

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

CODE EPISODE

SENATE BILL 550 PASSED BOTH SENATE AND HOUSE

Senate Bill 550 to amend the Uniform Codes Act has passed both the Senate and the House with the support of the Department of Community Affairs. The bill was sponsored by Senator Kemp of the 46th and Senator Meyer von Bremen of the 12th. In September 2003, the three national code bodies, including the Southern Building Code Congress International (SBCCI), merged to form the International Code Council (ICC). The State of Georgia has used the 2000 Editions of the SBCCI Standard Codes (International Codes) since 2001. This bill was house keeping legislation for the Department of Community Affairs to formally implement the ICC Codes and to adopt further editions.

On or after July 1, 2004, "State Minimum Standard Codes" means the following codes:

- (I) International Building Code (ICC)
- (II) National Electrical Code (NFPA)
- (III) International Fuel Gas Code (ICC)
- (IV) International Mechanical Code (ICC)
- (V) International Plumbing Code (ICC)
- (VI) International Residential Code for One and Two Family Dwellings (ICC)
- (VII) International Energy Conservation Code (ICC)
- (VIII) International Fire Code (ICC)
- (IX) International Existing Building Code (ICC)
- (X) International Property Maintenance Code (ICC)
- (XI) Any other codes deemed appropriate by the Board of Community Affairs for the safety and welfare of Georgia's Citizens.



The Department of Community Affairs and Commissioner Mike Beatty would like to thank all those who helped in getting this legislation passed. For additional information, please contact Ted Miltiades at 404-679-3106 or tmiltiad@dca.state.ga.us.

SCAC SUBCOMMITTEE SLATED TO REVIEW 2005 PROPOSED STATE CODE AMENDMENTS

At their April 22, 2004 meeting, the State Codes Advisory Committee (SCAC) appointed a subcommittee consisting of five SCAC members to review and consider any proposed 2005 Georgia Amendments to the State Minimum Standard Codes for Construction.

The following members were appointed to serve: Tim Williams, Chairman, representing the Home Builders Association of Georgia, Jim Vaseff, AIA, Vice-Chairman, representing the Architectural Design Profession, Morgan Wheeler, CBO, representing the Building Officials Association of Georgia, Bill Lusk, representing the Associated General Contractors and Gregg Johnson, PE, representing the Engineering Design Profession.

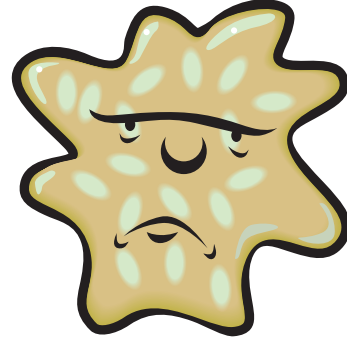
A total of 90 proposed State Code Amendments have been received for review and consideration to be adopted by DCA. Of these, the residential code has 32, the building code has 24, the mechanical code has 4, the gas code has 2, the plumbing code has 9 and the energy code has 19 total proposed amendments. Two significant code issues that will be discussed by the subcommittee include 1) the problem of fastener corrosion with the new non-arsenic based chemicals used in pressure treated wood products, and 2) the limiting of flexible air duct runs to a length of 14 feet maximum. The subcommittee will make a final report with recommendations to the SCAC at their regularly scheduled meeting to be held on July 29, 2004. Upon adoption, these amendments tentatively will have an effective date of January 1, 2005. A list with synopsis of the 2005 proposed state code amendments is available on the DCA website located at www.dca.state.ga.us/planning.

The SCAC Subcommittee is scheduled to meet at 10:00 AM on June 3, 2004 in room 303 of the Georgia Department of Community Affairs (DCA) located at 60 Executive Park South, NE; Atlanta, Georgia 30329. In the event that another meeting is necessary, a second meeting has been tentatively set for June 24, 2004. Please mark your calendar for these important dates. All meetings are open to the public and any proponents or interested parties are urged to attend. If you have any questions or would like to be included on the list of interested parties for the subcommittee, please contact Bill Towson, Jr., DCA staff, at (404) 679-3104 or by email at btowson@dca.state.ga.us.

