

DCAC Quarterly

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Georgia Department of Community Affairs
Construction Codes & Industrialized Buildings
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CODE EPISODE

Happy New Year and welcome to the first edition of the *Codes Quarterly* for 2001. We hope all of you had a safe and happy holiday season.

A lot of things have happened since our last edition, so let's get started!

NEW CODE EDITIONS AND AMENDMENTS TO THE STATE MINIMUM STANDARD CODES BECOME EFFECTIVE

The Georgia Department of Community Affairs Board (DCA), on the recommendation of the State Codes Advisory Committee (SCAC), has adopted the 2000 Standard Plumbing Code (2000 International Plumbing Code), 2000 Standard Gas Code (2000 International Fuel Gas Code) and 2000 Standard Mechanical Code (2000 International Mechanical Code). All three code editions have Georgia amendments that are applicable statewide. The effective date for the new code editions and amendments was January 1, 2001.

In an effort to help states with implementation of the International Codes, SBCCI is publishing the codes with SBCCI covers. Therefore, when purchasing the new code books, request the 2000 Standard Plumbing, 2000 Standard Mechanical and the 2000 Standard Gas Codes for Georgia with Georgia Amendments. A full list of the current Georgia State Minimum Standard Codes effective January 1, 2001 is included in this edition of the *Codes Quarterly*. You may also download the amendments from the DCA web page at www.dca.state.ga.us.

If you have any questions, please contact the DCA codes consultant who was assigned to the code in which you are interested. The assignments were as follows:

Standard Plumbing Code (International Plumbing Code, 2000 Edition):

Wayne DuBose (404) 679-3116 or wdubose@dca.state.ga.us

Standard Gas Code (International Fuel Gas Code, 2000 Edition):

John Watts (404) 679-5246 or jwatts@dca.state.ga.us

Standard Mechanical Code (International Mechanical Code, 2000 Edition):

Bill Towson (404) 679-3104 or btowson@dca.state.ga.us

ERRATA TO THE 1995 CABO ONE AND TWO FAMILY DWELLING CODE AMENDMENTS AND 2000 STANDARD PLUMBING CODE AMENDMENTS

In our efforts to provide the construction industry within the State of Georgia with the best and latest possible information concerning the construction codes, both human and mechanical errors do occur.

Enclosed with this newsletter you will find an erratum to the 1995 CABO One and Two Family Dwelling Code Amendments and the 2000 Standard Plumbing Code Amendments. Please place these errata's with your CABO amendments and Plumbing Code amendments. DCA apologizes for any inconvenience this may have caused.

LEGISLATIVE SESSION BEGAN ON JANUARY 8, 2001

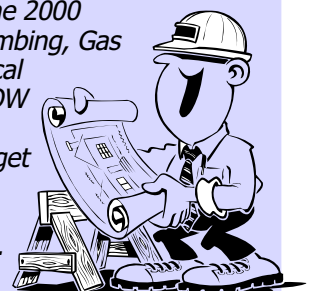
The 2001 General Assembly began its work on January 8, 2001. There is always the potential for legislation to be introduced that will affect construction codes. If you wish to monitor bills that are introduced in the Georgia house and senate, you can go to the State of Georgia web page at www.state.ga.us. Other good sources of information on legislation affecting local governments in Georgia are the Georgia Municipal Association (GMA) at www.gmanet.com and the Association of County Commissioners of Georgia (ACCG) at www.accg.org.

2001 INTERNATIONAL CODE HEARINGS

The 2001 International Code Council (ICC) Code Hearings will be held March 17-31, 2001 in Portland, Oregon. The code hearings will include the full family of International Codes and there is no cost to attend the hearings. To make your hotel reservation, please call (800) 222-Tree for the Doubletree Hotel Jantzen Beach. Make your reservations early and let's ensure Georgia is well represented. For a full itinerary of this year's code hearing, access the ICC Web page at www.intlcode.org.

C O D Y S A Y S :

Remember the 2000
Standard Plumbing, Gas
and Mechanical
Codes are NOW
in effect. Oh,
and don't forget
the 2001
Georgia
Amendments.



