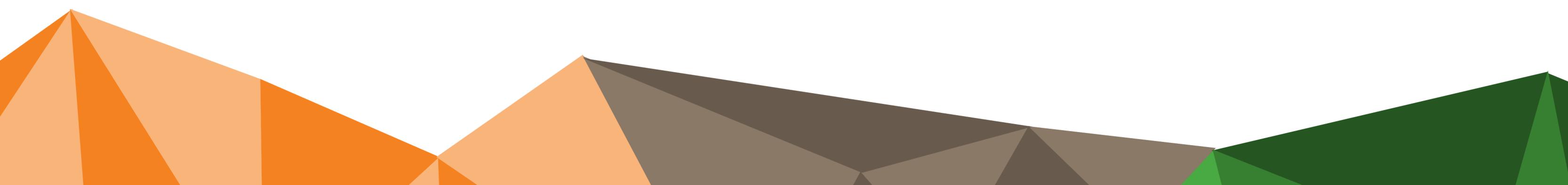
□ Ted Miltiades, Director Codes & IB, 404-679-3106 or ted.miltiades@dca.ga.gov

□ Jimmy Reynolds, Codes Consultant, 404-679-3104 or jim.reynolds@dca.ga.gov

□ Christian Poulos, IB Consultant, 404-679-3121 or christian.poulos@dca.ga.gov

□ Donna Brown, Codes Consultant, 404-679-3118 or donna.brown@dca.ga.gov

□ [Webpage: www.dca.ga.gov/local-government-assistance](http://www.dca.ga.gov/local-government-assistance)



DCA Georgia Construction Information Sheets

Brian P. Kemp
Governor

Georgia Department of
Community Affairs

Christopher Nunn
Commissioner

**GEORGIA STATE
MINIMUM STANDARD CODES
January 1, 2023**

On October 1, 1991, the Uniform Codes Act became effective in Georgia. On July 1, 2004, this Act was revised to make the following construction codes mandatory as the Georgia State Minimum Standard Codes. Listed below are the code editions in effect as of January 1, 2023:

International Building Code	2018 Edition
International Residential Code	2018 Edition
International Plumbing Code	2018 Edition
International Mechanical Code	2018 Edition
International Fuel Gas Code	2018 Edition
International Energy Conservation Code	2015 Edition
International Fire Code	2018 Edition
National Electrical Code	2020 Edition
International Swimming Pool and Spa Code	2018 Edition

The Act requires local governments that elect to enforce these codes within their jurisdictions to adopt administrative procedures and penalties in order to locally enforce any of these mandatory codes. Also, any applicable appendices of these codes must be adopted locally in order to be enforceable within a specific local jurisdiction.

The Act also made the following optional codes available for local government adoption and enforcement. Local governments choosing to enforce any of the below optional codes must adopt the code(s) they wish to enforce, as well as administrative procedures and penalties.

International Property Maintenance Code	2018 Edition
International Existing Building Code	2018 Edition
National Green Building Standard	2008 Edition
Disaster Resilient Building Code IBC Appendix	2020 Edition
Disaster Resilient Building Code IRC Appendix	2020 Edition

The Georgia Amendments are available at the below web link:
<https://www.dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes>

The DCA Board specifically omitted the plumbing, electrical, and energy requirements of the International Residential Code for One- and Two-Family Dwellings. Therefore, the plumbing requirements of the International Plumbing Code, the electrical requirements of the National Electrical Code, and the energy requirements of the International Energy Conservation Code must be used for one- and two-family dwelling construction.

