

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

• Georgia Department of Community Affairs • Construction Codes & Industrialized Buildings •
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GOVERNOR SONNY PERDUE SIGNS 2009 BUILDING SAFETY WEEK PROCLAMATION



Joining Governor Sonny Perdue and DCA Commissioner Mike Beatty are BOAG and ICC representatives Morgan Wheeler and Tom Carty, DCA staff members Ted Miltiades and Max Rietschier and Building Officials Glenda Casteel, Hal Cosper, Carl Fortson, Tracy Hester, Mark Lindsey and Ringo McCollum.

It's official! Governor Sonny Perdue signs 2009 building Safety week proclamation. On March 18, 2009, Governor Sonny Perdue was joined by experts and advocates from throughout Georgia as he signed a proclamation to designate May 3rd through May 9th Building Safety Week.

Building Safety Week, which is sponsored by the International Code Council (ICC) and promulgated in Georgia through the Building Officials Association of Georgia (BOAG), encourages all Americans to raise awareness of the importance of building safety; disaster-resistant, energy efficient, green and sustainable building; pool, spa and hot tub safety; and new technologies in the construction industry.

It presents appropriate steps everyone can take to ensure that the places where we live, learn, work and play are safe.

DCA TO DEVELOP A GEORGIA GREEN BUILDING CODE

In response to increasing interest and requests by local governments and the building industry, the Department of Community Affairs (DCA), upon authorization by the State Codes Advisory Committee (SCAC), will begin the process to develop a statewide residential green building code. This code will be based on the ICC-700, National Green Building Standard, developed by the International Code Council (ICC) and the National Association of Home Builders. A task force will be appointed to review this code and make recommendations 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. 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.

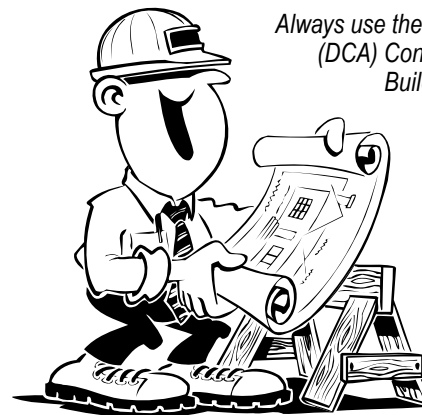


between the 2006 IECC with Georgia Supplements and Amendments (existing code) and the 2009 IECC, and making recommendations regarding the adoption of the 2009 IECC and ASHRAE 90.1-2007 and any necessary supplements and amendments to the SCAC. The task force will begin meeting at the end of 2009 and continue meeting regularly until its charge has been completed, which is expected to be in the spring of 2010. The task force will consist of stakeholders from state and local governments, utilities, homebuilders and other private industries. Upon approval by the SCAC and the DCA Board, this code 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.

2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) TASK FORCE TO BE ASSEMBLED

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

CODY SAYS



Always use the Department of Community Affairs (DCA) Construction Codes and Industrialized Buildings webpage for the most up-to-date information regarding the Construction Codes and Industrialized Buildings programs. Access the Construction Codes and Industrialized Buildings webpage by clicking on the "Construction Codes" link under the Heading "Fostering Sustainable Development" at the DCA website located at: www.dca.ga.gov

STATUS OF THE 2009 CODE EDITIONS

The State Codes Advisory Committee (SCAC) has decided to postpone the review of the 2009 ICC Codes. The SCAC will revisit the issue at their January 2010 Meeting. If you have questions, please contact the Office of Construction Codes and Industrialized Buildings at 404-679-3118 or constructioncodes@dca.ga.gov.

2008 STATE BUILDING ENERGY EFFICIENCY AND SUSTAINABLE CONSTRUCTION TASK FORCE – UPDATE

The 2008 Energy Efficiency and Sustainable Construction (EESC) Task Force for State Buildings authorized under the Energy Efficiency and Sustainable Construction Act of 2008 (Senate Bill 130) has been meeting monthly since it first convened on November 17, 2008. It is a 13 member task force with representation from many state agencies as well as the private sector. The task force was charged with developing policies, procedures and standards for improving the energy efficiency and sustainability of state owned and managed buildings as outlined in the Senate Bill. DCA contracted with Energy Ace, Inc. to draft the standards and provide technical assistance to the task force. The task force received significant input from both state and national organizations and completed its charge on May 13, 2009. The standards developed by the task force will take effect on July 1, 2010. For more information, please contact Ryan Meres, Building Codes Consultant at (404) 679-3109 or ryan.meres@dca.ga.gov.

