

# Codes Update Volume 21

Spring 2018

**UPDATE: AMENDED 2015 INTERNATIONAL ENERGY CONSERVATION CODE PASSES STATE ADVISORY COMMITTEE**

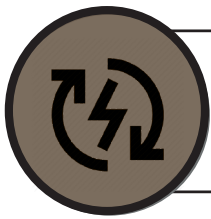
A tentative implementation date for the new code has been set for January 1, 2020.

**GEORGIA TINY HOUSES: FACT SHEET**

Tiny homes are built in many different ways, and it's important to identify the scope and application of building codes. New state code amendments became effective on January 1, 2018.

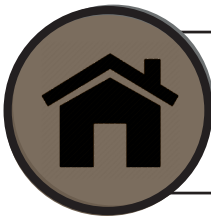


# Volume 21



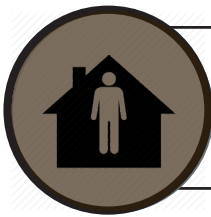
## **2015 International Energy Conservation Code (IECC) amendments approved**

Many thanks to the 17 members of the 2015 IECC Task Force and the 7 members of the ERI and DET Subcommittee.



## **Update: Tiny House Fact Sheet and Tiny House Appendix S.**

Have questions about zoning requirements? Applicable codes? Find these answers and more on the Tiny House Fact Sheet.



## **Task Force Review of 2018 International Residential Code and Amendments Complete**

The Task Force recommendations will be presented to the State Codes Advisory Committee on June 14, 2018.

## **MARK YOUR CALENDAR!**

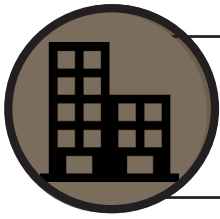
### **JUNE**

- 4-8 National Fire Prevention Association Conference and Exposition (Las Vegas)**
- 14 State Codes Advisory Committee Meeting @ DCA**
- 21-23 AIA Conference of Architecture (New York City)**

### **JULY**

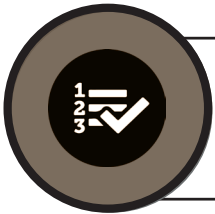
- 8-12 Georgia State Inspectors Association (Brasstown Valley, GA)**
- 15-18 National Energy Code Conference (Austin, TX)**
- 19-21 Georgia International Association of Electrical Inspectors (Jekyll Island, GA)**

# Codes Update



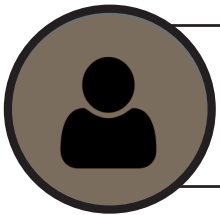
## 2018 International Building Code Review Complete

Copies of the final proposed amendments report and other task force documents are available at [dca.ga.gov](http://dca.ga.gov).



## IB Angle Cody Says Q&A

Check here for important updates and upcoming dates, as well as the latest from Cody.



## Profile Corner: Stan Everett

Stan's experience in a vast array of system types enables him to find creative solutions to complex problems.

### AUGUST

21-23 Better Buildings Summit (Cleveland, OH)

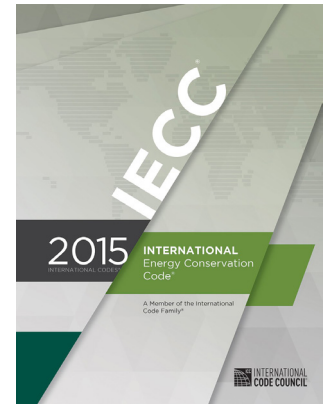
### OCTOBER

21-31 International Code Council Annual Conference and Code Hearings (Richmond, VA)

### NOVEMBER

14-16 GreenBuild Conference (Chicago, IL)

