DCA CODES QUARTERLY

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Georgia Department of Community Affairs
Construction Codes & Industrialized Buildings
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CODE EPISODE

2000 CODE EDITIONS AND AMENDMENTS EFFECTIVE JANUARY 1, 2002

The Georgia Department of Community Affairs (DCA) Board, on the recommendation of the State Codes Advisory Committee (SCAC), has adopted the 2000 Standard Building Code (2000 International Building Code), the 2000 Standard Fire Prevention Code (2000 International Fire Code) and the 2000 CABO One and Two Family Dwelling Code (2000 International Residential Code). All three code editions have Georgia amendments that are applicable statewide. In addition, DCA has adopted amendments to the 2000 Standard Plumbing Code (2000 International Plumbing Code) and the 2000 Standard Gas Code (2000 International Fuel Gas Code). The effective date for the new code editions and amendments is January 1, 2002.

In an effort to help states with implementation of the International Codes, SBCCI is publishing the codes with SBCCI/CABO covers. Therefore, when purchasing the new code books, request the 2000 Standard Building Code, 2000 Standard Fire Prevention Code and the 2000 CABO One and Two Family Dwelling Code for Georgia, all with Georgia Amendments. A full list of the current Georgia State Minimum Standard Codes effective January 1, 2002 is available on the DCA Web page. You may also download the amendments from the DCA Web page at www.dca.state.ga.us.

If you have any questions, please contact the DCA codes consultant who was assigned to the code in which you are interested. The assignments were as follows:

2000 Standard Building Code (International Building Code, 2000 Edition):
Bill Towson (404) 679-3104 or btowson@dca.state.ga.us
Mike Lindsey (404) 679-4845 or mlindsey@dca.state.ga.us

2000 Standard Fire Prevention Code (International Fire Code, 2000 Edition): John Watts (404) 679-5246 or jwatts@dca.state.ga.us

2000 CABO One and Two Family Dwelling Code (International Residential Code, 2000 Edition): Wayne DuBose (404) 679-3116 or wdubose@dca.state.ga.us

CODY SAYS:

The effective date of the 2000 Standard Building Code, 2000 Standard Fire Prevention Code and the 2000 CABO One and Two Family Dwelling Code all with Georgia amendments is January 1, 2002. Construction projects issued a permit before 01/01/02 will continue to be built under the applicable Georgia State Minimum Standard Code in effect at the time such permit was issued.

Construction projects permitted on and after 01/01/02 will be built under the codes that became or were in effect on 01/01/02. Projects substantially designed before 01/01/02 that will be permitted after 01/01/02 may deserve special consideration by the Local Building Inspection Department. The Local Building Inspection Department is encouraged to work with the designer/owner to resolve this issue.

CONGRATULATIONS TO NEWLY ELECTED SBCCI PRESIDENT BILL DUCK

William L. Duck, Jr., CBO, of Columbus, Georgia, has been elected president of the Southern Building Code Congress International, Inc. Duck was elected during the ICBO/SBCCI Joint Annual Conference held October 28-November 1, 2001, at the Sheraton Four Seasons Hotel in Greensboro, North Carolina. More than 1,000 registered delegates, companions and special guests attended the joint event with the International Conference of Building Officials (ICBO), based in Whittier, California.

Duck currently serves as chief of inspections and code enforcement for the City of Columbus, Georgia. He had previously served two terms as vice president of SBCCI and also served on its Board of Directors.

Bill Duck

With its corporate headquarters in Birmingham, Alabama, and regional offices located in Longwood, Florida, Greenville, South Carolina, and Austin, Texas, SBCCI provides technical, educational, and administrative support to governmental departments and agencies engaged in building codes administration and enforcement. SBCCI also provides similar support to others in the building design and construction industry.

Since 1994, SBCCI has been in partnership with Building Officials and Code Administrators International, Inc. (BOCA) and ICBO in the International Code Council, which publishes the *International Codes*®. These documents are intended to be adopted by reference as local and state laws governing construction. This year, the member–ships of the three model code organizations unanimously approved resolutions that set a timeline for their merger into the ICC.

For more information on the ICC, log on to www.intlcode.org or call 1-877-442-6337.

