

# DCA Quarterly

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Georgia Department of Community Affairs  
Construction Codes & Industrialized Buildings  
60 Executive Park South, NE  
Atlanta, GA 30329-2231  
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www.dca.state.ga.us

## CODE EPISODE

### DCA WILL ADOPT NEW CODE EDITIONS AND AMENDMENTS

- 2000 Edition of the CABO One and Two Family Dwelling Code with Georgia Amendments
- 2000 Edition of the Standard Building Code with Georgia Amendments
- 2000 Edition of the Standard Fire Prevention Code with Georgia Amendments
- Amendments to the 2000 Edition of the Standard Plumbing Code
- Amendments to the 2000 Edition of the Standard Gas Code

NOTICE IS HEREBY GIVEN that at a meeting beginning at 11:00 a.m. on September 12, 2001, at the Georgia Department of Community Affairs, 60 Executive Park South, N.E., Atlanta, Georgia, the Board of Community Affairs intends to adopt the above referenced codes and amendments.

If adopted by the Board, it is proposed that these new code editions and amendments identified above become effective on January 1, 2002.

The new code editions and amendments to the Georgia State Minimum Standard Codes for Construction are proposed for adoption under the authority granted to the Board of Community Affairs by the Official Code of Georgia Annotated (O.C.G.A.) Section 8-2-23. The proposed Georgia amendments are available for review on the Georgia Department of Community Affairs web page [www.dca.state.ga.us/planning/proposed\\_codes.html](http://www.dca.state.ga.us/planning/proposed_codes.html) or by contacting the Construction Codes Program at 404-679-3118. The 2000 CABO One and Two Family Dwelling Code, the 2000 Standard Building Code, the 2000 Standard Fire Prevention Code and amendments to these codes, as well as amendments to the 2000 Standard Plumbing Code and the 2000 Standard Gas Code are available for inspection at the Department of Community Affairs, 60 Executive Park South, N.E., Atlanta, Georgia.

In accordance with the Administrative Procedure Act, a public hearing has been scheduled for 10:00 a.m., Thursday, August 23, 2001, at the Department of Community Affairs, Room 384, 60 Executive Park South, N.E., Atlanta, Georgia.

Any party wishing to express views or opinions regarding the proposed new code editions and Georgia amendments had to have done so by submitting them in writing by close of business on August 17, 2001 to: Manager, Construction Codes and Industrialized Buildings Program, Georgia Department of Community Affairs, 60 Executive Park South, N.E., Atlanta, Georgia, 30329-2231 or by presenting them at the public hearing.

### MARK YOUR CALENDAR!!!

#### October:

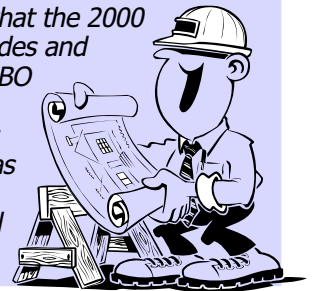
- 18 State Codes Advisory Committee Meeting at DCA
- 28-Nov 1 SBCCI Annual Conference in Greensboro, NC

If you have any meetings that you would like to include in this newsletter, please contact the Construction Codes Section at 404-679-3118 or [ccombs@dca.state.ga.us](mailto:ccombs@dca.state.ga.us).



## CODY SAYS:

*Remember that the 2000 Standard Codes and the 2000 CABO Code are synonymous (the same) as the 2000 International Codes.*



### 2000 CABO ONE AND TWO FAMILY DWELLING CODE TASK FORCE

The CABO One and Two Family Dwelling Code (International Residential Code) Task Force met 9 times from November 11, 2000 through May 10, 2001. During those nine meetings the task force reviewed and entertained 62 amendments. Of those amendments 46 were accepted, 5 were denied, and 11 were withdrawn. 34 of the 46 accepted were brought forward from the 2000 Georgia Amendments to the 1995 CABO Code.

