

Housing Codes for Georgia

On June 12, 2007

State of Georgia Laws

TITLE 8. BUILDINGS AND HOUSING

CHAPTER 2. STANDARDS AND REQUIREMENTS FOR CONSTRUCTION, ALTERATION, ETC., OF BUILDINGS AND OTHER STRUCTURES

ARTICLE 1. BUILDINGS GENERALLY

PART 2. STATE BUILDING, PLUMBING, AND ELECTRICAL CODES

O.C.G.A. § 8-2-20 (2006)

(9)

- (A) (i) On and after October 1, 1991, "state minimum standard codes" means the following codes:
- (I) Standard Building Code (SBCCI);
 - (II) National Electrical Code as published by the National Fire Protection Association;
 - (III) Standard Gas Code (SBCCI);
 - (IV) Standard Mechanical Code (SBCCI);
 - (V) Georgia State Plumbing Code or the Standard Plumbing Code (SBCCI);
 - (VI) Council of American Building Officials One- and Two-Family Dwelling Code, with the exception of Part V -- Plumbing (Chapters 20-25) of said code;
 - (VII) Georgia State Energy Code for Buildings as adopted by the State Building Administrative Board pursuant to an Act approved April 10, 1978 (Ga. L. 1978, p. 2212), as such code exists on September 30, 1991;
 - (VIII) Standard Fire Prevention Code (SBCCI);
 - (IX) **Standard Housing Code** (SBCCI);
 - (X) Standard Amusement Device Code (SBCCI);
 - (XI) Excavation and Grading Code (SBCCI);
 - (XII) Standard Existing Buildings Code (SBCCI);
 - (XIII) Standard Swimming Pool Code (SBCCI); and
 - (XIV) Standard Unsafe Building Abatement Code (SBCCI).
- (ii) The codes provided in division (i) of this subparagraph shall mean such codes as they exist on October 1, 1991, provided that the department, with the approval of the board, may adopt a subsequently published edition of any such code as provided in subsection (b) of Code Section 8-2-23; and provided, further, that any such code may hereafter be amended or revised as provided in subsection (a) of Code Section 8-2-23.
- (B) (i) On or after July 1, 2004, "state minimum standard codes" means the following codes:
- (I) International Building Code (ICC);
 - (II) National Electrical Code (NFPA);
 - (III) International Fuel Gas Code (ICC);
 - (IV) International Mechanical Code (ICC);
 - (V) International Plumbing Code (ICC);
 - (VI) International Residential Code for One- and Two-Family Dwellings (ICC);
 - (VII) International Energy Conservation Code (ICC);
 - (VIII) International Fire Code (ICC);
 - (IX) International Existing Building Code (ICC);
 - (X) **International Property Maintenance Code (ICC)**; and
 - (XI) Any other codes deemed appropriate by the board for the safety and welfare of Georgia's citizens.

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- (ii) The codes provided in division (i) of this subparagraph shall mean such codes as they exist on July 1, 2004, provided that the department, with the approval of the board, may adopt a subsequently published edition of any such code as provided in subsection (b) of Code Section 8-2-23; and provided, further, that any such code may hereafter be amended or revised as provided in subsection (a) of Code Section 8-2-23.
- (C) References to any standard code in this part shall mean one of the standard codes listed in division (i) of subparagraph (A) or division (i) of subparagraph (B) of this paragraph.
- (D) The term "state minimum standard codes" shall specifically not include the Georgia State Fire Code as adopted by the Safety Fire Commissioner pursuant to Code Section 25-2-13 nor shall any state minimum standard code be less restrictive than the Georgia State Fire Code.

Fostering Sustainable Development >> Construction Codes

Georgia's Construction Codes

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Program Description ()

Construction Codes have become an important issue for Georgia's local governments, building professionals and citizens alike. The following is a general overview of Georgia's Construction Code Program, including enforcement, local amendments, current codes, and whom to call if you have questions regarding construction codes and related issues in Georgia.

