

SIX 2006 EDITION I-CODES POISED TO BECOME EFFECTIVE IN 2007

At its July 27 quarterly meeting, the State Codes Advisory Committee (SCAC) will hear final reports from the task forces appointed to review the 2006 editions of the following I-Codes: Building (IBC), Fuel Gas (IFGC), Mechanical (IMC), Plumbing (IPC) and Residential (IRC). The final reports will include recommendations to, among other things, adopt the reviewed codes with amendments. Also, the committee will accept a recommendation from the Georgia Insurance and Safety Fire Commissioner's (Fire Marshal's) Office regarding adoption of the 2006 edition of the International Fire Code (IFC) with amendments.

Pending the SCAC's acceptance of the task forces' recommendations and the subsequent adoption of the above-mentioned six 2006 edition I-Codes and amendments by the Department of Community Affairs (DCA) Board in the fall, said codes and amendments will take effect January 1, 2007, and will succeed their currently effective 2000 and 2003 (IFC) editions as State Minimum Standard Codes.

2006 INTERNATIONAL BUILDING CODE (IBC) TASK FORCE

The 2006 International Building Code Task Force is charged with reviewing the International Building Code (IBC), 2006 Edition and making recommendations regarding its adoption. The task force has held 10 meetings.

The task force's recommendations were to be presented at the April 27th State Codes Advisory Committee (SCAC) Meeting, but by request of the Insurance and Safety Fire Commissioner's Office the IBC Task Force's recommendations to the SCAC will be postponed until the July 27th SCAC meeting in order to allow a subcommittee to be formed. This subcommittee will discuss other possible options in regard to the IBC Task Force's current recommendation concerning the code hierarchy between the IBC and the Rules and Regulations of the Safety Fire Commissioner.

Other significant recommendations from the task force include: 1) To assign a study group to research the possible inclusion of Chapter 1 ADMINISTRATION into the State Minimum Standard Codes (most likely partially or amended); 2) The recommendation to carry forward Ch 11 ACCESSIBILITY, which has always been deleted in the past; and 3) The recommendation to adopt a group of newly proposed Ch. 17 STRUCTURAL TESTS AND SPECIAL INSPECTIONS amendments which would establish a set of guidelines for special inspections and a table of minimum requirements for special inspectors. The tentative effective date of the 2006 International Building Code is January 1, 2007.

If you have any questions or would like to be added to the interested parties list for this task force please contact Max Rietschier, DCA Staff and IBC Task Force Coordinator at 404-679-3104 or at mrietsch@dca.state.ga.us.

2006 INTERNATIONAL FUEL GAS CODE (IFGC) TASK FORCE

The task force was charged with assessing the differences between the 2000 IFGC with Georgia Amendments (existing code) and the 2006 IFGC, and making recommendations regarding adoption of the 2006 IFGC and any necessary amendments to the SCAC. Further, the task force was requested to approve new amendments and carry forward existing amendments conservatively, in order that amendments are limited to only those which the task force deems necessary to the betterment of the code.

2006 IFGC Task Force members are as follows: Windell Peters, Chairman (representing the State Codes Advisory Committee [SCAC]); Jeffery R. Bolton (representing gas pipe fitters); Rick Kendrick (representing the HVAC profession); Andrea L. Papageorge (representing Atlanta Gas Light Company) and Tony Price (representing the Building Officials Association of Georgia [BOAG]).

Task Force Chairman Windell Peters made a preliminary progress/status report of the task force to the SCAC at that committee's April 27 quarterly meeting, and will make the task force's final report to the SCAC at that committee's July 27 quarterly meeting.

The recommendations that the task force will make to the SCAC in its final report include: the adoption of the 2006 edition of the IFGC; and the adoption of approximately eleven (11) Georgia Amendments to the 2006 IFGC. The tentative effective date for the 2006 IFGC with Georgia Amendments is January 1, 2007. With questions or for more information, contact Tate Holt, DCA Staff Representative for the 2006 IFGC Task Force, at (404) 679-3109 or by email at tholt@dca.state.ga.us.