MOLD AND MOISTURE TASK FORCE

The State Codes Advisory Committee has formed a Mold and Moisture Task Force to investigate the problem of mold and moisture in residential and commercial construction. The members of the committee are:

Gregori Anderson (Chairman), representing the Building Officials of Georgia.
Barry Abernathy (Vice Chairman), representing the Conditioned Air Contractors.
Bill Smith, representing the Home Builders Association.
Brad McCahill, representing the Building Owners and Managers Association.
Michael Brown, representing the Georgia Apartment Association.
Larry Marler, representing the Construction Suppliers Association.
Dave Lovich, representing the Insulation Industry.
Earl Ferguson, representing the Manufactured Housing Industry.
David O'Haren, representing the Associated General Contractors.



The purpose of the task force is to study the problem of mold in residential and commercial construction and review the Georgia State Minimum Construction Codes with Georgia Amendments and determine if any provisions contribute to the problems related to moisture intrusion. The task force will also propose any amendments that may be deemed necessary to reduce moisture intrusion in buildings. They will also make recommendations to the building industry on procedures to reduce the likelihood of mold growth.

At the first meeting of the task force on March 31, 2004, a presentation was given by Dr. Clive Brown of The Centers for Disease Control on the medical issues of mold in buildings. In the presentation, he recommended "a change in construction and better home and building maintenance". Also attending the meeting were many individuals from across the state representing the construction industry.

At the second meeting on April 8, 2004, a presentation was given by Henry Slack of the U.S. Environmental Protection Agency. His presentation was "Mold Remediation in School and Commercial Buildings." Some of the topics covered were proper mold remediation procedures and common sources of mold growth.

Chairman Anderson set up team assignments of three members each to review and investigate the International Building Code, Residential Code and the Housing Code. The building code team members are Dave Lovich, David O'Haren and Larry Marler. The residential code team members are Bill Smith, Earl Ferguson and Barry Abernathy. The housing code team members are Brad McCahill, Michael Brown and Gregori Anderson. The teams gave a report at the meeting on April 21, 2004. In their report, they cited areas of concern such as better workmanship and preventative maintenance. An excellent presentation was also given by Mr. Maurice Redmond from the State of Georgia Health Department.

Other codes that will be reviewed by the task force in subsequent meetings are the International Mechanical Code, the International Plumbing Code, the International Energy Code and the International Fuel Gas Code. The next meeting will be Tuesday, May 25, 2004, at 9:00 a.m. in the DCA Board Room 303. Additional meetings are scheduled for June 17th and June 29, 2004.

The task force will report their recommendations to the State Codes Advisory Committee at the July 29, 2004 SCAC Meeting.

MARK YOUR CALENDAR

June

3 State Codes Advisory Subcommittee Meeting, 10:00 a.m. at DCA
16-18 Georgia International Electrical Inspectors Association, Jekyll Island
17 Mold and Moisture Task Force Meeting, 9:00 a.m. at DCA
24 State Codes Advisory Subcommittee Meeting, 10:00 a.m. at DCA
29 Mold and Moisture Task Force Meeting, 9:00 a.m. at DCA



July

12-14 Georgia State Inspectors Association, Jekyll Island
15 Industrialized Buildings Advisory Committee Meeting, 10:00 a.m. at DCA
19-22 National Workshop on State Building Energy Codes, Philadelphia, PA
29 State Codes Advisory Committee Meeting, 10:00 a.m. at DCA

August

31 – September 1, Revitalizing Neighborhoods Workshop, Clayton College and State University

September

26-29 ICC Annual Conference, Salt Lake City, UT

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.



Q: Are smoke detectors required in every bedroom according to the residential code?

A: No. Section R317.1 of the 2002 amendments states "Smoke detectors shall be installed outside of each sleeping area in the immediate vicinity of the bedrooms, but in no case more than 10 feet away from the door, and on each additional story of the dwelling, including basements and cellars but not including crawlspaces and uninhabitable attics."



PROGRAM QUALITY CONTROL

Many local code officials, not familiar with the Industrialized Building Program, often seek assurances that Industrialized Buildings that are brought into their jurisdiction meet the construction codes that Georgia has adopted.

To insure code compliance, the Industrialized Building Program requires each modular building manufacturer to have an in-plant quality control program. Each building manufacturer that wishes to become approved to manufacture buildings in Georgia or to ship buildings into Georgia must, as a part of the application process, submit a Quality Assurance or

Quality Control Manual. Within this manual, the manufacturer must include the resumes of its senior quality control personnel. The resumes must include the education, training and work experience that qualifies each individual for a leadership position in the Quality Control Department.