DCA would like to acknowledge the people who worked on the CABO/IRC Task Force and the industry sector or associations they represented: Chairman: Gregori Anderson, Building Officials; Vice Chairman: Weldon Nash, Home Builders; Members: W.D. Farmer, Design Professionals; Kenny King, Home Builders; Ben Cox, Engineers; Steve Howard, Building Officials and Tony Walsh, Local Fire Officials.

If you have any questions concerning the proposed amendments to the 2000 CABO One and Two Family Dwelling Code, please contact Wayne DuBose at 404-679-3116 or [wdubose@dca.state.ga.us](mailto:wdubose@dca.state.ga.us).

## 2000 BUILDING CODE – LIFE SAFETY TASK FORCE

The Building Code - Life Safety Task Force was formed to consider adoption of the Standard Building Code (International Building Code), 2000 Edition. The task force was charged with reviewing Chapters 1 through 13, 32, 33 and 34 regarding life safety and fire resistance and any proposed State amendments to the code.

The task force met on 6 different occasions and heard extensive testimony from one proponent and a wide variety of interested parties. Steve Skalko, PE, representing the Portland Cement Association, made two very helpful and informative presentations on comparing the significant changes and differences between the old and new Building codes including the Life Safety Code.

A total of 25 proposed code amendments were considered. 22 of these were approved, 3 were disapproved and 0 were withdrawn. The majority of the approved amendments were previous amendments brought forward from the old Building code that were recommendations of the 1998 Joint Task Force between the Department of Community Affairs and the Safety Fire Commissioner.

Bill Chambless, Director, Bureau of Inspections, Macon-Bibb County, representing the State Codes Advisory Committee and building/fire officials was task force Chairman. Bob Magbee, Owner, Magbee Contractors Supply, representing the SCAC and construction suppliers industry was Vice Chairman.

Other task force members included: David Bitter, AIA, Turner and Associates Architects, representing the architectural engineering profession; Ted Benning III, Benning Construction Company, representing the Association of General Contractors and the construction industry; Jay Craytor, PE, S L King and Associates, representing the professional engineering profession; Hal Cosper, Building Official, Marietta Department of Public Works and Eddie Willingham, Plans Examiner, Rome-Floyd County Building Inspections Department, both representing building inspectors and code enforcement officials.

Jennifer DeWeese, Tenant Finish Construction, Duke-Weeks Realty Corporation, representing the construction industry, and also a member of the Fire Code Task Force, served as a liaison. For additional information contact Bill Towson at 404-679-3104 or btowson@dca.state.ga.us.

## 2000 BUILDING CODE — GENERAL DESIGN TASK FORCE

Starting in November 2000, the 2000 Standard Building Code (International Building Code) General Design Task Force held meetings to consider amendments to the code for the State of Georgia.

This body consisted of professionals from several areas in the general design construction arena with the necessary study and knowledge to undertake such a task and create the document that has the approval of the State Codes Advisory Committee (SCAC).

The Task Force Chairman was Rex Pless of Bennett & Pless, representing structural engineers; the Vice Chairman was Gerald Driver of Driver Construction Company, Inc. and the remaining members of the task force were Jack Bailey of Bailey & Associates representing general contractors; Bill Cushard of Realty Construction Corporation representing apartment builders; Daniel Spradling, PE; Thomas Carty and Ed Davis with the code official's input.

The task force considered a total of 62 amendments dealing with Chapters 14 through 34 of the Building Code. The proposed amendments are specifically designed for the State of Georgia construction industry and were written

with clarity and skill for understanding by all involved.

The Department of Community Affairs (DCA) would like to thank all the members and interested parties for their participation in this endeavor and will answer any questions concerning the proposed amendments. For additional information, contact Mike Lindsey of DCA at 404-679-4845 or mlindsey@dca.state.ga.us.

## 2000 STANDARD FIRE CODE TASK FORCE

The Fire Code Task Force began its review of the 2000 Edition of the Standard Fire Prevention Code (International Fire Code) in November 2000. The task force was made up of people from various industries, code enforcement agencies and fire fighting organizations from around the state. Task force members worked very hard and did a great job of reviewing the new code edition for possible adoption by the State of Georgia.

