

# DCA UPDATE

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Georgia Department of Community Affairs  
Construction Codes & Industrialized Buildings  
60 Executive Park South, N.E.  
Atlanta, GA 30329-2231  
404-679-3118  
[www.dca.state.ga.us](http://www.dca.state.ga.us)

## CODE EPISODE

### GEORGIA NOW FULLY UPDATED WITH THE EIGHT MANDATORY CONSTRUCTION CODES

Georgia has now fully updated the eight mandatory construction codes to the latest editions available. This is a complete list of the current Georgia State Minimum Standard Codes effective January 1, 2003:

- 2000 Standard Building Code (2000 International Building Code)
- 2000 Standard Gas Code (2000 International Fuel Gas Code)
- 2000 Standard Mechanical Code (2000 International Mechanical Code)
- 2000 Standard Plumbing Code (2000 International Plumbing Code)
- 2002 National Electrical Code
- 2000 Standard Fire Prevention Code (2000 International Fire Code)
- 2000 International Energy Conservation Code
- 2000 CABO 1 and 2 Family Dwelling Code (2000 International Residential Code)

You may download the Georgia Amendments from the DCA website at [www.dca.state.ga.us](http://www.dca.state.ga.us). If you have a question please contact one of the DCA codes consultants: Bill Towson (404) 679-3104, [btowson@dca.state.ga.us](mailto:btowson@dca.state.ga.us) or Mike Lindsey (404) 679-4845, [mlindsey@dca.state.ga.us](mailto:mlindsey@dca.state.ga.us).

## CODY SAYS:

*Be sure to file a copy of your ordinance(s) with DCA, adopting any of the Optional or Permissive Codes, in order for them to be effective and enforceable on a local level.*



## BOAG CONFERENCE A SUCCESS

The Building Officials Association of Georgia (BOAG) held their Annual Conference in Gwinnett County, April 26 through May 1. The conference included several educational sessions, networking and a wealth of information on codes and new products. BOAG Awards included Harold Hyatt, the 2003 Building Official of the Year and Bill Duck, the 2003 BOAG Outstanding Service Award.

The Officers and Directors for the 2003-2004 cycle are as follows:

- President: Gregori Anderson, Chatham County
- 1<sup>st</sup> Vice-President: Morgan Wheeler, Walton County
- 2<sup>nd</sup> Vice-President: Mike Martin, Valdosta/Lowndes County
- Past President: Mike Ashley, Rome/Floyd County
- Director at Large: Tom Carty, Peachtree City
- Director at Large: Harold Hyatt, Sandersville
- Director at Large: Kevin Simms, Columbus
- Director CGIA: Joseph Davis, Effingham County
- Director WGIA: Tony Price, Columbus



- Director MAIA: Pat Larson, Gwinnett County
- Director MGIA: Steve Haines, Macon
- Director NGCOA: Tony Tidwell, Bartow County
- Director SWGIA: Carl Fortson, Tifton/Tift County
- Executive Sec/Officer: Deborah J. Hamlin



## NEW OPTIONAL CODES

The State Codes Advisory Committee (SCAC) will recommend adoption of the 2003 International Property Maintenance Code (IPMC) to replace the 1994 Standard Housing Code and the 1985 Standard Unsafe Building Abatement Code. They will also recommend adoption of the 2003 International Existing Building Code (IEBC) to replace the 1988 Standard Existing Building Code. There were not state amendments for these two codes.



The Task Force charged to review these codes has completed its mission and recognizes that the recommended codes are optional codes available for adoption and enforcement by local governments. As such, the perspective of the Task Force committee is that local amendments to these codes may be generated from the local jurisdiction with the assistance of DCA.

As these are Optional (Permissive) Codes, they are not applicable in a jurisdiction until adopted by a municipality or county. The governing authority of any municipality or county in this state is authorized to adopt and enforce the optional codes. A copy of the local ordinance or resolution adopting any such code must be forwarded to DCA in order that such municipality or county may be apprised of subsequent amendments in the state minimum standard codes as adopted.

To ensure safe housing and adequate maintenance of all properties, as well as a guide for the renovation and remodeling of existing buildings, DCA strongly recommends the adoption of these codes at the local level.

The potential implementation date for these new codes will be January 1, 2004 upon approval of the DCA Board. Any questions concerning these codes should be directed to Mike Lindsey at (404) 679-4845 or mlindsey@dca.state.ga.us.

## NEW ADMINISTRATIVE ASSISTANT FOR CODES AND INDUSTRIALIZED BUILDINGS



Hello, my name is Lynn Massey and I am taking Carolyn Combs position as Administrative Assistant for Codes and Industrialized Buildings. I most recently worked for a Development/Construction company in Loganville and have past experience working for the federal government.

I am married and my husband, Tony, is a truck driver. We have 3 children and 2 granddaughters. Besides enjoying my work, I love to spend time with my family, traveling

and dancing. I want to thank everyone for making me feel so welcome and I look forward to working with all of you. I can be reached at 404-679-3118 or lmassey@dca.state.ga.us.