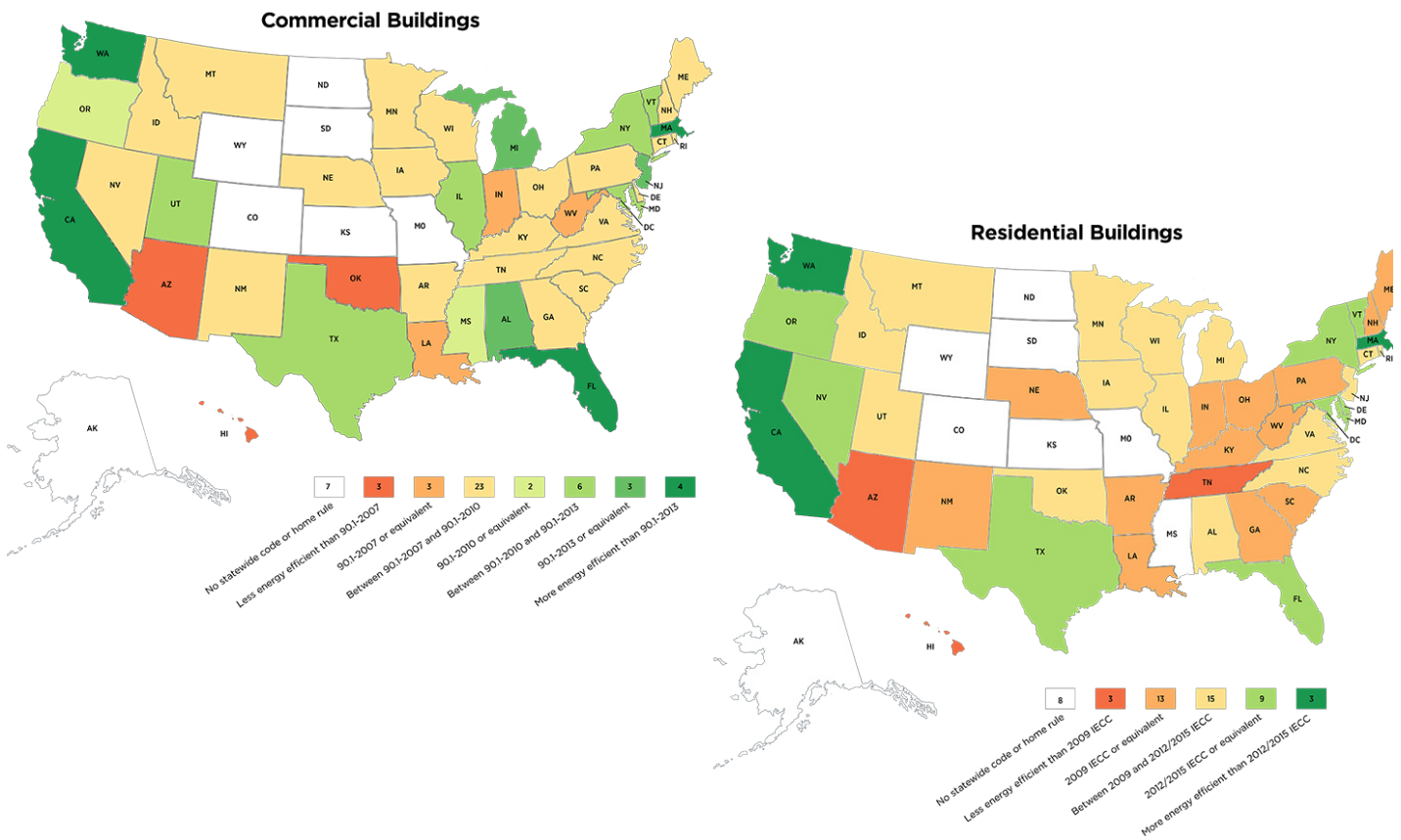
# 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)



One of the big updates for the early part of this year is the 2015 International Energy Conservation Code (IECC) with GA amendments was passed by the State Codes Advisory Committee (SCAC), and the final proposal of those amendments is available [here](#).

## Status of State Energy Code Adoption

As of September 2016



We want to thank the seventeen members of the 2015 IECC Task Force and the seven members of the ERI and DET Subcommittee for their time:

**Joel Rodriguez**, Chairman, representing State Codes Advisory Committee (SCAC) and Building Officials Association of Georgia (BOAG)

**Ryan Taylor**, Vice Chairman, representing State Codes Advisory Committee (SCAC) and American Institute of Architects (AIA)

**Stephen Adams**, representing Associated General Contractors of Georgia (AGC Georgia)

**Ron Anderson**, representing Georgia State Inspectors Association (GSIA)

**Mike Barcik**, representing Georgia Environmental Finance Authority (GEFA)

**Kelly Cutts**, representing Georgia Environmental Finance Authority (GEFA) kelly@gefa.ga.gov

**Neal Davis**, representing Home Builders Association of Georgia (HBAG)

**Mark Gallman**, representing Building Owners and Managers Association (BOMA Georgia)

**David A. Hirsch**, representing Georgia Apartment Association (GAA)

**Andrea L. Papageorge**, representing Utility Companies

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

**Jim Moody**, representing Construction Supplier's Association

**Elaine Powers**, representing Conditioned Air Association of Georgia (CAAG)

**John Pruitt**, representing ASHRAE

**Max Rietschier**, representing Insulation Industry

**Scott Walters**, representing American Council of Engineering Companies (ACEC)

**Lauren Westmoreland**, representing Southeast Energy Efficiency Alliance (SEEA)

Their diligent effort during the nine task force meetings as well as two subcommittee meets was much appreciated. With their help, we were able to move the process along to a tentative implementation date of January 1, 2020.

In other important news, the DCA has announced a partnership with the Georgia Environmental Finance Authority (GEFA) to provide training for builders and code officials on the changes coming to the State of Georgia IECC. As a result, local energy code training will be available in 2019. DCA is appreciative of GEFA for providing this opportunity.

# Tiny House Fact Sheet



## GEORGIA TINY HOUSE FACT SHEET



### Overview

"Tiny houses" have received a lot of attention and interest in recent years. A tiny house is typically defined as a single-family home, generally 400 square feet or less, excluding lofts. Tiny homes are built in different ways, and it is important to identify which types of tiny homes fall within the scope and application of building codes. The four types of tiny homes are:

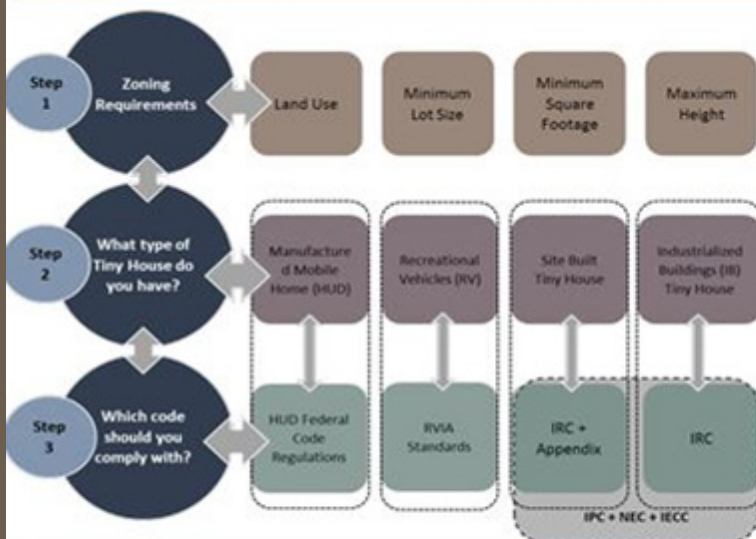
1. **Recreational vehicles**
2. **Manufactured (mobile) homes**
3. **Residential (modular) Industrialized Buildings**
4. **Site-built dwellings**

Regulations for each of these four types may vary, but generally, the state's building codes only apply to tiny homes that are modular dwellings and site-built dwellings. Recreational vehicles and manufactured homes are not regulated by building codes but fall under other HUD and other industry standards.



