

S.O.D.A.F.S. U.F.D.A.T.E.

• Georgia Department of Community Affairs • Construction Codes & Industrialized Buildings •
• 60 Executive Park South, N.E. • Atlanta, GA 30329-2231 • 404-679-3118 • www.dca.ga.gov • Volume 11, Number 2 • Fall 2009

GEORGIA AMENDMENTS TO THE STATE MINIMUM STANDARD CODES TO BECOME EFFECTIVE JAN. 1, 2010

The Department of Community Affairs Board, on the recommendation of the State Codes Advisory Committee (SCAC), has adopted 2010 Georgia Amendments to the following State Minimum Standard Codes for construction: the International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, and International Fire Code, which will become effective January 1, 2010. A synopsis of the approved code amendments is listed below:

INTERNATIONAL FUEL GAS CODE, 2006 EDITION

- Revise Section 404.1 'Prohibited locations'.
- Revise Section 409.5 'Equipment shutoff valve' to add exception number 2.
- Revise Section [M] 614.6.1 'Maximum length'.

INTERNATIONAL MECHANICAL CODE, 2006 EDITION

- Revise Section 406.1 'General' to add exception.
- Revise Section 504.6.1 'Maximum length'.

INTERNATIONAL FIRE CODE, 2006 EDITION

- Delete Section 603.4 of the 2007 Georgia Amendment in its entirety and insert in its place.

INTERNATIONAL PLUMBING CODE, 2006 EDITION

- Revise first sentence of Section C102.6 'Identification' of the 2009 Georgia Amendment.
- Add new Section C102.6.1 'Gray water valve identification' to the 2009 Georgia Amendment.
- Revise title of 'Appendix I' of the 2009 Georgia Amendment from 'Rain Water Recycling Systems' to 'Rain Water Harvesting Systems'. Also revise all other references in Appendix I from 'Rain Water Recycling Systems' to 'Rain Water Harvesting Systems'.
- Revise first sentence of Section I101.1 'Scope' of the 2009 Georgia Amendment.
- Revise Section I101.9 'Potable water connections' of the 2009 Georgia Amendment.
- Delete Section I102.1 'Collection reservoir' of the 2009 Georgia Amendment in its entirety without substitution.

INTERNATIONAL BUILDING CODE, 2006 EDITION

- Revise Section 707.14.1 'Elevator lobby', exception 9, of the Georgia Amendment revised January 1, 2007.
- Revise and re-title Section 1603.1.8 'Systems and components requiring special inspections for seismic resistance'.
- Revise Table 1704.4 'Required Verification and Inspection of Concrete Construction' by adding line item 12.
- Replace 2007 Georgia Amendment Table 1704.1 'Minimum Special Inspector Qualifications'.
- Revise Section 3002.4 'Elevator car to accommodate ambulance stretcher' to add exception.

- Revise the 'ACEC/G' reference of the 2007 Georgia Amendment to Chapter 35 'Referenced Standards'.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2006 EDITION

- Add new definition 'Air-Impermeable Insulation' to Section R202 'Definitions'.
- Revise definition of 'Townhouse' of the 2009 Georgia Amendment.
- Delete Section R806.4 'Conditioned attic assemblies' and substitute.
- Revise Section M1502.6 'Duct length'.
- Revise Section G2415.1 (404.1) 'Prohibited locations'.
- Revise Section G2420.5 (409.5) 'Equipment shutoff valve' to add exception number 2.
- Revise Section G2439.5.1 (614.6.1) 'Maximum length'.

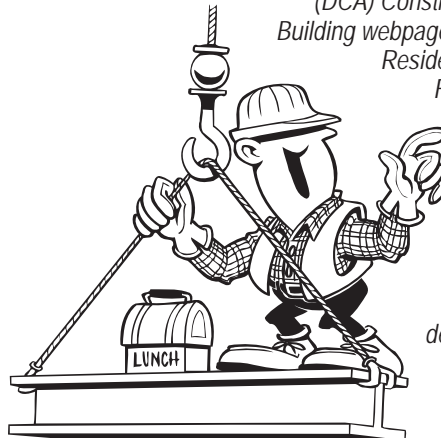
The 2010 Georgia State Amendments to the State Minimum Standard Codes have been posted to DCA's website: From the main page at www.dca.ga.gov, follow the "Construction Codes" link under the "Fostering Sustainable Development" heading. Then, on the "Construction Codes" page, follow the "Georgia State Amendments to the State Minimum Standard Codes" link under the "Publications" heading, or if you are viewing this in electronic format you may click on the following link: <http://www.dca.state.ga.us/development/constructioncodes/programs/codeAmendments.asp>. If you have further questions feel free to contact the Department of Community Affairs Office of Construction Codes and Industrialized Buildings at 404-679-3118 or by email at constructioncodes@dca.ga.gov.