The Quality Control Manual must list each station through which the building must travel during the manufacturing process and the work to be accomplished at each station. Except for unusual circumstances, the building is not allowed to leave a workstation until the work accomplished at that station has been inspected for not only code compliance, but, also workmanship. If no deviations are found, management or quality control personnel must sign off on the Q.C. Rider (record) that accompanies that building before it can be moved to the next station. If deviations are found, they must be corrected, re-inspected and signed off by quality control personnel before it can be moved to the next station.

In addition to the required in-house quality control program, each manufacturer is required to contract with a third party engineering firm to conduct building plan review for code compliance prior to the building being placed into production. If deviations are found, the plans must be corrected before the engineering firm gives its approval for the building to be manufactured. The third party engineering firms must also conduct in-plant inspections of all buildings manufactured by the firm in which it has contracted. All buildings, except those for export from Georgia, must be inspected and approved by the engineering firm before the green and white DCA insignia can be attached to the building. Each building module manufactured in Georgia must have a DCA Insignia attached prior to leaving the manufacturing plant.

The quality control requirements of the Industrialized Building Program, once known, usually allay the concerns of local code officials for code compliance.

THE AUTHORITY OF LOCAL JURISDICTIONS

There have been recent concerns as to whether city and county jurisdictions can prohibit Industrialized Buildings from entering and/or being installed in their jurisdictions.

The Industrialized Buildings Act of 1982, Rule 110-2-1.01, gives certain authority and rules established by local governments to be explicitly enforced by such local governments and entities.

Some of these areas which rightfully belong to local jurisdictions are land use, zoning requirements, local fire zones, building setbacks, side and rear yard requirements, site development and property line requirements, foundation design, utility connections, subdivision control, as well as the review and regulation of building plans per local ordinances.

The provisions of this act also state that ordinances and rules enforced by local jurisdictions, "must be reasonable and uniformly applied and enforced without distinction as to whether such building is

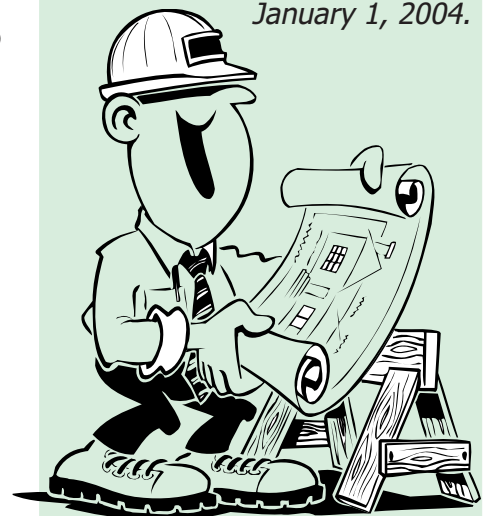
manufactured offsite or built onsite in a conventional manner." In other words, the rules and regulations implemented by local jurisdictions for Industrialized Buildings must also apply to site built buildings. Conventional site built homes (referred to as stick built homes) and Industrialized Buildings are constructed under the same recognized building codes. These codes are the International Residential Code for One-and Two-Family Dwellings, the International Energy Conservation Code, the National Electric Code and the International Plumbing Code, respectfully. This also distinguishes Industrialized Buildings from Manufactured Homes (Mobile Homes), which are built under the requirements of the Federal Department of Housing and Urban Development (HUD) known as the National Manufactured Housing Construction and Safety Standards Act.

If you would like more information on the Industrialized Buildings Program, connect to www.dca.state.ga.us. Click on the Planning and Codes headline and scroll to the bottom of the page to the Industrialized Buildings Program.

Click on the category for which you are seeking information or call Alonzo Allen at (404) 679-3102 or John Watts at (404) 679-5246 or by email at IB@dca.state.ga.us

C O D Y S A Y S :

The maximum 0.40 Solar Heat Gain Coefficient (SHGC) and the maximum 0-65 U-factor required for residential windows became effective January 1, 2004.



