Brian P. Kemp
Governor

Christopher Nunn
Commissioner

GEORGIA DEPARTMENT of COMMUNITY AFFAIRS

MEMORANDUM

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

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

DATE: August 20, 2026

SUBJECT: Notice of Intent to adopt the Georgia Amendments to the 2024 International Building Code, 2024 International Existing Building Code with Georgia Amendments, and the 2024 International Property Maintenance Code with Georgia Amendments | Effective January 1, 2027

The State Codes Advisory Committee (SCAC) met on July 23, 2026. The SCAC recommended that the Department of Community Affairs (DCA) Board adopt the Georgia Amendments to the 2024 International Building Code, the 2024 International Existing Building Code (with amendments), and the 2024 International Property Maintenance Code (with amendments).

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

dca.georgia.gov/scac

The proposed Georgia Amendments to the 2024 International Building Code, the 2024 International Existing Building Code, with Georgia Amendments, and the 2024 International Property Maintenance Code, with Georgia Amendments, will be presented to the Department of Community Affairs Board on **Thursday, November 19, 2026, at 9:00 A.M. in the Garden Room of the State Botanical Garden of Georgia, 2450 S Milledge Ave, Athens, Georgia 30605.** If approved, they will become effective January 1, 2027. If you have questions regarding the referenced documents, please contact the Construction Codes Program at 404-679-3118 or codes@dca.ga.gov.

TM/tlt
cc: Kimberly Carter, DCA
cc: Jon West, DCA

NOTICE OF INTENTION TO ADOPT

- **Georgia Amendments to the 2024 International Building Code**
- **2024 International Existing Building Code with Georgia Amendments**
- **2024 International Property Maintenance Code with Georgia Amendments**

NOTICE IS HEREBY GIVEN that the Board of Community Affairs intends to consider adoption of the above-referenced codes and amendments at its meeting on **Thursday, November 19, 2026, at 9:00 A.M. in the Garden Room of the State Botanical Garden of Georgia, 2450 S Milledge Ave, Athens, Georgia 30605.** If adopted by the Board, the proposed codes and amendments will become effective on January 1, 2027.

The proposed Georgia Amendments to the 2024 International Building Code, together with the proposed adoption of the 2024 International Existing Building Code and the 2024 International Property Maintenance Code as Georgia Permissive State Codes, are submitted pursuant to the authority granted to the Board of Community Affairs under O.C.G.A. § 8-2-23.

Copies of the proposed codes and amendments are available for review on the Georgia Department of Community Affairs website at dca.georgia.gov/scac or by contacting the Construction Codes Program at (404) 679-3118. The documents are also available for public inspection at the Georgia Department of Community Affairs, 60 Executive Park South, N.E., Atlanta, Georgia 30329.

In accordance with the Georgia Administrative Procedure Act, a public hearing will be held on **Thursday, October 15, 2026, at 10:00 a.m., in Boardroom 302 of the Georgia Department of Community Affairs, 60 Executive Park South, N.E., Atlanta, Georgia 30329.**

Interested persons may submit written comments regarding the proposed codes and amendments to Ted Miltiades, Director, Office of Construction Codes, Georgia Department of Community Affairs, 60 Executive Park South, N.E., Atlanta, Georgia 30329, no later than the close of business on Friday, October 9, 2026, or may present comments at the public hearing.

This 20th day of August 2026.

G. Christopher Nunn

SWORN TO AND SUBSCRIBED before me

this 25th day of August, 20 26.

Notary Public

My Commission Expires July 17, 2029

County of Dekalb

State of Georgia

SCOTT KUBIE
My Commission Expires
NOTARY PUBLIC
July 17, 2029
FULTON COUNTY, GEORGIA
Notary Seal

GEORGIA AMENDMENTS TO THE 2024 INTERNATIONAL BUILDING CODE

THE ADOPTED INTERNATIONAL EXISTING BUILDING CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS,

THE ADOPTED INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS.

SYNOPSIS OF PROPOSED RULE

If adopted by the Board of Community Affairs, the proposed rule would adopt the following Georgia Amendments to the **INTERNATIONAL BUILDING CODE, 2024 Edition**:

INTERNATIONAL BUILDING CODE, 2024 EDITION

- Add new section 1204.1.1 'Group R Occupancies' to read as follows:
- Revise section 1204.3 'Artificial Light' to read as follows:
- Replace and revise GA Amendment 1613.7 'Determination of Seismic Spectral Response Acceleration Parameters for Site Class DE or E sites' to read as follows:
- Add new section 1613.8 'Site-Specific MCER Response Spectrum for Site Class DE or E sites' to read as follows:
- Revise Table 1704.2 'Minimum Special Inspector Qualifications' to read as follows:
- Revise Section 1901.3 'Anchoring to concrete' to read as follows:
- Delete the requirements for "Service Sinks" from Table [P] 2902.1 'Minimum Number of Required Plumbing Fixtures' without substitution.
- Revise GA Amendment 3403.1.1 'Assisted living communities' to read as follows:
- Revise Chapter 35 'Referenced Standards' section "ACI" to read as follows:
- Revise Chapter 35 'Referenced Standards' section "ASCE/SEI-24" to read as follows:
- Revise Chapter 35 'Referenced Standards' section "ASCE/SEI-7-22" to read as follows:

FURTHERMORE, if adopted by the Board of Community Affairs, the proposed rule would adopt the **INTERNATIONAL EXISTING BUILDING CODE, 2024 Edition,** with the following Georgia Amendments, to replace the current **INTERNATIONAL EXISTING BUILDING CODE, 2018 Edition,** with Georgia Amendments.

INTERNATIONAL EXISTING BUILDING CODE, 2024 EDITION:

- Add letters (a), (b), and (c) to 'Code Reference' to read as follows:
- Add letter (d) to 'Code Reference' to read as follows:
- Revise 301.1.1 'Bleachers, folding and telescopic seating and grandstands' to read as follows:
- Revise Section 301.3 'Alteration, addition or change of occupancy' to add three exceptions and renumber to read as follows:
- Revise Section 408.2 'Water closet replacement' to read as follows:
- Revise [FG] 702.7.1 'International Fuel Gas Code' #2 to read as follows:
- Revise Section 1201.1 'Scope' to add a sentence at the end of the section to read as follows:

FURTHERMORE, if adopted by the Board of Community Affairs, the proposed rule would adopt the **INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 Edition,** with the following Georgia Amendments, to replace the current **INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 Edition,** with Georgia Amendments.

INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 EDITION:

- Add letters (a) and (b) to 'Code Reference' to read as follows:
- Add letter (c) to 'Code Reference' to read as follows:
- Add letter (d) to 'Code Reference' to read as follows:
- Revise Section 503.3 'Location of employee toilet facilities' to renumber exception and add exception to read as follows:
- Delete Section 606.1 'General' and substitute the following:
- Delete Section 606.3 'Private residence elevators' entirely without substitution.

GEORGIA DEPARTMENT of COMMUNITY AFFAIRS

Georgia State Amendments

to the

International Building Code

(2024 Edition)

Georgia Department of Community Affairs

Community Development Division

60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231
(404) 679-3118
dca.georgia.gov

Revised January 1, 2027

PROPOSED

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

The INTERNATIONAL BUILDING CODE, 2024 Edition, published by the International Code Council, when used in conjunction with these and any other Georgia State Amendments to the INTERNATIONAL BUILDING CODE, 2024 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) 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 or referenced by this code.

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.

PROPOSED

Exception #1: Detached one- and two-family dwellings and multiple single-family dwellings (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

PROPOSED

Revise the International Building Code, 2024 Edition, as follows:

CHAPTER 12
INTERIOR ENVIRONMENT

SECTION 1204
LIGHTING

*Add new section 1204.1.1 'Group R occupancies' to read as follows:

1204.1.1 Group R occupancies.
For Group R occupancies, habitable spaces for living and sleeping shall be provided with natural light in accordance with Section 1204.2 and artificial light in accordance with Section 1204.3.

(Effective January 1, 2027)

*Revise section 1204.3 'Artificial light' to read as follows:

1204.3 Artificial light.
Artificial light shall be provided that is adequate to provide an average illumination of not less than 10 footcandles (107 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

(Effective January 1, 2027)

CHAPTER 16
STRUCTURAL DESIGN

SECTION 1613
EARTHQUAKE LOADS

*Replace and revise GA Amendment 1613.7 'Site-specific ground motion procedures' to be titled 'Determination of Seismic Spectral Response Acceleration Parameters for Site Class DE or E Sites' and to read as follows:

1613.7 Determination of Seismic Spectral Response Acceleration Parameters for Site Class DE or E sites.
For sites classified as Site Class DE or E, the values of S_{MS}, S_{M1}, S_a and PGA_M determined in accordance with Section 11.4.3 or Section 11.8.3 of ASCE 7 shall not be less than the corresponding values determined for Site Class D.

(Effective January 1, 2027)

PROPOSED

*Add new section 1613.8 'Site-Specific MCE_R Response Spectrum for Site Class DE or E sites' to read as follows:

1613.8 Site-Specific MCE_R Response Spectrum for Site Class DE or E sites.

For sites classified as Site Class DE or E, the site-specific MCE_R determined in accordance with 21.2.3 and 21.2.3.1 of ASCE 7 shall not be taken as less than 80% of the MCE_R response spectrum obtained from the USGS Seismic Design Geodatabase for Site Class D.