2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) TASK FORCE APPOINTED

Upon authorization by the State Codes Advisory Committee (SCAC) at its July 23, 2009 meeting, a task force to review the 2009 International Energy Conservation Code and ASHRAE 90.1-2007 has been appointed. The 2009 IECC Task Force is charged with assessing the differences between the

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CODY SAYS



Always use the Department of Community Affairs (DCA) Construction Codes and Industrialized Building webpage to see the current status of the Residential Green Building Code Task Force and the 2009 International Energy Conservation Code Task Force. Follow the link below and scroll down to the 'Committees and Work Groups' title to view the web page of either task force.

<http://www.dca.ga.gov/development/ConstructionCodes/index.asp>

2006 IECC with Georgia Supplements and Amendments (existing code) and the 2009 IECC, and making recommendations regarding the adoption of the 2009 IECC and ASHRAE 90.1-2007 and any necessary supplements and amendments to the SCAC. This task force is being conducted with funding received under the energy provisions of the American Recovery and Reinvestment Act of 2009. The first meeting of the task force was held on November 16, 2009 at the Department of Community Affairs. To view the minutes from the first meeting, the task force member list and the dates and agendas of upcoming meetings, please visit the 2009 IECC Task Force web page at: <http://www.dca.ga.gov/development/constructioncodes/programs/IECTaskForce.asp>

Upon approval by the SCAC and the DCA Board, this new code and any supplements and amendments will take effect on January 1, 2011. For more information or to be placed on the interested parties list, contact Ryan Meres at (404) 679-3109 or ryan.meres@dca.ga.gov.

RESIDENTIAL GREEN BUILDING CODE TASK FORCE UPDATE

The Residential Green Building Code Task Force held their second meeting on November 3rd, 2009 at the Department of Community Affairs. This residential green building code will be based on the ICC-700, National Green Building Standard, developed by the International Code Council (ICC). The Green Building code will be for one- and -two family dwellings including townhomes. The Task Force is reviewing this standard and will make a recommendation to the SCAC regarding its adoption and the adoption of any supplements and amendments. Upon approval by the SCAC and the DCA Board, this code will take effect on January 1, 2011 as an optional code. Local governments would first have to adopt this code if they choose to enforce it. Task force meetings are open to the public and all interested parties are encouraged to attend. Please visit the task force web page for meeting information and progress updates: <http://www.dca.ga.gov/development/constructioncodes/programs/GreenTaskForce.asp>. For more information or to be placed on the interested parties list, please contact Anthony Z. Claffey, Building Codes Consultant, at 404-679-4845 or anthony.claffey@dca.ga.gov.



MARK YOUR 2010 CALENDAR

JANUARY

21 State Codes Advisory Committee 10:00 A.M. @ DCA

FEBRUARY

22-24 RESNET Building Performance Conference, Raleigh, NC

MARCH

6-8 World of Modular Building Institute, Orlando, Florida

APRIL

9-13 BOAG Annual Conference, Albany, GA

22 State Codes Advisory Committee 10:00 A.M. @ DCA

29 Industrialized Building Advisory Committee 10:00 A.M. @ DCA

MAY

14-23 International Code Council Hearings, Dallas, Texas

JUNE

7-10 NFPA World Safety Conference and Exposition, Las Vegas, NV

If you have any meetings that you would like to include in this newsletter, please contact the Construction Codes Program at 404-679-3118.

Q: When will Arc-Fault Circuit Interrupter protection be required throughout dwelling units?