2006 INTERNATIONAL MECHANICAL CODE (IMC) TASK FORCE

The State Codes Advisory Committee (SCAC) has formed a task force to review the 2006 International Mechanical Code. The 2006 International Mechanical Code (IMC) Task Force is charged with assessing the differences between the 2000 IMC with Georgia Amendments (existing code) and the 2006 IMC, and making recommendations regarding adoption of the 2006 IMC and any necessary amendments to the State Codes Advisory Committee (SCAC). The approval of new amendments and the carrying forward of existing amendments is being approached in a conservative manner, in order that amendments be limited to only those which the task force deems necessary to the betterment of the code.

The task force held meetings on April 10th, April 17th, May 11th, and May 30th. Future meetings are being held on June 12th and June 19th.

The members of the task force are;

Barry Abernathy (Chairman), representing Conditioned Air Contractors.

Gregg Johnson, representing Mechanical Engineers.

Darrell Howell, representing Georgia Power.

Jay Westbrook, representing Fire Officials.

Michael Hartzell, representing Building Officials.

Task Force Chairman, Barry Abernathy gave a preliminary progress/status report to the SCAC at the April 27, 2006, SCAC quarterly meeting. The task force will give its final report to the SCAC at the July 27, 2006, SCAC quarterly meeting.

The task force is coordinating its efforts with other task force committees currently reviewing the Plumbing, Fuel Gas, Residential and Building Codes. The tentative effective date for the 2006 IMC with any necessary amend-

ments is January 1, 2007. For more information concerning this task force contact Walter Koch, IMC Task Force coordinator at 404-679-4845 or at wkoch@dca.state.ga.us.

2006 INTERNATIONAL PLUMBING CODE (IPC) TASK FORCE

The 2006 International Plumbing Code Task Force is charged with reviewing the International Plumbing Code (IPC), 2006 Edition and making recommendations regarding its adoption. The first meeting of the 2006 International Plumbing Code (IPC) Task Force was held on Tuesday, April 4, 2006. Ted Miltiades, Department of Community Affairs (DCA) Construction Codes and Industrialized Buildings Manager, delivered the charge to the task force. Bill Guinade, task force chairman, made introductions and explained the review process. The task force is made up of five members representing various groups of the plumbing industry and are as follows:

Mr. Bill Guinade, IPC Task Force Chairman, SCAC

Mr. Ron Anderson, Georgia Plumbers' Trade Association

Mr. Paul Maushardt, Georgia State Inspectors Association

Mr. Steve Welborn, Building Official's Association of Georgia

Mr. Dennis Wills, Plumbing and Mechanical Association of Georgia

For purpose of reviewing the code, the chapters were divided up and assigned to task force members. The task force has met four times and is on schedule. A preliminary update of the task force was given by Chairman Bill Guinade at the April 27th State Codes Advisory Committee (SCAC) Meeting and a final recommendation from the task force will be given at the July 27th SCAC Meeting. The tentative effective date of the 2006 IPC with Georgia State Amendments is January 1, 2007.

If you have any questions or would like further information concerning this task force please contact Max Rietschier, DCA Staff and IPC Task Force Coordinator at 404-679-3104 or at mrietsch@dca.state.ga.us.

2006 INTERNATIONAL RESIDENTIAL CODE (IRC) TASK FORCE

The 2006 IRC Task Force held a total of eight (8) meetings over five (5) months, from October 13, 2005, to March 8, 2006. Task Force Chairman Bill Duck made a follow-up progress/status report of the task force to the SCAC at that committee's April 27 quarterly meeting, and will make the task force's final report to the SCAC at that committee's July 27 quarterly meeting.

The recommendations that the task force will make to the SCAC in its final report include: the adoption of the 2006 edition of the IRC, including Part VII, Plumbing (currently this part is deleted from the 2000 IRC and the 2000 IPC serves as substitute); the adoption of approximately forty-nine (49) Georgia Amendments to the 2006 IRC; the posting of a guide for the application and installation of Exterior Insulation Finish Systems (EIFS) to the DCA website,

to consist of current Figures M-2.1 through M-2.9 of Appendix M of the 2002 Georgia Amendments to the 2000 IRC; and the reexamination of the "continuous wood structural panel sheathing" issue on state level upon its resolution at national level (for information related to the International Code Council's [ICC's] Ad Hoc Committee on Wall Bracing, contact ICC's Mike Pfeiffer at [888] ICC-SAFE, extension #4338).

The tentative effective date for the 2006 IRC with Georgia Amendments is January 1, 2007.

