

# S.O.D.A.S. U.P.D.A.T.E.

• Georgia Department of Community Affairs • Construction Codes & Industrialized Buildings •  
• 60 Executive Park South, N.E. • Atlanta, GA 30329-2231 • 404-679-3118 • www.dca.ga.gov • Volume 15, Number 2 • Winter 2013 •

## CODY SAYS

Six new mandatory codes and one new permissive construction code will become effective in the State of Georgia on January 1, 2014. The new mandatory codes are 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. The new permissive code is the 2012 International Swimming Pool and Spa Code which must be specifically adopted by local jurisdictions in order to be enforced locally. The new 2012 ICC codes editions can be viewed at <http://publicecodes.cyberregs.com/icod/>



**Q.** Are permissive codes, such as the new International Swimming Pool and Spa Code (ISPSC), required to be adopted by a local ordinance in order to be enforced locally?

**A.** Yes, permissive codes must be specifically adopted by a local ordinance in order to be enforced locally. Local jurisdictions must state their intent is to adopt and enforce the permissive code in their ordinance, and they must file the ordinance with DCA.

## DCA'S CONSTRUCTION CODES PROGRAM RECEIVES STANDARD BEARERS AWARD FOR EXCELLENCE IN ENERGY COMPLIANCE

The Institute for Market Transformation and the Global Buildings Performance Network recently recognized the Georgia Department of Community Affairs (DCA) as the State Level Winner of their Standard Bearers Award for Excellence in Energy Code Compliance. This prestigious national award honors state and local jurisdictions and individuals who have raised compliance with state energy codes and achieved energy reduction in buildings using smart and innovative cost-effective strategies.



DCA received the award for creating a low-cost statewide Duct and Envelope Tightness (DET) Equipment Loan Program. With ARRA funding which was provided by the Georgia Environmental Finance Authority (GEFA), DCA purchased 30 new blower door and 30 new duct blaster testers and loaned the equipment to the Home Builders Association of Georgia (HBAG). HBAG then distributed the DET test equipment to their local regional chapters to rent locally at a fixed low rate of \$100 per day or \$150 per weekend.

DCA also issued a grant to HBAG to administer the statewide equipment loan program for a period of two years after which the used equipment may be purchased at low cost in order to continue the equipment loan program voluntarily. This program made testing equipment accessible across the state and helped lower the overall cost of the required DET testing in new low-rise residential buildings from \$600-\$800 to \$150-\$200 per test.



**DCA receives Standard Bearers Award for Excellence in Energy Code Compliance**



*Construction Codes Staff, Left to right: Traci Turgeon, Ted Miltiades, Max Rietschier, Commissioner Corbin (holding award), Bill Towson, Calvin Jordan and Dee Leclair.*

## NEW LEADERSHIP AND ONE NEW MEMBER IN THE SCAC

The State Codes Advisory Committee (SCAC) has been led well for the last 2 years under the leadership of Tim Williams serving as Chairman, Bill Guinade as Vice Chairman, and Joel Rodriguez as Secretary.

These three members have done a great job! On January 1, 2014 Bill Guinade will become Chairman, Joel Rodriguez Vice Chairman, and Ryan Taylor Secretary. Tim Williams will remain as a member of the SCAC. We thank Tim for all of the hard work and look forward to having Bill Guinade, Joel Rodriguez and Ryan Taylor in their new roles. We also have a new member representing the position for mechanical engineer. We welcome and look forward to working with Stan Everett!

## RESUBMISSION OF LOCAL AMENDMENTS WITH NEW CODE EDITIONS

With the adoption of the new 2012 International Code editions with Georgia State Amendments that become effective on January 1, 2014, it is important that local governments review their local code amendments to ensure that they reference the correct code titles, code editions, section titles, and section numbers. The new 2012 code editions with Georgia amendments are as follows: International Building Code (IBC), International Residential Code for One- and Two-Family Dwellings (IRC), International Plumbing Code (IPC), International Mechanical Code (IMC), International Fuel Gas Code (IFGC), and the International Fire Code (IFC). Local governments should review their local amendments and ensure that the following references are correct: 1) code titles and editions and 2) code section titles and section numbers. If a local amendment must be amended, then a copy of the updated local amendment must be mailed to the Department of Community Affairs (DCA) for filing purposes.

One example of language that allows for code edition changes without requiring the amending of local amendments would be: (for example only)

"NOW THEREFORE, BE IT ORDAINED by (the Mayor and Council/Board of Commissioners) that it is the intent of (the City of/County of)

\_\_\_\_\_ to enforce the latest edition of the following Georgia State Minimum Standard Codes, as adopted and amended by the Georgia Department of Community Affairs:

International Building Code

International Residential Code for One- and Two-Family Dwellings

International Mechanical Code

International Fuel Gas Code

International Plumbing Code

International Fire Code

National Electrical Code

International Energy Conservation Code

If you have questions concerning the new code editions please contact the Department of Community Affairs, Office of Construction Codes and Industrialized Buildings at 404-679-3118.

of every building or structure or any appurtenances connected or attached to such buildings or structures.

**Exception #1:** Detached one- and two-family dwellings and townhouses separated by a 2-hour fire-resistance-rated wall assembly, not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the *Georgia State Minimum Standard One and Two Family Dwelling Code (International Residential Code for One- and Two-Family Dwellings with Georgia State Amendments)*.

**Exception #2:** The following table titled 'Codes Reference Guide' establishes specific primary and supplementary code applications and is to be applied by the authority having jurisdiction.

### The amendments are as follows:

- Delete Chapter 1 'Scope and Administration' without substitution.
- Add new definition of 'Elevator Door Opening Protective Device'.
- Add new Section 308.3.3 'Assisted living communities'.
- Revise Section 415.8.3 'Liquefied petroleum gas facilities'.
- Revise Table 503 'Allowable Building Heights And Areas' to add a new Group category entitled 'Assisted Living Facilities classified as I-1c' and a new table footnote "c".
- Revise Section 706.2 'Structural stability'.
- Delete exception to Section 706.3 'Materials' without substitution.
- Revise Section 713.14 'Elevator, dumbwaiter and other hoistways'.
- Add new Section 713.14.2 'Designated floors for elevator return'.
- Revise Section [F] 903.2.8 'Group R' to add exception.
- Delete Section 909.21.1 'Pressurization requirements' in its entirety and replace'.
- Delete Chapter 11 'Accessibility' without substitution.
- Revise Section 1203.2 'Attic spaces'.
- Add new Table 1203.2 'Insulation For Condensation Control'.
- Revise Section 1203.3 'Under-floor ventilation'.
- Add new Section 1405.19 'Installation of wall coverings'.
- Revise Risk Category IV of Table 1604.5 'Risk Categories of Buildings and Other Structures'.
- Revise Section 1607.5 'Partition loads'.
- Add new Section 1701.4 'Construction documents'.
- Add new Section 1701.5 'Guidelines'.
- Revise Section 1704.2 'Special inspections'.
- Revise Section 1704.2.1 'Special inspector qualifications'.
- Add new Table 1704.2 'Minimum Special Inspector Qualifications'.
- Revise Section 1704.2.4 'Report requirement'.
- Delete the requirements for "service sinks" from Table [P] 2902.1 'Minimum Number of Required Plumbing Fixtures<sup>a</sup>' without substitution.
- Revise Section 3002.4 'Elevator car to accommodate ambulance stretcher' to add exception.
- Revise Section 3006.5 'Shunt trip'.
- Delete Section 3109.4.1.5 'Chain link dimensions' and replace.
- Add new Section 3401.7 'Existing system conformance'.
- Add new Section 3408.2.1 'Assisted living communities'.
- Revise Chapter 35 'Referenced Standards'.
- The Department of Community Affairs hereby adopts Appendix N 'Disaster Resilient Construction' as optional.