### Zoning Requirements

Tiny houses, like all other houses and recreational vehicles, are subject to the zoning requirements of local governments which vary widely by jurisdiction. Some aspects typically regulated by local zoning laws include: land use, location, height, width, type of foundation, number of stories, and minimum size of lots and buildings. It therefore becomes an important first step for the builder and prospective tiny home owner to obtain permission from the local government to site the tiny home within their jurisdiction.



### Which Codes Apply?

The following codes apply for tiny houses:

- *International Residential Code (IRC), 2012 edition with Georgia Amendments*
- *International Plumbing Code (IPC), 2012 edition with Georgia Amendments*
- *International Energy Efficiency Code (IECC) 2009 edition with Georgia Amendments*
- *National Electrical Code (NEC) 2014 edition*

Some of the code-related issues that might affect the design and construction of tiny homes are:

- Room Size and Dimension
- Lofts
- Headroom
- Means of Escape
- Egress Width
- Stairs

In order to help address these concerns, the 2012 IRC has been amended to change the minimum habitable room size from 120 sf to 70 sf and add a new Appendix for Tiny House Construction.

However, the Appendix must be adopted locally to be enforced. Copies of these amendments are available at

<http://www.dca.state.ga.us/development/constructoncodes/programs/codeamendments.asp>

### Application of Building Codes

Tiny homes are dwelling units and therefore they are subject to the same building code regulations as any other traditional site-built or stick-built home. A dwelling is defined as a building provided with permanent provisions for sleeping, cooking, eating, living, and sanitation.

## Did you know? The typical American home is around 2,600 square feet, whereas the typical tiny house is between 100 and 400 square feet.

### Recreational Vehicles

A recreational vehicle (RV) is a motor home, travel trailer, truck camper or camping trailer designed for recreational or emergency human habitation. RVs must comply with the American National Standards Institute (ANSI) *A119.2 Standard on Recreational Vehicles*. They are intended for recreational or seasonal use only.

Tiny homes that are built on a utility trailer chassis with wheels are often referred to as Tiny Homes on Wheels (THOWs). Remaining in a mobile-ready state, they are wheeled vehicles which do not fall within the scope of state's building codes. THOW's are typically classified as recreational vehicles or park models.

A park model is a vehicular-type unit with a floor area of 400 square feet or less. They are factory built to meet the *ANSI A119.5, Park Model Recreational Vehicle Standard*. Park models can be semi or permanently sited. The Recreational Vehicle Industry Association (RVIA) issues an insignia for compliant RVs and park models.

Siting of RVs, Park Models and THOWs is regulated and controlled by local planning and zoning ordinances. The Georgia Department of Transportation (GDOT) regulates RVs as vehicles for title and licensing purposes through your county vehicle licensing agency. For questions about the RV and Park model standards, contact the Recreational Vehicle Industry Association at (703) 620-6003 or visit their webpage at <http://www.rvia.org/>

### Residential Industrialized (Modular) Buildings

A residential industrialized (modular) building is defined as a dwelling unit designed and constructed to comply with the Georgia State Residential Code and is fabricated or assembled wholly or in part in a manufacturing facility and cannot be inspected at the installation site without disassembly, damage to, or destruction thereof.

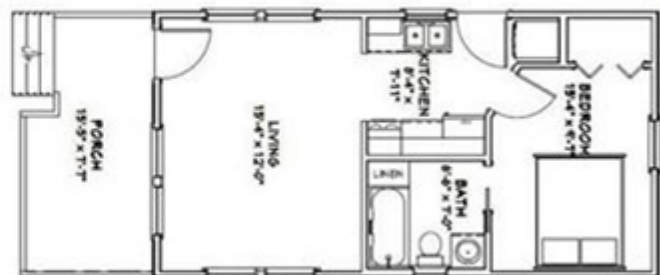
*They cannot contain a permanent metal chassis and shall be affixed to permanent load-bearing foundation.*

Residential industrialized (modular) buildings are built to the same code requirements as stick-built homes.

Every industrialized building (IB) is fully inspected during the open construction phase in the factory by independent third party agencies. Upon completion, a DCA insignia is affixed to each module or unit which certifies it complies with the state's construction codes and rules for its intended application and use. However, local governments retain full control over all matters relating to a building's installation at a site, including subdivision controls, zoning issues, site grading, foundation installations and utility hook-ups.

For questions about modular buildings, contact the DCA IB Program Office at (404) 679-3118 or visit: <http://www.dca.state.ga.us/development/constructioncodes/programs/industrialized.asp>.

### Tiny House Generic Floor Plan



### Manufactured (Mobile) Homes

Manufactured (mobile) homes are factory built on a metal chassis which complies with the HUD federal code regulations. All manufactured homes must meet the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401. Manufactured homes are not regulated by the building codes.