If you need assistance in establishing or updating construction codes enforcement program in your area, please contact DCA's Construction Codes Program at (404) 679-3118 or codes@dca.ga.gov

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Min Standard Codes

Brian P. Kemp
Governor

Georgia Department of
Community Affairs

Christopher Nunn
Commissioner

JANUARY 1, 2023

GEORGIA CONSTRUCTION CODE INFORMATION

- Questions regarding licenses, tests and investigation of contractors' workmanship, contact the Construction Industry Licensing Board/Office of Secretary of State (office is located in Macon) at 478-207-2440. Website: <https://sos.ga.gov/>
- Consumer complaints should be directed to the Governor's Office of Consumer Protection: 404-651-8600 or 1-800-869-1123. Website: <https://consumer.georgia.gov/>
- Questions regarding Manufactured (Mobile) Homes contact the Office of the Georgia Safety Fire Commissioner, Manufactured Housing Division at 404-656-9498. Fire Safety Questions: 404-656-0697. Website: <https://oci.georgia.gov/inspections-permits-plans/manufactured-housing>
- Questions regarding Industrialized (Factory Built) Buildings or Modular Buildings, contact the Industrialized Buildings Program of the Department of Community Affairs at 404-679-3118 or ib@dca.ga.gov. Website: <https://www.dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/industrialized-building>
- Technical information regarding the Georgia State Minimum Standard (Construction) Codes, contact the Construction Codes Office of the Georgia Department of Community Affairs at 404-679-3118 or codes@dca.ga.gov. Website: <https://www.dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes>

Code books may be purchased from any of the following sources:

The General Bookstore Web: www.sebookstore.com Email: info@sebookstore.com	International Code Council 25442 Network Place Chicago, IL 60673-1225 Phone: 800-786-4452 Fax: 866-891-1695 Web: http://shop.iccsafe.org/ Email: order@iccsafe.org
Georgia Plumber's Trade Association Post Office Box 555 Manchester, GA 31816 Contact: Ron Anderson Phone: 770-573-4815 or 770-595-9887 Fax: 678-833-5871 Email: admnasst@qpta.net	National Fire Protection Association (To purchase National Electrical Code) 1 Batterymarch Park Quincy, MA 02169-7471 Phone: 617-770-3000 Fax 617-770-0700 Email: stds_admin@nfpa.org

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Construction Code Info

Brian P. Kemp
Governor

Georgia Department of
Community Affairs

Christopher Nunn
Commissioner

**OFFICE OF CONSTRUCTION CODES AND
INDUSTRIALIZED BUILDINGS**

Our Address:
Georgia Department of Community Affairs
Office of Construction Codes and Industrialized
Buildings
60 Executive Park South, NE
Atlanta, Georgia 30329-2231

Website Address:
<https://www.dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes>

GEORGIA AMENDMENTS MAY BE DOWNLOADED DIRECTLY FROM THE WEBSITE!

To contact the Office of Construction Codes and Industrialized Buildings:
(404) 679-3118 (phone)
(404) 679-0646 (Fax)
Email: codes@dca.gov or ib@dca.ga.gov

Ted Miltiades, Director, Office of Construction Codes and Industrialized Buildings:
(404) 679-3106
Email: ted.miltiades@dca.ga.gov

CONSTRUCTION CODES AND INDUSTRIALIZED BUILDINGS:

- Jimmy Reynolds, Codes Consultant, (404) 679-3104, email: jim.reynolds@dca.ga.gov
- Christian Poulos, Lead IB Consultant, (404) 679-3121, email: christian.poulos@dca.ga.gov
- Donna Brown, IB Consultant, (404) 679-3118, email: donna.brown@dca.ga.gov

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DCA Contact Info

UPDATES FROM DCA

- New amendments from DCA.
- NEC Task Force completed with adoption date of Jan 1st 2025
- Reviewing Mandatory Codes and Permissive Codes over next 3 years.

Jan 1st 2024 Amendments to IPC and IBC

(other than A2L refrigerant)