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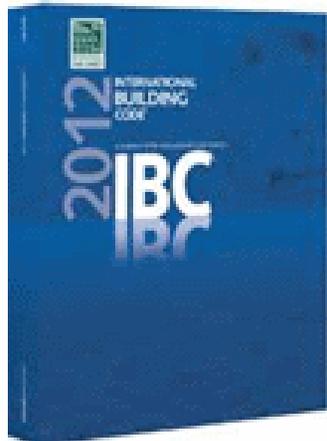
## NEW STATE CODES WITH GEORGIA AMENDMENTS ADOPTED BY DCA BOARD

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At the DCA Board meeting held on November 6, 2013, the following new State Minimum Standard Mandatory and Permissive Codes were adopted with Georgia State Amendments. A list of the current code editions and state amendments are available to download at <http://www.dca.ga.gov/development/ConstructionCodes/index.asp>

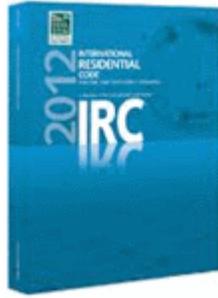
### 2012 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA STATE AMENDMENTS

The provisions of the *Georgia State Minimum Standard Building Code* shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition



## 2012 INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ONE- AND TWO FAMILY DWELLINGS WITH GEORGIA STATE AMENDMENTS

The provisions of the *International Residential Code for One- and Two-family Dwellings* shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses separated by a 2-hour fire-resistance-rated wall assembly, not more than three stories above *grade plane* in height with a separate means of egress and their accessory structures.



### Exceptions:

1. Live/work units complying with the requirements of Section 419 of the *International Building Code* shall be permitted to be built as one- and two-family dwellings or townhouses. Fire suppression required by Section 419.5 of the *International Building Code* when constructed under the *International Residential Code for One- and Two-family Dwellings* shall conform to NFPA 13D.
2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the *International Residential Code for One- and Two-family Dwellings* when equipped with a fire sprinkler system in accordance with NFPA 13D.

### The amendments are as follows:

- Delete Chapter 1 'Scope and Administration' without substitution.
- Revise Section R202 'Definitions' for "Lodging House".
- Revise Section R202 'Definitions' for "Townhouse".
- Revise Section R302.1 'Exterior walls'.
- Revise Section R302.2 'Townhouses' exception.
- Revise Section R302.2.4 'Structural independence' to delete exception #5 without substitution.
- Revise Section R302.5.1 'Opening protection'.
- Revise Table R302.6 'Dwelling/Garage Separation' to add a new footnote "a".
- Add new Section R306.5 'Exterior hose bibs, sill cocks or outside hydrants'.
- Add new Section R306.6 'Construction worker toilet facilities'.
- Delete Section R309.5 'Fire sprinklers' without substitution.
- Revise the heading of Section R312 'Guards and Window Fall Protection'.
- Delete Section R312.2 'Window fall protection' without substitution.
- Delete Section R313 'Automatic Fire Sprinkler Systems' and substitute.
- Delete any other code references to Section P2904 'Dwelling unit fire sprinkler systems' and substitute NFPA 13D.
- Revise Section R315.1 'Carbon monoxide alarms'.
- Revise Section R315.2 'Carbon monoxide detection systems'.
- Revise Section R315.3 'Where required in existing dwellings'.
- Delete Section R322.1.9 'Manufactured homes' without substitution.
- Delete Section R501.3 'Fire protection of floors' without substitution.
- Revise Section R507.1 'Decks'.
- Revise Table R602.3(1) 'Fastener Schedule for Structural Members' to add new footnote "k".
- Add new exception to R602.10 'Wall bracing'.
- Revise Table R703.4 'Weather-Resistant Siding Attachment And Minimum

- Thickness' to add a new footnote 'aa' for 'Joint Treatment'.
- Delete Section R703.7.4.2 'Grout fill' without substitution.
- Revise Section R703.9.4 'EIFS/EIFS with drainage installation'.
- Revise Section R802.3 'Framing details'.
- Revise Table R802.11 'Rafter or Truss Uplift Connection Forces From Wind (Pounds Per Connection)' to add a new footnote "i".
- Revise Section M1301.2 'Identification'.
- Revise Section M1301.4 'Plastic pipe, fittings and components'.
- Delete Section M1301.5 'Third-party testing and certification' and substitute.
- Revise Section M1601.1.1 'Above-ground duct systems'.
- Revise Section G2412.9 (401.9) 'Identification'.
- Delete Section G2412.10 (401.10) 'Third-party testing and certification' and substitute.
- Delete Section G2415.6 (404.6) 'Underground penetrations prohibited' and substitute.
- Revise Section G2415.11 (404.11) 'Protection against corrosion'.
- Add new Section G2420.2.1 (409.2.1) 'Point of delivery service valve'.
- Add new Section G2420.5.4 (409.5.4) 'Appliance valves'.
- Delete Section G2423.1 (413.1) 'General' and substitute.
- Delete Section G2447.2 (623.2) 'Prohibited location' without substitution.
- Delete Section G2447.3 (623.3) 'Domestic appliances' without substitution.
- Revise Chapter 44 'Referenced Standards'.
- The Department of Community Affairs hereby adopts Appendix G 'Swimming Pools, Spas and Hot Tubs' as mandatory.
- Delete item 6 of Section AG105.2 'Outdoor swimming pool' and replace.
- The Department of Community Affairs hereby adopts Appendix R 'Disaster Resilient Construction' as optional.