The members of the Fire Code Task Force are deserving of our recognition and thanks for a job well done. The task force chairman was Johnny Pritchett, Fire Marshal, Athens/Clark County; the Vice Chairman was Earl Ferguson, representing the manufactured homes industry; the remaining members of the task force

were: Jennifer DeWeese of Duke-Weeks Realty; Lee Smith of Macon-Bibb County Inspection Department; Tim Eckenwiler of the Gwinnett County Fire Marshal's Office; Bill Cartwright of Post Properties, Inc. and Tamara Goffman with the City of Atlanta Fire Department. John Watts was the DCA Staff person assigned to the task force and served as secretary.

The task force held a total of seven meetings over a period of seven months leading up to the meeting of the State Code Advisory Committee (SCAC) held on July 26, 2001. At that meeting, Task Force Chairman Johnny Pritchett recommended the 2000 Edition of the Standard Fire Prevention Code (International Fire Code) be adopted for enforcement in Georgia along with the proposed 16 amendments. For additional information, contact John Watts at 404-679-5246 or jwatts@dca.state.ga.us.

## 2000 STANDARD PLUMBING CODE TASK FORCE

The 2000 Standard Plumbing Code (International Plumbing Code) Task Force met once on April 10, 2001. The task force reviewed and entertained 8 amendments. Of those amendments 5 were accepted, 0 were denied and 1 was withdrawn with 2 pending further action.

DCA would like to acknowledge the people who worked on the SPC/IPC Task Force and the industry sector or associations they represented:

Chairman: Alan Lisenby, Plumbing Contractors; Vice Chairman: Morgan Wheeler, Building Officials; and Bob Magbee, Magbee Contractor Supply.

If you have any questions concerning the proposed amendments to the 2000 Standard Plumbing Code, please contact Wayne DuBose at 404-679-3116 or wdubose@dca.state.ga.us.

## WHY LOCAL JURISDICTIONS DO NOT ADOPT

Identified within the Uniform Codes Act, specifically Section 8-2-20 (9)(B), are fourteen state minimum standard codes. Of these fourteen, eight are "mandatory". That is to say, these eight codes, The Standard Building, Gas, Mechanical, Plumbing and Fire Prevention Codes, as well as The CABO One and Two Family Dwelling, National Electrical Code and Georgia State Energy Code have been given statewide applicability without the need for adoption at the local level. The remaining six, The Standard Housing, Amusement Device, Existing Building,

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## PROFILE CORNER

Morgan Wheeler, Sr., a Certified Building Official (C.B.O.), began his building business career in 1971 as a general contractor and residential homebuilder. He was responsible for the full operational, budgetary and administrative aspects of the projects.

In 1974, he was hired by the F.D.I.C. (Hamilton Bank and Mortgage) as a Field Supervisor/Inspector. He was responsible for helping liquidate \$10 million in unsold residential buildings, directing daily activities and inspecting properties to determine the work needed to complete construction. He also supervised and approved the completed work. He coordinated liquidation of over 650 homes in a four-year period along with handling pre-foreclosure investigations.

He joined DeKalb County's newly formed Housing Inspection Department in 1979 as its first inspector, conducting site inspections of buildings, structures and grounds to ensure housing code compliance. As the department grew, he became the back-up supervisor assisting in planning and directing subordinate inspectors. He reviewed and signed all court citations and investigated and prepared complex court cases.

Beginning his move up the ladder of DeKalb County in 1989, Morgan became a Commercial Building Code Inspector, conducting site inspection of commercial buildings to evaluate compliance with all building codes and NFPA #101 Life Safety Codes. In 1990, he became Structural Plans Review Coordinator, reviewing and approving all commercial, industrial and residential building plans. In this position he had extensive contact with citizens and professional groups, responding to complaint inquiries, meeting with home building and development associates and code-related industry representatives regarding code updates and changes. In 1992 he accepted the position of Chief Building Inspector, where his responsibilities increased in managing the activities of twelve employees.