COMBINATION TYPE ARC-FAULT CIRCUIT-INTERRUPTERS (AFCI)

The 2005 Edition of the National Electrical Code (NEC) with 2006 Georgia Amendments took effect on January 1, 2006 with an amendment to Section 210.12 (B) which eliminated the requirement for combination type arc-fault circuit-interrupters in dwelling unit bedrooms. The 2008 Edition of the NEC with 2009 Georgia Amendments took effect on January 1, 2009 with an amendment to Section 210.12 (B) which delayed the requirements for combination type arc-fault circuit-interrupters throughout the house for one year. With this one year delay, the 2006 Georgia Amendment to Section 210.12 (B), as reprinted in the 2009 Georgia Amendments will remain in effect until January 1, 2010. After January 1, 2010 the full requirements of Section 210.12 (B) for combination type arc-fault circuit-interrupters throughout the house will take effect.

2009 SCAC CODE AMENDMENT SUBCOMMITTEE

The 2009 SCAC Subcommittee, which was tasked with reviewing the proposed amendments to the Georgia State Minimum Standard Codes for construction, met on April 9, 2009. Mr. Tom Carty, Chairman of the Subcommittee, will present the final report and recommendations to the State Codes Advisory Committee (SCAC) at the July 23, 2009 meeting. There were a total of 20 approved amendments recommended for adoption; of these 20 Amendments; 7 were to the International Residential Code, 2 to the International Building Code, 3 to the International Fuel Gas Code, 5 to the International Plumbing Code, and 3 to the International Mechanical Code. If adopted by the SCAC, the amendments will become effective January 1, 2010. If you have questions or would like a copy of the approved proposed amendments of the Subcommittee, please contact Anthony Z. Claffey, SCAC Subcommittee Coordinator, at 404-679-4845 or anthony.claffey@dca.ga.gov.

NEW OPTIONAL CODE EDITIONS EFFECTIVE JANUARY 1, 2009

The Department of Community Affairs (DCA) Board, on the recommendation of the State Codes Advisory Committee (SCAC), has adopted the 2006 International Property Maintenance Code and the 2006 International Existing Building Code with Georgia Amendments. The 2006



Editions and Georgia Amendments took effect on January 1, 2009. These two optional codes are available for local government adoption and enforcement. Local governments choosing to enforce either of these

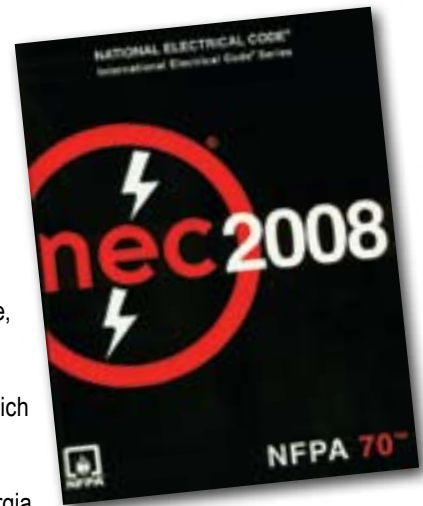
optional codes must adopt the code(s) they wish to enforce, as well as administrative procedures and penalties. To view the amendments to these codes, please visit:

<http://www.dca.ga.gov/development/constructioncodes/programs/codeAmendments.asp>

2008 NATIONAL ELECTRICAL CODE AND GEORGIA AMENDMENTS TO THE STATE MINIMUM STANDARD CODES EFFECTIVE JANUARY 1, 2009

The Department of Community Affairs (DCA) Board, on the recommendation of the State Codes Advisory Committee (SCAC), has adopted the 2009 Georgia Amendments to the following State Minimum Standard Codes for construction: the International Energy Conservation Code, International Fuel Gas Code, International Plumbing Code, International Building Code, and International Residential Code, which took effect January 1, 2009. In addition, the 2008 Edition of the National Electrical Code with Georgia Amendments was also adopted and took effect on January 1, 2009. To view these amendments, please visit:

<http://www.dca.ga.gov/development/constructioncodes/programs/codeAmendments.asp>



MARK YOUR CALENDAR



JUNE

8-11 NFPA Conference and Exposition – Chicago, IL.

JULY

12-16 Georgia State Inspectors Association – St. Simons Island, GA
29-31 Georgia International Association of Electrical Inspectors – Brasstown Valley Resort in Young Harris, GA.
23 State Codes Advisory Committee Meeting @ DCA
27-30 National Workshop on State Building Energy Codes – Portland, OR.

