



Georgia State Amendments to the International Residential Code for One- and Two- Family Dwellings (2018 Edition)



Georgia Department of Community Affairs
Community Development Division
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231
(404) 679-3118
www.dca.ga.gov

Revised January 1, 2024

**GEORGIA STATE MINIMUM STANDARD
ONE AND TWO FAMILY DWELLING CODE
(INTERNATIONAL RESIDENTIAL CODE FOR
ONE- AND TWO-FAMILY DWELLINGS
WITH GEORGIA STATE AMENDMENTS)**

The **INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2018 Edition**, published by the International Code Council, when used in conjunction with these and any other Georgia State Amendments to the **INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2018 Edition**, shall constitute the official *Georgia State Minimum Standard One- and Two-Family Dwelling Code*.

Part IV, Energy Conservation (Chapter 11), is deleted from the **INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS**. Substitute all references to Chapter 11 ENERGY EFFICIENCY with references to the *Georgia State Minimum Standard Energy Code (International Energy Conservation Code with Georgia State Supplements and Amendments)*.

Part VII, Plumbing (Chapters 25 through 33), is deleted from the **INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS**. Substitute for plumbing requirements the *Georgia State Minimum Standard Plumbing Code (International Plumbing Code with Georgia State Amendments)*.

Part VIII, Electrical (Chapters 34 through 43), is deleted from the **INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS**. Substitute for electrical requirements the *Georgia State Minimum Standard Electrical Code (National Electrical Code with any Georgia State Amendments)*.

GEORGIA STATE AMENDMENTS

CODE REFERENCES:

- (a) Replace all references to the ICC *Electrical Code* with references to the *Georgia State Minimum Standard Electrical Code (National Electrical Code with any Georgia State Amendments)*.
- (b) Replace all references to the *International Energy Conservation Code (IECC)* with references to the *Georgia State Minimum Standard Energy Code (IECC with Georgia State Supplements and Amendments)*. The *Georgia State Minimum Standard Energy Code* shall be used for heating and air conditioning equipment.

SCOPE:

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.

IMPORTANT NOTE:

The intent of the GA amendments is that fire sprinklers shall not be mandatory in one- and two-family dwellings. However, the provisions of the 2018 Edition of the *International Residential Code for One- and Two-Family Dwellings* regarding automatic fire sprinklers are to remain in the Code for use when the builder/developer or owner chooses to install fire sprinklers as an option.

{Ref. O.C.G.A. §8-2-4. Neither the state residential and fire building code nor any residential and fire building code adopted by a political subdivision of the state adopted after May 24, 2010, shall include a requirement that fire sprinklers be installed in a single-family dwelling or a residential building that contains no more than two dwelling units.}

APPENDICES:

Appendices are not enforceable unless they are specifically referenced in the body of the code or adopted by the Department of Community Affairs or the Authority Having Jurisdiction.

**Revise the International Residential Code for One- and Two-Family Dwellings, 2018 Edition, as follows:*

**CHAPTER 14
HEATING AND COOLING EQUIPMENT AND APPLIANCES**

**SECTION M1402
CENTRAL FURNACES**

*Revise Section M1402.1 ‘General’ to read as follows:

M1402.1 General

Oil-fired central furnaces shall conform to ANSI/UL 727. Electric furnaces shall conform to UL 1995 or UL/CSA 60335-2-40.
(Effective January 1, 2024)

**SECTION M1403
HEAT PUMP EQUIPMENT**

*Revise Section M1403.1 ‘Heat pumps’ to read as follows:

M1403.1 Heat pumps

Electric heat pumps shall be listed and labeled in accordance with UL 1995 or UL/CSA 60335-2-40.
(Effective January 1, 2024)

**SECTION M1412
ABSORPTION COOLING EQUIPMENT**

*Revise Section M1412.1 ‘Approval of equipment’ to read as follows:

M1412.1 Approval of equipment

Absorption systems shall be installed in accordance with the manufacturer’s instructions. Absorption equipment shall comply with UL 1995 or UL/CSA 60335-2-40.
(Effective January 1, 2024)

**SECTION M1413
EVAPORATIVE COOLING EQUIPMENT**

*Revise Section M1413.1 ‘General’ to read as follows:

M1413.1 General

Evaporative cooling equipment and appliances shall comply with UL 1995 or UL/CSA 60335-2-40 and shall be installed:
(Effective January 1, 2024)

**CHAPTER 20
BOILERS AND WATER HEATERS**

**SECTION M2006
POOL HEATERS**

*Revise Section M2006.1 ‘General’ to read as follows:

M2006.1 General

Pool and spa heaters shall be installed in accordance with the manufacturer’s installation instructions. Oil-fired pool heaters shall comply with UL 726. Electric pool and spa heaters shall comply with UL 12161. Pool and spa heat pump water heaters shall comply with UL 1995, UL/CSA 60335-2-40 or CSA C22.2 No. 236.
(Effective January 1, 2024)

**CHAPTER 44
REFERENCED STANDARDS**

*Revise Chapter 44 ‘Referenced standards’ to read as follows:

ASHRAE

34— 2022

Designation and Safety
Classification of
Refrigerants

M1411.1

ASHRAE
1791 Tullie Circle NE
Atlanta, GA 30329

UL

UL LLC
333 Pfingsten Road
Northbrook, IL 60062

1995—2015	Heating and Cooling Equipment	M1402.1, M1403.1, M1412.1, M1413.1, M2006.1
UL/CSA 60335-2-40—2022	Standard for Household and Similar Electrical Appliances – Safety -, Part 2-40: Particular Requirements for Electrical Heat Pumps, Air-Conditioners and Dehumidifiers	M1402.1, M1403.1, M1412.1, M1413.1, M2006.1

End of Amendments.