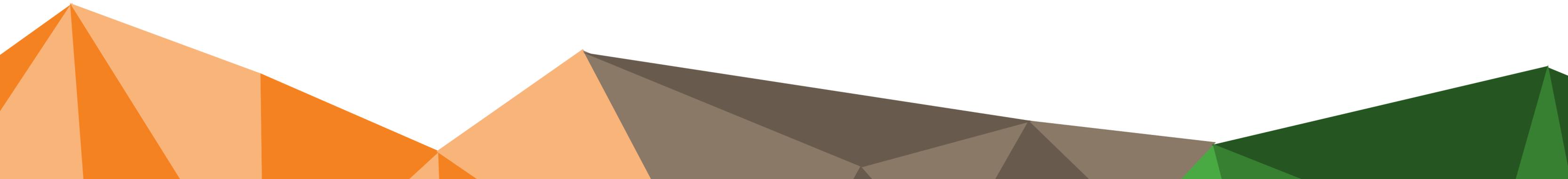
- **(IPC)** Revise Table 403.1 ‘Minimum Number of Required Plumbing Fixtures’
 - Revise hose bibb rules to match the IRC
- **(IBC)** Revise Section 1511.1 ‘General’
 - Updates to materials and methods of application for recovering or replacing an existing roof covering.

Jan 1st 2024 Amendments to IMC, IRC and IBC **(A2L refrigerant)**

- **Allows the new A2L Refrigerant to be used but not required.**
 - **8 Amendments to the IMC**
 - **6 Amendments to the IRC**
 - **2 Amendments to the IBC**

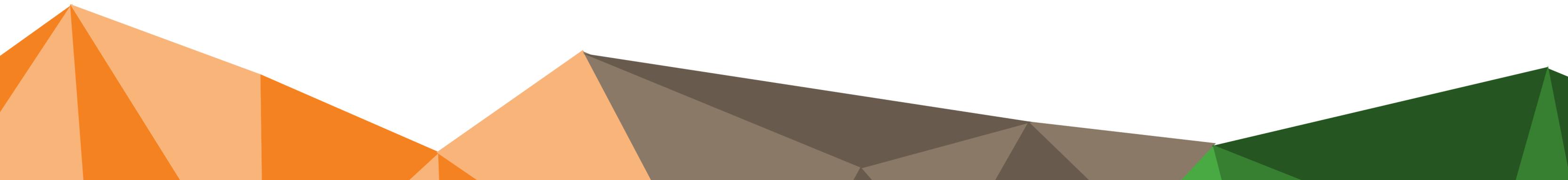
2023 NEC Task Foce

- Task Force Chair completed the work on the NEC with no amendments to the 2023 edition.
- Proposed Adoption date will be January 1st 2025



Future Updates

- IRC and IBC Task Forces to begin Q1 of 2024 with more to begin in Q1 of 2025
- All codes will have adoption date of Jan 1st 2026
- NEED PEOPLE
 - Serve on Task Forces (5 taskforces over the next 2 years)
 - Work for DCA (multiple new fulltime positions)



