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

(2012 Edition)

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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, 2012 Edition, published by the International Code Council, when used in conjunction with these Georgia State Amendments and any other Georgia State Amendments to the INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2012 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 2012 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, 2012 Edition, as follows:

CHAPTER 3
BUILDING PLANNING

SECTION 304
MINIMUM ROOM AREAS

*Revise Section R304.1 'Minimum Area' to read as follows:

R304.1 Minimum area. Habitable rooms shall have a floor area of not less than 70 square feet (6.5 m^2).

Exception: Kitchens.
(Effective January 1, 2018)

*Delete Section R304.2 'Other rooms' entirely without substitution.
(Effective January 1, 2018)

CHAPTER 5
FLOORS

SECTION 502
WOOD FLOOR FRAMING

*Revise TABLE R502.5(1) 'GIRDER SPANS[a] AND HEADER SPANS[a] FOR EXTERIOR BEARING WALLS' footnote "b" of the 2015 GA State Amendments to the 2012 IRC to read as follows:

TABLE R502.5(1)
GIRDER SPANS [a,b] AND HEADER SPANS [a,b] FOR EXTERIOR BEARING WALLS
(Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir[b] and required number of jack studs)

b. Spans are based on minimum design properties for No. 2 Grade lumber of Douglas fir-larch, hem-fir, and spruce-pine-fir; and No. 1 or better Grade lumber of southern pine. For No. 2 Grade southern pine the allowable spans shall be multiplied by 0.93.
(Effective January 1, 2018)

*Revise TABLE R502.5(2) 'GIRDER SPANS[a] AND HEADER SPANS[a] FOR INTERIOR BEARING WALLS' footnote "b" of the 2015 GA State Amendments to the 2012 IRC to read as follows:

TABLE R502.5(2)
GIRDER SPANS[a,b] AND HEADER SPANS [a,b] FOR INTERIOR BEARING WALLS
(Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir[b] and required number of jack studs)

b. Spans are based on minimum design properties for No. 2 Grade lumber of Douglas fir-larch, hem-fir, and spruce-pine-fir; and No. 1 or better Grade lumber of southern pine. For No. 2 Grade southern pine the allowable spans shall be multiplied by 0.93.

(Effective January 1, 2018)

CHAPTER 7
WALL COVERING

SECTION 703
EXTERIOR COVERING

*****Revise Table R703.7.4 'TIE ATTACHMENT AND AIRSPACE REQUIREMENTS' to add a new footnote "c" to read as follows:

c. An airspace that provides adequate drainage shall be permitted to contain mortar from construction.

(Effective January 1, 2018)

This space is intentionally left blank.

*****Add new APPENDIX S 'TINY HOUSES' to read as follows:

APPENDIX S

TINY HOUSES

(The provisions contained in this appendix are not mandatory unless specifically referenced in the adopted ordinance.)

SECTION AS101
GENERAL

AS101.1 Scope. This appendix shall be applicable to tiny houses used as single dwelling units. Tiny houses shall comply with this code except as otherwise stated in this appendix.

APPENDIX AS102
DEFINITIONS

AS102.1 General. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

EGRESS ROOF ACCESS WINDOW. A skylight or roof window designed and installed to satisfy the emergency escape and rescue opening requirements in Section R310.1.

LANDING PLATFORM. A landing provided as the top step of a stairway accessing a loft.

LOFT. A floor level located more than 30 inches (762 mm) above the main floor and open to it on at least one side with a ceiling height of a maximum of 5 feet, used as a living or sleeping space.

TINY HOUSE. A dwelling that is 400 square feet (37 m^2) or less in floor area excluding lofts.

SECTION AS103
CEILING HEIGHT

AS103.1 Minimum ceiling height. Habitable space and hallways in tiny houses shall have a finished ceiling height of not less than 6 feet 8 inches (2032 mm). Obstructions shall not extend below these minimum ceiling heights including beams, girders, ducts, lighting and other obstructions.

Exception: Ceiling heights in lofts are permitted to be a maximum of 5 feet (1524 mm).

