

2013 CARBON MONOXIDE DETECTORS FOR SCHOOLS TASK FORCE UPDATE

Governor Deal asked the Department of Community Affairs (DCA) and the State Codes Advisory Committee (SCAC) to study the issue of Carbon Monoxide (CO) leak detection in educational occupancies in response to a CO incident involving an Atlanta City Public School on December 3, 2012.

On January 29, the SCAC formed the Carbon Monoxide Detectors for Schools Task Force. The Task Force was charged with assessing the need for carbon monoxide detector requirements in new and existing educational occupancies and making recommendations regarding adoption of any necessary amendments (mandatory or voluntary) or guidelines to the (SCAC).

The Task Force is comprised of 19 members representing:

- State Fire Marshal's Office
- DCA Commissioner
- Building Officials Assoc. (BOAG)
- Georgia State Inspectors Association (GSIA)
- Georgia Association of Fire Chiefs
- Georgia Fire Inspectors Association
- Georgia Department of Education (DOE)
- Georgia School Superintendents Association
- Georgia Independent School Association
- Atlanta Gas Light
- Georgia Power
- Associated General Contractors (AGC)
- Conditioned Air Association of Georgia
- Plumbing and Mechanical Association of Georgia
- American Council of Engineering Companies, GA Chapter
- American Institute of Architects (AIA)
- Georgia Automatic Fire Alarm Association
- Construction Suppliers Association
- Society of Fire Protection Engineers Greater Atlanta Chapter

The Task Force has met four times with the 5th meeting scheduled for Tuesday, June 4 at the DCA offices in the Boardroom at 10 AM. During the second meeting, a task force preliminary poll was taken after hearing the subcommittee reports. The consensus was to take the existing advisory and modify accordingly.

A final task force report will be presented at the next State Codes Advisory Committee meeting in July.

If you have any questions or need further assistance, please contact Dee Leclair, DCA Staff Liaison, at (404) 327-7909 or dee.leclair@dca.ga.gov.

2012 INTERNATIONAL MECHANICAL CODE (IMC) TASK FORCE

On February 19, 2013, the International Mechanical Code Task Force was charged with reviewing the 2012 International Mechanical Code and any proposed amendments, in order to replace the 2006 International Mechanical Code as the State Minimum Standard Code. The Task Force included nine members representing pertinent organizations in the construction industry; the organizations represented were as follows:



- Gregg Johnson, Chairman, representing the State Codes Advisory Committee (SCAC)
- Dan Bramblett, Vice Chairman, representing the State Codes Advisory Committee (SCAC)
- Cary Lundquist, representing Georgia Apartment Association (GAA)
- Danny Oliver, representing Buildings Officials Association of Georgia (BOAG)
- Darrell Howell, representing Georgia Power Company
- Steve Blankeney, representing Conditioned Air Association of Georgia
- Eddie Willingham, representing Georgia State Inspectors Association (GSIA)
- Mark Schroeder, representing Building Owners and Managers of Atlanta (BOMA)
- Jay Westbrook, representing the State Fire Marshal's Office

Task Force members were mindful that any revision or amendment of the 2012 International Mechanical Code shall have reasonable and substantial connection with the public health, safety, and general welfare of the community. In addition, the financial impact and costs associated with the proposed changes were carefully taken into consideration.

The Task Force has finalized their review of the 2012 International Mechanical Code and will present a final report and recommendation at the July 25, State Codes Advisory Committee meeting. After approval of the recommendations from the Task Force and the State Codes Advisory Committee, the 2012 IMC is tentatively scheduled for an effective date of January 1, 2014.

If you have any questions or need further assistance, please contact Calvin Jordan, DCA Staff Task Force Liaison, at (404) 679-1739 or calvin.jordan@dca.ga.gov.

