

RAC Update

June 2016

Bobby Cleveland, Chairman

Jim Brown, Vice-Chair

Construction Codes

No New Codes for 2016 - Statement from DCA

The Georgia Department of Community Affairs (DCA) states that there will be no new code editions or amendments to the Georgia Minimum Standard Construction Codes in 2016. DCA has also decided that Georgia plans to adopt the 2018 ICC codes (Residential IRC, Building IBC, etc.) in lieu of the 2015 editions. However, DCA has decided to begin review of the 2015 IECC (Energy) Code later this year.

New Span Tables for Southern Pine went into effect in January 2016. HBAG successfully lobbied for a 1 year delay in implementation to allow all truss manufacturers and other suppliers to have inventory updated and available. This is the only code change for 2016. Let HBAG know if you are having problems.

State Codes Advisory Committee (SCAC) – Tim Williams, HBAG Past President, was reappointed to the SCAC by DCA Commissioner, Camilla Knowles, representing the residential construction industry for another 2-year. HBAG has benefited greatly from Tim's knowledge and leadership on the SCAC.

- **State Amendments Subcommittee** – reviewed proposed amendments to current codes submitted to DCA by the December 15 deadline. No amendments affecting residential construction were adopted
- The proposal to make the **Radon** guidelines mandatory. They are currently in an Appendix, which is permissive and must be adopted locally to become enforceable. HBAG cautions members to be aware and monitor this issue.

Swimming Pool Code (ISPSC- 2012) – construction standards for residential and commercial pools will become mandatory effective January 1, 2017. This was a result of a directive from the legislature following a study committee on pool safety, construction and pool contractors. The Swimming Pool and Spa Association will be conducting training classes through a grant from the Consumer Protection Agency.

The health department rules and inspections are governed by the Dept. of Public Health and are separate from this code. HBAG supported the passage of HB219 that would have exempted pools of the smaller townhouse, apartment complexes and subdivisions from some required inspections. However, this legislation was vetoed by the Governor.

Solar Energy Task Force – The 2015 International Solar Energy (ISEP) is a compilation of all the references to solar contained within the various codes, IRC, IBC, Mechanical. It is not a "code" but a good tool and guide. It is not a fire code. But it was brought to DCA by our State Fire Marshal, Dwayne Garriss. Dwayne is the 1st Vice-President of the ICC (International Code Council).

Georgia is becoming a leader in producing and using solar. Want to address issues now before there is conflict. Certainly Dwayne is concerned about safety and how to train fire officials, primarily with the large solar panels being used in commercial installations.

Dwayne had ICC run a comparison of the 2015 ISEP against the 2012 I-codes. There are no changes involving construction. HBAG appreciates State Fire Marshal Garriss coming to speak to Senior Officers about his concerns and explaining that there were no changes being proposed that would impact the cost of housing. Dwayne's initial proposal was to adopt the 2015 ISEP as a reference guide and appendix to the 2012 IRC and IBC. HBAG, BOAG and other groups felt it would be best used simply as a Guidance Document. Dwayne and the Task Force agreed. The 2015 ISEP (Solar Energy Provisions) will be posted on the DCA website. Code officials, builders, installers will be advised that this document is available and will be of great assistance in the uniform installation and use of solar energy.

Tiny Houses – there is great interest and much media. DCA is forming a subcommittee of the SCAC and Industrial Buildings Advisory Committee to address this growing trend from a codes perspective. DCA hopes to be able to make recommendations to local governments on how to support and allow this type of housing. A tentative date of August 3, 2016 has set for the subcommittee to meet at DCA. If you are interested, please contact Bettie at bsleeth@hbag.org. She will make sure you are put on the interested parties list

Environmental Issues

New “Green Book” Issued –Transition Period -The Manual for Erosion and Sediment Control in Georgia has been revised and revisions will become effective January 1, 2016. Revisions include the addition of new Best Management Practices (BMPs), as well as a process to include new BMP's in the Manual for Erosion and Sediment Control. This process for joining the Equivalent BMP List is found in Appendix A-2 of the Manual.

The Georgia Soil and Water Commission (GSWCC) allowed a transition period to allow individuals time to understand and begin implementing the new requirements. GSWCC recognized the Fifth and Sixth Edition of the Manual along with the 2016 edition. This transition period is ending June 30, 2016.

All plans which were completed and sealed prior to July 1, 2016 may utilize the products and practices as specified in the Manual (Fifth and Sixth Editions). These may include previously approved plans with revisions, plans which had not been previously approved but were in the review process, or new plan submittals created prior to July 1, 2016. Any plans received on or after July 1st 2016, are to utilize the new Manual (2016 Edition).

Contact Bettie Sleeth with questions and issues concerning codes, environmental, licensing or other regulatory concerns at bsleeth@hbag.org