SEPTEMBER

24 Industrialized Buildings Advisory Committee @ DCA

OCTOBER

24-31 ICC Code Development Hearings – Baltimore, MD

NOVEMBER

1-4 International Code Council Annual Conference – Baltimore, MD
4-11 ICC Code Development Hearings – Baltimore, MD

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

SENATE RESOLUTION 705

Senate Resolution 705 (SR 705) was submitted by Senator Jeff Mullis of the 53rd District for the 2009 Georgia Legislative Cycle. While this resolution did not pass legislation, it was a first step toward certifying county and municipal building inspectors and code enforcement officials. Sponsored by the Building Officials Association of Georgia (BOAG), SR 705, if passed would have authorized that a legislative study be done on the creation of a state certification system for county and municipal building inspectors and code enforcement officials, and also find ways to provide more education to building inspectors and code enforcement officials. This will probably be reintroduced in the 2010 legislative cycle. Below is the resolution as proposed.

SENATE RESOLUTION 705

By: Senator Mullis of the 53rd Legislative District

A RESOLUTION

Creating the Senate Study Committee on the Certification of Building Inspectors and Code Enforcement Officials; and for other purposes

WHEREAS, the education and training of individuals involved in the administration, enforcement, and development of building codes and related ordinances will promote safety to life, health, and property; and

WHEREAS, the State of Georgia needs to create a better public understanding and appreciation of the proper administration of building codes and related ordinances and their importance to the health, safety, welfare, and prosperity of municipalities and counties; and

WHEREAS, the promotion of high standards of efficiency in the administration of building codes and related ordinances through continuous education and training will improve the professionalism of building inspection officials and related code enforcement officers; and

WHEREAS, the state needs to develop courses of instruction singularly or in cooperation with recognized educational institutions to promote proper interpretations, enforcement, and administration of building codes and related ordinances; and

WHEREAS, it is in the best interests of the state to assist Georgia municipalities and counties to organize and maintain adequate building inspection departments, building codes, and related ordinances; and

WHEREAS, there is a need for a uniform, effective, and efficient certification program for county and municipal building inspectors and code enforcement officials; and

WHEREAS, Georgia needs to study the best method of providing this program of certification.

NOW, THEREFORE, BE IT RESOLVED BY THE SENATE that there is hereby created the Senate Study Committee on the Certification of Building Inspectors and Code Enforcement Officials to be composed of five members of the Senate who shall be appointed by the Lieutenant Governor. The Lieutenant Governor shall designate a member of the Senate who shall serve as chairperson of the committee. The committee shall meet at the call of the chairperson.

BE IT FURTHER RESOLVED that the committee shall undertake a study of the conditions, needs, issues, and problems as described above and recommend any actions or legislation that the committee deems necessary or appropriate. The committee may conduct such meetings at such places and at such times as it may deem necessary or convenient to enable it to exercise fully and effectively its powers, perform its duties, and accomplish the objectives and purposes of this resolution. The members of the committee shall receive allowances authorized for legislative members of interim legislative committees but shall receive the same for not more than three days unless additional days are authorized by the Lieutenant Governor. The funds necessary to carry out the provisions of this resolution shall come from the funds appropriated to the Senate. In the event that the committee makes a report of its findings and recommendations with suggestions for proposed legislation, if any, such report shall be made on or before December 31, 2009. The committee shall stand abolished on December 31, 2009.



RAIN WATER HARVESTING GUIDELINES TASK FORCE AND GRAY WATER RECYCLING GUIDELINES TASK FORCE

'Appendix I - Rain Water Recycling Systems' and 'Appendix C - Gray Water Recycling Systems' became effective in the State of Georgia on January 1, 2009.

These two appendices regulate and allow the use of rain water and gray water for the flushing of toilets and urinals and also to be used for landscape irrigation (gray water, when used for irrigation may only be used for subsurface irrigation, and a permit from the County Health Department is required). Because these two appendices were adopted as part of the State Minimum Standard Plumbing Code, they do not require adoption by the local jurisdiction and are effective throughout the State.