2012 INTERNATIONAL PLUMBING CODE (IPC) TASK FORCE

The 2012 International Plumbing Code Task Force was charged with reviewing the International Plumbing Code (IPC), 2012 Edition and making recommendations regarding its adoption as the Georgia State Minimum Standard Plumbing Code. The first meeting of the 2012 International Plumbing Code (IPC) Task Force was held on Thursday, February 14, 2013. Ted Miltiades, Director of the Department of Community Affairs Office of Construction Codes, delivered the charge to the task force. Bill Guinade, task force chairman, made introductions and explained the review process. The task force is made up of seven members representing various groups of the plumbing industry and are as follows:



Mr. Bill Guinade, Chairman, representing State Codes Advisory Committee (SCAC)

Mr. Morgan Wheeler, Vice Chairman, representing State Codes Advisory Committee (SCAC)

Mr. Ron Anderson, representing Georgia Plumbers Trade Association (GPTA)

Mr. Jonathan Byrd, representing Plumbing and Mechanical Association of Georgia (PMA)

Mr. Thomas Harper, representing Georgia State Inspectors Association (GSIA)

Mr. Kenny King, representing Home Builders Association of Georgia (HBAG)

Mr. James Martin, representing Building Officials Association of Georgia (BOAG)

For the purpose of reviewing the code, the chapters were divided up and assigned to task force members. The task force has met five times and has completed their charge. A preliminary update was given by Chairman Bill Guinade at the April 11 State Codes Advisory Committee (SCAC) Meeting, and the final recommendation from the task force will be given to the SCAC at the July 25 SCAC Meeting. The tentative effective date of the 2012 IPC with Georgia State Amendments is January 1, 2014.

If you have any questions or would like further information concerning this task force please contact Max Rietschier, IPC Task Force Coordinator at 404-679-3104 or at max.rietschier@dca.ga.gov.

2012 INTERNATIONAL FUEL GAS CODE TASK FORCE UPDATE

On February 7, the 2012 International Fuel Gas Code (IFGC) Task Force was charged with reviewing the 2012 IFGC (new code) edition and any proposed state amendments to replace the current 2006 IFGC (existing code) as the State Minimum Standard Gas Code.

The Task Force was comprised of seven members who were appointed by State Codes Advisory Committee (SCAC) Chairman Tim Williams:



Windell Peters, Chairman, representing SCAC

Iby George, Vice Chairman, representing SCAC

Mark Rice, representing Building Officials Association of Georgia (BOAG)

Howard Gibson, representing Georgia State Inspectors Association (GSIA)

Andrea Lanier Papageorge, representing Atlanta Gas Light (AGL)

Barry Spurlock, PE, representing American Council of Engineering Companies (ACEC) of Georgia

Charles E. "Chip" Green, representing Plumbing Mechanical Association (PMA) of Georgia

The Task Force was also tasked with reviewing one (1) proposed Georgia amendment received by the December 15, 2012 code cycle deadline and any existing 2006 IFGC amendments that might be carried forward to the 2012 IFGC. No other proposed code amendments were submitted by outside proponents during the task force review process.

The Task Force met three times from February through April of 2013 and a total of 19 amendments were recommended for approval by the task force. A final task force report with recommendations regarding the adoption of the new 2012 IFGC with these proposed state amendments will be presented at the next SCAC meeting on July 25.

The tentative effective date for the new 2012 IFGC and any approved amendments will be January 1, 2014. If you have any questions or need further assistance, please contact Bill Towson, DCA Staff Liaison, at (404) 679-3109 or bill.towson@dca.ga.gov.

2012 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC)

In response to increasing interest and requests by local governments and the pool industry, the Department of Community Affairs (DCA), upon authorization by the State Codes Advisory Committee (SCAC), has begun the process to review the International Swimming Pool and Spa Code (ISPSC) for adoption as an optional code for the State of Georgia. The SCAC has charged a task force with the review of the 2012 ISPSC, which was developed by the International Code Council (ICC) and the Association of Pool and Spa Professionals (APSP). The task force's first meeting was held on Tuesday, May 21, 2013. The task force will give a final report and make recommendations to the SCAC at the July 25 SCAC Meeting. Upon approval by the SCAC and the DCA Board, this code will take effect on January 1, 2014 as an optional code for adoption by local governments. Local governments must specifically adopt this code by local ordinance if they choose to enforce it. For more information or to be placed on the interested parties list, please contact Max Rietschier, 2012 ISPSC Task Force coordinator at 404-679-3104 or max.rietschier@dca.ga.gov.