## 2012 INTERNATIONAL PLUMBING CODE (IPC) WITH GEORGIA STATE AMENDMENTS

The provisions of this Code shall apply to the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing systems within the state of Georgia. This Code shall also regulate nonflammable medical gas, inhalation anesthetic, vacuum piping, nonmedical oxygen systems and sanitary and condensate vacuum collection systems. The installation of fuel gas distribution piping and equipment, fuel-gas-fired water heaters and water heater venting systems shall be regulated by the *International Fuel Gas Code*.



### The amendments are as follows:

- Delete Chapter 1 'Scope And Administration' without substitution.
- Add new definition of 'High Efficiency Plumbing Fixtures and Fittings'.
- Add new definition of 'Lavatory Faucet'.
- Delete the definition of 'Lead-free Pipe and Fittings' in its entirety without substitution.
- Revise the definition of 'Plumbing Fixture'.
- Rename and revise the definition of 'Fixture Fitting'.
- Add new definition of 'Pressurized Flushing Device'.
- Revise the definition of 'Public sewer'.

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- Add new definition of 'Toilet'.
- Add new definition of 'Water Closet'.
- Add new definition of 'WaterSense'.
- Add new definition of 'WaterSense Listed Plumbing Fixture or Plumbing Fixture Fitting'.
- Add new Section 300 'General Applicability Standards'.
- Add new Section 301.1.1 'Requirements for high efficiency plumbing fixtures'.
- Add new Section 301.1.2 'Waiver for requirements of high efficiency plumbing fixtures'.
- Revise exception to Section 301.3 'Connections to drainage system'.
- Revise Section 301.4 'Connections to water supply' to add exception.
- Revise Section 303.1 'Identification'.
- Revise Section 303.3 'Plastic pipe, fittings and components'.
- Delete Section 303.4 'Third-party certification' and substitute.
- Revise Section 305.4.1 'Sewer depth'.
- Revise Section 306.3 'Backfilling'.
- Add new Section 306.5 'Open trenches'.
- Delete Section 308.6 'Sway bracing' without substitution.
- Delete Section 308.7 'Anchorage' without substitution.
- Delete Section 311 'Toilet Facilities For Workers' without substitution.
- Revise Section 312.1 'Required tests'.
- Revise Section 312.5 'Water supply system test'.
- Delete Section 314 'Condensate Disposal' without substitution.
- Add new Section 401.4 'Prohibited locations'.
- Revise Table 403.1 'Minimum Number of Required Plumbing Fixtures<sup>a</sup>' to delete the requirements for 'service sink' without substitution.
- Revise Table 403.1 'Minimum Number of Required Plumbing Fixtures<sup>a</sup>' by adding the following requirement under the column labeled 'Other' for line number '7' descriptions.
- Revise Table 403.1 'Minimum Number of Required Plumbing Fixtures<sup>a</sup>' Footnote 'f'.
- Revise exception of Section 403.3.3 'Location of toilet facilities in occupancies other than malls'.
- Revise Section 406.2 'Waste connection'.
- Revise Section 416.5 'Tempered water for public hand-washing facilities'.
- Revise Section 419.1 'Approval'.
- Revise Section 420.1 'Approval'.
- Revise Section 424.1 'Approval'.
- Add new Section 501.9 'Water heaters over 200,000 BTU/h'.
- Delete Section 504.6 'Requirements for discharge piping' and substitute.
- Delete Section 504.7 'Required pan' and substitute.
- Add new Section 506 'Minimum Capacities For Residential Water Heaters'.
- Add Table 506 'Minimum Capacities for Residential Water Heaters'.
- Revise Table 604.4 'Maximum Flow Rates And Consumption For Plumbing Fixtures And Fixture Fittings'.
- Add new Section 605.2.1 'Lead content of water supply pipe and fittings utilized to supply water for human consumption'.
- Revise Section 605.14.3 'Soldered joints'.
- Revise Section 605.15.4 'Soldered joints'.
- Revise Section 606.2 'Location of shutoff valves' to add Location #4.
- Revise Section 607.1 'Where required'.
- Revise Section 608.16.5 'Connections to lawn irrigation systems'.
- Revise Section 610.1 'General'.
- Revise Section 701.2 'Sewer required'.
- Revise Section 703.2 'Drainage pipe in filled ground'.
- Revise Section 705.8.2 'Solvent cementing'.
- Revise Section 705.9.3 'Soldered joints'.
- Revise Section 705.10.3 'Soldered joints'.
- Revise Section 705.14.2 'Solvent cementing'.
- Revise Section 706.3 'Installation of fittings' to delete exception.
- Delete Section 706.4 'Heel- or side-inlet quarter bends' without substitution.
- Delete Section 708.3.1 'Horizontal drains within buildings' and substitute.
- Revise Section 708.3.2 'Building sewers'.
- Delete Section 708.3.4 'Base of stack' without substitution.
- Revise Section 708.3.5 'Building drain and building sewer junction'.
- Revise first sentence of Section 708.7 'Minimum size'.
- Revise Section 903.1 'Roof extension'.
- Delete exception to Section 909.1 'Distance of trap from vent' without substitution.
- Revise Section 913.2 'Stack installation'.
- Revise Section 914.2 'Vent connection'.
- Revise Section 915.2.2 'Connection'.
- Revise first paragraph of Section 1002.1 'Fixture traps'.
- Revise Section 1002.4 'Trap seals'.
- Delete exception to Section 1003.4 'Oil separators required' and substitute.
- Delete Chapter 13 'Gray Water Recycling Systems' in its entirety and substitute.
- Revise to add the following new referenced standards for ASME.
- Revise referenced standard 'NSF'.
- Revise to add the following new referenced standards for WATERSENSE.
- Add new Chapter 15 'Rain Water Harvesting Systems'.
- Add new Chapter 16 'Reclaimed Water Systems for Buildings'.

## 2012 INTERNATIONAL MECHANICAL CODE (IMC) WITH GEORGIA STATE AMENDMENTS

The provisions of the *Georgia State Minimum Standard Mechanical Code* shall regulate the design, installation, maintenance, *alteration* and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings. This code shall also regulate those mechanical systems, system components, *equipment* and appliances specifically addressed herein. The installation of fuel gas distribution piping and *equipment*, fuel gas-fired appliances and fuel gas-fired *appliance* venting systems shall be



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regulated by the Georgia State Minimum Standard Gas Code (*International Fuel Gas Code with Georgia Amendments*).

**Exception 1:** Detached one- and two-family dwellings and townhouses separated by a 2-hour fire-resistance-rated wall assembly, not more than three stories above *grade plane* in height with a separate means of egress and their accessory structures shall comply with the *Georgia State Minimum Standard One and Two Family Dwelling Code (International Residential Code for One- and Two-Family Dwellings with Georgia State Amendments)*

**Exception 2:** The following table titled 'Codes Reference Guide' establishes specific primary and supplementary code applications and is to be applied by the Authority Having Jurisdiction.

