

DCA Q Quarterly

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

INTERNATIONAL CODE TASK FORCES WINDING UP THEIR WORK

The International Code Task Forces are finishing up their work on the International Building Code (Standard Building Code, 2000 Edition), International Fire Code (Standard Fire Code, 2000 Edition) and the International Residential Code (CABO One and Two Family Dwelling Code, 2000 Edition). The task forces should be through with their work in early June. These codes along with proposed Georgia amendments will be voted on by the State Codes Advisory Committee (SCAC) at the July 26, 2001 meeting! If you need additional information about the work of the task forces or need a copy of the proposed amendments, please contact the appropriate DCA staff below:

2000 International Residential Code (2000 CABO Code):

Wayne DuBose (404) 679-3116 or wdubose@dca.state.ga.us

2000 International Fire Code (2000 Standard Fire Code):

John Watts (404) 679-5246 or jwatts@dca.state.ga.us

2000 International Building Code (2000 Standard Building Code):

Life Safety: Bill Towson (404) 679-3104 or btowson@dca.state.ga.us

General Design: Mike Lindsey (404) 679-4845 or mlindsey@dca.state.ga.us

SIGNIFICANT DIFFERENCES AND COMPARATIVE ANALYSIS NOW AVAILABLE

The Significant Differences and Comparative Analysis between the Standard Codes and the new ICC Codes are now available from SBCCI. You can download any of these documents for free from SBCCI at <http://www.sbcci.org/Codes/codes.htm>.

Comparative Analysis of the 1999 Standard Building Code and the 2000 International Building Code

Comparative Analysis of the 1997 Standard Mechanical Code and the 2000 International Mechanical Code

Comparative Analysis of the 1997 Standard Gas Code and the 2000 International Fuel Gas Code

Comparative Analysis of the 1997 Standard Plumbing Code and the 2000 International Plumbing Code

Significant Differences, Technical Summary: Significant Differences Between the 2000 IBC and 1999 Standard Building Code

Comparative Analysis is a detailed list that provides a side-by-side, section-by-section, cross-referencing comparison of every difference between the International Codes and the Standard Codes.

Significant Differences are a technical summary of the differences between the new International Codes and the Standard Code. The list describes significant changes, new concepts added or deletions of requirements contained in the Codes.

These documents will help you and your staff to become more familiar with the new technical requirements and changes in the International Codes as compared with the Standard Codes.

APRIL 12, 2001 STATE CODES ADVISORY COMMITTEE MEETING

The State Codes Advisory Committee (SCAC) met April 12, 2001. At that meeting, the SCAC was briefed on the progress of the Code Task Forces (Building/CABO/Fire). A synopsis of the proposed Georgia amendments for each of the codes was made available. All the task forces are on schedule and anticipate completing their work by early June.

Bill Duck updated the group on the ICC code hearings in Portland, Oregon. In summary, both SBCCI and Georgia were well represented with a large delegation. Discussion continues on the merger of the three code bodies and a final vote on the proposed code changes will be conducted later this year in Greensboro, NC.

Finally, Chairman Peters reported that NFPA has begun the update of the 1999 National Fuel Gas Code to the 2003 edition. He is hopeful that the Safety Fire Commissioner will consider updating from the 1996 edition to the 2003 edition when it becomes available.

C O D Y S A Y S :

When applying the codes, be sure to check the Georgia Amendments errata and the SBCCI errata specifically for that code edition.



ERRATA TO THE 2000 STANDARD/INTERNATIONAL CODES NOW AVAILABLE

Errata Data for the International Codes are now available from SBCCI: Errata are typographical or minor editorial changes to the ICC codes. You can download any of these documents for free from SBCCI at: <http://www.sbcci.org/Codes/codes.htm>



- 2000 IPC – Standard/International Plumbing Code**
- 2000 IMC – Standard/International Mechanical Code**
- 2000 IFGC – Standard/International Fuel Gas Code**
- 2000 IBC – Standard/International Building Code**
- 2000 IRC – CABO/International Residential Code**
- 2000 IFC – Standard/International Fire Code**

Don't forget that SBCCI is still a good source for code interpretations. SBCCI will continue to answer your code questions and assist you in interpreting the technical requirements of the International Codes as well as the Standard Codes.