With these new appendices, the State Codes Advisory Committee (SCAC) recommended that a task force be formed to write a set of guidelines for rain water harvesting and gray water recycling systems in order to give more

information and guidance for the design of these systems. Upon this recommendation, two task forces were formed: The Rain Water Guidelines Task Force and Gray Water Guidelines Task Force. The task forces were made up of representatives from several different regulatory government agencies including the Georgia Department of Natural Resources (DNR), Environmental Protection Division (EPD); the Georgia Department of Human Resources (DHR), Division of Public Health (DPH); the Georgia Department of Community Affairs (DCA), Construction Codes Program and various other regulatory government agencies. Besides the government agencies, there were also representatives from the SCAC, Building Officials Association of Georgia (BOAG), Plumbing Industry, Engineering Industry and consultants that specialize in rain water harvesting and gray water recycling systems. The task forces released two guidelines for public comment which are available for viewing and download on the DCA website at the link below. If you have questions, you may contact the Office of Construction Codes and Industrialized Buildings at 404-679-3118 or constructioncodes@dca.ga.gov.

The Guidelines are posted for public comment at the link below:

<http://www.dca.state.ga.us/development/constructioncodes/programs/codeAmendments.asp>

ICC BUILDING CODE CHAPTER 17 TASK FORCE

The State Codes Advisory Committee (SCAC), under recommendation from the 2008 SCAC Subcommittee, approved that a task force be formed to review Chapter 17 of the International Building Code 'Structural Tests and Special Inspections,' and the Georgia Amendments to this Chapter and to make recommendations to the SCAC. If approved, the tentative effective date for any amendments formed by this task force is January 1, 2010.

The Chapter 17 Task Force's first meeting was held on April 2, 2009. At this meeting, general discussions took place concerning Chapter 17. Four study groups were formed: 1) The Forms Update Study Group, which is tasked with reviewing the current forms available for special inspections and structural tests and making recommendations; 2) The Design Build Study Group, which is tasked with reviewing the application of special inspections and structural tests in the design build construction practice and making recommendations; 3) The Consistent Application of Chapter 17 by Local Governments Study Group, which is tasked with reviewing this issue and making recommendations and; 4) The Early Implementation Forms Study Group, which is tasked with making recommendations toward the development of forms that would be applied in the early phases of construction planning.

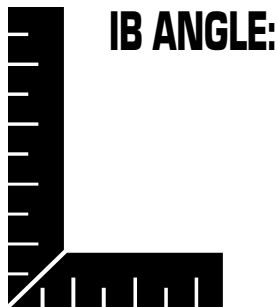
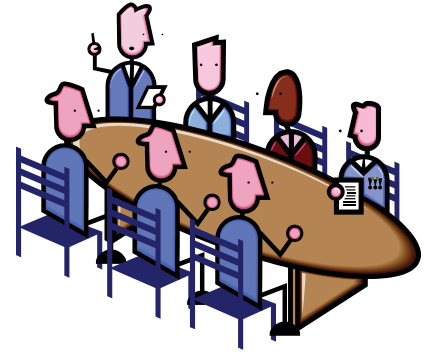
The members of the task force are referenced below. If you have further questions or would like to be added to the interested parties list for this task force, please contact Max Rietschier, DCA Staff and Chapter 17 Task Force coordinator at 404-679-3104 or max.rietschier@dca.ga.gov.

Members

Mr. Morgan Wheeler, Chairman
Mr. Rex Pless, Vice Chairman
Mr. Pat Carr
Mr. Jerry Clement
Mr. Hal Cosper
Ms. Jennifer DeWeese
Mr. Sean McLendon
Mr. Paul Shelton
Mr. Steve Skalko

Representing

State Codes Advisory Committee (SCAC)
State Codes Advisory Committee (SCAC)
American Council of Engineering Companies (ACEC)
Associated General Contractors of America (AGC)
Building Officials Association of Georgia (BOAG)
Development Community
American Institute of Architects (AIA)
Georgia State Financing and Investment Commission (GSFIC)
Technical Consultant & PE



IB ANGLE: MODULAR HOMES AND THE NEW CONTRACTOR LICENSING REQUIREMENT

Georgia's new contractor licensing law became effective on July 1, 2008. This new law requires everyone to acquire a general contractor's license if they wish to set up modular homes at their new locations and to perform the work required to complete those homes. Local code officials are now required to check permit applicants to be sure they

have a general contractor license before permits are issued for the setup of modular homes.

Prior to implementation of this new contractor licensing law, anyone could obtain from their local building permit office a permit to set up and perform most of the work required to complete the installation of a modular home. Usually, the only work the permit holder would not be allowed to do was the work of the technical trades, plumbing, HVAC and electrical installations. Work required in these categories necessitates the use of knowledgeable and highly trained skillful people. The State of Georgia has long required work in these fields to be permitted and performed or supervised by contractors licensed in those fields.