A: On January 1, 2010, the Georgia Amendment to Section 210.12 (B) of the 2008 National Electrical Code (NEC) will expire. This will cause Section 210.12 (B) of the 2008 NEC to take effect, requiring AFCI protection throughout dwelling units.

DON'T MISS OUT ON FUTURE CORRESPONDENCE FROM DCA!!

As a reminder, the Georgia Department of Community Affairs, Office of Construction Codes and Industrialized Buildings have discontinued USPS mailings. All correspondence including newsletters, amendments and updates will be sent via e-mail to all interested parties. Use the appropriate e-mail address below to send us your information and be placed on the new distribution list.

Construction Codes e-mail: constructioncodes@dca.ga.gov

Industrialized Buildings e-mail: dca-ib@dca.ga.gov.

WEB SITES OF INTEREST

Department of Community Affairs
www.dca.ga.gov

EasyLiving Home^{cm} Program
www.easylivinghome.org

Southface Energy Institute
www.southface.org

International Code Council (ICC)
www.iccsafe.org

Building Officials Association of Georgia
www.boagcodes.org

State of Georgia
www.georgia.gov

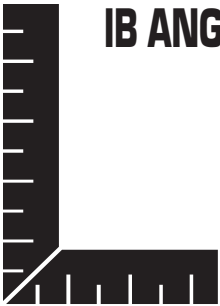
National Fire Protection Agency
www.NFPA.com

Georgia General Assembly
www.legis.state.ga.us

State Fire Marshal
www.gainsurance.org

National Association of Home Builders
www.nahb.com





IB ANGLE:

MODULAR BUILDING DATA PLATE REQUIREMENTS

Rules and regulations of Georgia's Industrialized Buildings Program require each manufacturer to install a Manufacturer's Data Plate on each modular building before it leaves the manufacturing plant. The data plate serves to inform local code officials and others of the building's design criteria and limiting characteristics. The information

contained on the data plate of a modular building dictates where within the State of Georgia that building may or may not be placed.

Georgia's currently adopted construction codes have ten different occupancy classifications, each with significant variations; five construction types, five wind exposure zones and three climate zones, all of which inform the design and construction of any modular building, or site-built building. Since modular buildings are not built on-site, the information that pertains to each building is required to be placed on a data plate and that data plate is to be attached to that building before it leaves the manufacturing plant. The information on the data plate can be reviewed to make a determination on the adequacy of the building's placement and use.

The data plate of a modular building is second only to the building's architectural plans for providing essential information as to how the building was designed and constructed. If a modular building owner wishes to move their building to a new location, sell the building or change the use of the building, the data plate will provide valuable information for determining design criteria for its new use or location. It is important for any prospective buyer of a modular building to review the information contained on the building's data plate to determine if the design and construction of that building meets the requirements for its intended use and location. The information contained on each modular building's data plate is essential to design professionals, code officials, and building owners.

CODES AND INDUSTRIALIZED BUILDINGS

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GEORGIA AMENDMENTS MAY BE DOWNLOADED DIRECTLY FROM THE WEBSITE!

THE PERILS OF HOMEOWNER PERMITS

Georgia's contractor licensing law took effect on July 1, 2008. All modular industrialized building manufacturers, modular building set-up companies and modular building home purchasers should be aware that the new law contains a provision that requires all modular home set-up contractors to be licensed. This requirement for set-up contractors to be licensed is included in the law as a means of protecting homeowners from unlicensed set-up operators.

Prior to this law taking effect, most modular home set-ups were performed by mobile home set-up crews. The set-up of modular homes is similar to building a home on-site rather than a mobile home set-up. Most of the complaints that come into DCA were from homeowners whose new modular homes had been set-up by mobile home set-up crews. The majority of these complaints also involve the site work and not work done at the manufacturing facility.

There is a growing trend for the set-up contractor to have the homeowner pull the required permits for the set-up of their modular home. This is not an illegal practice since Georgia Law allows homeowners to pull permits for work on their personal residences. The concern with the

homeowner pulling required permits for the contractor setting up their home is that the homeowner becomes legally responsible for that project, not the contractor performing the work. This practice also limits and complicates the homeowner's recourse for faulty work. All homeowners should use caution when considering pulling a permit for modular home set-up.