**The amendments are as follows:**

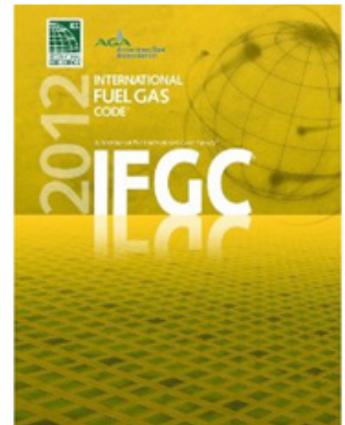
- Delete Chapter 1 'Scope And Administration' without substitution.
- Add new definition for 'Cooling Tower'.
- Add new definition for 'Make-up Air'.
- Revise Section 301.1 'Scope'.
- Revise Section 301.2 'Energy utilization'.
- Revise Section 301.3 'Identification'.
- Revise Section 301.4 'Plastic pipe, fittings and components'.
- Delete Section 301.5 'Third-party testing and certification' and substitute.
- Revise Section 301.7 'Listed and labeled'.
- Add new Section 301.19 'Related fire codes'.
- Revise Section 312.1 'Load calculations' to add exception.
- Revise Section 401.2 'Ventilation required' to add at the end of first paragraph.
- Add Section 401.7 'Alternative ventilation procedures'.
- Revise Section 406.1 'General' to add exception.
- Revise Section 501.3 'Exhaust discharge' Exception 1.
- Add new Section 505.3 'Commercial installations of domestic systems'.
- Add new Section 505.4 'Exhaust ducts'.
- Delete Section 506.1 'General' and substitute.
- Delete Section 507.1 'General' and substitute.
- Delete Section 507.2.3 'Domestic cooking appliances used for commercial purposes' without substitution.
- Renumber Section 508.1 'Makeup air' as Section 508.2, renumber Section 508.2 'Compensating Hoods' as 508.3, and add new Section 508.1 'General'.
- Delete Section 509.1 'Where required' and substitute.
- Revise the first sentence of Section 603.2 'Duct sizing'.
- Revise Section 606.2.1 'Return air systems'.
- Revise Section 606.2.2 'Common supply and return air systems'.
- Revise Section [F] 606.4.1 'Supervision'.
- Revise requirement 3 of Section 804.3.8 'Mechanical draft systems for manually fired appliances and fireplaces'.
- Revise Section 908.1 'General'.
- Delete Section 917.2 'Prohibited location' without substitution.
- Delete Section 917.3 'Domestic appliances' without substitution.
- Revise Section 1001.1 'Scope' to add at the end of first paragraph.
- Revise Section 1007.1 'General' to add at the end.
- Renumber Section [F] 1105.3 'Refrigerant detector' as 1105.3 and revise.
- Renumber Section [F] 1106.5 'Remote controls' as 1106.5 and revise.

- Renumber Section [F] 1106.6 'Emergency signs and labels' as 1106.6 and revise.
- Revise Section 1206.8 'Steam piping pitch' to add at the end.
- Revise Section 1301.1 'Scope' to add at the end.
- Add new Section 1402.8 'Protection of drains'.
- Add new Section 1402.9 'Warning label'.
- Revise Chapter 15 'Referenced Standards'.

## 2012 INTERNATIONAL FUEL GAS CODE (IFGC) WITH GEORGIA STATE AMENDMENTS

This code shall apply to the installation of fuel-gas *pipng* systems, fuel gas appliances, gaseous hydrogen systems and related accessories in accordance with Sections 300.1.1 through 300.1.5.

**Exception:** Detached one- and two-family dwellings and townhouses separated by a 2-hour fire-resistance-rated wall assembly, not more than three stories above *grade plane* in height with a separate means of egress and their accessory structures shall comply with the *Georgia State Minimum Standard One and Two Family Dwelling Code (International Residential Code for One- and Two-Family Dwellings with Georgia State Amendments)*

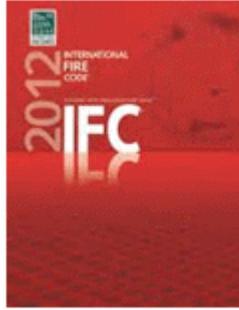


**The amendments are as follows:**

- Delete Chapter 1 'Scope and Administration' without substitution.
- Delete the following definitions in Section 202 (IFGC) 'General Definitions' without substitution.
- Add new Section 300 (IFGC) 'General Applicability Standards'.
- Delete Section [B] 301.11 'Flood hazard' entirely without substitution.
- Revise [M] 307.3 'Drain pipe materials and sizes' to add a new exception.
- Delete Section 310.1.1 'CSST' and substitute.
- Revise Section 401.9 'Identification'.
- Delete Section 401.10 'Third-party testing and certification' and substitute.
- Delete Section 404.6 'Underground penetrations prohibited' and substitute.
- Revise Section 404.11 'Protection against corrosion'.
- Revise Section 406.6.2 'Before turning gas on' heading.
- Add new Section 409.2.1 'Point of delivery service valve'.
- Add new Section 409.5.4 'Appliance valves'.
- Delete Section 412 (IFGC) 'Liquefied Petroleum Gas Motor Vehicle Fuel-Dispensing Facilities' and substitute.
- Delete Section 413 (IFGC) 'Compressed Natural Gas Motor Vehicle Fuel-Dispensing Facilities' and substitute.
- Delete Section 623.2 'Prohibited location' without substitution.
- Delete Section 623.3 'Domestic appliances' without substitution.
- Add new Section 624.3 'Boilers/water heaters'.
- Add new Section 631.4 'Additional regulations'.

## 2012 INTERNATIONAL FIRE CODE (IFC) WITH GEORGIA STATE AMENDMENTS

The *Georgia State Minimum Standard Fire Code* establishes regulations affecting or relating to structures, processes and premises and safeguards from the hazards of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from fire hazards in the structure or on the premises from occupancy or operation. It also applies to the construction, extension, repair, alteration or removal of fire suppression and alarm systems.