In General

The Uniform Codes Act is codified at chapter 2 of title 8 of The Official Code of Georgia Annotated. O.C.G.A. Section 8-2-20(9)(B) identifies the ten "state minimum standard codes". Each of these separate codes typically consist of a base code (e.g. The International Building Code as published by the International Code Council) and a set of Georgia amendments to the base code. Georgia law further dictates that eight of these codes are "mandatory" (are applicable to all construction whether or not they are locally enforced) and two are "permissive" (only applicable if a local government chooses to adopt and enforce one or more of these codes). These codes are as follows:

Mandatory Codes:

- Georgia State Minimum Standard Building Code (International Building Code with Georgia State Amendments)
- Georgia State Minimum Standard One and Two Family Dwelling Code (International Residential Code for One- and Two-Family Dwellings with Georgia State Amendments)
- Georgia State Minimum Standard Fire Code (International Fire Code with Georgia State Amendments)
- Georgia State Minimum Standard Plumbing Code (International Plumbing Code with Georgia State Amendments)
- Georgia State Minimum Standard Mechanical Code (International Mechanical Code with Georgia State Amendments)
- Georgia State Minimum Standard Gas Code (International Fuel Gas Code with Georgia State Amendments)
- Georgia State Minimum Standard Electrical Code (National Electrical Code with Georgia State Amendments)
- Georgia State Minimum Standard Energy Code (International Energy Conservation Code with Georgia State Supplements and Amendments)

Permissive Codes:

- International Property Maintenance Code
- International Existing Building Code

As noted above, the building, one and two family dwelling, fire, plumbing, mechanical, gas, electrical and energy codes are mandatory codes, meaning that under Georgia law, any structure built in Georgia must comply with these codes, whether or not the local government chooses to locally enforce these codes.

In addition, since Georgia law gives the enumerated codes statewide applicability, local governments should not adopt the mandatory codes themselves. Local governments must, however, adopt administrative procedures in order to enforce them (O.C.G.A. Section 8-2-25(a)). However, the local government can choose which of the mandatory codes it wishes to locally enforce.

The remaining codes are referred to as permissive codes. Unlike the mandatory codes, in order for a local government to enforce one or more of these permissive codes, that code or codes must be adopted, either by ordinance or resolution, by the local jurisdiction. A copy of the ordinance or resolution adopted must be forwarded to DCA (O.C.G.A. Section 8-2-25 (b)).

Administration and Enforcement of the State Minimum Standard Codes

In order to properly administer and enforce the state minimum standard codes, local governments must adopt reasonable administrative provisions. The power to adopt these administrative procedures is set forth in O.C.G.A. Section 8-2-26(a)(1). These provisions should include procedural requirements for the enforcement of the codes, provisions for hearings, provisions for appeals from decisions of local inspectors, and any other procedures necessary for the proper local administration and enforcement of the state minimum standard codes. These powers include:

- Inspecting buildings and other structures to ensure compliance with the code;
- Employing inspectors and other personnel necessary for the proper enforcement of codes;
- Requiring permits and to establishment charges for said permits; and
- Contracting with other local governments for code enforcement.

DCA periodically reviews, amends and/or updates the state minimum standard codes. If a local government chooses to locally enforce any of these codes, it must enforce the latest editions and the amendments adopted by DCA.

DCA has developed a sample resolution/ordinance that may be used as a guide for local governments in the development of their administrative procedures. Please contact DCA for a copy of this sample resolution/ordinance and for any technical assistance needed in the development of a local code enforcement program.

Appendices

It should be noted that The Uniform Codes Act states that the appendices of the codes are not enforceable unless referenced in the body of the code, adopted by DCA, or specifically adopted by a municipality or county. If any appendices have been adopted by DCA, they will be noted in the Georgia amendments to the base code.

Local Amendments

The Uniform Codes Act provides that local governments may, under certain conditions, adopt local amendments to the state minimum standard codes. **Please note that DCA does not approve or disapprove any local amendment. The department provides a recommendation only. However, in order to enforce any local amendment, the local government must submit the proposed amendment to DCA for review** (O.C.G.A. Section 8-2-25(c)).

There are several requirements local governments must meet in order to enact a local code amendment. These requirements are as follows:

- The requirements in the proposed local amendment cannot be less stringent than the requirements in the state minimum standard code;
- The local requirements must be based on local climatic, geologic, topographic, or public safety factors;
- The legislative findings of the local governing body must identify the need for the more stringent requirements; and
- The local government must submit the proposed amendment to DCA 60 days prior to the proposed adoption of such an amendment.

After submittal of the proposed local amendment, DCA has 60 days in which to forward its recommendations to the local government. DCA may respond in three ways: recommend adoption of the amendment, recommend the amendment not be adopted, or have no comment on the proposal. If DCA recommends against the adoption of the proposed amendment, the local governing body must vote specifically to reject DCA's recommendation before the local amendment can be adopted and enforced. If DCA fails to respond within the 60-day timeframe, the local government may adopt the proposed local amendment.

After adoption by the local governing authority, copies of local amendments must be filed with DCA.

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The Current State Minimum Standard Codes

The following are the current state minimum standard codes for construction as adopted by the Board of Community Affairs.

PLEASE NOTE: There are Georgia Amendments to most of the following codes. Please contact the Construction Codes and Industrialized Buildings Section for more information concerning these amendments.