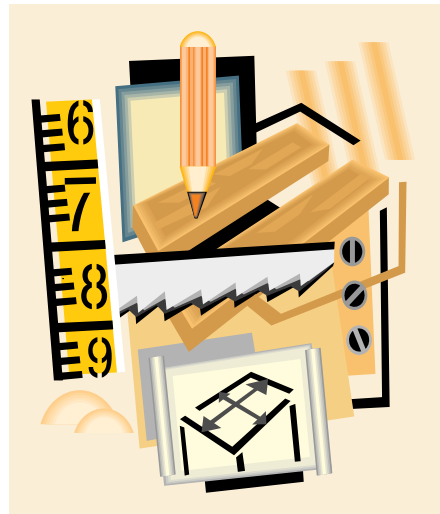
CORROSION OF FASTENERS AND CONNECTORS USED WITH PRESSURE TREATED WOOD

As of December 31, 2003, chromated copper arsenate (CCA) is no longer available for use as a preservative for treating wood for many residential or non-industrial applications. Taking CCA's place as a preservative are two new waterborne compounds: alkaline copper quat (ACQ types B and D), and copper azole (CBA-A, CA-B). These new EPA approved low toxicity pesticides are as effective as CCA.

Industrial use products such as, marine timber and piling, utility poles, structural/agricultural timbers and poles, shakes and shingles, plywood roof decking and flooring and glue-laminated beams will continue to be allowed to be treated with CCA. Any CCA wood currently available on the local market that is tagged for residential use may be used until the existing supply of this material is depleted.

As the treated wood market for residential use transitions from CCA to the new wood preservatives, questions have arisen about the possibility of the corrosive effect of the new preservative systems on fasteners and connectors. It has been reported that the new preservative chemical formulations are more caustic to steel and aluminum than CCA treated wood. Therefore, it is prudent to be careful when selecting fasteners or connectors used with wood that is treated using the new preservatives.

The current State Building Codes require that fasteners for pressure-preservative treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze or



copper. Exception: One-half inch (12.7mm) diameter or greater steel bolts. Most people already know that they should use corrosion-resistant type nails, screws, and connectors when they're building with CCA pressure-treated wood.

However, fasteners and connectors fabricated from stainless steel, silicon bronze or copper or protected by adequate hot dipped galvanization are highly recommended for use with any wood treated by the new preservatives. Stainless steel fasteners and connectors should be Type 304 and 316. Hot dipped galvanized coated fasteners should conform to ASTM Standard A153 and hot dipped galvanized coated connectors should conform to ASTM Standard A653.

Nails for powder-actuated tools and retrofit expansion bolts should be of those specific grades as recommended by the manufacturer. Unfortunately, fastener grades aren't always marked on the boxes of nails

and screws. Other types of screws and connectors that are coated with proprietary anti-corrosion technologies are also available for use with the new pressure treated wood products.

Furthermore, aluminum materials should not be used in direct contact with any of the new copper-based preservative treated wood products. Spacer materials or other physical barriers to separate the treated wood from any aluminum are also highly recommended. Flashings should be either galvanized steel or copper or other approved materials that would not be affected by the new preservatives.

As always, it is good practice to follow the hardware manufacturer's recommendations for fasteners and connectors as well as the manufacturer's recommendations for pressure treated wood products. Special care should be taken to prevent using the wrong fastener, connector or flashing material. For more information on this topic, visit the American Wood Preservers Association at www.awpa.com or the Southern Pine Council at www.southernpine.com.

The Department of Community Affairs (DCA) is in the process of reviewing several proposed Georgia Code Amendments that deal with the problem of fastener and connector corrosion and the new pressure treated wood preservatives. If you have any questions or need further assistance regarding this matter, contact the Construction Codes Office at (404) 679-3118 or codes@dca.state.ga.us.

DCA STAFF LIAISONS FOR INSPECTORS ASSOCIATIONS

The Georgia Department of Community Affairs Construction Codes section has 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 Walter Koch, Codes Consultant, (404) 679-4845, wkoch@dca.state.ga.us

West Georgia Inspectors Association John Watts, Codes Consultant, (404) 679-5246, jwatts@dca.state.ga.us

Metro Atlanta Inspectors Association All Consultants

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

East Georgia Inspectors Association Alonzo Allen, Codes Consultant, (404) 679-3102, aallen@dca.state.ga.us

PROFILE CORNER

William Hal Cospo, City of Marietta, Chief Building Official



I began my construction experience by helping my uncles and granddad in residential home building in Georgia. We did everything from digging footings and framing to final trim. I decided in 1971 to be an auto mechanic and an automatic transmission specialist. I took 3 years of auto mechanics and attended General Motors Training School. While I was working on transmissions, I realized I needed more knowledge in electronics to work on newer model cars and took 2 years of electronics and 1 year of Industrial Electricity and Controls. While I was doing transmission repairs, I also returned to building houses. Later, I accepted a job as an Industrial Electrician on ocean-going drill ships and moved to Gulfport, Mississippi. I worked 28 days on and 28 days off. During my days off, I worked for electrical and HVAC contractors while taking classes in electrical and HVAC. I returned to Georgia in 1981, became HVAC licensed, built more houses, and did HVAC repairs and new installations. In 1987, I became a licensed electrical contractor and performed electrical work in addition to my previous pursuits.