### The amendments are as follows:

- Delete Section 101.1 'Title' in its entirety and insert in its place.
- Delete Section 101.3 'Intent' in its entirety and substitute.
- Add an exception to Section 102.1 'Construction and design provisions'.
- Add an exception to Section 102.2 'Administrative, operational and maintenance provisions'.
- Delete Section 102.3 'Change of use or occupancy' entirely and substitute.
- Delete Section 102.4 'Application of building code' in its entirety and substitute.
- Add a new Section 102.5.1.
- Delete Section 102.6 'Historic buildings' in its entirety and replace.
- Delete Section 102.7 'Referenced codes and standards' entirely and substitute.
- Add a new Section 102.13 'Coordination of provisions'.
- Delete Section 103 'DEPARTMENT OF FIRE PREVENTION' in its entirety and replace.
- The provisions of Section 105, PERMITS, are not adopted for purposes of this Chapter.
- Local governing authorities may adopt the provisions for local purposes. Refer to section
- 103.3 with regard to permits required by the Rules and Regulations of the Safety Fire Commissioner.
- The provisions of Section 108, BOARD OF APPEALS, are not adopted for purposes of this Chapter. Local governing authorities may adopt the provisions for local purposes.
- Delete Section 109.3 'Notice of violation' and all sections there-under in their entirety and substitute.
- The provisions of Section 112, SERVICE UTILITIES, are not adopted for purposes of this Chapter. Local governing authorities may adopt the provisions for local purposes.
- The provisions of Section 113, FEES, are not adopted for purposes of this Chapter. Local governing authorities may adopt the provisions for local purposes.
- Delete Section 201.3 'Terms defined in other codes' in its entirety and substitute.
- Delete Section 303.5 'Fire extinguishers' in its entirety and substitute.
- Add new exceptions 4, 5, 6, 7 and 8 to Section 308.3 'Group A occupancies'.
- Add a new Section 308.1.9 'Portable cooking equipment'.
- Delete Section 310.1 'General' and all sections there under in their entirety and substitute.
- Add a new Section 319 'LABORATORIES'.
- Add a new Section 320 'HYPERBARIC FACILITIES'.
- Delete Section 403.3 'Crowd managers' in its entirety and substitute.
- Delete Section 404.2 'Where required' in its entirety and substitute.
- Delete Table 405.2 'FIRE AND EVACUATION DRILL FREQUENCY AND PARTICIPATION' in Section 405 'Emergency evacuation drills' and the associated notes that follow the table, and substitute.
- Add Section 406.2.1 'Care-giver training'.
- Add a new Section 408.2.3 'Crowd managers'.
- Delete Sections 408.4 through 408.11 in their entirety and substitute.
- Add a new Section 501.5.
- Delete Section 503.1.1 'Buildings and facilities' in its entirety and substitute.
- Add a new Section 504.1.1 'Access doors'.
- Delete Section 507.5.1 'Where required' in its entirety and substitute.
- Delete Section 507.5.1.1 'Hydrant for standpipe systems' in its entirety without substitution. Refer to Section 905 'Standpipe systems' of this Code.
- Add a new Section 601.3.
- Delete Section 603.1.4 'Fuel oil' in its entirety and substitute.
- Delete Section 603.4 'Portable unvented heaters' in its entirety and substitute in its place the following, provided, however, Section 603.4.1 through 603.4.2.3.4 shall remain unchanged.
- Delete 605.4 'Multiplug adapters' in its entirety and substitute.
- Delete Section 605.10 'Portable, electric space heaters' and the exception thereto, and substitute in its place the following: Sections 605.10.1 through 605.10.4 remain unchanged.
- Add a new Section 605.10.5.
- Add a new Section 605.12 'Separation from transformers'.
- Delete Section [M] 609.1 'General' in its entirety and substitute.
- Delete Section [M] 609.2 'Where required' in its entirety and substitute.
- Delete Section 609.3 'Operations and maintenance' in its entirety and substitute.
- Delete Section 701.1 'Scope' in its entirety and substitute.
- Add a new Section 703.5 'Barrier Identification'.
- Delete Section 704.1 'Enclosure' in its entirety and substitute.
- Delete 704.2 'Opening protectives' in its entirety and substitute.
- Delete Section 801.1 'Scope' in its entirety and substitute.
- Delete Section 901.3 'Permits' in its entirety and substitute.
- Delete Section 901.4.1 'Required fire protection systems' in its entirety and substitute.
- Delete Section 901.4.2 'Nonrequired fire protection systems' in its entirety and substitute.
- Add a new Section 901.6.3.
- Delete Section 901.7.2 'Tag required' and substitute.
- Delete Section 903.2 'Where required' in its entirety and substitute.
- Delete Section 903.3.7 'Fire department connections' of this Code in its entirety and substitute.
- Delete Section 904.2.1 'Commercial hood and duct systems' in its entirety and substitute.
- Delete Section 904.11 'Commercial cooking systems' in its entirety and substitute.

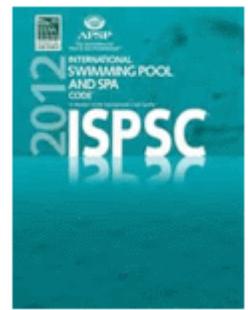
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- Delete Section 904.11.5 'Portable fire extinguishers for commercial cooking equipment' in its entirety and substitute.
- Delete Section 905.1 'General' in its entirety and substitute.
- Add a new Section 905.12 'Fire department connections'.
- Delete Section 906.1 'Where required' in its entirety and substitute.
- Delete Section 906.2 'General requirements' in its entirety and substitute.
- Delete Sections 906.3 through 906.10 without substitution (Refer to NFPA 10).
- Delete Section 907.1 'General' in its entirety and substitute in its place the following, while retaining existing sections.
- Delete Sections 907.2 through 907.6.5.2 in their entirety without substitution.
- Renumber Section 907.9.5 to 907.2.
- Delete Section 909.1 'Scope and purpose' in its entirety and substitute.
- Delete Section 909.2 'General design requirements' in its entirety and substitute.
- Add a new Section 909.2.1 'Smoke Control'.
- Add a new Section 909.2.1 'Deactivation of mechanical pressurization systems'.
- Add new Section 912.2.3 'Location of fire department connections'.
- Add a new Section 914.7.3 'Limited use special amusement buildings'.
- Delete Sections 1001 through 1030 in their entirety and substitute.
- Delete Section 1101.1 'Scope' and substitute.
- Delete Section 1101.2 'Intent' and substitute.
- Delete Section 1101.3 'Permits' and substitute.
- Delete Sections 1102 through 1104 and substitute.
- Delete Section 2003.5 'Dispensing of flammable and combustible liquids' in its entirety and substitute.
- Delete Sections 2006.1 through 2006.21.1 in their entirety and substitute in their place a new Section 2006.1.
- Delete Section 2007.1 'General' in its entirety and substitute.
- Delete Sections 2301.1 through 2301.6 in their entirety and substitute in their place a new Section 2301.1.
- Delete Sections 2303 through 2308 and all other sections there-under, and Section 2310 and all other sections there under in their entirety without substitution.
- Add a new Section 3104.15.1.1 'Cooking operations'.
- Add two new exceptions 12 and 13 to Section 5001.1 'Scope'.
- In Table 5003.11.1 'MAXIMUM ALLOWABLE QUANTITY PER INDOOR AND OUTDOOR CONTROL AREA IN GROUP M AND S OCCUPANCIES – NONFLAMMABLE SOLIDS, NONFLAMMABLE AND NONCOMBUSTIBLE LIQUIDSd,e,f', add superscript "k" to Oxidizers in the Material column and add the following footnote "k".
- Delete Sections 5601 through 5607 and all related Sections there under in their entirety and substitute.
- Delete Section 5608.1 'General' in its entirety and substitute.
- Insert a new Section 5608.11 'Retail display and sale'.
- Add a new non-applicability paragraph number 11 to Section 5701.2 'Nonapplicability'.
- Delete Chapter 61 'LIQUID PETROLEUM GASES' in its entirety and substitute.
- Delete Chapter 80 'REFERENCED STANDARDS' in its entirety and substitute.