For background information on the task force, refer to the article entitled "2006 International Residential Code Task Force Underway" in the Fall 2005 edition of the Codes Update (available on the DCA website). With questions or for more information, contact Tate Holt, DCA Staff Representative for the 2006 IRC Task Force, at (404) 679-3109 or by email at tholt@dca.state.ga.us.

I-CODE INTERRELATEDNESS AND CORRELATIONAL ISSUES

Due to the interrelatedness of the five I-Codes being reviewed under the Department of Community Affairs (DCA) this code cycle, correlational issues (i.e. issues of overlap) that exist between the various codes will need to be addressed in order to synchronize related provisions, especially where Georgia Amendments apply. While the 2006 IRC and IFGC Task Forces have concluded their work, the 2006 IBC, IPC and IMC Task Forces are still in proceedings; it is likely that correlational issues will be addressed only after all of the task forces have concluded their work. This may entail additional meetings: Any such meetings will address correlational issues only and will not serve as venues for revisiting other issues which have already been voted upon. Further, the consent agendas of each task force will be subject to change pending any correlational-issue-related decisions. No changes, however, will be made without the approval of the appropriate task force(s).

2007 AMENDMENT TO IECC APPROVED BY SCAC

At its April 27 quarterly meeting, the State Codes Advisory Committee (SCAC) approved an amendment to delete Table 701, Minimum Thermal Component Requirements, from the [2005 and 2003] Georgia Supplements and Amendments to the International Energy Conservation Code (IECC), 2000 Edition, in its entirety without substitution. The amendment, proposed in response to a 2006 Georgia Amendment to the 2000 IECC which replaced all references to ANSI/ASHRAE/IESNA Standard 90.1-2001 with references to ANSI/ASHRAE/IESNA Standard 90.1-2004 and which effectively made Table 701 unnecessary, is intended to reduce confusion relative to building insulation requirements and thereby make compliance more straightforward. Pending its adoption by the Department of Community Affairs (DCA) Board in the fall, the amendment will take effect January 1, 2007.

MARK YOUR CALENDAR

JUNE

4 -8 National Fire Protection Association Conference and Exposition – Orlando, FL

JULY

13 Industrialized Buildings Advisory Committee Meeting @ DCA

16-20 Georgia State Inspectors Association – Jekyll Island, GA

19-21 Georgia International Association of Electrical Inspectors –Savannah, GA

27 State Codes Advisory Committee Meeting @ DCA

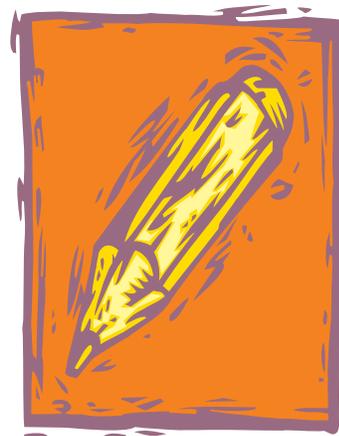
AUGUST

July 31- 3 National Workshop on State Building Energy Codes – Denver, CO

SEPTEMBER

17-30 International Code Council Annual Conference – Lake Buena Vista, FL

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 Imassey@dca.state.ga.us.



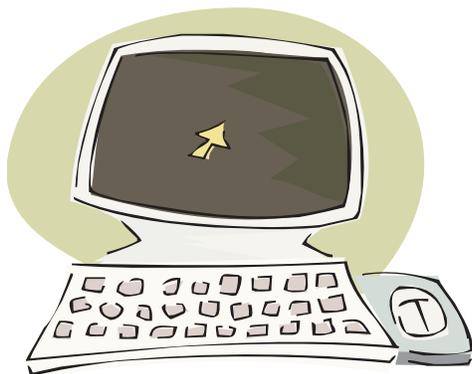
CODY SAYS



The new general contractor licensing requirement deadlines have been extended. Contact the Secretary of State's office for details.

Q: Are thermal expansion tanks the only way to comply with the requirements in Section 607.3 of the International Plumbing Code and the Georgia Amendments to that section?

A: No. There are a number of devices other than a thermal expansion tank available that are relatively inexpensive and can provide thermal expansion control.