INTERNATIONAL CODE TASK FORCES WORKING HARD

The International (Building/CABO/Fire) Code Task Forces have been appointed and are in full swing. If you want to be included on the interested parties list for any task force, you must directly contact the DCA staff assigned to the task force and request to be placed on the interested parties list for that particular task force. The staff can provide you with information regarding the progress of the task force, any proposed amendments and meeting dates/times etc. The assignments are as follows:

2000 International Residential Code (2000 CABO Code):

Wayne DuBose (404) 679-3116 or wdubose@dca.state.ga.us

2000 International Fire Code (2000 Standard Fire Code):

John Watts (404) 679-5246 or jwatts@dca.state.ga.us

2000 International Building Code (2000 Standard Building Code):

Life Safety: Bill Towson (404) 679-3104 or btowson@dca.state.ga.us

General Design: Mike Lindsey (404) 679- 4845 or mlindsey@dca.state.ga.us



BOAG ANNUAL CONFERENCE

The Building Officials Association of Georgia (BOAG) will be holding their Annual Educational Conference in Macon, Georgia this year. The conference will be held April 21-25. For additional information contact: Deborah Hamlin, Executive Secretary, Building Officials Association of Georgia, P.O. Drawer A, Perry, Georgia 31069, 912-988-2722.



Q. Does the Department of Community Affairs (DCA) issue official interpretations of the Building Code?

A. DCA does not issue official interpretations of the model codes. However, we will provide a clarification that is an opinion of the Department. The clarification should help the code official in making his or her final decision.

Important to note:

DCA will provide opinions and clarifications of the Georgia Amendments.

MARK YOUR CALENDAR!!!

February:

- 15 Introduction to the 2000 Standard Plumbing Code, Clayton College
- 22 Introduction to the 2000 Standard Mech & Fuel Gas Code, Clayton College

March:

- 6-8 Mechanical Plan Review, Clayton College
- 17-30 ICC Code Hearings, Portland, OR

April:

- 9-12 Non-Structural Plan Review, Clayton College
- 12 State Codes Advisory Committee Meeting at DCA
- 21-25 BOAG Annual Conference in Macon

July:

- 9-12 Georgia State Inspectors Association at Jekyll Island, GA
- 16-19 National Workshop on State Building Energy Codes in Burlington, VT

- 19 Industrialized Buildings Advisory Committee at DCA
- 26 State Codes Advisory Committee Meeting at DCA

October:

- 4 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



SCAC MEETING

The State Codes Advisory Committee (SCAC) met on January 25. The SCAC heard a presentation from Reda Rowell of Clayton College and State University (CCSU). Ms. Rowell outlined the new Construction Codes Training Program developed at CCSU in conjunction with the Georgia Department of Community Affairs (DCA). For course curriculum, a brochure on the program or additional information, please contact Reda Rowell at 770-961-3416 or redarowell@mail.clayton.edu.

The SCAC also heard another presentation regarding the Energy Code. Dennis Creech with Southface Energy Institute informed the committee of the efforts of Southface, DCA, the Georgia Environmental Facilities Authority and others, on the attempt to secure a grant from the US Department of Energy. If this group is successful, the grant money will be used for Energy Code training and compliance.

Finally, the SCAC heard a brief synopsis on the progress of the newly appointed International (Building/CABO/Fire) Code Task Forces. The task forces are about one-third through the review of their respective codes and expect to complete their work by June 2001. The next SCAC meeting will be April 12 at DCA.

SENATE BILL 350

Senate Bill 350 modified part of Title 43 O.C.G.A., the Engineer's and Architect's Act and became effective July 1, 2000. The bill makes the division of responsibility between an Engineer and Architect unclear. In part, it seems to require all building "drawings" to be made by an Architect but allows Engineers to do some "drawings". Then it requires all "calculations" to be made by an Engineer but allows Architects to do some. No limit of quantity or extent is given and this is confusing. Who "seals" what, is the question. Can one accept an Engineer's seal or is an Architect's seal required, or maybe both are required.

The Engineer's and Architect's associations, BOAG and other interested parties are now evaluating the law to try to clarify the situation. Legislation may be introduced during this Legislative session to change and clarify the law. If you have any interest in this matter, it would be well to contact your trade group or legislator for additional information.