For questions about HUD manufactured (mobile) homes, contact the State Fire Marshal's Office, Manufactured Housing Division, at (404) 565-9498 or visit [www.gainsurace.org/FireMarshal?ManufacturedHousing.aspx](http://www.gainsurace.org/FireMarshal?ManufacturedHousing.aspx)

### Site-Built Dwellings

Site-built or stick-built dwellings are residential buildings or structures that are built on the construction site. Typically, they are built on permanent foundations and are not designed or intended to be moved or relocated.

All site-built or stick-built dwellings must comply with the current International Residential Code (IRC) for One and Two Family Dwellings and must be constructed by a State Licensed Contractor. When approved by the local government, tiny houses on permanent foundations and must be constructed by state licensed contractors where required by state law.

For questions about site-built dwellings, contact the Construction Codes Office at (404) 679-3118 or visit: <http://www.dca.state.ga.us/development/constructioncodes/programs/industrialized.asp>.

# TINY HOUSE APPENDIX S

\*Add new APPENDIX S ‘TINY HOUSES’ to read as follows:

## APPENDIX S TINY HOUSES

(The provisions contained in this appendix are not mandatory unless specifically referenced in the adopted ordinance.)

### SECTION AS101 GENERAL

**AS101.1 Scope.** This appendix shall be applicable to tiny houses used as single dwelling units. Tiny houses shall comply with this code except as otherwise stated in this appendix.

### APPENDIX AS102 DEFINITIONS

**AS102.1 General.** The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

**EGRESS ROOF ACCESS WINDOW.** A skylight or roof window designed and installed to satisfy the emergency escape and rescue opening requirements in Section R310.1.

**LANDING PLATFORM.** A landing provided as the top step of a stairway accessing a loft.

**LOFT.** A floor level located more than 30 inches (762 mm) above the main floor and open to it on at least one side with a ceiling height of a maximum of 5 feet, used as a living or sleeping space.

**TINY HOUSE.** A dwelling that is 400 square feet (37 m<sup>2</sup>) or less in floor area excluding lofts.



## SECTION AS103 CEILING HEIGHT

**AS103.1 Minimum ceiling height.** Habitable space and hallways in tiny houses shall have a finished ceiling height of not less than 6 feet 8 inches (2032 mm). Obstructions shall not extend below these minimum ceiling heights including beams, girders, ducts, lighting and other obstructions.

**Exception:** Ceiling heights in lofts are permitted to be a maximum of 5 feet (1524 mm).

## SECTION AS104 LOFTS

**AS104.1 Minimum loft area and dimensions.** Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AS104.1.1 through AS104.1.3.

**AS104.1.1 Minimum area.** Lofts shall have a floor area of not less than 35 square feet (3.25 m<sup>2</sup>).

**AS104.1.2 Minimum dimensions.** Lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension.

**AS104.1.3 Height effect on loft area.** Portions of a loft with a sloping ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

**Exception:** Under gable roofs with a minimum slope of 6:12, portions of a loft with a sloping ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

**AS104.2 Loft access.** The access to and primary egress from lofts shall be any type described in Sections AS104.2.1 through AS104.2.4.

**AS104.2.1 Stairways.** Stairways accessing lofts shall comply with this code or with Sections AS104.2.1.1 through AS104.2.4.

**AS104.2.1.1 Width.** Stairways accessing a loft shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The minimum width below the handrail shall be not less than 20 inches (508 mm).

**AS104.2.1.2 Headroom.** The headroom in stairways accessing a loft shall be not less than 6 feet 2 inches (1880 mm), as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.

**AS104.2.1.3 Treads and risers.** Risers for stairs accessing a loft shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 20 inches (508 mm) minus  $4/3$  of the riser height, or
2. The riser height shall be 15 inches (381 mm) minus  $3/4$  of the tread depth.

**AS104.2.1.4 Landing platforms.** The top tread and riser of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 6 feet 2 inches (1880 mm) where the stairway meets the loft.

The landing platform shall be 18 inches to 22 inches (457 to 559 mm) in depth measured from the nosing of the landing platform to the edge of the loft, and 16 to 18 inches (406 to 457 mm) in height measured from the landing platform to the loft floor.

**AS104.2.1.4.1 Landing platform guards.** Guards at the open side of landing platforms shall comply with Section R312.1 or shall be at least as high as the loft guard; whichever is greater.

**AS104.2.1.5 Handrails.** Handrails shall comply with Section R311.7.

**AS104.2.1.6 Stairway guards.** Guards at open sides of stairways shall comply with Section R312.1.

**AS104.2.2 Ladders.** Ladders accessing lofts shall comply with Sections AS104.2.2.1 and AS104.2.2.2.

**AS104.2.2.1 Size and capacity.** Ladders accessing lofts shall have a rung width of not less than 12 inches (305 mm) and 10 inches (254 mm) to 14 inches (356 mm) spacing between rungs. Ladders shall be capable of supporting a 300 pound (75 kg) load on any rung. Rung spacing shall be uniform within  $3/8$ -inch (9.5 mm).

**AS104.2.2.2 Incline.** Ladders shall be installed at 70 to 80 degrees from horizontal.

**AS104.2.3 Ships ladders.** Ships ladders accessing shall have a minimum tread depth of 5 inches (127 mm). The tread shall be projected such that the total of the tread depth plus the nosing projection is no less than 8 1/2 inches (216 mm). The maximum riser height shall be 9 1/2 inches (241 mm). Handrails shall be provided on both sides of ship ladders and shall comply with Section R311.7.8. Handrail height shall be uniform, not less than 30 inches (762 mm) and not more than 34 inches (864). The clear width at and below handrails shall be not less than 20 inches (508 mm). Compliant ship ladders may also access additional stories of a tiny house.