(Effective January 1, 2027)

CHAPTER 17
SPECIAL INSPECTIONS AND TESTS

SECTION 1704
SPECIAL INSPECTIONS AND TESTS, CONTRACTOR RESPONSIBILITY AND STRUCTURAL OBSERVATION

*Revise Table 1704.2 'Minimum Special Inspector Qualifications' to read as follows:

TABLE 1704.2 MINIMUM SPECIAL INSPECTOR QUALIFICATIONS

Category of Testing and Inspection	Minimum Qualifications (refer to key at end of Table)		
	Shop Testing or Inspection	Field Testing or Inspection	Review Testing, Certification & Lab Reports
1705.1 Special Cases			
Work of unusual or special nature		A, B, O	
1705.2, 1705.11, 1705.12 & 1705.13 Steel Construction			
1705.20 Sealing of Mass Timber	A, C		

Remainder of table left unchanged.

(Effective January 1, 2027)

PROPOSED

CHAPTER 19
CONCRETE

SECTION 1901
GENERAL

*Revise Section 1901.3 'Anchoring to concrete' to read as follows:

1901.3 Anchoring to concrete.
Anchoring to concrete shall be in accordance with ACI 318 as supplemented in Section 1905, and applies to cast-in (headed bolts, headed studs and hooked J-or L-bolts), post-installed expansion (torque-controlled and displacement-controlled), undercut, screw, and adhesive anchors.

Exception: Seismic qualification of post-installed concrete anchors shall be permitted to be in a accordance with ACI 355.2 for post-installed expansion, undercut, and screw anchors and in accordance with ACI 355.4 for post-installed adhesive anchors.

(Effective January 1, 2027, with an effective sunset date of December 31, 2028)

CHAPTER 29
PLUMBING SYSTEMS

SECTION 2902
MINIMUM PLUMBING FACILITIES

*Delete the requirements for "service sinks" from Table [P] 2902.1 'Minimum Number of Required Plumbing Fixtures[a]' without substitution.

(Effective January 1, 2027)

CHAPTER 34
EXISTING BUILDINGS

SECTION 3403
PROVISIONS

*Revise Section 3403.1.1 'Assisted living communities' to read as follows:

3403.1.1 Assisted living communities.
Existing buildings or portions of buildings proposed as a change of occupancy to Assisted Living Communities, licensed by the State, housing twenty-five or more persons, shall meet the Georgia State Fire Marshal's Office Life Safety Code requirements for primary equivalent compliance to

PROPOSED

the current adopted 120-3-3 RULES AND REGULATIONS FOR THE STATE MINIMUM FIRE SAFETY STANDARDS, the CODES REFERENCE GUIDE, and the International Building Code Chapters 3, 4, and 9.

(Effective January 1, 2027)

CHAPTER 35
REFERENCE STANDARDS

* Revise Chapter 35 'Referenced Standards' "ACI" to read as follows:

ACI
American Concrete Institute
38800 Country Club Drive
Farmington Hills, MI 48331-3439

355.2-22 Post-Installed Mechanical Anchors in Concrete - Qualification Requirements

355.4-19 (21) Qualification of Post-Installed Adhesive Anchors in Concrete

(Effective January 1, 2027, with an effective sunset date of December 31, 2028)

* Revise Chapter 35 'Referenced Standards' "ASCE/SEI-24" to read as follows:

ASCE/SEI *American Society of Civil Engineers Structural Engineering Institute, 1801 Alexander Bell Drive, Reston, VA 20191*
7-22: Minimum Design Loads and Associated Criteria for Buildings and Other Structures
202, Table 1504.2, 1504.8, 1602.1, 1603.1.4, Table 1604.3, 1604.5, Table 1604.5, 1604.8.2, 1604.9, 1605.1, 1605.1.1, 1605.2, 1606.3, 1607.9.1, 1607.9.1.1, 1607.9.1.2, 1607.10, 1607.12, 1608.1, 1608.2, Figure 1608.2(1), 1608.3, 1609.1.1, 1609.2, 1609.3, 1609.5, 1609.6.1, 1609.6.3.1, 1609.6.3.2, 1609.7, 1611.1, 1611.2, 1612.2, 1613.1, 1613.2, 1613.3, 1613.4, 1613.5, 1613.6, 1614.1, 1615.1, 1705.13, 1705.13.1.1, 1705.13.1.2, 1705.13.4, 1705.14.1.1, 1705.14.1.2, 1705.14.2, 1705.14.3, 1705.14.4, 1709.5, 1709.5.3.1, 1802.1, 1803.5.12, 1806.1, 1808.3, 1808.3.1, 1809.13, 1809.14, 1809.14, 1810.3.1.1, 1810.3.6.1, 1810.3.8, 1810.3.9.2, 1810.3.9.4, 1810.3.9.4.1, 1810.3.9.4.2, 1810.3.11.2, 1810.3.12, 1902.1, 1902.1.1, 2202.2.1, 2202.2.1.1, 2202.2.1.2, 2202.2.2, 2204.2.1, 2204.2.2, 2206.1.1.1, 2209.2, 2211.1, 2212.1, Table 2304.6.1, Table 2306.3(3), Table 2308.11.4, 2404.1, 2505.1, 2505.2, 2506.2.1
8-21: Standard Specification for the Design of Cold-Formed Stainless Steel Structural Members
1604.3.3, 2205.1, 2211.
19-22: Structural Applications of Steel Cables for Buildings
2214.1
24: Flood Resistant Design and Construction
1202.4.2, 1202.4.4, 1612.2, 1612.4, 2702.1.8, 3001.3