Many of the people that were contracted to set up and

complete the installation of modular homes were not tested or licensed by any state agency. Yet, most setup and completion work performed on these homes met the requirements of the construction codes and was also performed in such a manner and workmanship that most homeowners were satisfied. However, while investigating some homeowner complaints, it readily became apparent that some of the construction crews lacked the knowledge and/or skill to do the work required to finish the home. On several occasions, local code officials found the work of the setup crews to be unacceptable and, therefore, felt the necessity to issue "Stop Work Orders." All work at those installation sites would be stopped until local code officials were confident that skilled people were available to correct all deficiencies and complete the project.

The new contractor licensing requirement will help the industry ensure that the work to setup and finish modular homes will be done correctly. This will benefit both the people that purchase modular homes and the companies that manufacture them.



A Single Family Modular Home

PROFILE CORNER



MARK LINDSAY

CHIEF BUILDING OFFICIAL FOR THE CITY OF FORT OGLETHORPE, GEORGIA

Mark Lindsay was born in Nashville, Tennessee and at an early age his parents moved the family to Chattanooga, Tennessee. His father was a general contractor of both residential and commercial construction. A few years later he moved the family across the state line in order for the children to attend school in the Georgia school system.

As Mark grew older he would go to his father's construction sites on both afternoons and weekends. He quickly developed an interest in the construction industry and a desire to follow in his father's footsteps and make construction a part of his life. He graduated from Lakeview Fort Oglethorpe High School and, as a student during his Junior and Senior years, was President of VICA (Vocational Industry Clubs of America). After graduation he completed eighteen months in the military before receiving a medical discharge at which time he started working for his father's construction company. After a while he started LINMAR Construction Company and twelve years later, in May 1998, he began his career with the City of Fort Oglethorpe as the Building Inspector. He also worked as the Codes Enforcement Officer and the Zoning Administrator. Mark has reached several professional as well as personal goals through his many accomplishments while working for the City of Fort Oglethorpe which include earning his Level I Building Inspector Certification in February 2000, his Level II Building Inspector Certification and the Wiley W. Mitchell Georgian Award through the Georgia State Inspectors Association in March 2002. In 2004 he reached a goal of obtaining his Level V Professional Building Official Certification and in 2005 and 2006 was elected as the President of the Georgia State Inspectors Association. In November 2007 he earned his Certified Flood Plain Manager's License through the Association of State and Federal Board of Regents. Most of his days are spent soliciting new business into the beautiful historic City of Fort Oglethorpe, meeting with contractors, business owners, etc. At the close of the day, his main goal on his job is to maintain a safer environment in which the city citizens can live and work in and the children can play, learn and grow in. Mark noted he enjoys working with the city's elected officials so they too can make better decisions for the benefit of the community.

Mark is very thankful for the opportunities he has had while working for the City of Fort Oglethorpe and is thankful to be the Building Official for the City of Fort Oglethorpe. He notes that he has a very good staff which contributes to the success of his departments; Building, Zoning, Stormwater, GIS and Flood Plain Management.

WEB SITES OF INTEREST

Department of Community Affairs
www.dca.ga.gov

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

International Code Council (ICC)
www.iccsafe.org

Building Officials Association of Georgia
www.boagcodes.org

State of Georgia
www.georgia.gov

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

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

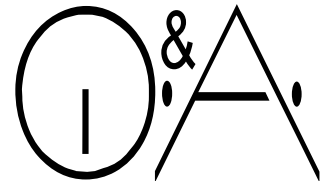
National Association of Home Builders
www.nahb.com

Southface Energy Institute
www.southface.org

National Fire Protection Agency
www.NFPA.com



Q: What State of Georgia Department has authority over NFPA 101(Life Safety Code)?



A: The Office of the Insurance and Safety Fire Commissioner (State Fire Marshal).

Q: In the 2006 International Energy Conservation Code, does it differentiate between residential and commercial construction?

A: Yes, Chapter 4 addresses "Residential Energy Efficiency" and Chapter 5 addresses "Commercial Energy Efficiency."

CODES AND INDUSTRIALIZED BUILDINGS

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The main telephone and fax numbers for the Codes and Industrialized Buildings Section are:

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GEORGIA AMENDMENTS MAY BE DOWNLOADED DIRECTLY FROM THE WEBSITE!



Georgia™

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