## 2012 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC) WITH GEORGIA STATE AMENDMENTS

### The amendments are as follows:

- Delete Section 304 'Flood Hazard Areas' in its entirety without substitution.
- Delete Figure 702.2 and last sentence of Section 702.2 'Type A and Type B ladders'.



## MARK YOUR 2014 CALENDAR



### JANUARY

9 State Codes Advisory Committee Meeting, 10:00 a.m. @ DCA

### FEBRUARY

24-26 RESNET, Atlanta, GA

### MARCH

12-13 Green Prints Conference and Tradeshow, Atlanta, GA

23-26 World of Modular, San Antonio, TX

### APRIL

24 State Codes Advisory Committee, 10:00 a.m. @ DCA

27-5/4 International Code Council Hearings (Group C), Memphis, TN

### MAY

18-21 BOAG Annual Conference, Brasstown, GA



### JUNE

9-12 NFPA World Safety Conference and Exposition, Las Vegas, NV

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

## GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS HOMEOWNER ASSISTANCE PROGRAMS

The economy of the last few years has had a significant effect on the housing market and has touched many industries, including the modular home industry. In Georgia, the term for a "modular home" is "Residential Industrialized Building." The Georgia Department of Community Affairs (DCA) administers programs to assist first-time home buyers and assist eligible existing homeowners in preventing foreclosure.



The Georgia Dream Homeownership Program helps first time-home buyers finance their new home through a low interest rate loan and/or down payment assistance. The website for the Georgia Dream Program is <http://www.gadream.com/>.

The HomeSafe Georgia Program may assist a homeowner who is unemployed or underemployed through no fault of his or her own with temporary mortgage payment assistance. Please visit this website to learn about this program: <https://www.homesafegeorgia.com/>.



If you have questions about these programs, contact information is available at each of these websites.

## COMMENTARY ON 2014 GA AMENDMENTS TO THE 2012 IRC - *Prescriptive Deck Details*

By: Neal Daniel Davis (Newnan, GA), served as HBAG Representative to the 2012 IRC Task Force (Article in Georgia Builder, September/October 2013 issue, reprinted by permission)

The state of Georgia has adopted the 2012 International Residential Code as well as several state amendments to it. The Georgia amendment entitled *Prescriptive Deck Details* (PDD) is an important design document that you should be aware of and become familiar with. This design document will replace the current Georgia Amendment governing deck construction.

The current amendment is based on chapter 3 of the Forest Products Society publication entitled *Wood Decks, Materials, Construction and Finishing* published in 1996. The new Georgia amendment is based on the 2012 International Residential Code that will go in to effect in the state of Georgia January 1, 2014.

The PDD document has been written in a straight forward manner and has been illustrated with isometric drawings that make it easy to comprehend the intent of the code. If one chooses to use the 2012 IRC code book as a reference to build a deck, it will be necessary to go through different sections of the code book to collect the information to do so. The PDD document has a deck planning section so that a builder can methodically and easily go through the process of designing a safe structure that will meet the many criteria of the building code regulating deck construction.

The PDD contains within it for ease of reference: joist span tables, beam span length tables, joist-to-beam connection illustrations, a footing design table, illustrations of proper and improper ledger attachments, proper framing at a chimney or bay window, and instructions and illustrations for obtaining proper lateral support, just to name a few. The span charts are especially helpful as they refer to wood exposed to wet service conditions. Wood that has a moisture content of 19% or more (e.g. pressure treated wood) do not have the same span capabilities as wood with a lesser moisture content. The span charts reflect this difference and is a major factor to know and consider when building a deck.

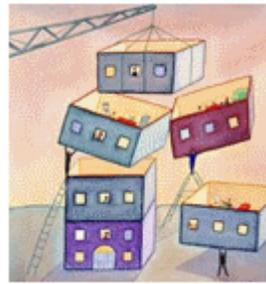
The PDD document applies to single span, single level residential decks only. Decks that are not covered by the scope of this document should be designed by a professional engineer or qualified designer.

The adoption of the *Prescriptive Deck Details* document as a Georgia Amendment to the 2012 International Residential Code was a good idea. Its adoption will help to ensure that builders are constructing decks that are robust and that should remain strong throughout their intended service life.

The adoption of this amendment had the full support of the Homebuilders Association of Georgia leadership. It is a great example of how the HBAG works on behalf of its members to protect our industry and the good citizens of our state.

Copies of the *Prescriptive Deck Details* may be downloaded free from DCA's website located at: <http://www.dca.state.ga.us/development/constructioncodes/programs/codeamendments.asp>.

If you have any questions, contact DCA's Construction Codes Office at 404-679-3118 or by email at: [constructioncodes@dca.ga.gov](mailto:constructioncodes@dca.ga.gov).



## IB ANGLE

### NEW CONSTRUCTION CODES AND INDUSTRIALIZED BUILDINGS PLANS SUBMITTAL

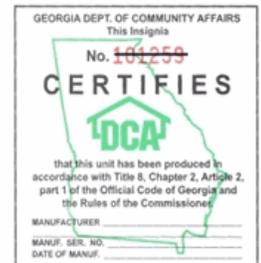
The Department of Community Affairs Board recently approved seven new construction code editions. Six of these newly adopted code editions will directly affect the work of industrialized building manufacturers and their third party agencies. These six new building codes are:

- 2012 International Building Code (IBC)
- 2012 International Residential Code for One and Two Family Dwellings (IRC)
- 2012 International Mechanical Code (IMC)
- 2012 International Fuel Gas Code (IFGC)
- 2012 International Fire Code (IFC)
- 2012 International Plumbing Code (IPC)

These six new Georgia State Minimum Standard construction codes and their 2014 Georgia State Amendments are mandatory throughout the State of Georgia and will become effective on January 1, 2014.