WEB SITES OF INTEREST

Department of Community Affairs
www.dca.state.ga.us

EasyLiving Homecm Program
www.easylivinghome.org

International Codes Council (ICC)
www.iccsafe.org

Building Officials Association of GA
www.boagcodes.org

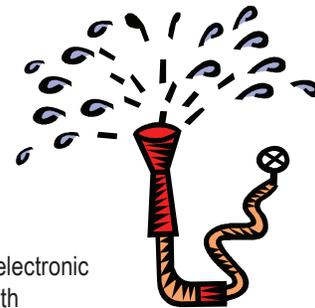
State of Georgia
www.georgia.gov

State Fire Marshal
www.inscomm.state.ga.us

National Association of Home Builders
www.nahb.com

METROPOLITAN NORTH GEORGIA WATER PLANNING DISTRICT RAIN SENSOR SHUT-OFF SWITCH REQUIREMENT (O.C.G.A 12-5-6)

On January 1, 2005 House Bill 1277 went into effect as Georgia Law. The Law, O. C.G.A. 12-5-6, requires that any "landscape irrigation system" equipped with an "electronic controller" installed in the "Metropolitan North Georgia Water Planning District" on or after January 1, 2005, must have a "rain sensor shut-off switch". There are (2) exceptions to this law: 1) golf courses and 2) any system dependent upon a non-public water source.



The term "rain sensor shut-off switch" means an electric device that detects and measures rainfall amounts and overrides the cycle of an irrigation system so as to turn off such system when a predetermined amount of rain has fallen.

This law applies only to jurisdictions that fall inside the Metropolitan North Georgia Water Planning District. The Metropolitan North Georgia Water Planning District consists of a 16-county area surrounding and including Fulton County; the counties are as follows:

Bartow	Fulton
Cherokee	Forsyth
Clayton	Gwinnett
Cobb	Hall
Coweta	Henry
DeKalb	Paulding
Douglas	Rockdale
Fayette	Walton

Any person who installs a landscape irrigation system equipped with an electronic controller in violation of this Code section shall be liable for a civil penalty not exceeding \$100.00 per violation. The magistrate and municipal courts have jurisdiction in such cases. You may see this Georgia Code section by visiting the Georgia House of Representatives website at: www.legis.state.ga.us, under the link titled "Georgia Code".

The Metropolitan North Georgia Water Planning District falls under the purview of the Georgia Department of Natural Resources (DNR). For inquires in regard to O.C.G.A. 12-5-6 or the Metropolitan North Georgia Water Planning District please contact Ernest Earn, Implementation Coordinator with the Georgia Department of Natural Resources at (404) 675-1619.

BUILDING OFFICIALS' SURVEY

In September 2005, the Department of Community Affairs Construction Codes Office mailed a Building Officials Survey to all jurisdictions in Georgia. It is imperative that this office have current information on all jurisdictions. If your jurisdiction has made any changes (example: change in building official, address, phone or inspection status, etc.) in the last 5 years please notify this office by phone @ 404-679-3118 or fax @ 404-679-0572, as soon as possible so we can update our records. Your cooperation is appreciated.

Thank You, DCA Staff



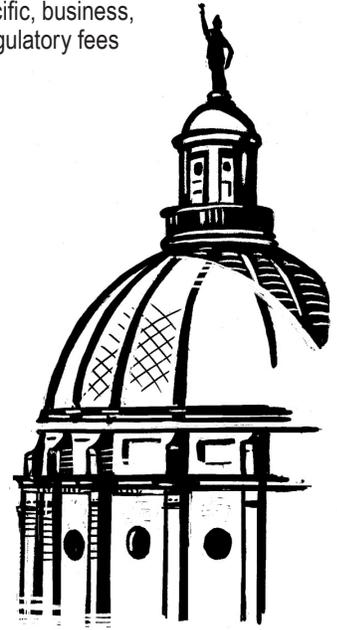
HOUSE BILL 304 PERMIT FEE STRUCTURE

This legislation amends among other things Title 48, Chapter 13, Article 1 related to general provisions concerning specific, business, and occupation taxes. Also, changed provisions relating to the imposition and determination of the amount of certain regulatory fees and provided for the timing of payment of certain regulatory fees.

Permit fee structure must be established using one of the methods described in the law.

1. A flat fee for each business or practitioner.
2. A flat fee for each type of permit or inspection.
3. An hourly rate determined by the hourly wage or salary, including employee benefits, of the person or persons assigned to investigate or inspect multiplied by the number of hours estimated
4. An hourly rate as determined by paragraph (3) of this subsection with the addition of other expenses reasonably related to such regulatory activity, such as administrative and travel expenses, multiplied by the number of hours estimated for the investigation or inspection to be performed;
5. Building permits based on square feet of new construction or the square feet of construction to be served by the system to be installed, used in conjunction with building evaluation data established by ICC and in conjunction with and limited by the hourly rate in (3) or (4).
6. Renovation and other construction projects the same as number 5.

