

MEMORANDUM

TO: Members of the State Codes Advisory Committee
Georgia Building Officials
Industrialized Buildings Manufacturers and Third-Party Agencies
Interested Parties

FROM: Ted Miltiades, Director *TM*
Office of Construction Codes and Industrialized Buildings

DATE: August 16, 2024

SUBJECT: Notice of Intent to adopt new Mandatory State Code and Georgia Amendments,
Effective January 1, 2025

The State Codes Advisory Committee (SCAC) met on July 25, 2024. The SCAC recommended that the Department of Community Affairs (DCA) Board adopts the 2023 National Electrical Code (NEC) with no amendments and the 2025 amendments to the 2018 International Building Code (IBC).

The Notice of Intention to Adopt, Synopsis, and proposed Georgia Amendments are available for review on the Georgia Department of Community Affairs website:

<https://www.dca.ga.gov/node/9123>

The proposed new Mandatory State Code and proposed Georgia Amendments will be presented to the Department of Community Affairs Board at 1:00 P.M. on Wednesday, November 6, 2024, at The Boathouse at Lake Lanier Olympic Park, 3105 Clarks Bridge Road, Gainesville, GA 30506. If approved, they will become effective January 1, 2025. If you have questions regarding the referenced documents, please contact the Construction Codes Program at 404-679-3118 or codes@dca.ga.gov.

TM/jr
cc: Rusty Haygood, DCA
cc: Jon West, DCA

NOTICE OF INTENTION TO ADOPT

- **2023 National Electrical Code with no amendments**
- **2025 Amendments to the 2018 International Building Code**

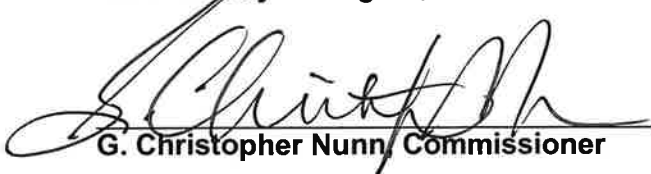
NOTICE IS HEREBY GIVEN at a meeting beginning at 1:00 P.M. on Wednesday, November 6, 2024, at The Boathouse at Lake Lanier Olympic Park, 3105 Clarks Bridge Road, Gainesville, GA 30506, the Board of Community Affairs intends to adopt the above-referenced code edition and amendments. If adopted by the Board, it is proposed the code edition and amendments identified above become effective on January 1, 2025.

The new Mandatory State Code and amendments to the Georgia State Minimum Standard Codes for construction are proposed for adoption under the authority granted to the Board of Community Affairs by the Official Code of Georgia Annotated (O.C.G.A.) Section 8-2-23. The proposed Georgia Amendments are available for review on the Georgia Department of Community Affairs website: <https://www.dca.ga.gov/node/9123> or by contacting the Construction Codes Program at 404-679-3118. The proposed 2023 National Electrical Code and 2025 amendments to the 2018 International Building Code are available for inspection at the Department of Community Affairs, 60 Executive Park South, N.E., Atlanta, Georgia 30329-2231.



In accordance with the Administrative Procedure Act, a public hearing has been scheduled for 10:00 A.M., Thursday, September 19, 2024, at the Department of Community Affairs, Room 302, 60 Executive Park South, NE, Atlanta, Georgia 30329-2231.

Any party wishing to express views or opinions regarding the proposed Georgia Amendments may do so by submitting them in writing by close of business on Friday, September 13, 2024, to Ted Miltiades, Director, Office of Construction Codes, Georgia Department of Community Affairs, 60 Executive Park South, N.E., Atlanta, Georgia, 30329-2231, or by presenting them at the public hearing.

This 16th day of August, 2024.