Current Codes as Adopted by DCA - Mandatory Codes: ()

- International Building Code, 2006 Edition, with Georgia Amendments (2007) (downloads/codespdf/IBC_2007.pdf)
- International Residential Code, 2006 Edition, with Georgia Amendments (2007) (downloads/codespdf/IRC_2007.pdf)

- International Fire Code, 2006 Edition, with Georgia Amendments (2007) (<downloads/codespdf/IFC 2007.pdf>)
- International Plumbing Code, 2006 Edition, with Georgia Amendments (2007) (<downloads/codespdf/IPC 2007.pdf>)
- International Mechanical Code, 2006 Edition, with Georgia Amendments (2007) (<downloads/codespdf/IMC 2007.pdf>)
- International Fuel Gas Code, 2006 Edition, with Georgia Amendments (2007) (<downloads/codespdf/IFGC 2007.pdf>)
- National Electrical Code, 2005 Edition, with Georgia Amendments (2006) (<downloads/3.pdf>)
- International Energy Conservation Code, 2000 Edition, with Georgia Supplements and Amendments (2003) (<downloads/codespdf/energy2003.pdf>), Supplements and Amendments (2005) (<downloads/CodesPDF/IECCamendments.pdf>), Supplements and Amendments (2006) (<downloads/6.pdf>), and Supplements and Amendments (2007) (<downloads/codespdf/IECC 2007.pdf>)

Current Codes as Adopted by DCA - Permissive Codes:

- International Property Maintenance Code, 2003 Edition
- International Existing Building Code, 2003 Edition

Errata to the Code Amendments

- 2007 Errata for Georgia Amendments to the 2006 International Mechanical Code (<downloads/codespdf/IMC 2007 FINAL ERRATA.pdf>) (PDF)
- 2003 Errata for Georgia Supplements and Amendments to the 2000 International Energy Conservation Code (<downloads/CodesPDF/IECC2003Errata.pdf>)
- 2005 Errata for Georgia Supplements and Amendments to the 2000 International Energy Conservation Code (downloads/IECC_2005_ERRATA.PDF)

Energy Code Compliance Software Programs

REScheck, formerly MECcheck, for residential construction and COMcheck for commercial construction in Georgia are available to download from the Department of Energy (DOE) energy codes webpage at: http://www.energycodes.gov/software_downloads.stm (http://www.energycodes.gov/software_downloads.stm)

Related Information

- Questions regarding licenses, tests and investigation of contractors workmanship, call the Construction Industry Licensing Board/Office of Secretary of State (office is located in Macon) at 478-207-1416. Residential Licensing: 478-207-1470
- Consumer complaints should be directed to the Governor's Office of Consumer Affairs 404-651-8600.
- Questions regarding Manufactured (Mobile) Homes, call the Office of the Georgia Safety Fire Commissioner, Manufactured Housing Division at 404-656-9498. Fire Safety Questions: 404-656-0697
- Questions regarding Industrialized (Factory Built) Buildings or Modular Buildings, call the Industrialized Buildings Program of the Department of Community Affairs at 404-679-5246.
- Technical information regarding the Georgia State Minimum Standard (Construction) Codes, call the Construction Codes Section of the Department of Community Affairs at

404-679-3118.

Code books may be purchased from one of the following sources:

Mail orders

Georgia Plumber's Trade Association
Post Office Box 555
Manchester, GA 31816
Telephone: 770-573-4815
Fax: 678-833-5871
Cell: 770-595-9887

International Code Council
900 Montclair Road
Birmingham, AL 35213-1206
Telephone: 205-591-1853
Fax: 205-591-0775

Mail orders or walk-in customers

Engineer's Bookstore
748 Marietta Street
Atlanta, GA 30318
Telephone: 404-221-1669 or
800-635-5919
Fax 404-221-1119

Southern Polytechnic Bookstore
1100 S. Marietta Parkway
Marietta, GA 30060
Telephone: 678-915-7355 or
678-915-3288
Fax: 678-915-3179

Downloads & Related Links ()

Georgia Building Officials Directory ([buildingofficials.asp](#))
Code Enforcement and Administration: Guidelines for Local Governments (Reference: House Bills 150 and 151, 1999-2000 Legislative Session) ([hbmemo.asp](#))
Code Amendment Instructions & Form ([downloads/codeamend.doc](#)) (MS Word Doc)

Contact Information ()

For more information, please contact:
DCA's Construction Codes and Industrialized Buildings Section ([/DCAEmail/contactdca.aspx?totype=17](#))
(404)679-3118.

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