**AS104.2.4 Loft guards.** Loft guards shall be located along the open side of lofts. Loft guards shall not be less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less, but no less than 18 inches.

## **SECTION AS105 EMERGENCY ESCAPE AND RESCUE OPENINGS**

**AS105.1 General.** Tiny houses shall meet the requirements of Section R310 for emergency escape and rescue openings.

**Exception:** Egress roof access windows in lofts used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the loft floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.1.1.

## **SECTION AS106 SMOKE AND CARBON MONOXIDE DETECTORS**

**AS106.1 SMOKE AND CARBON MONOXIDE DETECTORS.** Smoke and carbon monoxide detectors shall be installed as required in Sections R314 and R315 and on the ceiling directly underneath any loft and just below the highest point of any loft.

(Effective January 1, 2018)

**End of Amendments.**



# 2018 INTERNATIONAL RESIDENTIAL CODE TASK FORCE

On January 10, 2018, the International Residential Code (IRC) Task Force was charged with reviewing the 2018 International Residential Code and any proposed amendments, to replace the 2012 International Residential Code as the State Minimum One- and Two-Family Dwellings Code. The task force members volunteered a great deal of time in their review of the 2018 IRC and had four formal meetings that the public was invited to attend. We would like to thank each of the following task force members for their service in this process:

**Tracy Hester**, Chairman, State Codes Advisory Committee (SCAC) and Building Officials Association of Georgia (BOAG)

**Tim Williams**, Vice Chairman, State Codes Advisory Committee (SCAC) and Home Builders Association of Georgia (HBAG)

**James Martin**, Building Officials Association of Georgia (BOAG)

**Neal Davis**, Home Builders Association of Georgia (HBAG)

**Stanley Richardson**, Home Builders Association of Georgia (HBAG)

**Josh Roth**, Georgia State Inspectors Association (GSIA)

**Ryan Taylor**, American Institute of Architects (AIA)

**Joe Griggs**, Georgia Association of Home Inspectors (GAHI)

**Steve Young**, Construction Suppliers Association of Georgia

The recommendations from the Task Force will be presented to the State Codes Advisory Committee at their June 14, 2018 meeting. After approval by the DCA Board, the 2018 IRC is tentatively scheduled for an effective date of January 1, 2020. If you have any questions about 2018 IRC Task Force, please contact Matt McConnell at 404-679-3104 or [matt.mcconnell@dca.ga.gov](mailto:matt.mcconnell@dca.ga.gov).



The International Building Code Task Force completed its review of the 2018 International Building Code (IBC) Code which is intended to replace the 2012 International Building Code as the Georgia State Minimum Standard. The task force held four open meetings between December 2017 and February 2018 at the Georgia Department of Community Affairs. The task force was comprised of nine members representing stakeholder groups of the construction industry in Georgia as follows:

- Gregori Anderson**, Chairman, SCAC and State Building Officials  
**Bill Chambliss**, Vice Chairman, SCAC and General Contractors  
**Daniel Baiamonte**, Georgia Association of Fire Chiefs  
**Alex Holbrook**, American Council of Engineering Companies (ACEC) of Georgia  
**John Hudgison**, Building Officials Association of Georgia (BOAG)  
**John Hutton**, Structural Engineers Association of Georgia (SEAOG)  
**Deirdre Leclair**, American Institute of Architects (AIA) of Georgia  
**Michael McGwier**, Georgia Apartment Association (GAA)  
**Mark Schroeder**, Building Owners and Managers (BOMA) of Georgia

A preliminary report was made by Gregori Anderson at the State Codes Advisory Committee (SCAC) meeting on February 28 and a final report will be made at the next SCAC meeting on June 14, 2018. Upon final approval by the SCAC and DCA Board, the tentative effective date of the new 2018 IBC with GA Amendments will be January 1, 2020.

Copies of the final proposed amendments and other task force documents are available on the [DCA codes webpage](#). If you have any questions, please contact Bill Towson, DCA Staff Task Force Liaison at (404) 679-3109 or [bill.towson@dca.ga.gov](mailto:bill.towson@dca.ga.gov).

# 2018 INTERNATIONAL BUILDING CODE TASK FORCE

# TINY HOUSES

## AND THE PEOPLE WHO LIVE IN THEM

THE TINY HOUSE PHENOMENON REDEFINES WHAT MAKES A HOUSE A HOME, EMPOWERS THE PEOPLE FOR A BETTER FUTURE AND LEADS A MOVEMENT THAT BREAKS THE MOLD EVERY DAY. TINY HOUSE PEOPLE COME FROM ALL WALKS OF LIFE. THIS IS THEIR STORY



### A HOME THAT YOU OWN

78% of tiny house people own their home, compared to 65% of homeowners with traditional houses.

### SIXTY-EIGHT PERCENT

of tiny house people have no mortgage, compared to 29.3% of all U.S. homeowners.



### YOU CAN BANK ON IT

55% of tiny house people have more savings than the average American, with a median of \$10,972 in the bank.

## THE REAL COST OF HOUSING

The average cost to build a tiny house is \$23,000 if built by the owner. The average cost of a standard-sized house is approximately \$272,000. Add \$209,704 interest on a 4.25% 30-year loan and it's \$481,704!