ENERGY CODE TASK FORCE IECC/MEC

On October 11, 2001, the first meeting of the International Energy Conservation Code (IECC) Task Force was held at the Department of Community Affairs (DCA). This task force has been assigned to review the IECC 2000 Edition and make recommendations regarding the adoption of this code and to consider any proposed amendments to the code.

The task force members include Chairman Jim Vaseff, AIA with Community & Economic Development, Georgia Power Company; Vice Chairman Morgan Wheeler, Sr. CBO, Manager, Structural Inspections, DeKalb County Public Works-Development; Mike Barcik, Director of Technical Services, Southface Energy Institute; Jack Cantrell of Cantrell Properties, Inc.; Tom J. Carty, Building Official, Peachtree City Building Department; Leo Goebel, FMA, Facilities Manager, CB Richard Ellis; Dave Lovich of Owens-Corning; Matthew Tibbs, Director of Mechanical Engineering, Kelly Lundstrom Group; and Dick Edwards, Energy Consultant. DCA staff members are Wayne DuBose and Mike Lindsey.

In the review of any proposed amendments, it is the task forces responsibility to consider the following:

1. Is this amendment necessary for the life, health, safety and well being of the Citizens of Georgia?
2. Does it make economic sense?
3. Does it unfairly promote the use of a certain product or products?
4. Is the amendment put forward for a legitimate reason or because the proponent thinks "it's a better way of doing things"?
5. Would a Letter of Clarification address the question?

The task force will make a preliminary report to the SCAC at the January 31, 2002 meeting. December 15, 2001 is the deadline for amendments submitted by the public and February 15, 2002 is the deadline for task force committee members to submit amendments. The tentative effective date of the 2000 Georgia State Energy Code for Buildings will be January 1, 2003.

DCA invites all interested parties to attend the next meeting scheduled for December 20, 2001 at 60 Executive Park South, Atlanta Georgia 30329 at 9:00AM in conference room 243. For additional information contact Wayne DuBose at 404-679-3116 or Mike Lindsey at 404-679-4845.

MARK YOUR 2002 CALENDAR

January

17 Industrialized Buildings Advisory Committee Meeting @ DCA

31 State Codes Advisory Committee @ DCA

February

8-11 NAHB Winter Board Meeting in Atlanta

April

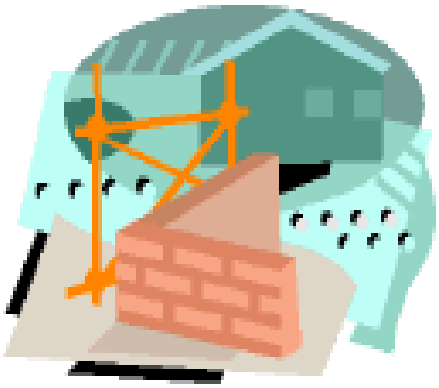
8-18 ICC Code Conference Pittsburgh, PA.

25 State Codes Advisory Committee @ DCA

May

4-8 BOAG Annual Conference in Jekyll Island

If you have any meetings that you would like to include in this newsletter, please contact the Construction Codes Section at 404-679-3118 or ccombs@dca.state.ga.us.



SCAC RECOMMENDATION ON BRICK AMENDMENTS

At the October 18, 2001, State Codes Advisory Committee (SCAC) meeting, several amendments were presented by William Kjorlien of the Southern Brick Institute. Synopses of the amendments are as follows:

2000 Standard Building Code:

- Revise Section 2308.11.2 to add exception #3 concerning the permitted use of masonry veneer used in the first two stories above grade in Seismic Design Categories B or C.
- Revise Section 2308.12.2 to add an exception concerning the permitted use of masonry veneer in the first story above grade in Seismic Design Category D.

2000 CABO One and Two Family Dwelling Code:

- Revise Section R703.7 to add exceptions 3 & 4 concerning the permitted use of masonry veneer with a backing of wood frame located in Seismic Design Category D.
- Revise Section R703.7.4.1.2 by deleting the existing wording and inserting provisions for single-wire joint reinforcement.

Having gained the approval of the SCAC in principle, a recommendation was made by SCAC Chairman, Windell Peters, that jurisdictions located within the areas specified in the proposed amendments, may choose to allow these amendments as though they have been adopted until such time as they can go through the proper code amendment process. If you should have further questions, please call 404-679-3118.

