

DCA C O D E S Q u a r t e r l y

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Georgia Department of Community Affairs
Construction Codes & Industrialized Buildings
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Code Episode

TASK FORCE WORK COMPLETED

As you may recall from our previous newsletters, DCA has had two task forces that were established to review proposed amendments to the State Minimum Standard Codes for Construction. A third task force was formed to review and make recommendations regarding the 1999 edition of the National Electrical Code. The task forces have completed their work and the recommendations were voted on by the State Codes Advisory Committee at the July 15, 1999 meeting (see below).

Task Force I (Chairman Morgan Wheeler of the SCAC, DCA staff contact John Watts) reviewed numerous amendments submitted by the Georgia Pest Control Association. If you want further information regarding this task force, please contact John at 404-679-5246.

Task Force II (Chairman Alan Lisenby of the SCAC, DCA staff contact Wayne Dubose) reviewed all other amendments that were submitted to the SCAC. The vast majority of amendments were submitted to the plumbing code. If you have any questions regarding this task force, please contact Wayne at 404-679-3116.

1999 National Electrical Code Task Force (Chairman Mercer Crowe of the SCAC, DCA staff contact Bill Towson) reviewed the 1999 edition of the National Electrical Code along with several proposed amendments. If you have

any questions, please contact Bill at 404-679-3104.

A public hearing on the SCAC recommendations will be held on Tuesday, August 3, 1999 at 10:30 a.m. at the DCA offices, third floor conference room. The Board of Community Affairs will vote on these recommendations at the September 8, 1999 DCA Board meeting, which will be at the DCA offices, DCA Boardroom. The recommendations will become effective on January 1, 2000. If you have any questions, please call the codes office at 404-679-3118.

STATE CODES ADVISORY COMMITTEE MEETING (SCAC) ON JULY 15, 1999

The SCAC held its quarterly meeting on July 15, 1999. All the task force chairmen made presentations and the recommendations of each task force were voted on by the SCAC. A Notice of Intent to Adopt will be published by the end of this month which will outline the amendments that received favorable recommendation by the SCAC and will be presented to the Board of Community Affairs at the September 8, 1999 board meeting. The Notice of Intent to Adopt along with the outlining of amendments will be sent to every building inspections department and all interested parties on the interested parties list.

The SCAC authorized the formation of task forces to begin study of the International Codes. The first task forces formed will study the International Plumbing Code, the International Fuel Gas Code, the International Mechanical Code and

the International Property Maintenance Code. Please look for updates of task force activities in this newsletter and in other publications.

The Home Builders Association of Georgia (HBAG) presented the results of its first handicapped building survey for single family dwellings. For more information, please contact the HBAG.

The staff report on House Resolution 264 was presented to the SCAC for their consideration. HR 264 was passed this legislative session "urging the Department of Community Affairs to consider an amendment the State Minimum Standard Codes to suggest that all newly constructed buildings that are required to have ramps for access for disabled and senior adults also have automatic door openers". Staff studied the resolution along with current state law and state rules and regulations. It was determined that the laws, rules and regulations already adequately address the issue. Therefore, the recommendation of staff was that the building code not be amended.

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C O D Y S a y s :

Be sure to check for Georgia amendments when enforcing the construction codes!



Code Edisode Continued:

The SCAC approved this recommendation. If you have any questions regarding this matter, please contact the Codes Section at 404-679-3118.

PLEASE MARK YOUR CALENDARS:

The next SCAC meeting will be held **THURSDAY, SEPTEMBER 30, 1999 AT 10:00 A.M.** The location is at the DCA offices at 60 Executive Park South, NE, Atlanta, Georgia.

SBCCI ANNUAL CONFERENCE MARK YOUR CALENDAR

– the 54th annual SBCCI Conference is coming soon. The 1999 Conference will be a joint conference with BOCA, ICBO and SBCCI. It will be held in St. Louis, Missouri, September 12-16, 1999 at the America’s Center Convention. For more information contact SBCCI Headquarters, (205) 591-1853 or email info@sbcci.org or go directly to the SBCCI website at www.sbcci.org.

POSITION OPEN AT DCA FOR A CODES CONSULTANT

DCA is looking for a Building Codes Consultant with significant technical ability and knowledge of the Georgia State Minimum Standard Codes for Construction. Expertise in problem solving is required, including the ability to identify and analyze problems, and gather, interpret and evaluate information. Requires good oral and written communication skills, flexibility, decision-making skills and self-direction. Knowledge of personal computers, word processing and spreadsheet applications is also required. Completion of a Bachelor’s degree in engineering or a related field is preferred, but not required. In addition, at least three years of professional experience as a building inspector, builder or related profession is essential. This is a non-merit position with excellent state benefits and a beginning salary in the low to mid \$30s. Send letter of interest and resume, along with salary requirement, to Ilona Rutherford, Office of Personnel, 60 Executive Park South, Atlanta, GA 30329 by close of business **Friday, August 13, 1999.** No phone calls or faxes please. EOE

Q&A

Q: When replacing a water heater, does the Georgia amendment to section 3401.2.1 of the Georgia State Minimum Standard Building Code require such replacement to comply with the current code requirements, i.e., would the ignition source have to be elevated 18” if located in a garage and would a thermal expansion device have to be installed if you have a closed water system?

A: The Georgia amendment to section 3401.2.1 of the Standard Building Code states in part as follows:

... z. . . “The extent to which the existing system shall be made to conform to the requirement of the

State Minimum Standard Codes for new construction shall be as follows:

1. When the estimated cost of the new work is less than fifty percent (50%) of the replacement cost of the existing system, the new work shall be brought into conformance with the requirements of the State Minimum Standard codes for new construction.
2. When the estimated cost of the new work is equal to or greater than fifty percent (50%) of the replacement cost of the existing system, the entire system shall be made to conform to the requirement of the State minimum Standard Codes for new construction.”

Therefore in the above scenario, the ignition source would have to be elevated 18” if located in a garage and a thermal expansion device would have to be installed if you have a closed water system.

Profile Corner

This CQ edition features the City of Commerce and its building official, David Lanphear.

David has been in local government for over ten years. He has been planning and zoning director as well as building official for the City of Commerce for almost five years. Prior to coming to Commerce, David was with Tom Braswell in Hall County for over five years as commercial plumbing and mechanical inspector and plans reviewer. Before becoming a building official, David was a private contractor. He holds an unrestricted class two electrical contractor’s license plus mechanical and plumbing contractor’s licenses.



David Lanphear, City of Commerce

David is a one-man operation in Commerce, as far as new construction inspections. He also has two other individuals in his department, who handle the nuisance ordinance complaints, a few minimum housing complaints, and the administrative duties.

David is the immediate past president of the Georgia State Inspectors Association (GSIA), formerly the Georgia State Plumbing, Gas and Mechanical Inspectors Association. He was instrumental in getting this group to become a chapter of the Building Officials Association of Georgia (BOAG). GSIA is also a chapter of the International Codes Council (ICC) – one of the first organizations in Georgia to become a chapter. The organization is also a chapter of SBCCI

According to David, Commerce is booming! Commerce issues close to 100 permits per month, with 25 – 30 of those permits being building permits.

Commerce sits on the 85 corridor, halfway between Atlanta and Greenville, SC. The outlet malls in Commerce attract a huge number of visitors each month. According to David there are about 200 shops in three phases.

David is originally from Lula, Georgia in Hall County. He and his wife Jennifer have three children: Heather, age 11, Cody, age 6 and Logan, age 2.