

DCA Construction Codes Program



10/12/2022

Rusty Haygood and Ted Miltiades

The Role of the Construction Codes Program



- ❑ To Adopt, Update, and Maintain the Mandatory and Permissive State Building Codes of Georgia
- ❑ To Assist the Cities and Counties of Georgia with their Code Programs
- ❑ To Provide Local Governments and the Citizens of Georgia with Technical Code Assistance

Uniform Codes Act

- ❑ DCA Maintains and Updates State Minimum Standard Codes for Construction
- ❑ 12 State Minimum Standard Codes- (9) Mandatory and (3) Permissive
- ❑ State Codes and Amendments Process
- ❑ Local Enforcement of Codes

State Codes Advisory Committee (SCAC)

- ❑ Created by the Uniform Codes Act to advise the DCA Board on code matters
- ❑ Composed of 21 members - experts in various areas
- ❑ Reviews new codes and proposed Georgia State code amendments
- ❑ Recommends adoption of all codes and amendments to DCA Board

SCAC Board Requirement

- (1) The Safety Fire Commissioner designee
- (2) The commissioner of public health designee;
- (3) The commissioner of community affairs designee;
- (4) One representative of the home-building industry;
- (5) One representative of the industrialized building industry;
- (6) One representative of the general contracting industry;
- (7) One representative of the profession of mechanical engineering;
- (8) One licensed architect;
- (9) One licensed electrical engineer;
- (10) One representative of the manufactured homes industry;
- (11) One licensed electrical contractor;
- (12) One building material dealer;
- (13) One licensed plumbing contractor;
- (14) One licensed conditioned-air contractor;
- (15) One licensed structural engineer;
- (16) Four municipal or county code enforcement officials;
- (17) Two local fire officials.

Current Codes as adopted by DCA

❑ **Mandatory Codes:**

- ❑ International Building Code (IBC), 2018 Edition
- ❑ International Fuel Gas Code (IFGC), 2018 Edition
- ❑ International Mechanical Code (IMC), 2018 Edition
- ❑ International Plumbing Code (IPC), 2018 Edition
- ❑ International Fire Code (IFC), 2018 Edition
- ❑ International Energy Conservation Code (IECC), 2015 Edition
- ❑ International Residential Code for One- and Two-Family Dwellings (IRC), 2018 Edition
- ❑ International Swimming Pool and Spa Code (ISPSC), 2018 Edition
- ❑ National Electrical Code (NEC), 2020 Edition

Note: All of the above Codes have Georgia State Amendments

Current Codes as adopted by DCA

❑ **Permissive Codes:**

- ❑ International Property Maintenance Code (IPMC), 2018 Edition
- ❑ International Existing Building Code (IEBC), 2018 Edition
- ❑ National Green Building Standard, 2008 Edition

Note: All of the above Codes have Georgia State Amendments

Task Forces and Code Updates

- ❑ Georgia is on a 6-year code cycle
- ❑ SCAC will appoint a Task Force to review each new code edition.
- ❑ The Task Force will be composed of Subject matter experts.
- ❑ A Public Hearing will be held per the Georgia Administrative Procedure Act (APA)
- ❑ The SCAC approved code and any amendments go before the DCA Board for approval
- ❑ Codes are then filed with the Legislative Counsel, Licensing Board and Sec of State to become effective on Jan 1st of the appointed year.

Georgia State Code Amendments

- ❑ Amendments reviewed each year.
- ❑ Must be submitted by Dec 15 to be considered in the next year's code cycle
- ❑ Required to be submitted with a stated purpose and financial impact.
- ❑ SCAC reviews those amendments.
- ❑ A Public Hearing will be held.
- ❑ Filed with the Legislative council, Licensing Board and the Sec of State to become effective on Jan 1st of the following year.

Local Governments

- ❑ Have power over enforcement of the State Building Codes
- ❑ Must enforce the State Codes as adopted by DCA
- ❑ Have the power to create Local amendments.
- ❑ Any Local amendment must be submitted to DCA for review prior to adoption
- ❑ Have the power to require permits and to establish fees for inspections.

Construction Codes Program Webpage

- ❑ List of the current Georgia State Minimum Standard Codes – Main Page
- ❑ Current Georgia Amendments – Main Page
- ❑ Archived Georgia Amendments – Publications
- ❑ Codes Update Newsletter – Publications
- ❑ State and local Code Amendment Forms – Forms
- ❑ Other Helpful Information

- ❑ DCA Codes Program Website: <https://www.dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes>

Other Organizations

- International Codes Council (ICC)
- Building Officials Association of Georgia (BOAG)
- Georgia Association of Code Enforcers (GACE)
- American Institute of Architects- Georgia Chapter (AIA)
- Home Builders Association of Georgia (HBAG)
- Conditioned Air Association of Georgia (CAAG)
- National Fire Protection Association (NFPA)

Contact information

- Ted Miltiades, Director - 404-679-3106,
ted.miltiades@dca.ga.gov
- Jimmy Reynolds, Codes & IB Consultant - 404-679-3104,
jim.Reynolds@dca.ga.gov
- Donna Brown, Codes & IB Consultant - 404-679-3118,
donna.brown@dca.ga.gov
- Christian Poulos, Codes & IB Consultant - 404-679-3121,
Christian.poulos@dca.ga.gov