INSULATED CONCRETE FORMS (ICF), FOAM PLASTIC INSULATION AND TERMITES

The Georgia State Minimum Standard One and Two Family Dwelling Code is the CABO One and Two Family Dwelling Code (International Residential Code), 2000 Edition with Georgia Amendments. The effective date is January 1, 2002. The Code addresses the problem between the use of foam plastics below grade and termite infestation.

SECTION R202 FOAM PLASTIC INSULATION: A plastic that is intentionally expanded by use of a foaming agent to produce a reduced-density plastic consisting of open or closed cells distributed throughout the plastic and that has a density less than 20 pounds per cubic foot (320kg/m^3).

SECTION R318 FOAM PLASTICS, R318.5 Termite damage. The use of foam plastics in areas of "very heavy" termite infestation probability shall be in accordance with Section R324.4.

SECTION R324 PROTECTION AGAINST TERMITES, R324.4 Foam plastic protection. In areas where the probability of termite infestation is "very heavy" as indicated in Figure R301.2 (6), extruded and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on the exterior face or under interior or exterior foundation walls or slab foundations located below grade. The clearance between foam plastics installed above grade and exposed earth shall be at least 6 inches (152mm).

EXCEPTIONS:

1. Buildings where the structural members of walls, floors, ceilings and roofs are entirely of noncombustible materials or pressure preservatively treated wood.
2. When in addition to the requirements of R324.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is provided.
3. On the interior side of basement walls.

INSULATING CONCRETE FORM (ICF). A concrete forming system using stay-in-place forms of rigid foam plastic insulation, a hybrid of cement and foam insulation, a hybrid of cement and wood chips, or other insulating material for constructing cast-in-place concrete walls.

SECTION R404 FOUNDATION WALLS, R404.4.7.2 Termite hazards. In areas where hazard of termite damage is very heavy in accordance with Figure R301.2 (6), foam plastic insulation shall be permitted below grade on foundation walls in accordance with one of the following conditions:

1. When in addition to the requirements in Section R324.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is provided.
2. The structural members of walls, floors, ceilings and roofs are entirely of noncombustible materials or pressure preservatively treated wood.
3. On the interior side of basement walls.

Foam plastics or foam stay-in-place insulating concrete forms shall not be installed on the exterior face or under interior or exterior foundation walls or the perimeter of slabs on grade or slab foundations located below grade. Unless protection is provided in accordance with R324.1 and the foam plastic is approved as providing protection of the structure and foam from subterranean termite damage. DCA is not aware of any approved methods for protecting foam plastics or foam stay-in-place insulated concrete forms below grade.

L I B A N G L E

Inspection of new Industrialized Buildings is the responsibility of DCA. If a manufacturer requests, the inspections can be preformed at the factory by the local building inspector whose jurisdiction covers the location where the building will be placed. This inspection must be made using the plans and specifications approved by DCA. Any changes are required to be approved by the Department prior to the changes being made to any of the buildings involved. All inspections of new buildings shall be made at the factory.

DCA must be notified of inspection by a local jurisdiction and a copy of the inspection report is to be sent to the Department. Recertification of used buildings may be performed by the local jurisdiction or DCA, as requested by the owner. If DCA does the inspection, the current codes in effect will be used as the criteria for compliance. If the inspection shows conformance to the approved plans and codes, a DCA insignia will be affixed to the building. In both situations, foundations, tie downs and utility approvals and inspections are the responsibility of the local jurisdiction having authority.

WEB SITES OF INTEREST

Department of Community Affairs
www.dca.state.ga.us

Southern Building Code Congress International (SBCCI)
www.sbcci.org

International Codes Council (ICC)
www.intlcode.org

Building Officials Association of GA
http://boag-codes.tripod.com

State of Georgia
www.state.ga.us

PROFILE CORNER • MIKE ASHLEY

From Gadsden, Alabama, Mike began in the construction business as a teen–ager serving a four year apprenticeship program with the Brick Mason Trade Union in Gadsden. While working on the apprenticeship program he attended Jacksonville State University receiving a B.S. degree in Management. After college Mike worked in the construction industry as a masonry contractor. During those construction years, he also worked in the family owned NASCAR racecar shop.