PROFILE CORNER

Bill Chambless began his career in the code enforcement profession in 1984 as a building inspector for the City of Macon/Bibb County Bureau of Inspections and Fees. He served in this position for five years before accepting a position as a Commercial Plans Examiner. In April of 1991, Bill accepted a position as the Building Official and Zoning Administrator for the City of Perry. In 1996, he returned to Macon where he was appointed as the Director of the Bureau of Inspections and Fees.

Bill knew early in his career that he had found his niche in life. Shortly after he was hired in 1984 he attended the Annual Conference of the Building Officials Association of Georgia, which was hosted by Steve Skalko who at the time was the Building Official for Macon. In just a few years Bill was elected by the BOAG membership to serve on the Board of Directors. After serving three years as a board member, he was elected two years beginning in 1992 as the second vice president and then two years as first vice president. He then was elected as the President of the organization in 1997 and 1998. Bill has served on various committees including seven years on the legislative committee, where he has worked to build coalitions with various groups and associations including GMA and ACCG. Bill has been honored with his service to the organization by receiving the Presidents Award in 1993 and the Building



Bill Chambless

Official of the Year Award in 1997.

At the state level, Bill is in his second appointed four-year term on the State Codes Advisory Committee. He currently chairs the Life Safety Task Force, which is reviewing a portion of the 2000 edition of the International Building Code, and has served on various other committees over the years.

Bill has also represented Georgia well with his involvement with SBCCI and ICC. He has served on the Interpretation Committee in 1994 and Chair of the Nominating Committee in 1997 at the SBCCI Annual Research and Educational Conference. He has served two elected terms on the Standard Building Code Life Safety Committee and was elected this past fall to serve a three-year term on the Means of Egress Committee for the IBC. His ICC involvement includes a

three-year appointment to the Scoping Committee, a three-year appointment to the IBC General Committee, where he served as the Chair, and a one-year appointment to the IBC General/Occupancy Committee. Bill also plans to run for the SBCCI Board of Directors at the upcoming fall conference.

Bill's commitment to this profession also shows in his community. After taking the job in Macon as the Director, he worked to simplify the permit operation and improve department moral. His success is exemplified by the efficiency in which his front office staff executes their duties, the dedication of inspectors and plans examiners in their effectiveness, and the approach all of the staff takes to ensure that customer service is a top priority.

When asked what his goals are for the future relative to the code enforcement profession in Georgia, Bill responded by saying "that the number one goal for all code officials is the protection of life and property. Building and Fire Officials need an environment whereby their respective expertise and knowledge can best serve this goal. Although much has been accomplished to address the conflicts that exist between DCA and the Ga. Safety Fire Commissioner's Office, in my opinion, the best interest of the public and the construction industry will not be served until we speak with one voice, one mission, one agency."

CLAYTON COLLEGE AND STATE UNIVERSITY CODES TRAINING

The Georgia Department of Community Affairs (DCA) in conjunction with Clayton College and State University (CCSU) has established a Code Training Program for the construction industry. The code training is available to both the public and private sector. The courses will be tailored to meet the needs of the building official, building inspector and the industry as a whole. To ensure that the program meets the needs of its constituents, we have created an advisory committee to assist in course selection, instructors and overall guidance. For additional information, please contact Reda Rowell at 770-961-3416 or redarowell@mail.clayton.edu.

The Advisory Committee is as follows:

Windell Peters, State Codes Advisory Committee
Ron Anderson, Georgia Plumbers Trade Association
Bill Chambless, Macon-Bibb Co. Building Inspections Dept.
Morgan Wheeler, DeKalb County Development Dept.
Bill Duck, Columbus/Muscogee Co. Inspections and Code Div.
Gregori Anderson, Chatham County Inspection Dept.
Mike Martin, Valdosta Inspections Dept.