NEW DISASTER RESILIENT CONSTRUCTION APPENDICES

On January 1, 2013, the new (optional) Disaster Resilient Construction Appendices became available for adoption by local jurisdictions in the State of Georgia. Appendix N for the International Building Code (IBC) and Appendix R for the International Residential Code (IRC) contain increased construction requirements (code plus) for disaster resilience that may be adopted in whole or part by the local jurisdiction. The appendices were the result of a 2012 Task Force that was appointed to look for opportunities to improve any code provisions relating to hurricane, flood, and tornado disasters. In addition to improving existing provisions in the codes, the task force developed new provisions that address these issues.

The Disaster Resilient Construction Appendices are available on DCA's website ([click here](#)).

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Appendices Workshops

The state has developed and is conducting a comprehensive training program for building officials on the importance, implementation and enforcement of the Disaster Resilient Construction Appendices. The training will focus on the provisions within the appendices and aid in helping a community to determine which options may apply to provide increased requirements beyond what may be currently enforced.

The one day workshops consist of (2) three hour sessions with a lunch break. The appendices workshops are provided free of charge and

registration is required:

Contact DCA to register:

Dee Leclair, DRBC Project Manager

Phone: 404-327-7909

Email: dee.leclair@dca.ga.gov

Upcoming Workshops:

June 11, 2013 Paulding County

August 14, 2013 DeKalb County (HBAG Tucker Facility)

CONSTRUCTION CODE TRAINERS FOR GA STATE MINIMUM STANDARD CODES

Building Code & Residential Code

- ICC (Codes Training Dept): 888-ICC-SAFE (888-422-7233), ext. 5524: certexam@iccsafe.org, or <http://www.iccsafe.org/Edu-Cert/Pages/default.aspx>
- John England, England Enterprise Training: (843) 747-3575: https://ibcode.com/Home_Page.html; www.icctraining.net
- Gwinnett Tech (Building Inspector Certification Courses): 678-226-6743 http://www.gwinnettech.edu/ce_ews/ews_detail.cfm?NewsItemID=261
- B & F Technical Code Services: Building and Fire and Energy Codes: (847) 490-1443, www.bftechcs.com/
- Stephen Skalko: 478-477-5028: svskalko@cox.net
- Ogeechee Technical College Continuing Education Dept.: 912-871-1816: www.ogeecheetech.edu
- Georgia Association of Home Inspectors (GAHI): Residential Code: Daniel Jewet: 404-790-9600: 770-426-1741: <http://www.gahi.com/>

Energy Code

- Southface: EarthKraft Homes, DET, Energy Codes: 404-872-3549, <http://www.southface.org/learning-center/trainings/>
- Ron Anderson (GPTA) : 770-595-9887: randerson@gpta.net
- B & F Technical Code Services: Building and Fire and Energy Codes: (847) 490-1443, www.bftechcs.com/

Mechanical Code

- ICC (Codes Training Dept): 888-ICC-SAFE (888-422-7233), ext. 5524: certexam@iccsafe.org, or <http://www.iccsafe.org/Edu-Cert/Pages/default.aspx>
- Steven Bramlett, Mechanical Concepts: Plumbing Code: 770-307-4510
- John England, England Enterprise Training: (843) 747-3575: https://ibcode.com/Home_Page.html; www.icctraining.net

Plumbing Code

- Ron Anderson (GPTA) : 770-595-9887: randerson@gpta.net
- John England, England Enterprise Training: (843) 747-3575: https://ibcode.com/Home_Page.html; www.icctraining.net
- ICC (Codes Training Dept): 888-ICC-SAFE (888-422-7233), ext. 5524: certexam@iccsafe.org, or <http://www.iccsafe.org/Edu-Cert/Pages/default.aspx>
- Georgia Plumbing Inst., Inc., John Carter, CEO: Plumbing Review: 404-767-3025: www.gpi.cc
- Charles Ingram: Plumbing Review: 770-482-6059
- P.M.A of Georgia: Plumbing Review: 678-947-3473: www.plumbingpros.com
- Bobby McCurdy, Lanier Plumbers Trade & Education Association: Plumbing Review: 1-800-238-2314
- Paul Maushardt: Plumbing: 404-424-1314
- Bobby McLemore, Tift Area Plumbing & Electrical: Electrical & Plumbing, Review: Electrical & Plumbing Review: 229-423-9854
- Phil Gruber, Gruber Enterprise: 706-599-6222: pgruber@windstream.net, www.gruberenterprise.com

