



Home Builders Association of Georgia

RAC UPDATE

September 30, 2018

Doug McMonigle, Chairman

Jim Chapman, Vice-Chair

New Editions of Energy Code and IRC review completed

- Ted Miltiades, Director of Construction Codes, DCA (Dept. of Community Affairs) spoke at HBAG RAC meeting in Charleston on September 26, 2018
- Georgia will be adopting the 2015 International Energy Conservation Code (IECC). Ted praised the work of HBAG to reduce costs while still maintaining an effective energy efficient program that will continue to attract business to Georgia.
- Georgia will also be adopting the 2018 International Residential Code (IRC)
- Ted recognized Tim Williams, State Codes Advisory Committee, Neal Davis, Energy Code and IRC Representative, Stanley Richardson, IRC member and Bettie Sleeth, Regulatory Affairs Consultant. Tim Williams also served on IRC Task Force
- Stanley Richardson will be representing HBAG on the 2018 IPSSC (International Swimming Pool and Spa Code) that should begin soon.
- A big hand goes to all the RAC members who provided advice and data for the Energy code and other task forces.
- After the DCA Board finalizes the 2015 Energy Code and 2018 IRC in November, statewide training will be given throughout 2019. HBAG is working with DCA to get the training out to our local HBA's.
- **Effective date of all new codes is January 1, 2020.**

New NPDES Permit(s) for Construction Stormwater Effective August 1, 2018

- The only change is to require for the electronic filings of Notices of Intent, Termination and other reporting requirements. All existing coverage under the 2013 Permit expired on July 31, 2018. Coverage under the 2018 Permit needed to be obtained through the mandatory electronic submittal for a Renewal Notice of Intent (NOI) if you had not reached final stabilization.
 - <https://epd.georgia.gov/npdes-construction-storm-water-general-permits>
- The grace period will end October 30, 2018. Current sites that fail to comply with the new electronic requirements will lose coverage and have to apply for new coverage under the 2018 NPDES Permit. This will require the submittal of a new Erosion and Sedimentation Control Plan and the repayment of Land Disturbance Fee

Silica – New Rules Being Enforced by OSHA

- Workers who are exposed to respirable crystalline Silica dust are at increased risk of developing serious silica-related diseases. OSHA standard requires employers to take steps to protect workers from exposure.
- Excellent guidelines are on NAHB website, such as a Table for common tasks:
- <https://www.nahb.org/en/research/safety/silica-in-construction-toolkit.aspx>



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TERMITES - Crawl Spaces – Foam Insulation

- The Pest Control Industry and DCA State Code Advisory Committee (SAC) with HBAG involvement developed a compromise for encapsulated crawl spaces in residential construction and to comply with the Energy Code.
- Gary Black, Commissioner of Agriculture, who is over the Structural Pest Control Commission has issued some press releases and urged builders, installers and consumers to be more vigilant. Termite letters will not be issued unless builders and consumers comply with the code. The 3-inch strip must be left for termite inspection

2009 IECC – Energy Code amendments

*Revise Section 402.2.9, 'Crawl space walls', to read as follows: 402.2.9 Crawl space walls. As an alternative to insulating floors over crawl spaces, crawl space walls shall be permitted to be insulated when the crawl space is not vented to the outside. Crawl space wall insulation shall be permanently fastened to the wall and extend downward from the floor to within 9 inches (229 mm) of the finished interior grade adjacent to the foundation wall. **A 3-inch (76 mm) inspection/view strip immediately below the floor joists shall be provided to permit inspections for termites.** Exposed earth in unvented crawl space foundations shall be covered with a continuous Class 1 vapor retarder in accordance with the International Building Code. All joints of the vapor retarder shall overlap by 6 inches (152 mm) and be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches (228 mm) up the stem wall and shall be attached and sealed to the stem wall. (Effective January 1, 2011)

- HBAG urges all builders and their subcontractors to immediately comply. DCA and BOAG (Building Officials of Georgia) are sending out directives to code enforcement officials. Failure to comply could result in costly repairs.

If you have questions or need more information about these or other regulatory issues, contact bsleeth@hbag.org or 678-468-9900.