It also allows for certain types of repair/service work to begin before the payment of permit fees. For a complete copy of the new law see www.legis.state.ga.us for its full requirements. This law becomes effective on July 1, 2006



HOUSE BILL 1385 PRIVATE PROFESSIONAL PROVIDERS

HB 1385 provides for the employment of private professional providers (architects/engineers) to perform building plan reviews and inspections when the local jurisdiction cannot timely perform such services.

ALLOWS OR REQUIRES:

An alternative method/option for plan review for time sensitive projects if a governmental entity cannot provide timely review, within 30-business days (6 weeks). If the governmental entity is unable to do so in this time frame, they are only obligated to give a project initiation permit after the 30-business days. They are then given another 20-business days (4 weeks) for a total of 10 weeks to complete the review before issuing a complete permit.

The plan submittal process shall include all procedures and approvals required by the local jurisdiction before plan review can take place. The time frame for plan review (30-business days) does NOT start until this condition is met.

If a private provider is used for plan review, the governmental entity has 30-business days to review that provider's report. They then have the authority to issue or deny a permit based upon the design meeting the requirements of that jurisdiction.

The governmental entity retains the right to deny issuance of a permit, certificates of occupancy, or issue a stop work order if the project is not designed or constructed to code.

The governmental entity still collects their building permit fees. The use of the private provider is at the applicant's expense.

The governmental entity has the ability to pre-qualify the private providers requiring additional certifications above and beyond their professional license, and may disqualify for negligence or noncompliance with the act.

The professional provider must have \$1 million liability insurance coverage (errors & omissions) and the governmental entity shall be immune from liability for actions caused by the private provider.

DOES NOT ALLOW OR APPLY TO:

The private provider cannot be affiliated with or financially interested in the permit applicant.

A private provider only becomes an option if the governmental entity cannot or will not provide timely plan review within 30-business days.

The time frame for plan review does not begin until the permit applicant has submitted a complete application in accordance with the governmental entities plan submittal process. The governmental entity determines the process.

Certain type projects are not eligible under the private provider review - high rise buildings (7 stories or greater); airports; hospitals; jails; or any buildings having a potential impact on state or national security.

This legislation is optional and does not require a permit applicant to use a private provider.

HB 1385 does not impact a governmental entity's ability to outsource by contract professional plan review or inspection services directly on behalf of the governmental entity.

DCA is required to develop an appeals process to resolve disputes with the private providers for those jurisdictions that do not have a construction codes appeals board. DCA is required to develop and adopt affidavit forms to be used by private providers certifying under oath that certain things are true and correct to the best of their knowledge and belief. For a complete copy of the new law see www.legis.state.ga.us for its full requirements. This law becomes effective on January 1, 2007.

I.B. ANGLE: INSPECTION AND APPROVAL BY LOCAL GOVERNMENTS

The single family residential sector of the Industrialized Buildings Program has grown considerably faster over the past couple of years than any other segment of the program. Until recently, only eight to nine percent of buildings produced by Industrialized Building manufacturers for use within the state of Georgia were of single family residential construction. Single family residential construction now accounts for approximately twenty nine percent of the production of industrialized building manufacturers to be placed in Georgia.

With this increased popularity of modular buildings with the people of Georgia, industrialized buildings are being sold and placed through out the state, including some areas that are seeing these buildings for the first time. In some cases, local officials are unfamiliar with the quality control requirements imposed on manufacturers by the state of Georgia. Many of these local officials are more comfortable accepting these buildings into their jurisdictions if they can go into the manufacturing plant and inspect the buildings themselves. Appendix A, Section 8-2-112 of The Rules of the Commissioner of Community Affairs for Industrialized Buildings provide for such circumstances.

The industrialized building manufacturer can accommodate such a request from local officials by one of the following two methods: A.—The manufacturer could permit local code officials to enter their plant and make inspections on buildings during their manufacture. These inspections would be unofficial; no records would be kept and the buildings would still be required to have inspections performed by the third party agency. The buildings would also be required to have insignias attached before leaving the manufacturing plant. B.—Local officials with the approval of the manufacturer could replace the third party engineering firm for required inspections. Local code officials would then be responsible for making all required inspections. Written reports would be required for each inspection. Copies of these

inspection reports would remain with the manufacturer as a permanent record, and copies would be forwarded to the Commissioner of the Department of Community Affairs, but the buildings would not be required to have insignias.