Electrical Code

- Dalton State College Continuing Educ. Center: Electrical Review: 706-272-4454
- Dean Drake: Electrical Code Study Course: 478-982-4735
- James (Jim) Lord Jr. Atlanta Electrical & Joint Apprenticeship Training Committee: Electrical: 404-523-5400
- Phil Gruber, Gruber Enterprise: 706-599-6222: pgruber@windstream.net, www.gruberenterprise.com
- Ralph Duncan, Code Connection: Cond. Air, Elec Review: 770-774-7129: Ralph@codeconnection.com
- Neil H. Dawson, Independent Electrical Contractors, Inc: Electrical Review: 770-242-9277
- The GA Trane Companies: Cond. Air, Elec. Review: 404-836-2781
- Phillip Taylor, Taylor Control Systems: Electrical Review: 229-423-2690: www.taylorcontrolsystems.com, tcsi@alltel.net
- IBEW, Electrical contractors: Electrical: <http://www.nietc.org/>, 503-262-9991

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Conditioned Air

- Hugh Cole – Cole Training: Conditioned Air Review: 770-513-1487
- Denny Varnadoe, D & M HVAC Consultants: Conditioned Air Review: 912-267-0086: varnadoed@bellsouth.net
- Steve Hood, HVAC Concepts, Inc: Conditioned Air Review: 404-978-0149
- Gary Konrath: Conditioned Air Review: 770-235-3420: www.GeorgialicensingExam.com, GaryKonrath@GeorgiaLicenseExam.com
- Ralph Duncan, Code Connection: Cond. Air, Elec Review: 770-774-7129: Ralph@codeconnection.com

Fire Code

- ICC (Codes Training Dept): 888-ICC-SAFE (888-422-7233), ext. 5524: certexam@iccsafe.org, or <http://www.iccsafe.org/Edu-Cert/Pages/default.aspx>
- John England, England Enterprise Training: (843) 747-3575: https://ibcode.com/Home_Page.html; www.icctraining.net
- B & F Technical Code Services: Building and Fire and Energy Codes: (847) 490-1443, www.bftechcs.com/

Fuel Gas Code

- ICC (Codes Training Dept): 888-ICC-SAFE (888-422-7233), ext. 5524: certexam@iccsafe.org, or <http://www.iccsafe.org/Edu-Cert/Pages/default.aspx>
- John England, England Enterprise Training: (843) 747-3575: https://ibcode.com/Home_Page.html; www.icctraining.net

Disclaimer:

This is not a complete list of training/education available in the state of Georgia. The Department of Community Affairs (DCA) does not endorse any company that offers training/education on the construction codes.



Q: Is the State of Georgia planning on adopting any new editions of the mandatory State Minimum Standard Codes in the near future? If so, when are the effective dates?

A: Yes, the State of Georgia is planning to adopt six new construction codes, the 2012 International Plumbing Code, 2012 International Mechanical Code, 2012 International Fuel Gas Code, 2012 International Building Code, 2012 International Residential Code, and the 2012 International Fire Code. All of these codes have a tentative scheduled effective date of January 1, 2014.

MARK YOUR 2013 CALENDAR



JUNE

- 4 Carbon Monoxide Detectors for Schools Task Force Meeting @ DCA
- 5 2012 International Swimming Pool & Spa Code Task Force Meeting @ DCA
- 6 State Codes Advisory Committee Sub-Committee Meeting
- 11 Disaster Resilient Workshop – Paulding County
- 10–13 National Fire Prevention Association Conference and Exposition, Chicago, Illinois
- 17 Carbon Monoxide Detectors for Schools Task Force Meeting @ DCA
- 20 2012 International Swimming Pool & Spa Code Task Force Meeting @ DCA

JULY

- 17-19 Georgia International Association of Electrical Inspectors, Savannah, GA
- 28-Aug 1 Georgia State Inspectors Association – St. Simons, GA
- 25 State Codes Advisory Committee Meeting @ DCA