I began my career in the City of Marietta in 1994 as the HVAC Inspector. I was promoted to Chief Building Official of the City of Marietta in 1997. We have improved our ISO rating to a 3 for both Commercial and Residential. I hold numerous certifications including: Master Code Professional, Building Code Official, Mechanical Code Official, Electrical Code Official, Plumbing Code Official, Housing Code Official, Commercial Combination Inspector, Residential Combination Inspector, Fire Inspector, Georgia Power Master HVAC Technician, and ACCA Residential Load Calculation and System Design. I am honored to serve the State of Georgia on the Construction Industry Licensing Board, Division of Electrical Contractors. I served for 3 years on the International Mechanical Code Committee, writing and reviewing tests for residential and commercial certifications. I also served on the International Building Code Task Force for Life Safety. I hold the

following licenses: Electrical Contractor II EN, Conditioned Air Contractor CN, Refrigerant Recovery and Recycling, Auto Emission Advanced Specialist, and Marine Master Electrical and Plumbing. I am a member of American Public Works, Building Officials Association of Georgia, SBCCI and Metro Atlanta Inspectors Association. My wife, Janet, and I are long time residents of Powder Springs. We have 3 daughters, Aimee, Lori, and Jennifer; one granddaughter, India; and one grandson, Ethan. Our favorite hobby is vegetable gardening.

ALONZO J. ALLEN, Architectural Consultant



My interest in building and electricity began at an early age. You would always find me building playhouses, wagons or skateboards, something you rarely see children doing these days and times. While studying Vocational Agriculture in junior high school, my instructor, Mr. James Gibson, advised me to consider a career as an electrician. That was the type of advice that sticks with a student.

After high school graduation, I began working as a warehouseman and later in sales for the Coca-Cola Bottling Company. Seven years later, I obtained employment at Blue Bird Bus Body Company until several on the job permanent injuries, while working in the Maintenance/Construction Department, forced me to seek a new career. After working for Blue Bird Body Company for eighteen years, the company decided that they had no room for an employee with permanent physical limitations. I took advantage of my misfortune and inability to work by returning to school. I graduated from Macon Technical Institution, renamed Central Georgia Technical College, with a Diploma in Residential & Commercial Wiring (1993), Gordon College with an Associate Degree in Applied Science in Technology (1994) and a Bachelor of Business Administration in Management from Fort Valley State University (1998). I later obtained an Electrical Contractors License.

After completing my educational goals, I worked as a self-employed electrician. I was later employed by the Peach County

Planning & Zoning Department as a Building Inspector/Zoning Officer. Since the county's job structure left very little room for advancement, I decided to accept a position with the Department of Community Affairs in the Industrialized Buildings Program as an Architectural Consultant. This is a challenging position in which I am enjoying very much.

I am married to Eva, my wife of 29 years, who is an Educator for the Bibb County School System, (my hat is off to all the educators who made a difference in my life and so many others lives). I have 4 children, Tamara, a medical school student in Cleveland, Ohio; Angelo, who resides in Richmond, Virginia; Montavious, who resides in Perry, Georgia; and Dave, a freshman at Fort Valley State University. I also have 3 grandchildren, Kevin and Kyle, identical twins, and Javen. I have an adopted son, Michael, who is 9 years old.

I am a member of the Middle Georgia Inspectors Association, Building Officials' Association of Georgia and International Codes Council.



WEB SITES OF INTEREST

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

Easy Living
www.easylivinghome.com

International Codes Council
www.intlcode.org

Building Officials Association of Georgia
<http://boag-codes.tripod.com>





State of Georgia
www.state.ga.us

State Fire Marshal
www.inscomm.state.ga.us

National Association of Home Builders
www.nahb.com

Construction Codes in Georgia

Legend

-  Issues permits and enforces code
-  Issues permits only - does not enforce code
-  Issues permits only - does not enforce code
-  Issues permits and enforces code