(Effective January 1, 2027)

PROPOSED

*Revise GA Amendment to Chapter 35 'Referenced Standards' "ASCE/SEI-7-22" to read as follows:

ACEC/GA		
ACEG/SEAOG-SI GL 01-24	Georgia Special Inspections Guidelines http://seaog.org/Special_Inspection_Documents	1704.2.1, Amendments GA
ACI		
318-25	Building Code Requirements for Structural Concrete	
ASCE/SEI		
7-22	Minimum Design Loads and Associated Criteria for Buildings and Other Structures with Supplements 1, 2 and 3	

(Effective January 1, 2027)

End of Amendments.

PROPOSED

GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

Georgia State Amendments

to the

International Existing Building Code

(2024 Edition)

Georgia Department of Community Affairs

Community Development Division

60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231
(404) 679-3118
dca.georgia.gov

Revised January 1, 2027

PROPOSED

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

The INTERNATIONAL EXISTING BUILDING CODE, 2024 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, 2024 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.

PROPOSED

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

PROPOSED

Revise the International Existing Building Code, 2024 Edition, as follows:

CHAPTER 3
PROVISIONS FOR ALL COMPLIANCE METHODS

SECTION 301
ADMINISTRATION

*Revise 301.1.1 'Bleachers, folding and telescopic seating and grandstands' to read as follows:

301.1.1 Bleachers, folding and telescopic seating and grandstands.
Existing bleachers, folding and telescopic seating and grandstands shall refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.

(Effective January 1, 2027)

*Revise 301.3 'Alteration, addition or change of occupancy' to add three exceptions and renumber to read as follows:

301.3 Alteration, addition or change of occupancy.
Exception 1: Subject to the code official, alteration complying with the laws in existence at the time of the building or affected portion… (no change other than adding numbering).

Exception 2: Plumbing fixtures in existing B-Business occupancy multi-story buildings where the occupancy is not increasing by more than 35%, based on the IBC Section 1004 Occupant Load TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT, 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. This is to be based on the IBC Section 1004 Occupant Load TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT and to be posted by the local building official.

Exception 4: Plumbing fixtures in *Historic buildings* 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.

(Effective January 1, 2027)

PROPOSED

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, 2027)

CHAPTER 7
ALTERATIONS-LEVEL 1

SECTION 702
BUILDING ELEMENTS AND MATERIALS

*Revise [FG] 702.7.1 'International Fuel Gas Code' #2 to read as follows and delete 2.1 entirely:

[FG] 702.7.1 International Fuel Gas Code.
#2 Chapter 4, entitled "Gas Piping Installations".

(Effective January 1, 2027)

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 Community Affairs, Historic Preservation Office may be contacted for additional resources.

(Effective January 1, 2027)

End of Amendments.

PROPOSED

GEORGIA DEPARTMENT of COMMUNITY AFFAIRS

Georgia State Amendments

to the

International Property Maintenance Code

(2024 Edition)

Georgia Department of Community Affairs

Community Development Division

60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231
(404) 679-3118
dca.georgia.gov

Revised January 1, 2027

PROPOSED

GEORGIA STATE MINIMUM
STANDARD PROPERTY MAINTENANCE CODE
(INTERNATIONAL PROPERTY MAINTENANCE CODE
WITH GEORGIA STATE AMENDMENTS)

The INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 Edition, published by the International Code Council, when used in conjunction with these and any other Georgia State Amendments to the INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 Edition, shall constitute the official *Georgia State Minimum Standard Property Maintenance 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.

PROPOSED

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

PROPOSED

Revise the International Property Maintenance Code, 2024 Edition, as follows:

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 to read 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 by the code official.

(Effective January 1, 2027)

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, 2027)

*Delete Section 606.3 'Private residence elevators' entirely without substitution.

(Effective January 1, 2027)

End of Amendments.

PROPOSED