AUGUST

- 14 Disaster Resilient Workshop – Atlanta, GA

SEPTEMBER

- 29–Oct 10 International Code Council Annual Conference – Atlantic City, NJ

NOVEMBER

- 20-22 GreenBuild Conference –Philadelphia, PA

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

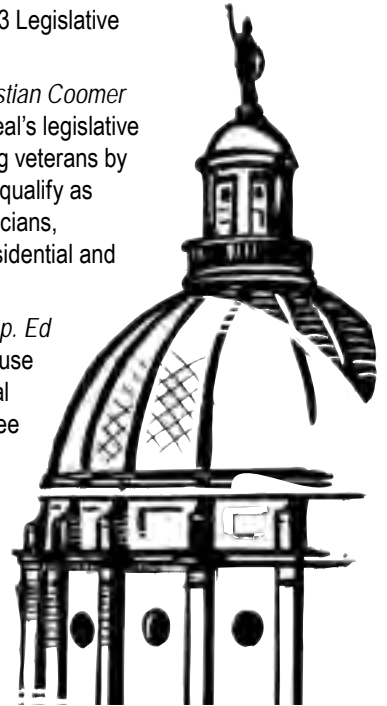
2013 LEGISLATIVE SUMMARY

The following bills passed the 2013 Legislative Session:

- **HB 188:** This bill from *Rep. Christian Coomer (R-14th)* was one of Governor Deal's legislative initiatives and it benefits returning veterans by allowing military certifications to qualify as licensing requirements for electricians, plumbers, HVAC contractors, residential and general contractors, and others.
- **HR 549:** This resolution from *Rep. Ed Rynders (R-152nd)* creates a House Study Committee on Professional Licensing Boards. This committee will review the existing structure of licensing boards in Georgia and determine the effectiveness and efficiencies of the system.

The following bills did not pass the 2013 Legislative Session but are still alive for next year:

- **HB 23:** This bill from *Rep. Sheila Jones (D-53rd)* requires carbon monoxide detectors in all public and private schools.
- **HR 297:** This resolution from *Rep. Sharon Beasley-Teague (D-65th)* requests that the State Board of Education and Fulton County Board of Education require the installation of carbon monoxide detectors in schools.
- **SB 89:** This bill from *Sen. Vincent Fort (D-39th)* requires carbon monoxide detectors in all public and private schools and early-learning centers.
- **HB 218:** This bill from *Rep. Sheila Jones (D-53rd)* requires all battery operated smoke detectors installed in new dwellings after January 1, 2014 to have a 10-year battery.
- **HB 301:** This bill from *Rep. Tom Weldon (R-3rd)* creates a Division of Roofing Contractors within the State Construction Industry Licensing Board.
- **SB 246:** This bill from *Sen. Jeff Mullis (R-53rd)* provides for reciprocity with other states regarding the licensing of electrical contractors.



WEB SITES OF INTEREST

International Association of Building Officials (IABO)
www.iabohome.org

International Codes Council (ICC)
www.iccsafe.org

ICC Codes and Standards Discussion Forum
www.iccsafe.org/iccforums/pages/default.aspx

Building Officials Association of Georgia (BOAG)
www.boagcodes.org

Governor's Office of Consumer Protection
<http://georgia.gov/agencies/governors-office-consumer-protection>

Georgia State Inspectors Association (GSIA)
<http://gastateinspectors.com/>

Georgia Plumbers Trade Association (GPTA)
www.gpta.net

Georgia Association of Home Inspectors (GAHI)
www.gahi.com

Georgia Secretary of State (SOS) Contractors Licensing Board
<http://sos.georgia.gov/plb/contractors/default.htm>

Georgia Fire Safety Commissioner (State Fire Marshal)
www.oci.ga.gov/FireMarshal/Home.aspx

Georgia Department of Community Affairs (DCA)
www.dca.ga.gov

Call before you DIG
www.georgia811.com

GA State Historic Buildings Preservation Office (DHR)
<http://georgiashpo.org/laws>

GA State ADA Accessibility Office (GSFIC)
<http://ada.georgia.gov/>

GA Association of Code Enforcement (GACE)
www.gaceonline.com/

GA Association of Zoning Administrators (GAZA)
www.georgiazoning.org

GA Dept. of Natural Resources (DNR) Floodplain Management
www.georgiafirm.com

GA Association of Floodplain Management (GAFM)
www.gafloods.org/

National Floodplain Insurance Program (NFIP)
<http://www.floodsmart.gov/floodsmart/>