Most code officials' apprehensions concerning the quality of materials and workmanship that go into industrialized buildings are quickly dispelled once they are allowed to go into the manufacturing plant and make inspections. Most often, these same officials will allow the next modular building to be placed in their jurisdiction after undergoing the manufacturing process with the state's required quality control procedure.



INTERNET ACCESS TO THE INDUSTRIALIZED BUILDINGS PROGRAM

The Planning and Environmental Management Division, Codes and Industrialized Buildings Section provides access to the Industrialized Buildings Program via the Internet System.

Access can be obtained by the Department of Community Affairs website: www.dca.state.ga.us.

Once you have connected to the DCA website, the page will display several headings. Under the Fostering Sustainable Development heading, you should click your mouse on the Construction Codes title. This will forward you to the following page with the title Programs which will display Construction Codes and Industrialized Buildings. Click on the Industrialized Buildings title. This page will display the titles, Program Description and Downloads and Related Links.

This link has any pertinent information referring to the Industrialized Buildings Program.

If you have any questions or need additional information please contact Alonzo J. Allen at 404-679-3102 or John Watts at 404-679-5246 or by email at DCA-IB@dca.state.ga.us.

NEW ADDRESS FOR ELECTRONICALLY FILED PLANS

Due to the large volume of electronically submitted industrialized buildings plans filed with this department for review and filing for record, the department has established a new email address for submitting electronically filed plans. Please submit all electronically filed plans via the new email address below.

The new email address is: DCA-IB@dca.state.ga.us.

This email address can also be obtained through www.dca.state.ga.us. After connecting to the Industrialized Buildings website, you can click on the new email heading to obtain the memorandum that was forwarded to all industrialized buildings manufacturers and third party agencies approved by the Georgia Department of Community Affairs industrialized Buildings Program.

If you have any questions or need additional information please contact Alonzo J. Allen at 404-679-3102 or John Watts at 404-679-5246 or by email at DCA-IB@dca.state.ga.us.



GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

CODES AND INDUSTRIALIZED BUILDINGS

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Website Address: www.dca.state.ga.us

GEORGIA AMENDMENTS MAY BE DOWNLOADED DIRECTLY FROM THE WEBSITE!

The main telephone and fax numbers for the Codes and Industrialized Buildings Section are:

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Email: aallen@dca.state.ga.us

PROFILE



Barry Abernathy

Barry Abernathy has been a member of the State Codes Advisory Committee since 1995 representing the profession of Conditioned Air Contracting in Georgia. During his time with SCAC, Mr. Abernathy has served on numerous Task Forces related to the Mechanical Code and to HVAC practices. Most recently he has chaired the Flexible Duct Task Force in 2005 and the 2006 IMC Task Force. Mr. Abernathy, a native of Atlanta, also works with the Cobb County Government by serving on the HVAC Advisory Board and the Board of Adjustments and Appeals.

A 1975 graduate of Georgia Tech, Mr. Abernathy has been employed in the family business in Marietta, E. Smith Heating & Air Conditioning, since 1981. Over the years, he has been involved in all facets of the HVAC industry from service to sales and management. Prior to his employment at E. Smith, Mr. Abernathy worked as a sales engineer for an Atlanta manufacturer's representative, the Tom Barrow Company. He qualified for his un-restricted HVAC license in Georgia in 1987 and currently holds licenses in both Alabama and South Carolina.

Mr. Abernathy has been a board member of the state-wide Conditioned Air Association of Georgia (CAAG) since 1993 and served as President of the 900 member association in 2004. He is also active in the Cobb County chapter and is currently serving as its President. In 2000, Mr. Abernathy was selected by his peers in the industry as the "Contractor of the Year" in Georgia in recognition of outstanding service to the HVAC Industry.

Barry is a long time resident of Cobb County, He and his wife Debbie have two children, Emily who attends Pope High School and Claire who is a sophomore at Furman University. He also serves as an Elder in his church, Chestnut Ridge Christian in Marietta. In his leisure time, he enjoys golf, reading and travel.

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