### TINY HOUSE, BIG LIVING

The average tiny house is 186 sq/ft while the standard U.S. house takes up nearly 2100 sq/ft. That adds up to nearly 11.3 Tiny Houses!

APPROXIMATELY  
**2 OUT OF 5**  
TINY HOME OWNERS ARE OVER  
50 YEARS OF AGE



### ISLAND SAVINGS TIME

**32%** of tiny house people have more than \$10,000 saved for retirement.  
**62%** of tiny house people have less than \$5,000 saved for retirement.

### GIVE YOURSELF SOME CREDIT

**89%** of tiny house people have less credit card debt than the average American, with 65% of tiny house people having zero credit card debt.



**55%**

### THE FAIRER SEX WINS

More women own tiny houses than men



**45%**

**\$42,038**  
PER CAPITA INCOME OF TINY  
HOUSE PEOPLE



### MORE SAVINGS - MORE EDUCATION

Tiny house people are twice as likely to have a masters degree, while they are on par with the average college graduation rates.

**EARNING \$478**  
MORE ANNUALLY THAN THE  
AVERAGE AMERICAN

**SURVIVAL  
MASTERY**  
Source: survival-mastery.com

# Would you live in a Tiny House?

# Legislative RoundUp

Bill	Description	Committee	Status
SB 2	"The FAST Act - Fairness, Accountability, Simplification, and Transparency - Empowering Our Small Businesses to Succeed"	SC: Economic Development and Tourism HC: Small Business Development	Mar/21/2018 - House Insisted Mar/14/2018 - Senate Disagreed House Amend or Sub
*SB 319	"Consolidation of Fire Safety Services in Georgia Act"; enact; Department of Fire Safety; establish	SC: Public Safety HC: Insurance	Mar/29/2018 - Senate Disagreed House Amend or Sub Mar/27/2018 - House Passed/Adopted By Substitute
SB 469	Counties/Municipal Corporations; no county or municipality shall adopt/enforce any regulation or ordinance regulating building design elements; one- or two-family dwellings; provide	SC: State and Local Governmental Operations	Feb/21/2018 - Senate Read and Referred Feb/21/2018 - Senate Hopper
*HB 149	Law enforcement; comprehensive regulation of trauma scene cleanup services; provisions	HC: Public Safety and Homeland Security SC: Public Safety	Mar/29/2018 - Senate Disagreed House Amend or Sub Mar/29/2018 - House Agreed Senate Amend or Sub As Amended
HB 876	Buildings and housing; counties and municipalities proscribing the use of wood in the construction of certain buildings when state minimum standard codes are met; prohibit	HC: Agriculture & Consumer Affairs SC: Agriculture & Consumer Affairs	<b>Bill Becomes Law</b> Apr/03/2018 - House Sent to Governor Mar/19/2018 - Senate Passed/Adopted
HR 758	House Study Committee on Local Building Permits; create	HC: Small Business Development	Jan/08/2018 - House Second Readers

## KEY

Any passed bills left untouched by the Governor become law

\*Consolidation

# IB Angle



Figure 1

Installed off frame  
(not on a metal  
chassis) on perma-  
nent foundations

Figure 2

Installed on frame  
(metal chassis with  
wheels) intended  
for temporary use



## To be IB or not IB?

On December 7, 2017, the Industrialized Buildings Advisory Committee (IBAC) met at the Department of Community Affairs (DCA) and approved the proposed rule changes to allow factory built tiny houses and shipping containers to be included in Georgia's Industrialized Building (IB) Program. DCA Commissioner Christopher Nunn signed the rule changes on March 15, 2018, and they were filed with the Georgia Secretary of State as required by the Administrative Procedures Act (APA). The rule changes are slated to become effective on July 1, 2018.

**Tiny Houses.** A new definition for 'Tiny House' was added to the IB rules which states "A tiny house is a residential industrialized building dwelling unit that is 400 square feet or less in floor area, excluding lofts." Also, the IBAC approved a new IB Bulletin 110-2-20 entitled 'Tiny Houses' which describes the general requirements that approved manufacturers must follow to

build tiny houses in their plants. Click [here](#) for copies of the new proposed IB rules and IB Bulletin regarding factory built Tiny Houses. IB Tiny Houses must be factory-built off-frame (not on a metal chassis) by approved IB manufacturers for installation on permanent foundations (see Figure 1). They must comply with the current state residential codes and be third-party inspected in the manufacturing plant in accordance with the IB Program Rules. *Important Note:* Tiny Houses on Wheels (THOWs) are not covered under the scope of the International Residential Code (IRC). Since they are built on-frame (metal chassis with wheels or trailers), they are classified as Recreational Vehicles (RVs) which are intended for temporary recreational use (see Figure 2). Hence, THOWs cannot be approved as Residential Industrialized Buildings by definition in the state law. Furthermore, 2012 IRC Section 303.1 entitled 'Habitable rooms' was amended to reduce

the minimum area required for habitable rooms from 120 to 70 square feet. A new Appendix S entitled 'Tiny Houses' was also added in the 2018 Georgia (GA) Amendments which addresses the main code barriers to tiny houses. These changes will help tiny houses installed on permanent foundations comply with the current IRC Code. DCA developed a 'Sample Model Ordinance' to assist local governments with the adoption of Appendix S 'Tiny Houses'. DCA also created a helpful 'Tiny House Fact Sheet'. Click the link below to find the [2018 GA Amendments to the 2012 IRC](#), which include the changes for habitable rooms and Appendix S entitled 'Tiny Houses.' Use these links to find copies of the [Model Sample Ordinance](#) and the [Tiny House Fact Sheet](#). Hopefully, including Tiny Houses in GA's IB program will help stimulate economic development by reopening idle IB manufacturing plants in South Georgia which were shut down due to the recession.