Contact Information

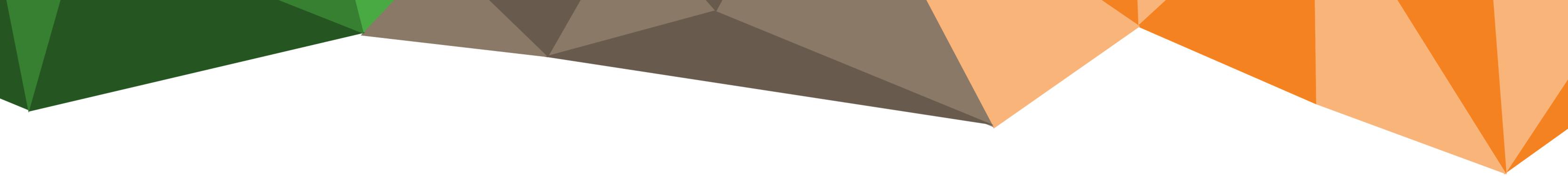
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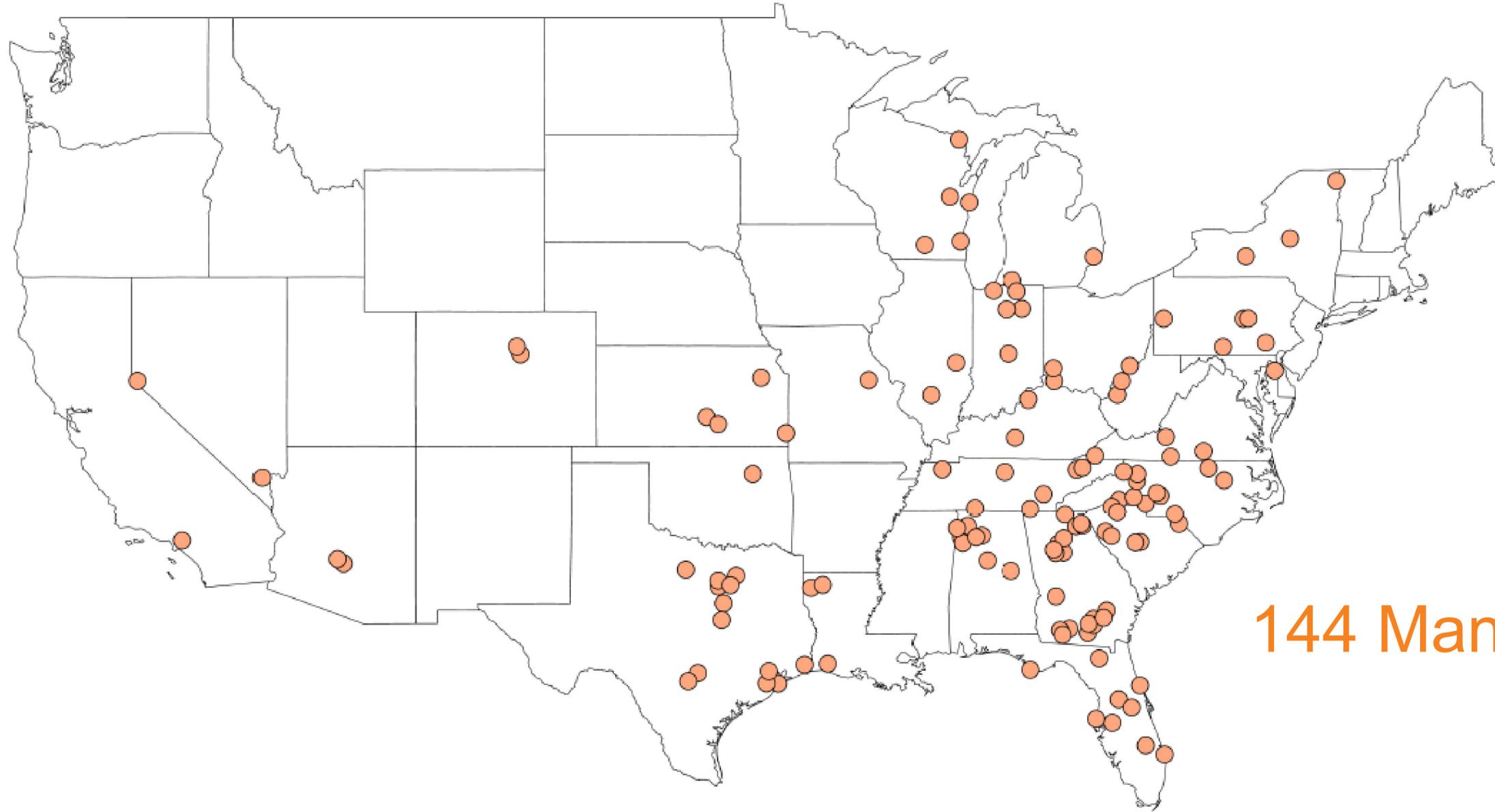