## NEW CEO OF THE INTERNATIONAL CODE COUNCIL



The ICC Board of Directors is pleased to welcome



James Lee Witt as the new Chief Executive Officer (CEO) of the International Code Council (ICC). Mr. Witt has over 25 years of leadership and experience in the field of disaster management, including eight years as the Director of the United States Federal Emergency Management Agency (FEMA). The former Director and prior member of President Clinton's Cabinet, is widely recognized for his expertise in change management and the transformation of FEMA while under his guidance.

Witt was the visionary and architect of national government programs related to emergency preparedness, mitigation, response and recovery to the private sector. During his time at FEMA, he elevated mitigation and the role that building codes play in building safer and smarter communities.

Witt's position as the CEO of the International Code Council is the culmination of years of experience with building codes. When he was 21, Witt founded his first business, a commercial and residential construction company. He would go on to be elected to six terms as County Judge and tapped by then Governor Bill Clinton to serve as the Director of Emergency Management for the State of Arkansas before going on to Washington, DC to be the Director of FEMA.

The ICC, a 50,000-member association dedicated to building safety, develops the codes used to construct residential and commercial buildings, including homes and schools. Through its founders, the ICC has more than 190 years of collective experience developing building safety codes that save lives. The majority of U.S. cities, counties and states that adopt codes choose building and fire safety codes developed by the ICC.

## MARK YOUR 2003 CALENDAR

**June 23-26** National Workshop on State Building Codes, Atlanta, GA.

**June 25-27** Georgia Association of Electrical Inspectors, Athens, GA.

**July 13-16** Georgia Inspectors Association, St. Simons, GA.

**July 17** Industrialized Buildings Advisory Committee @ DCA 10:AM

**July 24** State Codes Advisory Committee @ DCA 10:AM

**August 27** BOAG Board of Directors, Perry, GA.

**September 6-14** ICC Annual Conference, Nashville, Tenn.



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 lmassey@dca.state.ga.us.

## RESIDENTIAL ENERGY CODE COMPLIANCE USING RESCHECK



REScheck (formerly MECcheck) software materials have been developed to simplify and clarify code compliance with the International

Energy Conservation Code (IECC). The REScheck residential compliance materials offer two ways to demonstrate compliance: the trade-off approach and the prescriptive package approach. A special version of REScheck, developed specifically for Georgia, is available to download free from the US Department of Energy (DOE) website located at [www.energycodes.gov](http://www.energycodes.gov).

## SCAC SUB-COMMITTEE FOR 2004 PROPOSED AMENDMENTS

The SCAC Subcommittee met on May 5th to consider any proposed 2004 Georgia amendments to the State Minimum Standard Codes. A total of 51 proposed amendments were submitted for adoption as state code amendments. Of these, 23 were recommended for adoption as submitted or amended, 23 were disapproved and 3 were withdrawn. Two proposed amendments regarding flex duct installation were also disapproved, but it was recommended that the SCAC form a special study committee to investigate this problem further. A final report with the Subcommittee recommendations will be presented to the SCAC at their July 24th meeting. The tentative effective date of any new adopted Georgia State Code Amendments will be January 1, 2004. For questions regarding any of the 2004 proposed amendments, contact Bill Towson, Jr., DCA staff consultant at (404) 679-3104 or by email at [btowson@dca.state.ga.us](mailto:btowson@dca.state.ga.us).

## INDUSTRIALIZED BUILDINGS: ELECTRONIC FILING OF PLANS

The Rules of the Commissioner of Community Affairs for Industrialized Buildings now require building plans to be filed electronically. Amendments that require building plans to be filed electronically have

## PROFILE CORNER

### THOMAS J. CARTY, BUILDING OFFICIAL PEACHTREE CITY, GEORGIA

Tom Carty, born and raised in Boston, Massachusetts, has been the building official for Peachtree City since November 1994. After graduating from Charlestown High School, Tom served thirteen months in Korea for the U.S. Army and completed his service at the engineering center, Fort Belvoir, Virginia. Tom returned to Boston and continued his education at Lexington, Massachusetts. He was hired by Northeast Airlines as an electrician and advanced through positions of increased responsibility to Corporate planning until the merger with Delta Airlines resulting in his transfer to Atlanta and moved to Peachtree City with Trudy, his wife of forty one years and three daughters Christine, Karen, and Jennifer.

Tom retired from Delta Avionics/ Production control after 28 years of service with the airlines and his successful business as a state licensed electrical contractor to begin his full time dedicated service to the residents of Peachtree City.

Tom is also certified by the Southern Building Code Congress International (SBCCI) as a building plans examiner and building inspector. Tom is a



been approved by the Commissioner of the Department of Community Affairs and became effective on April 1, 2003.

The newly adopted amendments to the Industrialized Building Program require all model plans to be filed electronically. Paper copies are also required to be filed for plans of buildings with occupancy classifications that require the stamp of an architect or engineer. In addition to buildings with an area of 5,000 square feet or larger, architectural stamps are required on plans for buildings with occupancy classifications of Assembly, Educational, Institutional, Daycare,



*Thomas J. Carty*

member and past President of the West Georgia Inspectors Association holding membership since 1994. He also serves as Director at Large for the Building Officials Association of Georgia and was selected as Building Official of The Year for 2002.