G. Christopher Nunn, Commissioner

Sworn to and subscribed
before me this
16th day of August, 2024

**GEORGIA AMENDMENTS TO THE 2018 INTERNATIONAL BUILDING CODE,
AND THE ADOPTED 2023 NATIONAL ELECTRICAL CODE WITHOUT
GEORGIA AMENDMENTS**

SYNOPSIS OF PROPOSED RULES

If adopted by the Board of Community Affairs, the proposed rule would adopt the following Georgia Amendments to the **INTERNATIONAL BUILDING CODE, 2018 Edition**:

INTERNATIONAL BUILDING CODE, 2018 EDITION:

- Revise IBC Appendix P “Tall Mass Timber Buildings” Section 602.4 ‘Type IV’ last paragraph to read as follows:

FURTHERMORE, if adopted by the Board of Community Affairs, the proposed rule would adopt the **NATIONAL ELECTRICAL CODE, 2023 Edition**, without any Georgia Amendments, to replace the current **NATIONAL ELECTRICAL CODE, 2020 Edition**, with Georgia Amendments.



Georgia State Amendments to the International Building Code (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, 2025

**GEORGIA STATE MINIMUM STANDARD BUILDING CODE
(INTERNATIONAL BUILDING CODE WITH GEORGIA STATE AMENDMENTS)**

The **INTERNATIONAL BUILDING CODE, 2018 Edition**, published by the International Code Council, when used in conjunction with these and any other Georgia State Amendments to the **INTERNATIONAL BUILDING CODE, 2018 Edition**, shall constitute the official *Georgia State Minimum Standard Building Code*.

GEORGIA STATE AMENDMENTS

CODE REFERENCE:

- (a) Replace all references to the *ICC Electrical Code* with references to the *Georgia State Minimum Standard Electrical Code (National Electrical Code with 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 efficiency and coefficient of performance ratings of equipment.
- (c) Replace all references to the *International Existing Building Code (IEBC)* with references to Chapter 34 'Existing Buildings' of these Georgia State Amendments.

Note: By Georgia law, the *International Existing Building Code* is a permissive or optional State Minimum Standard Code. Consequently, the provisions contained in the *International Existing Building Code* are not mandatory or applicable unless specifically referenced in the adopting ordinance of local governments.

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.

SCOPE:

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

Exception #1: Detached one- and two-family *dwelling*s and multiple single-family *dwelling*s (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.

CODES REFERENCE GUIDE		
Area	Primary	Supplement
Occupancy Classification	LSC	IBC
Building Construction Types including allowable height, allowable building areas, and the requirements for sprinkler protection related to minimum building construction types.	IBC	LSC
Means of Egress	LSC	NONE
Standpipes	IBC	IFC
Interior Finish	LSC	NONE
HVAC Systems	IMC	NONE
Vertical Openings	LSC	NONE
Sprinkler Systems minimum construction standard	LSC	NONE
Fire Alarm Systems	LSC	NONE
Smoke Alarms and Smoke Detection Systems	State Statute and LSC	NONE
Portable Fire Extinguishers	IFC	NONE
Cooking Equipment	LSC and NFPA 96	NONE
Fuel Fired Appliances	IFGC	NFPA 54
Liquid Petroleum Gas	NFPA 58	NFPA 54
Compressed Natural Gas	NFPA 52	NONE

**Revise the International Building Code, 2018 Edition, to read as follows:*

**APPENDIX P
TALL MASS TIMBER BUILDINGS**

*Revise IBC Appendix P “Tall Mass Timber Buildings” Section 602.4 ‘Type IV’ last paragraph to read as follows:

602.4 TYPE IV

...

In buildings of Type IV-A, IV-B and IV-C, construction with an occupied floor located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access, up to and including 12 stories or 180 feet (54 864 mm) above grade plane, mass timber interior exit and elevator hoistway enclosures shall be protected in accordance with Section 602.4.1.2. In buildings greater than 12 stories or 180 feet (54 864 mm) above grade plane, interior exit and elevator hoistway enclosures shall be constructed of non-combustible materials.
(Effective January 1, 2025)

End of Amendments.