



Home Builders Association of Georgia

RAC UPDATE

October 2016

Jim Brown, Chairman

Doug McMonigle, Vice-Chair

Construction Codes

Code Editions Will Remain the Same for 2017

The Georgia Department of Community Affairs (DCA) states that there will be no new code editions for 2017. See attached for current construction codes in effect in Georgia.

Review Process for New Editions of Energy and Electric Codes Begins

DCA has decided to begin review of the 2015 IECC (Energy) Code and the 2017 National Electric Code (NEC) in December with a proposed effective date of January 1, 2018. HBAG has submitted Neal Davis, Greater Atlanta HBA and HBAG past president, as our representative to the Energy Code Task. HBAG's representative to the National Electric Code Task Code is Rob Zapata, highly recommended from the BA of Metro Augusta.

Swimming Pool Code Becomes Mandatory Instead of Permissive

The 2012 International Swimming Pool and Spa Code (ISPSC) with GA Amendments that provides 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 around the state in early 2017 through a grant from the Consumer Protection Agency. Currently this code has to be adopted by a local jurisdiction to be enforced. Beginning in January, the provisions are enforceable statewide.

Proposed Amendments to the Current Construction Codes

Proposals for amendments to any of Georgia's current construction codes must be submitted to the Department of Community Affairs by December 15, 2016. If you have any suggestions or recommendations, contact Bettie at bsleeth@hbag.org for assistance with the submittal form and support from HBAG.

Tim Williams - ICC Voting Member

Only representatives of government agencies involved in the formulation, development or enforcement of codes are eligible to be actual voting delegates to the International Code Council that develops and publishes the I-codes, such as IRC – International Residential Code. Each jurisdiction or agency is allotted a certain of voting delegates based on size. DCA is a state agency and is allotted 12 representatives. In addition to his DCA staff, Ted Miltiades, Director of Construction, also selected Tim Williams as a DCA voting representative because of his knowledge, experience and tenure of the State Codes Advisory Code Committee (SCAC).

The SCAC has oversight of the code adoption process in Georgia. The make-up (representation) of the SCAC is established in GA law - OCGA 8-2-20 et seq. Tim represents the residential construction industry. There are several building code or fire officials on the SCAC that are ICC voting members, but it is difficult to include a private sector member. HBAG thanks Tim and Ted for all their efforts on behalf of housing.

Solar Energy Task Force Recommends Guidance Document

The 2015 International Solar Energy (ISEP) is a compilation of all the references to solar contained within the various codes, IRC, IBC, and Mechanical. It is not a “code but a good tool and guide. It is not a fire code, although it was brought to DCA by Georgia 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. A task force was formed want to address issues now before there is conflict and to address concerns with safety and training, 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. After considerable discussion, the Solar Energy Task Force decided that ISEP would be best used simply as a Guidance Document. 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 it will be of great assistance in the uniform installation and use of solar energy.

Environmental Issues

New “Green Book” Issued – Transition Period Ended

The Manual for Erosion and Sediment Control in Georgia has been revised and revisions 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. There was a transition period from previous manual allowed for 6 months. However, all plans received on or after July 1st 2016, must now utilize the new Manual “Green Book” (2016 Edition).

Septic – Onsite Waste Issues

HBAG continues to work the Department of Community Health to reconvene the Technical Review Committee (TRC) to make some needed updates to the Manual (the rules for onsite waste). George McClure has served on the TRC since its inception representing HBAG and specifically residential construction in North Georgia. There is another place on the TRC for a builder from South Georgia. HBAG is recommending Chad McDonald, Albany. The state health department is undergoing a major overhaul and has a personnel shortage. If you need assistance, contact Bettie. She will find someone to help resolve the issue. George will get involved if needed. George has issued this reminder – Don’t Assume. Do your due diligence. Check with local governing body and health department for any changes or updates before you start the project.

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