National Storm Shelter Association (NSSA)
www.nssa.cc

Storm Shelters: Selecting Design Criteria (FEMA)
<http://www.fema.gov/library/viewRecord.do?id=2973>

Safe Rooms (FEMA)
<http://www.fema.gov/safe-room-resources>

Carbon Monoxide Fact Sheet (CPSC)
<http://www.cpsc.gov/cpsc/pub/pubs/466.html>

Carbon Monoxide Indoor Air Quality (EPA)
<http://www.epa.gov/iaq/co.html#CPSC2>

Carbon Monoxide Detectors
<http://www.aboutcarbonmonoxide.com/>



PROFILE CORNER

Howard Gibson is the Building Official for the City of Rome and Floyd County and has been involved in the construction and trades industry for 45 years.

As a native of South Carolina, Howard grew up on a small farm where he learned a variety of trades that have attributed to his understanding of the construction industry. Howard is a graduate of the University of Georgia with a Bachelor of Science in Forest Resources. He worked in an engineering position for Clayton



HOWARD GIBSON

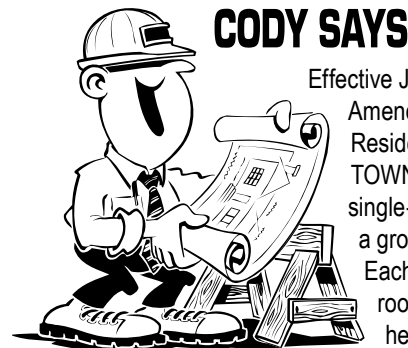
County for 4 years and then moved to North Georgia to pursue a private career. Being the owner and operator of multiple businesses such as a LP Gas Company, HVAC Company, Plumbing and Electrical Service Company, Building Material Supply Company, and Construction Contracting Company has put Howard in a unique position to become an effective inspector.

After selling his LP Gas business along with the service company, he realized that being retired at a young age was not for him and by chance landed a position as Building Official with the Town of Signal Mountain. This started him on a career path that has been challenging and personally rewarding.

Rome/Floyd County Building Inspection Department is a consolidated city-county department with separate governing bodies as well as being an enterprise funded department. The inspection department consists of plan review, building inspection, code enforcement, flood plain management and is an issuing authority for land disturbance permits. The department strives to promote consistent, uniform, and proper application of the various codes.

Rome/Floyd has a very active code enforcement program with great backing and support from the Court System. A few of the areas our code enforcement program addresses are; working without permits, work not meeting code, neglected properties, substandard housing, zoning violations, and sign violations. With the downturn of the economy, code enforcement has taken on an important role by helping stop areas from becoming blighted.

The leaders of Rome/Floyd County made some tough decisions several years ago dealing with budgets and personnel which helped the area come through the tough economic times. The Rome area is a great place to live, work and play.



CODY SAYS

Effective January 1, 2013, a new GA Amendment to the 2006 International Residential Code defines a **TOWNHOUSE (ROW HOUSE)** as a single-family *dwelling unit* constructed in a group of three or more attached units. Each unit extends from foundation to roof, not more than three stories in height, with a separate means of egress and with an open space/*yard*

or public way on at least two sides. Each townhouse shall be considered a separate building with independent exterior walls and shall be separated by 2-hour fire-resistance-rated wall assembly.



On Thursday, April 25, 2013 Governor Nathan Deal signed a proclamation declaring May 2013 as Building Safety Month in Georgia.

Front Row:

Hon. Brian Kemp: Georgia Secretary of State; Hal Cosper: BOAG President & Building Official, City of Marietta; Gene Tompkins: Building Inspector, Tift County; Carl Fortson: Chief Building Official, Tift County; Pat Wheeler: Mayor, City of Stone Mountain; Morgan Wheeler: Building Official, Walton County and Member, State Codes Advisory Committee; Hon. Nathan Deal: Governor of Georgia; Ted Miltiades: Director, DCA Codes and Research; Austin Hackney: DCA Staff; Paul Radford: Deputy Executive Director for External Affairs, Georgia Municipal Association; Tim Ingles: Chief Building Official, City of Johns Creek; Brandon Johns: Senior Building Official, Troup County

Back Row:

Wendell Lupo: Deputy Director, Tift County Building Department; Ringo McCollum: Chief Building Official, City of Roswell; Tony Tidwell: Building Official, Bartow County; Bill Chambless: Associated General Contractors; Bill Duck: Chief Building Official, City of Peachtree Corners and Member, State Codes Advisory Committee; Wade Greene: Chief Building Official, City of Milton; Eric Hotten: State Architect, Georgia Department of Community Health and Member, State Codes Advisory Committee; David Ellis: Executive Officer, Greater Atlanta Home Builders Association

CODES REFERENCE GUIDE

The same areas of construction are sometimes covered in various code books adopted by the State of Georgia. This situation can cause confusion when constructing or designing a building. As a result, a table was created that establishes which codes have precedence over certain code areas. An IBC Task Force Subcommittee made up of various pertinent members of the SCAC with collaboration between the State Fire Marshal's Office and the Department of Community Affairs created a Code Reference Guide.

The 'Codes Reference Guide' is an Exception to the 'Scope' of the International Building Code (IBC) added by a 2007 Georgia State Amendment. The 'Codes Reference Guide' is a table that establishes specific primary and supplementary code applications and is to be applied by the authority having jurisdiction. The Code Reference Guide addresses specific areas of various codes including Life Safety Code (LSC), International Building Code (IBC), International Mechanical Code (IMC), International Fire Code (IFC), and the National Fire and Protection Association (NFPA) 96, 58, 54, & 52. This table was approved by the 2012 IBC Task Force to be carried forward into the 2012 IBC with modifications.

CODES REFERENCE GUIDE		
Area	Primary	Supplement
Occupancy Classification	LSC	IBC
Building Construction Types Including allowable height, allowable building areas, and the requirements for sprinkler protection related to minimum building construction types.	IBC	LSC
Means of Egress	LSC	NONE
Standpipes	IBC	IFC
Interior Finish	LSC	NONE
HVAC Systems	IMC	NONE
Vertical Openings	LSC	NONE
Sprinkler Systems minimum construction standard	LSC	NONE
Fire Alarm Systems	LSC	NONE
Smoke Alarms and Smoke Detection Systems	State Statute and LSC	NONE
Portable Fire Extinguishers	IFC	NONE
Cooking Equipment	LSC and NFPA 96	NONE
Fuel Fired Appliances	IFGC	NFPA 54
Liquid Petroleum Gas	NFPA 58	NFPA 54 or IFGC
Compressed Natural Gas	NFPA 52	NONE

GEORGIA AMENDMENTS MAY BE DOWNLOADED DIRECTLY FROM THE WEBSITE!



DUCT AND ENVELOPE TIGHTNESS (DET) EQUIPMENT LOAN PROGRAM

On July 1, 2011, DET testing became mandatory for all residential construction in Georgia as required by the 2011 GA Supplements and Amendments to the 2009 IECC State Minimum Standard Energy Code. DCA awarded a grant to the Home Builder's Association of Georgia (HBAG) in January 2012, to establish a statewide equipment loan program for duct and envelope tightness testing (DET). This grant was made possible with funding provided by the Georgia Environmental Finance Authority (GEFA) under the American Recovery and Reinvestment Act (ARRA) of 2009. HBAG is responsible for administering a standardized equipment rental program in conjunction with their local Home Builder Associations (HBAs). DCA purchased the DET equipment (30 blower doors and 30 duct blasters) which was loaned to HBAG for a two year period. The DET testing equipment was distributed to local HBAs in Georgia and is available for public rental to HBAG members and non-members alike. The equipment can cost more than \$5000 to purchase new, but the program's low cost rental fee is set at no more than \$100 per day and \$150 per weekend. For a list of local HBA offices that have DET blower door and duct leakage testing kits available for rent, and where or how to find a certified DET verifier who can perform the required residential DET tests in your area, please visit www.hbag.org or contact Kelly Lass with HBAG at 404-763-2453 or klass@hbag.org.

For questions and additional assistance regarding the DET testing requirements, please contact the DCA Construction Codes Office at 404-679-3118 or constructioncodes@dca.ga.gov.