All new building plans submitted to the Industrialized Buildings Program for "File for Record", and all existing plans currently on file that a manufacturer intends to continue producing, must be made to reflect requirements of the new code editions and their amendments. Manufacturers that have building plans on file with the Industrialized Building Program that they intend to continue producing must submit applications for renewal of those plans prior to March 31, 2014.

After March 31, 2014, insignias will only be issued for those building plans that have been updated to incorporate requirements of the new 2012 Georgia State Minimum Standard Codes and their 2014 Georgia State Amendments as referenced above.



### PERMISSIBLE WORK OF ARCHITECTS AND ENGINEERS

Bulletin number 12 of The Rules of the Commissioner of Community Affairs for Industrialized Buildings was implemented on September 27, 2001. This new bulletin was to inform industrialized building manufacturers, designers and third party agencies of their responsibilities under the new Architects Law; and to insure that building plans for certain occupancy categories have the stamp of a Georgia architect when submitted for program approval.



During several meetings of the Industrialized Buildings Advisory Committee in 2009 and 2010, the concepts of the "incidental" practice of architecture by engineers, and the "incidental" practice of engineering by architects were discussed. These discussions culminated with the Committee defining three building types with limiting parameters that would be considered "incidental" work by the Industrialized Building Program if these buildings had been designed by licensed professional engineers. The decision of the Committee

*Continued next page*

was incorporated in Bulletin # 14 which was issued on April 5, 2010. Bulletin #14 stated construction documents for apartments, hotels and motels and buildings of educational occupancy submitted to the Industrialized Building Program and adhered to established parameters would be accepted with the seal of an engineer.

Questions of the definition of "incidental" work for engineers and architects surfaced again earlier this year. These questions made their way to the Secretary of State's Office and the Engineers and Architects Boards respectively. The responses received from these inquiries resulted in the Industrialized Buildings Advisory Committee voting to amend Bulletin #14 to remove apartments from the list of buildings whose construction documents would be accepted by the Industrialized Building Program with the stamp of an engineer.

Newly amended Bulletin #14 does not affect construction documents submitted for hotels, motels and buildings of educational occupancy. If the construction documents of these building occupancies keep within the parameters set by Bulletin #14 and they have the stamp of a Georgia professional engineer, they will continue to be accepted by the Industrialized Buildings Program. A copy of the revised Information Bulletin #14 is available to download at [http://www.dca.ga.gov/development/constructioncodes/programs/documents/IBBulletins1-17\\_2013-11-10.pdf](http://www.dca.ga.gov/development/constructioncodes/programs/documents/IBBulletins1-17_2013-11-10.pdf). For questions or additional information, contact the GA Industrialized Buildings Program at (404) 679-3118 or by email at [industrializedbuildings@dca.ga.gov](mailto:industrializedbuildings@dca.ga.gov).



*Commissioner Corbin and Bullock Commissioner Walter Gibson*

**INDUSTRIALIZED BUILDINGS ADVISORY COMMITTEE MEETING HELD ON OCTOBER 29**

The Industrialized Buildings Advisory Committee (IBAC) met on Tuesday, October 29, 2013 at 10:00 AM in DCA Board Room 302. Newly appointed DCA Commissioner Gretchen Corbin attended the IBAC meeting. The Commissioner has the overall responsibility for the administration of the program. To assist in this responsibility, an eleven-member Industrialized Buildings Advisory Committee, with representation from manufacturers, local governments and the construction industry, trades and professions, advises the Commissioner regarding the program's rules and activities.

Seen in the picture above is new DCA Commissioner Gretchen Corbin receiving a beautiful gift basket presented by Bullock County Commissioner Walter Gibson, who currently serves as an IBAC member representing the Georgia Association of Regional Commissions.

**CONSTRUCTION CODE TRAINERS FOR GEORGIA STATE MINIMUM STANDARD CODES**

**Building Code & Residential Code**

- ICC (Codes Training Dept): 888-ICC-SAFE (888-422-7233), ext. 5524: [certexam@iccsafe.org](mailto: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](https://ibcode.com/Home_Page.html); [www.icctraining.net](http://www.icctraining.net)

- Gwinnett Tech (Building Inspector Certification Courses): 678-226-6743
- B & F Technical Code Services: Building and Fire and Energy Codes: (847) 490-1443 [www.bftechcs.com/](http://www.bftechcs.com/)
- Stephen Skalko: 478-477-5028: [svskalko@cox.net](mailto:svskalko@cox.net)
- Ogeechee Technical College Continuing Education Dept.: 912-871-1816: [www.ogeecheetech.edu](http://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](mailto:randerson@gpta.net)
- B & F Technical Code Services: Building and Fire and Energy Codes: (847) 490-1443 [www.bftechcs.com/](http://www.bftechcs.com/)

**Mechanical Code**

- ICC (Codes Training Dept): 888-ICC-SAFE (888-422-7233), ext. 5524: [certexam@iccsafe.org](mailto:certexam@iccsafe.org), or <http://www.iccsafe.org/Edu-Cert/Pages/default.aspx>
- Steven Bramlett, Mechanical Concepts: Plumbing Code: 770-307-4510
- Phil Gruber, Gruber Enterprise: 706-599-6222: [pgruber@windstream.net](mailto:pgruber@windstream.net); [www.gruberenterprise.com](http://www.gruberenterprise.com)
- John England, England Enterprise Training: (843) 747-3575: [https://ibcode.com/Home\\_Page.html](https://ibcode.com/Home_Page.html); [www.icctraining.net](http://www.icctraining.net)

**Plumbing Code**

- Ron Anderson (GPTA) : 770-595-9887: [randerson@gpta.net](mailto:randerson@gpta.net)
- John England, England Enterprise Training: (843) 747-3575: [https://ibcode.com/Home\\_Page.html](https://ibcode.com/Home_Page.html); [www.icctraining.net](http://www.icctraining.net)
- ICC (Codes Training Dept): 888-ICC-SAFE (888-422-7233), ext. 5524: [certexam@iccsafe.org](mailto: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
- Charles Ingram: Plumbing Review: 770-482-6059
- P.M.A of Georgia: Plumbing Review: 678-947-3473: [www.plumbingpros.com](http://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

**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
- Ralph Duncan, Code Connection: Cond. Air, Elec Review: 770-774-7129: [Ralph@codeconnection.com](mailto: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

*Continued next page*

- Leroy Holmes: Electrical Code Review: 912-754-4387
- Phillip Taylor, Taylor Control Systems: Electrical Review: 229-423-2690
- IBEW, Electrical contractors: Electrical: 503-262-9991

**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

**PROFILE CORNER**



**COMMISSIONER CORBIN**

Gretchen Corbin became Commissioner of the Department of Community Affairs effective August 1, 2013. At her swearing-in ceremony on July 30, Governor Nathan Deal charged Ms. Corbin with leadership of the agency that has, since 1977, managed state and federal funds dedicated to community development, economic development financing and housing activities for the State of Georgia.