Tom is also an active member of the International Code Congress (ICC). He has served on the SBCCI Educational Committee, National Standards Committee, Department of Community Affairs (DCA) Standard Building Code Committee and presently serves DCA as a member of the Energy Code Task Force. Recently he was a guest speaker at the Sustainable Atlanta Round table forum on the new energy code. Tom credits his success to his loving wife and family, a loyal staff and full support from a progressive planned city dedicated to conservation.

Hotel/Lodging, Apartments/ Dormitories, Hazardous and Assisted Living.

The transition from submitting paper building plans to submitting them electronically has gone very well. Approximately 95% of the plans submitted to DCA since April 1, 2003 have been submitted electronically. Electronic submittal of plans has proven to eliminate the expenses of printing, mailing and storage that are associated with paper plans. The electronic submittal of plans also eliminates the time required for transporting paper drawings through the mail. By eliminating the time and expense of submitting plans on paper, everyone associated with Georgia's Industrialized Building program is a winner.



**Q:** When are the Optional Codes enforceable?

**A:** The Optional Codes become enforceable when a local government adopts the codes by ordinance or resolution and a copy of the ordinance or resolution is forwarded to the Department of Community Affairs (DCA) in order that the local government may be apprised of subsequent amendments in the code so adopted.

**SOLAR HEAT GAIN COEFFICIENT (SHGC)**

The SCAC previously agreed at their July 2002 meeting to allow any new evidence regarding the new Energy Code requirement for Solar Heat Gain Coefficient (SHGC), to be presented at their April 2003 meeting. At the SCAC meeting held on April 24th, Ron Anderson (representing the Construction Suppliers’ Association) presented a new proposed amendment regarding SHGC. The proposed amendment revised Note 1 of Table 502.2.4(1) of the State Energy Code to read “An area-weighted-average solar heat gain coefficient (SHGC) up to, but not more than 0.55, shall be permitted if the fenestration U-factor does not exceed 0.40.” As a result, the SCAC decided to reconvene the Energy Codes Task Force to review the proposed amendment. The Energy Code Task Force subsequently met on May 8<sup>th</sup> and after testimony was heard from the proponent and all interested parties; the consensus was that no new evidence had been presented. The Task Force then voted unanimously to recommend that the proposed code amendment be disapproved. Hence, the new Energy Code requirement for a maximum Solar Heat Gain Coefficient of 0.40 will become effective as planned with a delayed implementation date of January 1, 2004. A final report with the Task Force recommendations will be presented to the SCAC at their July 24<sup>th</sup> meeting. For questions regarding this matter, contact Ted Miltiades, Manager; Codes Program at (404) 679-3106 or [tmiltiad@dca.state.ga.us](mailto:tmiltiad@dca.state.ga.us).



**AIR DUCT SEALING AND MINIMUM DUCT INSULATION REQUIREMENTS FOR THE ENERGY CODE**

Georgia’s Energy Code requires all longitudinal and transverse joints, seams and connections of low-pressure supply and return ducts to be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems or tapes installed in accordance with the manufacturer’s installation instructions.

Tapes and mastics used with rigid fibrous glass ducts shall be listed and labeled in accordance with UL 181A. Tapes and mastics used with flexible air ducts shall be listed and labeled in accordance with UL 181B. All tapes and mastics used shall be installed in accordance with the manufacturer’s installation instructions. “Duct tape” is not permitted as a sealant on any ducts.

All supply and return-air ducts and plenums installed, as part of an HVAC air-conditioned system, shall be thermally insulated.

**Exceptions:**

1. Factory-installed plenums, casings or ductwork furnished as a part of the HVAC equipment tested and rated in accordance with Section 503.2 (located within equipment).
2. Ducts within the conditioned space that they serve.

**RESIDENTIAL MINIMUM DUCT INSULATION:  
(Using Chapter 5)**

Basement (unconditioned)	R-3.3
Attic	R-5
Crawl Space	R-5
Garage (enclosed)	R-5
Exterior (outside building)	R-5
Runouts (10’ or less in length)	R-3.3

**COMMERCIAL MINIMUM DUCT INSULATION:  
(Using Chapter 8)**

Basement (unconditioned)	R-5
Attic	R-5
Crawl Space	R-5
Garage (enclosed)	R-5
Exterior (outside building)	R-8
Building Envelope Assembly (part of or within the exterior cavity of the wall, floor, ceiling or roof assembly)	R-8



The upcoming meeting of the Industrialized Buildings Advisory Committee will cover several important matters for the industry and local jurisdictions. Nearly all complaints and problems concerning modular buildings arise from improper installations. A partial solution to this problem was decided at the January meeting and involves changing the current rules to require performance bonding of all installers.

Still pending is the issue of licensing of installers for modular buildings. The scope of licensing is to be determined, along with the issue of training and/or testing. These issues will be the focus of the next meeting scheduled for July 17, 2003 at 10 a.m. in the DCA Atlanta office.