His current position with DeKalb County began in 1995 as the Manager of the Structural Inspection Division. He is directly responsible for general structural, electrical, heating and plumbing inspectors and plan reviewers. A project that Morgan has most enjoyed being a part of was the \$100 million DeKalb County Jail. He is managing the permit process for the Stonecrest Mall, which is currently under construction.

In 1992, Morgan became active at the local and state level, first by serving as Treasurer of the Metro Atlanta Inspectors Association, and then as President for six years. At the state level, he has been extremely active since attending his first State Conference of the Building Officials Association of Georgia (BOAG). Then in 1993, he became a Director on the Board, and in 2000 was elected to serve as Second Vice President. He is now serving his second term as Second Vice President. He also serves on the BOAG Legislative Committee. On many days during Georgia's General Assembly from January through March, you can find Morgan in the halls of the Capitol informing the state legislators of bills that will improve the building industry. Also at the state level, Morgan serves on the State Codes Advisory Committee of the Georgia Department of Community Affairs. He was recently appointed Vice Chair of the Georgia State Energy Code Task Force.

At the regional and national level, Morgan is active with the Southern Building Code Congress International (SBCCI) and the International Code Council (ICC). He serves on the Property Maintenance Committee and the Action Task Force on Property Maintenance for ICC. He co-hosted the BOAG Annual Conference in Gwinnett County in 1994 and co-hosted the SBCCI Annual Education Conference in 1995.

Morgan's commitment to code enforcement professionalism can be seen in his involvement as a Board Member of the Certified Professional Home Builder Association, as well as receiving the Building Official of the Year Award from the State of Georgia in the year 2000. He firmly believes that all purchasers of building permits deserve *World Class Service* from the employees of DeKalb County. His vision for the future would be to raise the level of professionalism in the inspection field and to adjust salaries upward to encourage stability.

Hats off to Morgan Wheeler for his professionalism and dedication to the citizens of Georgia, as well as the entire building industry – local, state and national!



*Morgan Wheeler*

Swimming Pool, Unsafe Building Abatement and Excavation and Grading Codes have been designated as "permissive" or optional codes.

The mandatory codes or "The Big Eight" do not require adoption at the local level.

DCA recommends that your local ordinance for the enforcement of these codes does not reference any specific code edition date.

Furthermore, DCA suggests your local ordinance reference "the latest editions of the codes as adopted and amended by the Georgia Department of Community

Affairs". By doing so, this virtually eliminates the need to further update your local ordinance for the enforcement of the codes.

However, the permissive codes must be adopted by local ordinance in order to be enforced. While these codes have been enumerated by the state as a minimum standard they must be specifically adopted in your local ordinance for the enforcement of the codes. Also, any Appendices not adopted by State law must be adopted locally to be enforced.

If you would like a sample ordinance package from DCA which includes both

administrative and code enforcement ordinances, please contact DCA at 404-679-3118.

### **ENERGY CODE TASK FORCE BEING APPOINTED**

The State Codes Advisory Committee (SCAC) has authorized the formation of a task force to begin review of the 2000 International Energy Conservation Code for possible adoption as the Georgia State Energy Code for Buildings. SCAC Chairman Windell Peters has nominated SCAC member Jim Vaseff (Georgia Power) as chairman and SCAC member

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Morgan Wheeler (DeKalb County) as Vice Chairman.

The task force will begin its work in late September and hopefully complete its work by April 2002. The potential date for implementation is January 1, 2003. Anyone interested in participating in the deliberations or being on the interested parties' list, contact Ted Miltiades at 404-679-3106 or tmiltiad@dca.state.ga.us.



## I B A N G L E

### QUALITY CONTROL

Prior to the acceptance of any manufacturer into Georgia's Industrialized Buildings Program, the manufacturer is required to have a quality control department with clearly defined Quality Control (Q.C.) procedures in place. The rules and regulations of the Industrialized Buildings Program require that each manufacturer's Q.C. Program include qualified and experienced in-house personnel to administer the program, and an independent engineering firm to review the company's plans for code compliance and to make inspections of all buildings during the manufacturing process. In addition, DCA personnel randomly check manufacturer's plans for code compliance. They also make unannounced monitoring visits to manufacturing plants to ensure that each manufacturer's Q.C. Program is performing as intended.