Ms. Corbin left her post as Deputy Commissioner for Global Commerce at the Georgia Department of Economic Development to take the leadership position at the Department of Community Affairs. Since January 2011, Corbin led Georgia's Global Commerce team, which includes statewide and existing industry project teams, the international trade team, small business, and Georgia's ten international offices. Corbin's leadership resulted in one of the most successful periods in the Department of Economic Development's history, with the location or expansion of 980 companies, representing \$13.56B capital investment and 68,936 jobs. In the last fiscal year, Corbin led her team to a record-breaking year that saw 403 projects locate in the state. Those projects will create 29,176 jobs and \$5.67B in capital investment. Corbin has also been instrumental in the location of several large companies to the state, including Caterpillar Inc. and Baxter International.

Corbin has worked with the Georgia Department of Economic Development since 1998 and has served in many capacities, including Division Director for International Operations and Director of Project Managers for Existing Industry & Recruitment. She began her work with Economic Development as a Regional Industry Representative in the Rome office, working closely with staff from the Department of Community Affairs to increase jobs and improve the quality of life in the communities of Northwest Georgia. Her knowledge of business and industry, coupled with her understanding of the needs of Georgia's citizens, provide her a firm foundation from which to lead the Department of Community Affairs.

Congratulations, Commissioner Corbin, and WELCOME to the Department of Community Affairs.

**CODES AND INDUSTRIALIZED BUILDINGS**

60 Executive Park South, NE • Atlanta, Georgia 30329-2231 • www.dca.ga.gov  
404-679-3118 • 404-679-0646 (Fax) • Email: constructioncodes@dca.ga.gov

Ted Miltiades, Director, Office of Construction Codes and Industrialized Buildings, 404-679-3106  
Email: ted.miltiades@dca.ga.gov

Max Rietschier, Lead Consultant, 404-679-3104  
Email: max.rietschier@dca.ga.gov

Bill Towson, Consultant, 404-379-3109  
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Traci Turgeon, Administrative Assistant, 404-679-3118  
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John Watts, Architectural Consultant, 404-679-0617  
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Calvin Jordan, Consultant, 404-679-1739  
Email: calvin.jordan@dca.ga.gov

Dee Leclair, Grants Project Coordinator  
Email: dee.leclair@dca.ga.gov

**GEORGIA AMENDMENTS MAY BE DOWNLOADED DIRECTLY FROM THE WEBSITE!**

## Memorandum

To: Georgia School Superintendents

From: Commissioner Gretchen Corbin, Georgia Department of Community Affairs  
Commissioner Ralph Hudgens, Office of Insurance and Safety Fire Commissioner  
Superintendent Dr. John Barge, Georgia Department of Education

Re: Voluntary Guidelines for Carbon Monoxide Detectors for New and Existing Schools

Date: September 9, 2013

The State Codes Advisory Committee (SCAC) of the Georgia Department of Community Affairs (DCA) in conjunction with the Office of the Insurance and Safety Fire Commissioner and the Georgia Department of Education, have developed the following voluntary guidelines for public and private school systems concerning carbon monoxide detectors in existing and new educational facilities.

These voluntary guidelines are intended to supplement the previous Carbon Monoxide Advisory Memorandum issued to all Local School Superintendents on December 17, 2012.

It is strongly recommended that assessments be made of each new and existing facility as well as facilities currently in the design phase to recognize and evaluate the potential sources of Carbon Monoxide (CO). A list of potential sources of CO developed by the SCAC Task Force on Carbon Monoxide Detectors in Schools is available at the following link: [DCA Carbon Monoxide Detectors for Schools Related Information](#).

Where the assessment indicates potential issues related to CO, a plan of action should be developed to resolve the areas of concern. Assessment resolutions could include equipment replacement, equipment relocation or even installation of CO detection.

If CO detection is part of the resolution, consideration should be given to the type and location of detection devices to be used to achieve the desired coverage results. CO detection types with design consideration items are defined at the following link: [DCA Carbon Monoxide Detectors for Schools Related Information](#).

Regardless of the assessment outcome, school systems should:

- Ensure all fuel burning boilers have been inspected annually as required by law.
- Ensure all other fuel burning equipment is inspected and serviced regularly as recommended by the manufacturer.
- Provide training for school system service personnel on proper maintenance and equipment operation.
- Review existing emergency procedures for building evacuation.
- Ensure school personnel are familiar with the symptoms of CO poisoning. Visit [CDC](#) website.
- Ensure school personnel are familiar with and aware of the emergency plan of action when symptoms of CO poisoning are observed.

Although not required by code, if a determination is made by the local school district, whether public or private, to install a carbon monoxide detection system or individual alarms, the following guidelines should be used:

- Use appropriate CO equipment for the application. There is a difference between residential and commercial detectors.
- CO warning equipment (detectors and/or alarms) should be commercial type and installed by qualified persons.
- CO warning equipment (detectors and/or alarms) are listed as complying with Underwriters Laboratories Standards UL 2034 – *Standard for Single and Multiple Station Carbon Monoxide Alarms* and UL 2075 – *Gas and Vapor Detectors and Sensors* or other approved equal.
- NFPA 720 – *Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment* is an adopted standard by the Safety Fire Commissioner to provide design criteria, installation, testing and maintenance standards.
- If CO equipment is installed, it must be tested, inspected and maintained in accordance with the manufacturer's instructions and the applicable standard.
- Consideration should also be given to the following:
  - Having CO Detection installed in the same room containing permanently installed fuel-fired equipment including but not limited to furnaces and boilers.
  - Having a remote alarm located outside rooms containing CO detectors near the primary entrance door.
  - Having a warning sign posted at all entrances to the rooms containing fuel-fired equipment indicating that a CO detector is in-use and located inside the space.
  - Having a means for notification of detection of CO given as prescribed by the applicable codes and standards.

**If CO is suspected in a building, contact your local gas provider and request testing the air for carbon monoxide emissions. You may also want to contact your local fire department to perform a safety inspection.**

If you have any questions you may contact the Georgia State Fire Marshal's Office at 800-656-2298 or by e-mail at [engineering@sfm.ga.gov](mailto:engineering@sfm.ga.gov). You may also contact DCA's Construction Codes Program at 404-679-3118 or by e-mail at [constructioncodes@dca.ga.gov](mailto:constructioncodes@dca.ga.gov). You may also contact the Facilities Services Unit of the Georgia Department of Education at 404-656-2454 or by e-mail at [mrowland@doe.k12.ga.us](mailto:mrowland@doe.k12.ga.us).