Figure 1 Construction Jobsite Office without Storage

**Shipping Containers.** New definitions for ‘Container’ and ‘Shipping Container Building Module’ were added to the IB rules. A ‘Container’ is defined as “A single rigid, sealed, reusable, metal (corrugated) box in which cargo or freight is shipped by sea vessel, air, truck or rail, that is generally 10, 20, 30 or 40 feet in length by 8 feet wide by 8, 8.5, or 9.5 feet high and is designed and constructed in conformance with International Standards Organization (ISO) standards and International Convention for Safe Containers (ICSC) regulations to withstand normal stresses applied during regular transport.” A ‘Shipping Container Building Module’ is defined as “A new or used container which has been inspected, tested and certified by an approved third-party agency in accordance with approved quality control and inspection protocols.” Also, the IBAC approved three new IB bulletins regarding shipping con-

tainers. 1) Bulletin 110-2-16 entitled ‘Shipping Containers’ was revised to include shipping containers and shipping container building modules which are intended for a manufacturer or remanufacturer to be included under the scope of the GA IB Program. The scope also includes any new or used shipping containers or shipping container building modules intended for use as Construction Site Office Buildings (CSOBs) with or without storage. 2) Bulletin 110-2-18 entitled ‘Shipping Containers, General Requirements’ was added to provide guidance for approved IB manufacturers on the requirements for new and used steel shipping containers which are intended to manufacture or remanufacture and use as commercial or residential industrialized buildings. Lastly, 3) Bulletin 110-2-19 entitled ‘Quality Control and Inspection Protocols for Shipping Container Building Modules’ was added

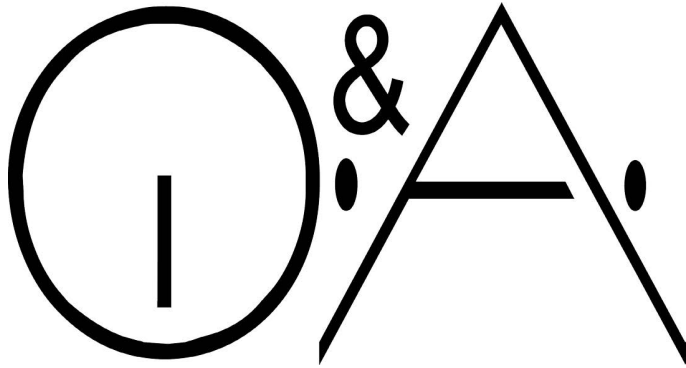
to provide guidance for approved Third Party Agencies that are responsible for the evaluation, inspection, and approval of all new and used shipping containers and shipping container building modules. Click below for copies of [IB Bulletins 110-2-16, 110-2-18 and 110-2-19](#). Additionally, all factory built tiny houses and shipping container buildings which are approved by the GA IB program will have a DCA insignia or state label affixed to each individual module or unit which certifies that it has been third-party inspected in the plant and complies with the state codes and IB program rules. All IB buildings must also comply with any local zoning and permitting ordinance requirements as well. For more information or questions, contact the IB Program Office at 404-679-3118 or [dca-ib@dca.ga.gov](mailto:dca-ib@dca.ga.gov)

# Cody Says...



## ...Looking Ahead

We want to thank everyone who helped out on the IRC, IBC, and IECC Task Forces for all of their hard work. This fall, we will begin reviews of the International Plumbing Code (IPC), the International Fuel Gas Code (IFGC), the International Mechanical Code (IMC), and the International Swimming Pool and Spa Code (ISPSC). Be on the lookout for news and the formation of three new task forces later this year. If you are interested in meeting dates and update emails please contact [Matt McConnell](#) to become an 'Interested Party'.



**Question:**

**Are the permissive codes adopted by the State of Georgia mandatory?**

**Answer:**

No, the permissive codes are not mandatory. They are optional state codes which must be adopted by a local government ordinance in order to be enforced locally. After doing so, the jurisdiction or governing authority is required to submit a copy of the adopted ordinance that should include their administrative procedures.

**Question:**

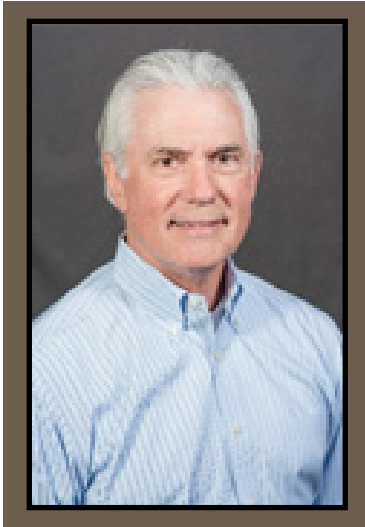
**Can Shipping Containers be used as buildings in Georgia?**

**Answer:**

Yes, they can currently be constructed on-site if and when approved by the local building official or the authority having jurisdiction. On July 1, 2018, factory modified shipping containers will be allowed in Georgia's Industrialized Buildings program. This means that a manufacturer approved in the program could have their modified shipping containers certified for residential and commercial applications by the Department of Community Affairs. In both cases, modified shipping containers would still be required to comply with local zoning and ordinance requirements of the jurisdiction where they will be permanently sited.