SECTION AS104
LOFTS

AS104.1 Minimum loft area and dimensions. Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AS104.1.1 through AS104.1.3.

AS104.1.1 Minimum area. Lofts shall have a floor area of not less than 35 square feet (3.25 m^2).

AS104.1.2 Minimum dimensions. Lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension.

AS104.1.3 Height effect on loft area. Portions of a loft with a sloping ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

Exception: Under gable roofs with a minimum slope of 6:12, portions of a loft with a sloping ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

AS104.2 Loft access. The access to and primary egress from lofts shall be any type described in Sections AS104.2.1 through AS104.2.4.

AS104.2.1 Stairways. Stairways accessing lofts shall comply with this code or with Sections AS104.2.1.1 through AS104.2.4.

AS104.2.1.1 Width. Stairways accessing a loft shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The minimum width below the handrail shall be not less than 20 inches (508 mm).

AS104.2.1.2 Headroom. The headroom in stairways accessing a loft shall be not less than 6 feet 2 inches (1880 mm), as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.

AS104.2.1.3 Treads and risers. Risers for stairs accessing a loft shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 20 inches (508 mm) minus 4/3 of the riser height, or
2. The riser height shall be 15 inches (381 mm) minus 3/4 of the tread depth.

AS104.2.1.4 Landing platforms. The top tread and riser of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 6 feet 2 inches (1880 mm) where the stairway meets the loft. The landing platform shall be 18 inches to 22 inches (457 to 559 mm) in depth measured from the nosing of the landing platform to the edge of the loft, and 16 to 18 inches (406 to 457 mm) in height measured from the landing platform to the loft floor.

AS104.2.1.4.1 Landing platform guards. Guards at the open side of landing platforms shall comply with Section R312.1 or shall be at least as high as the loft guard; whichever is greater.

AS104.2.1.5 Handrails. Handrails shall comply with Section R311.7.8.

AS104.2.1.6 Stairway guards. Guards at open sides of stairways shall comply with Section R312.1.

AS104.2.2 Ladders. Ladders accessing lofts shall comply with Sections AS104.2.2.1 and AS104.2.2.2.

AS104.2.2.1 Size and capacity. Ladders accessing lofts shall have a rung width of not less than 12 inches (305 mm) and 10 inches (254 mm) to 14 inches (356 mm) spacing between rungs. Ladders shall be capable of supporting a 300 pound (75 kg) load on any rung. Rung spacing shall be uniform within 3/8-inch (9.5 mm).

AS104.2.2.2 Incline. Ladders shall be installed at 70 to 80 degrees from horizontal.

AS104.2.3 Ships ladders. Ships ladders accessing shall have a minimum tread depth of 5 inches (127 mm). The tread shall be projected such that the total of the tread depth plus the nosing projection is no less than 8 1/2 inches (216 mm). The maximum riser height shall be 9 1/2 inches (241 mm). Handrails shall be provided on both sides of ship ladders and shall comply with Section R311.7.8. Handrail height shall be uniform, not less than 30 inches (762 mm) and not more than 34 inches (864). The clear width at and below handrails shall be not less than 20 inches (508 mm). Compliant ship ladders may also access additional stories of a tiny house.

AS104.2.4 Loft guards. Loft guards shall be located along the open side of lofts. Loft guards shall not be less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less, but no less than 18 inches.

SECTION AS105
EMERGENCY ESCAPE AND RESCUE OPENINGS

AS105.1 General. Tiny houses shall meet the requirements of Section R310 for emergency escape and rescue openings.

Exception: Egress roof access windows in lofts used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the loft floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.1.1.

SECTION AS106
SMOKE AND CARBON MONOXIDE DETECTORS

AS106.1 SMOKE AND CARBON MONOXIDE DETECTORS. Smoke and carbon monoxide detectors shall be installed as required in Sections R314 and R315 and on the ceiling directly underneath any loft and just below the highest point of any loft.
(Effective January 1, 2018)

End of Amendments.