SCAC SUBCOMMITTEE APPOINTED TO REVIEW PROPOSED GA AMENDMENTS TO THE 2012 IBC, IRC, AND IECC CODES

On April 11, the State Codes Advisory Committee (SCAC) appointed a Subcommittee to review three proposed state amendments to the 2012 International Residential Code (IRC), one proposed state amendment to the 2012 International Building Code (IBC) and one proposed state amendment to the 2009 International Energy Conservation Code (IECC).

Tim Williams, SCAC Chairman, appointed three SCAC members to serve on the Subcommittee. Gregori Anderson, AIA/CBO, was appointed as Chairman representing Code Enforcement Officials. Windell Peters, CBO, Designee representing DCA, and Ryan Taylor, AIA, representing the Profession of Architecture were appointed as members of the Subcommittee.

The Subcommittee is scheduled to meet on Thursday, June 6, 2013 at 10:00 AM in Room 202 of the GA Department of Community Affairs located at 60 Executive Park South, NE, Atlanta, Georgia 30329. The meeting is open to the public and all proponents and interested parties are invited to attend.

Bill Towson, is the DCA Staff Liaison for the SCAC Subcommittee. If you have questions, please contact him at 404-679-3109 or by email at bill.towson@dca.ga.gov.

RECERTIFICATION OF EXISTING MODULAR BUILDINGS

Many buildings under-go a change in occupancy or they are moved from one location to another or from one jurisdiction to another at some point during their useful life. Building officials in the jurisdictions in which these changes occur normally issue building permits for the changes that need to be made for these buildings to comply with requirements of their new occupancy category or for upgrades needed to meet requirements of their new location. Local officials then follow up with inspections on these buildings to make sure they comply with the requirements of their new location, their new occupancy classification and to make sure the buildings comply with currently adopted construction codes.

The Department of Community Affairs (DCA) recognized that not only site-built buildings experience such changes, but that modular buildings under-go such changes at a much greater frequency than does site-built buildings. Many modular buildings would not always be used in the original occupancy category for which they were approved and listed on their Data Plates, and neither would many buildings be used in the same location for which they were designed. For this reason provisions were made in the rules of the Industrialized Buildings Program to accommodate the changes required of modular buildings for them to continue to be a useful part of the building stock of local communities.

Re-certification of existing modular buildings is the process that was developed to enable building owners to re-certify their existing modular buildings so they could be set on a new building site or so they could be used for the activities of a different occupancy classification. To be considered for re-certification, the individual building owner, a firm or a corporation need only apply to the Industrialized Buildings Program for certification of an existing industrialized Building. Their application must be accompanied by plans of the building prepared from measurements and details of the existing building for its new location and use category. The building plans must be prepared as required by Section 110-2-11 of the Rules of the Commissioner of Community Affairs for Industrialized Buildings and be in "substantial compliance" with Georgia's currently adopted construction codes.

An approved third party inspection agency must evaluate the building plans for "substantial compliance" with the rules and regulations of the Industrialized Buildings Program and Georgia's currently adopted Construction Codes. The construction phase of recertification can then be started. During the construction phase, the inspection agency must follow-up with inspection(s) of the building to insure "substantial compliance". Once the building has received final approval from the inspection agency and all fees* have been paid as required in Section 110-2-11 of the Rules of the Commissioner of Community Affairs for Industrialized Buildings, the owner/re-manufacturer can then order Re-manufacture Insignias from DCA. The new insignias and a new Data Plate must be installed on the building to complete the re-certification process.

--Application Fee	\$100.00
--Building Plan Review Fee	\$100.00
--Re-Manufacture Fee (Per Module)	\$ 75.00

For more information about recertifying industrialized buildings in the DCA program, please call 404-679-3118.



Success with 2009 IECC for Georgia Workshop



Builders ♦ Code Officials ♦ Architects ♦ HVAC Contractors

This workshop provides the following beyond the classroom benefits:

- Course booklet with targeted guides for each subcontractor that focus on building code requirements, both from the IRC and IECC
- Real world scenarios with explanations of critical details, steps, and work processes to ensure successful implementation in the field
- User-friendly, cost-effective methods of insuring compliance
- Costs vary by location ranging from \$25-\$75
- 3 CEUs for builders
- Lunch provided

Upcoming Trainings & Registration Contacts

6/5	Fayetteville	Sandy Boda	770-716-7109
6/13	Greater Atlanta	Amanda Mathis	678-775-1469