For more information contact SBCCI at (205) 591-1853 or at: www.sbcci.org.



**BOAG AWARDS....
CONGRATULATIONS**

Building Official of the Year: Mike Martin, Valdosta/Lowndes County

The William H. Downs Outstanding Service Award: Lee Smith, City of Macon

State Fire Marshal
www.inscomm.state.ga.us
National Association of Home Builders (NAHB)
www.nahb.com

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 Georgia
<http://boag-codes.tripod.com>
State of Georgia
www.state.ga.us

ADOPTION OF APPENDIX J

Appendix J of the 2001 Georgia Amendments to the 2000 Standard Plumbing Code (International Plumbing Code) is optional and not required. It contains two sections with suggested verbiage that may be inserted into the body of the code in the appropriate section. Either section or the entire appendix may be selected.

Local governments must adopt the appendix, in part or whole, by ordinance before any section may be used and enforced locally.

STANDARD PLUMBING CODE TASK FORCE CONVENES

The 2000 Standard Plumbing Code Task Force convened April 10, 2001 to consider eight proposed code amendments. Amendments considered by the Task Force were as follows:

1. Sections 605.14.3 & 605.15.4 Soldered joints. Revises sections to mandate the use of fluxes that comply with ASTM B 813 and NSF 61.
2. Sections 705.9.3 & 705.10.3 Soldered joints. Revises sections to mandate the use of fluxes that comply with ASTM B 813 only.

Proposed amendments 1 and 2 were amended by the Task Force to carry an effective date of January 1, 2003, pending the submittal of data that is approved by the Plumbing Code Task Force six (6) months prior to the effective date.

3. Section 504.6.1 Discharge. Withdrawn by the proponent. (There were 2 submitted of this Code Section.)
4. Section 504.6.1 Discharge. Amended by the Task Force to provide provisions for discharging the Temperature and Relief lines vertical.
5. Section 504.7 Required pan. Identifies specific locations for drain pans.
6. Section 605.9 Prohibited joints and locations. Adds exception #4 to allow saddle type fittings for existing domestic water distribution systems.
7. Section 305.6.1 Sewer depth. Establishes a minimum depth for all building sewers.
8. Section 608.16.5 Connections to lawn irrigation systems. Provides for the use of a double check backflow prevention assembly in residential lawn irrigation systems.

These amendments will be considered for adoption by the SCAC at their July meeting.

If you have any questions concerning these amendments, please contact Wayne DuBose at 404/679-3116 or wdubose@dca.state.ga.us.

MARK YOUR CALENDAR!!!

July:

- 9-12 Georgia State Inspectors Association at Jekyll Island, GA
- 16-19 National Workshop on State Building Energy Codes in Burlington, VT
- 19 Industrialized Buildings Advisory Committee at DCA
- 26 State Codes Advisory Committee Meeting at DCA

October:

- 18 State Codes Advisory Committee Meeting at DCA
- 28-Nov 1 SBCCI Annual Conference in Greensboro, NC



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.

PROFILE CORNER

GREGORI S. ANDERSON, CBO

Born in Hartford, Connecticut, Gregori Anderson moved to Savannah after completing his undergraduate studies in Architecture from Howard University in Washington, D.C. He worked as a designer and historic preservationist in the historic district for several years.

In 1984 he began his career in code enforcement as the Assistant Plans Examiner for the City of Savannah. His formal training as an architect greatly enhanced his ability to perform the duties of plan review and code compliance. As time passed, Gregori developed his skills. He realized that code enforcement provided an unusual and exciting career path.

Gregori was hired as the Assistant Director of Inspections for Chatham County, in 1990. When the Director resigned to pursue another career opportunity, Gregori was promoted to the Director's position in 1992.

Shortly after being hired as Assistant Director, Gregori attended his first annual conference of the Building Officials Association of Georgia in Hinesville. Along with the other duties as the Director of Inspections, Gregori hosted the BOAG annual conference in 1992. He also hosted the annual conference again in 1998.