Tom McCarty, Newnan Building Dept.
Gary L. Lewis, Georgia Association of Home Inspectors
Phillip Ford, Home Builders Association of Columbus
Mike Ashley, Building Officials Association of Georgia
Bobby McCurdy, Georgia State Inspectors
David Mundt, Georgia Association of Code Enforcement
Dwayne Garriss, Office of Insurance and Safety Fire Commissioner
Ted Miltiades, Georgia Department of Community Affairs

INSURANCE SERVICE OFFICE (ISO) AUDITS UNDERWAY IN GEORGIA

The ISO is currently conducting audits of all jurisdictions in Georgia with code enforcement programs to determine their Building Code Effectiveness Grading Classification (BCEGC). Those jurisdictions whose audits have already been completed are reporting to DCA that ISO is not crediting them any points for BCEGS Section 110 entitled "Modification to the Codes". Note: This item has a maximum possible points score of 5 points and proration is not permitted.

So why does ISO assign a points score of 0 for Section 110? The BCEGC reports that: "There should be no modifications to the structural design provisions of the adopted codes and referenced standards that would weaken the intent for construction mitigation of natural hazards as defined in the model codes and reference standards."

Section 105 entitled "Adopted Codes" of the BCEGC requires that the latest edition of the model codes should be adopted and enforced by the jurisdiction. However, the State Minimum Standard Codes are adopted and amended by the DCA. By Georgia law, the State codes are mandatory and have statewide applicability. Thus, local jurisdictions do not adopt them. Only the permissive or optional codes are adopted locally by the jurisdiction in order to be enforced.

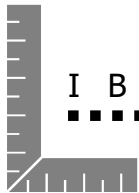
As you know, Georgia did not adopt the 1997 Standard Building Code in lieu of waiting for the release of the new 2000 International Building Code. And, because Georgia amended the 1994 Standard Building Code for certain structural provisions, the ISO is not allowing any points for Section 110 Modifications to the adopted codes.

The modified (amended) sections of the Standard Building Code as referenced by ISO include:

- Section 2213 Lateral restraint for steel stud wall
- Section 2309.1.10 Ceiling frame
- Section 2308.2 Alternate brace wall panels
- Section 2503 Wind, snow, overloads

It is important to note that BCEGC Section 105 deducts possible points if the latest editions of the codes are not adopted by the State. However, DCA negotiated with ISO to receive full credit for a maximum of 10 possible points for having amended the 1994 Standard Codes.

For questions concerning your audit, contact ISO at 856-985-5600.



I B A N G L E

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The Georgia State Industrialized Buildings Advisory Committee held its first meeting of the year on Thursday, January 18, 2001. The Committee is composed of members from all segments of the Industrialized Buildings Industry. This makes it uniquely qualified to provide guidance and support to the program in the form of technical assistance and policy formulation.

According to a status report, presented to Georgia's Industrialized Buildings Advisory Committee, Georgia's Industrialized Buildings Program has been growing at an unprecedented rate and this was confirmed by the figures reported at this meeting.

- Building manufacturers have purchased insignias in such quantities that the number of insignias issued has doubled over the past five years.
- The number of homes produced by manufacturers over the last five years has doubled as a percentage of overall production. This indicates the growing importance of the modular home to the Industrialized Buildings Industry.
- Georgia's Industrialized Buildings Program has expanded to where it boasts an all time high of 79 approved manufacturers on its roster.

Hearing the figures contained in the status report, members of the Advisory Committee no doubt felt assured that Georgia's Industrialized Buildings Program is headed in the right direction.

The subject of reciprocal agreements was also discussed at the meeting. Reciprocal agreements are agreements between states that allow approved manufacturers within each state to export buildings into the other state without having to go through an approval process for that state. Georgia once had reciprocal agreements with 6 states, but now only one name remains on that list, Pennsylvania.

Committee members expressed concern at the loss of these agreements, especially those of adjoining states. The loss of reciprocal agreements restricts the market area in which manufacturers can freely move. It also increases the red tape, and the expense of doing business in other states. The Committee suggested that steps be taken to obtain additional reciprocal agreements. The Committee was especially interested in making contact with the industrialized building programs of adjoining states to determine their level of interest in reciprocal agreements.

Electronic Filing of Plans

Work on implementing the program of electronic plan filing is continuing. All equipment necessary for implementing the program has been purchased and is now being tested. There was concern that some manufacturers or third party engineering firms may not have the equipment necessary for filing plans electronically. The Committee recognized that some allowances would have to be made for those without the necessary equipment, but felt the program should move forward with implementation within the next 6 months.