Mike began his code enforcement career in Gadsden, AL in 1985 as the Building Official for the City of Gadsden. While working in Gadsden, he went back to school and completed the course requirements for a degree in Fire Science through the Alabama State Fire College. He also worked as a part-time fireman in Gadsden. In 1991, the Building Officials position opened up in Rome GA. and Mike moved to Rome and began work in Feb. of 1991. Since that time Mike has been busy and has a sizeable list of accomplishments.

Some of Mike's accomplishments include:

Certified Building Official - SBCCI, CABO & ICC

Local Deputy State Fire Marshal deputized in 1994

Standard Building Code General Design Committee SBCCI 1993-1999

Nominating Committee SBCCI 1994

Fire Code Correlating Committee 1992

President of the North GA Code Officials 1995-1996

Means of Egress Committee IBC 1996-1999

Life Safety Code Committee 1999

International Fire Code Committee 2000

NFPA Building Code Design Committee 2001

Board of Directors BOAG 1992-1997

V.P. BOAG 1998-99

Building Official of the year 1999

Mike Ashley

Mike is currently President of the Building Officials Association of Georgia (BOAG). He is happily married to his wife Sandye who is a teacher at Rome Middle School. Mike's daughter Jana Rae is a senior at the University of North Alabama and a basketball player and son Dave is a senior at Rome High School and also a basketball player.

CLARIFYING THE 2000 STANDARD PLUMBING CODE (INTERNATIONAL PLUMBING CODE)

The lowest piping of a drainage system inside the building that receives soil and waste discharge and that extends 30 inches beyond the exterior wall and connects to the building sewer is the BUILDING DRAIN. That portion of the drainage system that extends from the end of the building drain and conveys the discharge to point of disposal is the BUILDING SEWER. The minimum size of any building drain or sewer serving a water closet shall be 3 inches.

The measure of the probable discharge into the drainage system by various types of plumbing fixtures is a DRAINAGE FIXTURE UNIT (dfu). A 3 inch building drain or sewer depending on the slope per foot can adequately receive and discharge 36 dfu's @ 1/8", 42 dfu's @ 1/4", and 50 dfu's @ 1/2 inch slope.

A cleanout shall be near the junction of the building drain and building sewer. The cleanout shall be either inside or outside the building wall and shall be flush with finish grade or with the basement floor if below such floor.

The drainage pipe extending laterally from a soil or waste stack or building drain, with or without vertical sections or branches, that receives the discharge from 2 or more fixture drains or branches and conveys the discharge to the soil or waste stack or the building drain is a HORIZONTAL BRANCH DRAIN.

A drain serving 2 or more fixtures that discharges to another drain or to a stack is a FIXTURE BRANCH. A drain from the trap of a fixture to a junction with any other pipe is a FIXTURE DRAIN. A 3-inch horizontal branch drain regardless of its slope can only receive 20 dfu's.

The extension of a soil or waste stack above the highest horizontal drain connected to the stack is a STACK VENT. A vertical vent pipe installed primarily for the purpose of providing circulation of air to and from any part of the drainage system is a VENT STACK. A pipe that conveys sewage containing fecal matter to the building drain or building sewer is a SOIL PIPE. A pipe that conveys sewage waste not containing fecal matter to the building drain or building sewer is a WASTE PIPE.

<u>The Georgia Plumbing Code does not require a minimum 3-inch main vent.</u> The minimum diameter is determined from the developed length and the total of drainage fixture units connected thereto (Table 916.1). In no case shall the diameter be less than one-half the diameter of the drain served or less than one and one-quarter inches.

A 3 inch soil or waste stack with 102 fixture units being vented is allowed to be vented with a one-and-one-half inch diameter vent provided it does not exceed 25 feet maximum developed length. The one-and-one-half inch vent would be limited to 27 feet if venting 53 fixture units. 32 feet if venting 21 fixture units. 42 feet if venting 10 fixture units.

The developed length of a stack vent or vent stack is measured from the point of connection where the dry vent begins to the point of termination. It would be very unusual if a single-family dwelling ever had to have a vent larger than one-and-one-half inches in diameter.