DCA personnel are always vigilant in

monitoring quality control efforts in order to ensure that purchasers get a building of the highest quality and to minimize the number of complaints received. But occasionally, DCA does receive complaints. The vast majority of these complaints come from people who purchase a home from a contractor, dealer or manufacturer and later find some aspect of the home with which they are not satisfied. When these complaints are investigated, it is usually found that the people bought a mobile home thinking they were purchasing an industrialized building, or they purchased a home from a dealer or contractor who performed the set-up of the house as though it was a mobile home. This does not work well for industrialized buildings. It usually results in weak floors.

Some complaints regarding Industrialized Buildings are found to be valid when investigated. Most of these complaints come from homeowners and local code officials. Although local officials do not inspect Industrialized Buildings, their visits to the building site coupled with their knowledge of the construction codes put them in a unique position to recognize code deficiencies during the set-up of these buildings. They have become second only to the homeowner in reporting code deficiencies in Industrialized Buildings. Their vigilance is appreciated because the deficiencies they find can be corrected prior to occupancy of the building. The manufacturer is notified of all complaints that have been investigated and found to be valid. The company is then required to take whatever steps are necessary to correct the deficiencies.

### IB COMMITTEE MEETING

The Industrialized Buildings Advisory Committee met July 19<sup>th</sup> and authorized

electronic filing of nearly all documents. This action will speed the submission of documents and save time and money in transmitting data between manufacturers, agencies and the State. Drawings must be submitted in .dwg (AutoCad) format and other documents in .doc (Word) or .pdf (Acrobat) formats.

Creating a definition for the term "modular" was discussed and tabled for further study. Local zoning and subdivision covenant issues cloud the use of the definition when applied to industrialized buildings.

Problems with foundations and "set up" of industrialized buildings were discussed. 99.9% of the complaints received involve "set up". Adding foundation and "set up" requirements for industrialized buildings in the building codes may be the solution. The next Industrialized Buildings Advisory Committee meeting is scheduled for January 17, 2002.

### WEB SITES OF INTEREST

Department of Community Affairs  
[www.dca.state.ga.us](http://www.dca.state.ga.us)

Southern Building Code Congress International (SBCCI)  
[www.sbcci.org](http://www.sbcci.org)

International Codes Council (ICC)  
[www.intlcode.org](http://www.intlcode.org)

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

State of Georgia  
[www.state.ga.us](http://www.state.ga.us)



### DCA STAFF LIAISONS FOR INSPECTORS ASSOCIATIONS

The Georgia Department of Community Affairs Construction Codes section is pleased to announce the staff liaisons for the various Inspectors Associations in the state. Please contact the code consultant listed below in your area for any assistance we may provide.

**Coastal Georgia Inspectors Association** Ted Miltiades, Manager, Codes and Industrialized Buildings Program  
(404) 679-3106 [tmiltiad@dca.state.ga.us](mailto:tmiltiad@dca.state.ga.us)

**Middle Georgia Inspectors Association** Bill Towson, Codes Consultant, (404) 679-3104, [btowson@dca.state.ga.us](mailto:btowson@dca.state.ga.us)

**Southwest Georgia Inspectors Association** Wayne DuBose, Codes Consultant, (404) 679-3116, [wdubose@dca.state.ga.us](mailto:wdubose@dca.state.ga.us)

**West Georgia Inspectors Association** Michael Lindsey, Codes Consultant, (404) 679-4845, [mlindsey@dca.state.ga.us](mailto:mlindsey@dca.state.ga.us)

**Metro Atlanta Inspectors Association** All Consultants

**North Georgia Code Officials Association** Wayne DuBose, Codes Consultant, (404) 679-3116, [wdubose@dca.state.ga.us](mailto:wdubose@dca.state.ga.us)

**East Georgia Inspectors Association** Inactive