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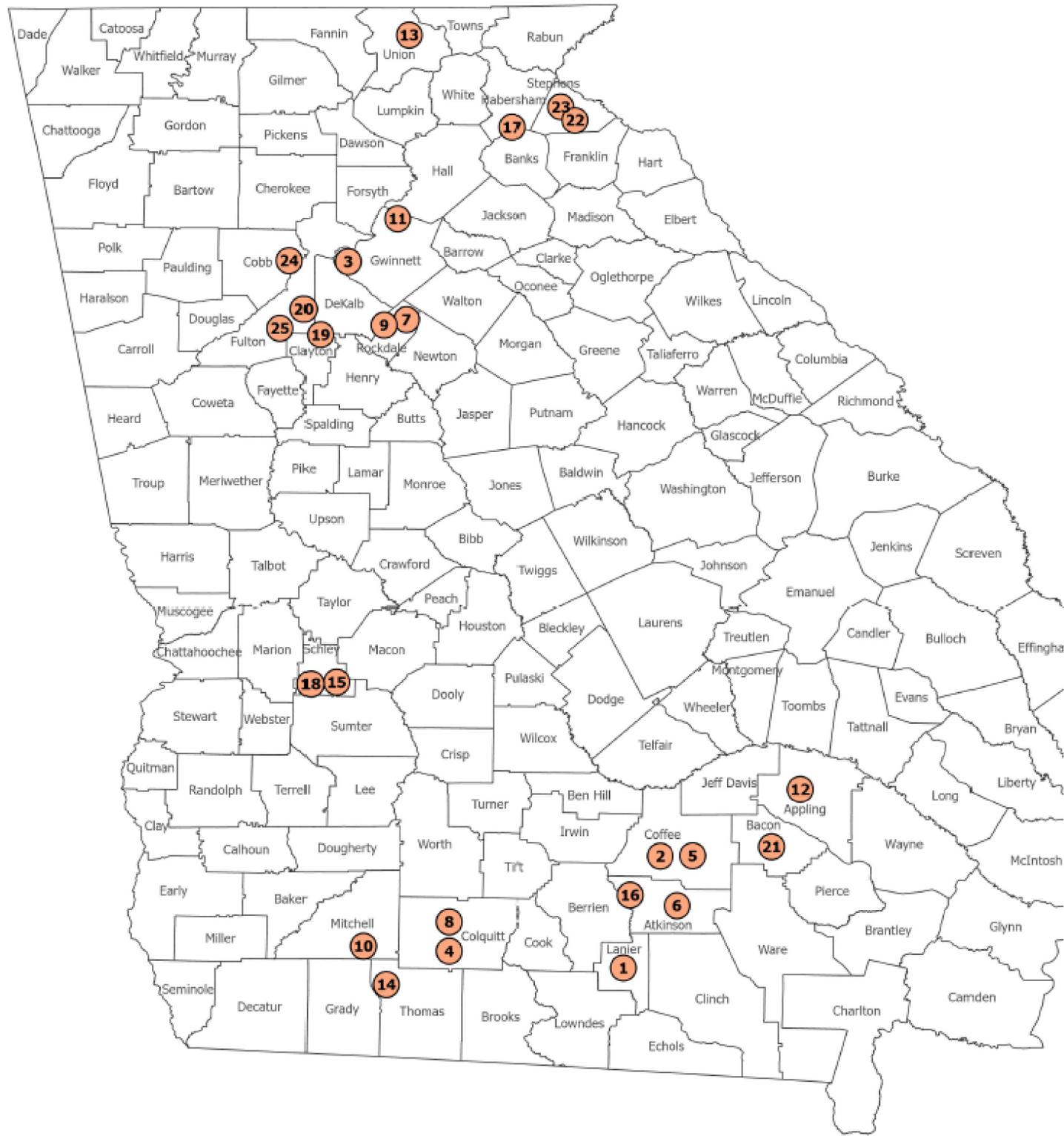
DCA Industrialized Buildings Program