A few years after hosting his first conference, Gregori was elected by the BOAG membership to the Board of Directors. After serving three years as Director-at large, he was elected in 1998 as second vice-president. He then was elected in 2000 and is now serving as first vice-president of the organization. In 1998, Gregori



Gregori Anderson

received the Building Official of the Year award from BOAG. He has served on several committees over the years, including Bylaws and Resolutions.

Gregori is very active on the state level. He is now serving his second term as a member of the State Codes Advisory Committee. He currently chairs the International Residential Code Task Force, which is reviewing the 2000 Edition of that document. He has also served on other committees and task forces through the Georgia Department of Community Affairs and the Georgia American Institute of Architects.

At the Regional and National level, Gregori is also very active. He represents Georgia in the code review and development process with the Southern Building Code Congress International and the International Code Council. He has served as chair of the Resolutions Committee in 1994 and chair of the Nomination Committee in 2000 at the SBCCI Annual Conference. He has been elected to the Existing Buildings Code Committee, and Building Code General

Design Committee. Gregori's involvement with the ICC dates back to 1994. He was appointed to a three-year term to the IBC Occupancies Committee and a one-year term to the IBC General Code Development Committee, where he served as vice-chair.

Gregori's commitment to the code enforcement profession can be seen in his innovative initiatives within the Chatham County community. He has worked to automate the permitting and inspections process in Chatham County. He assisted in the implementation of departmental building permit software. He initiated and implemented the use of hand-held computers and then palm pilot computers for inspection field data storage and documentation. He has worked with the local homebuilders, architects and property owners to provide a professional, efficient and user-friendly permitting and inspections process. When asked, Gregori replies that "Our biggest asset is our commitment to great customer service and our user friendly philosophy." "It takes every staff member to make the system successful."

When asked about his future goals in the code enforcement profession, he replied that he would like to see the success of the International Codes nationwide and the implementation of those codes on the state and local level. "The goal of all code professionals is the protection of life and property through code compliance and administration." "The success of a nationwide code will make that goal and local effort more consistent from state to state and jurisdiction to jurisdiction."

DCA STAFF LIAISONS FOR INSPECTORS ASSOCIATIONS

The Georgia Department of Community Affairs Construction Codes section is pleased to announce the staff liaisons for the various Inspectors Associations in the state. Please contact the code consultant listed below in your area for any assistance we may provide.

Coastal Georgia Inspectors Association Ted Miltiades, Manager, Codes and Industrialized Buildings Program (404) 679-3106 tmiltiad@dca.state.ga.us

Middle Georgia Inspectors Association Bill Towson, Codes Consultant, (404) 679-3104, btowson@dca.state.ga.us

Southwest Georgia Inspectors Association Wayne DuBose, Codes Consultant, (404) 679-3116, wdubose@dca.state.ga.us

West Georgia Inspectors Association Michael Lindsey, Codes Consultant, (404) 679-4845, mlindsey@dca.state.ga.us

Metro Atlanta Inspectors Association All Consultants

North Georgia Code Officials Association Wayne DuBose, Codes Consultant, (404) 679-3116, wdubose@dca.state.ga.us

East Georgia Inspectors Association Inactive

SENATE BILL 297

Last year legislation known as SB 350 was passed and signed which altered the types of buildings requiring signatures of architects. This year, House Bill 297 was passed and signed by the governor on April 26, 2001. This bill affects buildings and pre-engineered buildings requiring architect's signature. Architects must seal any building over 5,000 square feet, and all: assembly; educational; health care occupancies; correctional/detention facilities; hotels; dormitories/lodging facilities; multifamily housing/apartment complexes; care facilities; pre-engineered high hazard facilities and pre-engineered buildings more than one story in height. See Code Section 43-4-14 for details.

ERRATA TO THE 2000 STANDARD/INTERNATIONAL MECHANICAL CODE AMENDMENTS

In our efforts to provide the Construction Industry within the State of Georgia with the best and latest possible information concerning the construction codes, both human and mechanical errors do occur.