*Should you have any further questions about the above topics, please contact the DCA Office of Building Codes and Industrialized Building at (404) 679-3118 or [codes@dca.ga.gov](mailto:codes@dca.ga.gov)*

# Profile Corner



Stan Everett serves as the Managing Principal of Salas O’Brien’s Atlanta office and is responsible for all areas of his projects including design contract management, quality assurance, and delivery of services. One of his most important roles at Salas O’Brien is functioning as primary liaison for clients.

During his 40+ years of experience, Stan has worked on a wide variety of special project types including co-generation, geo-thermal, central energy plants, laboratory air pressures/circulation, and critical load applications such as data and telecommunication centers. In addition to in-depth experience in building mechanical systems, he has achieved national recognition for his expertise in smoke control and energy recovery/conservation. His experience in a vast array of system types gives Stan the ability to find creative solutions to complex problems found in complex buildings and building systems.

Because of this, he stays very involved in quality control at Salas O’Brien and is a valuable resource for our clients whenever they consider unique or unusual buildings.

Stan also has experience in various forms of alternative dispute resolution such as mediation and arbitration and has served as an expert witness in the field of mechanical engineering in more than a dozen cases involving many types of building mechanical systems. Stan currently serves the Georgia Department of Consumer Affairs as the Mechanical Engineering representative on the State Codes Advisory Committee.

**STAN  
EVERETT**

**PE, CXA, LEED AP, EXW**

**Managing Principal  
and Client Liaison**

# NEW CONSTRUCTION CODES & INDUSTRIALIZED BUILDINGS EMPLOYEE

Jimmy Reynolds joined the Georgia Department of Community Affairs (DCA) Office of Construction Codes and Industrialized Buildings as a Codes Consultant in April 2018.

Jimmy has been a Georgia native most of his life, and obtained his Bachelors of Business Administration (BBA) in Macroeconomics from The University of Georgia. Before Joining DCA, he worked as a Building Science Expert and Home Energy Rating System (HERS) Rater.

Jimmy started his career in residential energy efficiency consulting when he joined Vallus-Energy Consulting, called Home Diagnostic Solutions at the time, more than four years ago. Since then he has worked for Green Energy Solutions, gaining his Building Performance Institute (BPI) certification, HERS certification, and acting as an Energy Codes Consultant for builders throughout the state. He also served as advocate and as an observer for the IECC and IRC code update process for both companies, attending all of the task force meetings and subcommittee meetings.

Jimmy currently lives in Lawrenceville with his girlfriend, Felicia, and their dog, Vada. They are both avid gamers in their free time.



**JIMMY  
REYNOLDS**

## WEBSITES OF INTEREST

International Association of Building Officials (IABO)	<a href="http://iaboinc.com">iaboinc.com</a>
International Codes Council (ICC)	<a href="http://iccsafe.org">iccsafe.org</a>
ICC Region Chater	<a href="http://iccreg8.com">iccreg8.com</a>
Building Officials Association of Georgia (BOAG)	<a href="http://boagcodes.org">boagcodes.org</a>
Governor's Office of Consumer Protection	<a href="http://georgia.gov/agencies">georgia.gov/agencies</a>
Georgia Plumbers Trade Association (GPTA)	<a href="http://gpta.net">gpta.net</a>
Georgia Association of Home Inspectors (GAHI)	<a href="http://gahi.com">gahi.com</a>
Georgia Fire Safety Commissioner (State Fire Marshal)	<a href="http://oci.ga.gov">oci.ga.gov</a>
Georgia Department of Community Affairs (DCA)	<a href="http://dca.ga.gov">dca.ga.gov</a>
Call before you DIG	<a href="http://georgia811.com">georgia811.com</a>
Georgia State Inspectors Association	<a href="http://georgiastateinspectors.com">georgiastateinspectors.com</a>
GA State Historic Buildings Preservation Office (DHR)	<a href="http://georgiashpo.org">georgiashpo.org</a>
GA State ADA Accessibility Office (GSFIC)	<a href="http://ada.georgia.gov">ada.georgia.gov</a>
GA Association of Zoning Administrators (GAZA)	<a href="http://georgiazoning.org">georgiazoning.org</a>
GA Association of Floodplain Management AFM)	<a href="http://gafloods.org">gafloods.org</a>
National Floodplain Insurance Program (NFIP)	<a href="http://floodsmart.gov">floodsmart.gov</a>
Plumbing & Mechanical Association of GA (PMA)	<a href="http://plumbingpros.com">plumbingpros.com</a>
Storm Shelters: Selecting Design Criteria (FEMA)	<a href="http://fema.gov">fema.gov</a>
Safe Rooms (FEMA)	<a href="http://fema.gov/safe-roomresources">fema.gov/safe-roomresources</a>
Carbon Monoxide Detectors	<a href="http://aboutcarbonmonoxide.com">aboutcarbonmonoxide.com</a>

## **CONTACT DCA'S CODES & INDUSTRIALIZED BUILDINGS**

**60 Executive Park South, NE  
Atlanta, Georgia 30329-2231  
dca.ga.gov**

**(404) 679-3118 (phone)**

**(404) 679-0646 (Fax)**

**codes@dca.ga.gov or industrializedbuildings@dca.ga.gov**

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**Matt McConnell, Building Codes Consultant,  
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**Soli Nicolson, Industrialized Buildings Intern,  
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(404) 679- 3118, kadedra.caldwell@dca.ga.gov**