IB Manufacturers in USA



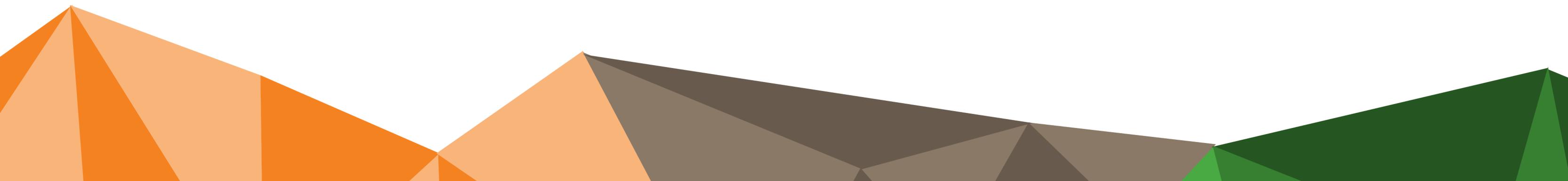
144 Manufacturers



ID	Organization	City
1	Affinity Building Systems, LLC.	Lakeland
2	Apollo Modular Systems	Douglas
3	BMarko Structures	Norcross
4	Destiny Industries, LLC	Moultrie
5	Diamond Builders, Inc.	Douglas
6	First String Space, Inc.	Pearson
7	Frey-Moss Structures, Inc.	Conyers
8	Ice House America, LLC	Moultrie
9	Madison Industries, Inc.	Conyers
10	Max Manufacturing, Inc.	Pelham
11	Mustard Seed Tiny Homes	Buford
12	New Baxley dba Impact Housing	Baxley
13	Panel Built	Blairsville
14	Park Models & Modulares dba Pinnacle Park Homes	Ochlocknee
15	Promod Manufacturing	Ellaville
16	Specialized Structures, Inc.	Willacoochee
17	SteelCell of North Amercia, Inc.	Baldwin
18	T & R Custom, Inc.	Ellaville
19	Tindall Corporation	Conley
20	Tiny House Container Company	Atlanta
21	Titan Modular Systems, Inc.	Alma
22	Trachte Southeast	Eastanollee
23	Yesterway Cabin Company	Toccoa
24	Allison-Smith Company, LLC	Smyrna
25	Makhers Studio, LLC	East Point

	2022	2023 - YTD
Insignia Type	Jan 01, 2022 Dec 31, 2022	Jan 01, 2023 Sept 28, 2023
New Buildings	4437	3362
Commercial	4329	3306
Residential (R-3)	108	56
Remanufacture Buildings	82	39
Commercial	76	38
Residential (R-3)	6	1
Export Buildings	5006	4510
Commercial	4946	4502
Residential (R-3)	60	8
Total	9525	7911

	2022	2023 - YTD
Plans Type	Jan 01, 2022 Dec 31, 2022	Jan 01, 2023 Sept 28, 2023
Model Plans - File for Record	374	401
Commercial	332	366
Residential (R-3)	42	35
Model Plans - Approvals	9	9
Commercial	5	9
Residential (R-3)	4	0
Model Plans – Revisions	38	21
Commercial	31	16
Residential (R-3)	7	5
Total	421	431



MEMORANDUM

TO: Industrialized Building Manufacturers
Industrialized Building Third-Party Inspectors

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

DATE: July 25, 2023

SUBJECT: Georgia Industrialized Building Online Payment Gateway – August 1, 2023

As of August 1st, 2023, the Georgia Industrialized Buildings Program will transition to an online payment only gateway for manufacturers and third-party inspection agencies to utilize for credit card payments. All application types should be emailed to IB@dca.ga.gov for review, with a payment link to follow.

As of January 1st, 2024, the Georgia Industrialized Buildings Program will only accept online payments.

If you have any questions, please contact Christian Poulos, Construction Codes and Industrialized Buildings Consultant at Christian.poulos@dca.ga.gov or call 404-679-3121.



MEMORANDUM

TO: Industrialized Building Manufacturers
Industrialized Building Third-Party Inspectors

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

DATE: October 5, 2023

SUBJECT: Georgia Industrialized Building Insignia Ordering

The Georgia Industrialized Building Program will process Insignia Requests once a week. Manufacturers should purchase insignias in bulk, to always have a supply on hand.

For the time being, Fedex is the only shipping carrier that picks up at the DCA offices in Atlanta, GA. Only Fedex shipping labels will be utilized to ship out insignia orders.

As previously stated in the August 1st Memo, Manufacturers and Third-Party Inspection agencies should utilize the online payment system, by emailing applications and shipping labels to IB@dca.ga.gov.

If you have any questions, please contact Christian Poulos, Construction Codes and Industrialized Buildings Consultant at Christian.poulos@dca.ga.gov or call 404-679-3121.