Enclosed with this newsletter you will find an erratum to the 2000 Standard/International Mechanical Code Amendments. Please place this erratum with your Mechanical Code amendments. DCA apologizes for any inconvenience this may have caused.

LOCAL CODE AMENDMENTS

The Uniform Codes Act provides that local governments may, under certain conditions, adopt local amendments to the state minimum standard codes. *Please note that DCA does not approve or disapprove any local amendment. The Department provides a recommendation only. However, in order to enforce any local amendment, the local government must submit the proposed local amendment to DCA for review (O.C.G.A. Section 8-2-25[c]).*

There are several requirements local governments must meet in order to enact a local code amendment. These requirements are as follows:

- the requirements in the proposed local amendment cannot be less stringent than the requirements in the state minimum standard code;
- the local requirements must be based on local climatic, geologic, topographic,

or public safety factors;

- the legislative findings of the local governing body (city council or county commission) must identify the need for the more stringent requirements; and
- the local government must submit the proposed amendment to DCA 60 days prior to the proposed adoption of such amendment.

After submitting a proposed local amendment, DCA has 60 days in which to forward its recommendation to the local government. DCA may respond in three ways: recommend adoption of the amendment, recommend the amendment not be adopted or have no comment on the proposal. If DCA recommends against the adoption of the proposed amendment, the local governing body must vote specifically to reject DCA's recommendation before the local amendment can be adopted. If DCA fails to respond within the 60-day timeframe, the local government may adopt the proposed local amendment.

After adoption by the local governing authority, copies of local amendments must be filed with DCA. Once the adopted local code amendment has been filed with DCA, the local government can begin to enforce it. No

local amendment shall become effective until the local government has filed a copy of the adopted amendment with DCA.

Any local government having questions or requiring assistance with its code enforcement program may contact DCA at 404-679-3118 or ccombs@dca.state.ga.us.



Q: What should inspectors do when an alternate method of construction is introduced to the industry?

A: The provisions of the building codes are not intended to limit the appropriate use of materials, appliances, equipment or methods of design or construction not specifically prescribed by the codes, provided the building official determines that the proposed alternatives are at least equivalent to those prescribed in the codes in suitability, quality, strength, effectiveness, fire resistance, durability, dimensional stability, safety and sanitation.

The building official may require that evidence or proof be submitted to substantiate any claims that may be made regarding the proposed alternate.

AN EASY LIVING HOME

"Easy Living! I like it! Easy is good!" This was the response of a developer at a conference in Seattle when a Georgia housing professional floated past him the Easy Living Home concept developing here in Georgia. The concept is this: Why not develop a short list of simple home features that make movement throughout a home easier and at the same time blend harmoniously and unnoticeably into current home designs? Why not market these features into a "Seal of Approval" type program that builders can participate in voluntarily, receiving specific incentives, getting a marketing edge and at the same time responding both proactively and positively to a current social need?

With all of this in mind, a working group has been formed from representatives of the Home Builders Association of Georgia (HBAG), the American Association of Retired Persons (AARP), Concrete Change, the Governor's Council on Developmental Disabilities, the Statewide Independent Living Council of Georgia, the Georgia Department of Community Affairs and several other groups. After a focus group at Georgia Tech with several interested builders, it was decided that the working group would tackle the formation of a program that would provide a "seal" and various marketing programs to builders who voluntarily built homes which included some minimum accessibility features. Voluntary features that the working group is proposing for the seal would include: An entrance into the house through a zero step entrance (combination of step and threshold equal to or less than 1/4") through the front, back, garage or otherwise and into the living area of the house. A first floor living area that would include no less than a kitchen, entertainment space, bedroom, and a full bathroom with adequate maneuvering space for an individual in a wheelchair. That "maneuvering space" is not necessarily a five foot turning radius but rather proper placement of fixtures to provide an adequate turning radius. And the living area would have all openings provided with at least a thirty-two inch clear opening. The exception to this being the bathroom door can be thirty inches of clear opening when a thirty-two inch door would increase the home's footprint.

Anyone interested in more information or helping with this program, please give Ed Phillips a call at HBAG, 404-763-2453.