Brian P. Kemp
Governor

Christopher Nunn
Commissioner

GEORGIA DEPARTMENT of COMMUNITY AFFAIRS

MEMORANDUM

FROM: Ted Miltiades, Director; Office of Construction Codes and Industrialized Buildings

DATE: September 1, 2025

SUBJECT: New Mandatory State Codes and Georgia Amendments, Effective January 1, 2026

The Department of Community Affairs has adopted new mandatory State Minimum Standard Codes with Georgia Amendments which will become effective on January 1, 2026.

The new codes and amendments are as follows:

2024 International Residential Code (IRC) with Georgia Amendments
2024 International Building Code (IBC) with Georgia Amendments
2024 International Mechanical Code (IMC) with Georgia Amendments
2024 International Fuel Gas Code (IFGC) with Georgia Amendments
2024 International Plumbing Code (IPC) with Georgia Amendments
2024 International Swimming Pool and Spa Code (ISPSC) with Georgia Amendments
2026 Georgia Amendments to the 2023 National Electrical Code (NEC)

The new Georgia State Codes and Amendments will become effective on January 1, 2026. Copies of the current Georgia State Amendments are available on DCA's webpage at:

https://dca.georgia.gov/scac

For questions or additional information, please contact the Construction Codes Program at (404) 679-3118 or via email at codes@dca.ga.gov.

GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

Georgia State Amendments

to the

International Building Code

(2024 Edition)

Georgia Department of Community Affairs

Community Development Division

60 Executive Park South, N.E.

Atlanta, Georgia 30329-2231

(404) 679-3118

dca.georgia.gov

Revised January 1, 2026

GEORGIA STATE MINIMUM STANDARD BUILDING CODE
(INTERNATIONAL BUILDING CODE WITH GEORGIA STATE AMENDMENTS)

The INTERNATIONAL BUILDING CODE, 2024 Edition, published by the International Code Council, when used in conjunction with these and any other Georgia State Amendments to the INTERNATIONAL BUILDING CODE, 2024 Edition, shall constitute the official *Georgia State Minimum Standard Building Code*.

GEORGIA STATE AMENDMENTS

CODE REFERENCE:

(a) Replace all references to the ICC *Electrical Code* with references to the *Georgia State Minimum Standard Electrical Code* (*National Electrical Code with Georgia State Amendments*).
(b) Replace all references to the *International Energy Conservation Code (IECC)* with references to the *Georgia State Minimum Standard Energy Code (IECC with Georgia State Supplements and Amendments)*. The *Georgia State Minimum Standard Energy Code* shall be used for efficiency and coefficient of performance ratings of equipment.
(c) By Georgia law, the *International Existing Building Code* is a permissive or optional State Minimum Standard Code. Consequently, the provisions contained in the *International Existing Building Code* are not mandatory or applicable unless specifically referenced in the adopting ordinance of local governments or referenced by this code.

APPENDICES:

Appendices are not enforceable unless they are specifically referenced in the body of the code or adopted by the Department of Community Affairs or the authority having jurisdiction.

SCOPE:

The provisions of the *Georgia State Minimum Standard Building Code* shall apply to the construction, *alteration*, relocation, enlargement, replacement, *repair*, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

> **Exception #1:** Detached one- and two-family *dwellings* and multiple single-family *dwellings* (townhouses separated by a 2-hour fire-resistance-rated wall assembly) not more than three *stories* above *grade plane* in height with a separate *means of egress* and their accessory structures shall comply with the *Georgia State Minimum Standard One- and Two-Family Dwelling Code (International Residential Code for One- and Two-Family Dwellings with Georgia State Amendments).*

Exception #2: The following table titled 'Codes Reference Guide' establishes specific primary and supplementary code applications and is to be applied by the authority having jurisdiction.

CODES REFERENCE GUIDE

Area	Primary	Supplement
Occupancy Classification	LSC	IBC
Building Construction Types including allowable height, allowable building areas, and the requirements for sprinkler protection related to minimum building construction types.	IBC	LSC
Means of Egress	LSC	NONE
Standpipes	IBC	IFC
Interior Finish	LSC	NONE
HVAC Systems	IMC	NONE
Vertical Openings	LSC	NONE
Sprinkler Systems minimum construction standard	LSC	NONE
Fire Alarm Systems	LSC	NONE
Smoke Alarms and Smoke Detection Systems	State Statute and LSC	NONE
Portable Fire Extinguishers	IFC	NONE
Cooking Equipment	LSC and NFPA 96	NONE
Fuel Fired Appliances	IFGC	NFPA 54
Liquid Petroleum Gas	NFPA 58	NFPA 54
Compressed Natural Gas	NFPA 52	NONE

Revise the International Building Code, 2024 Edition, to read as follows:

CHAPTER 1
SCOPE AND ADMINISTRATION

*Delete Chapter 1 'Scope and Administration' entirely without substitution. Chapter 1 to remain in the Code as a reference and guide for local governments to use in the development of their own *Administrative Procedures*.
(Effective January 1, 2026)

CHAPTER 2
DEFINITIONS

*Revise Definition for 'FLOOD HAZARD AREA' to read as follows:

The greater of the following two areas:

1. For Risk Categories II, III, and IV structures, the Flood Hazard Area shall be the 500-year floodplain designated as the Special Flood Hazard Area and the Shaded X-Zone. For Risk Category I structures, the Flood Hazard Area shall be the 100-year floodplain designated as the Special Flood Hazard Area.
2. The area designated as a flood hazard area on a community's flood hazard map, or otherwise legally designated.

(Effective January 1, 2026)

CHAPTER 3
OCCUPANCY CLASSIFICATION AND USE

SECTION 308
INSTITUTIONAL GROUP I

*Add new Section 308.3.3 'Assisted living communities' to read as follows:

308.3.3 Assisted living communities. Assisted living communities, licensed by the State, housing twenty-five persons or more person, meeting the Georgia State Fire Marshal's Office Life Safety Code requirements shall be deemed as equivalent compliance to the International Building Code Chapters 3, 4, 8, 9 and 10.
(Effective January 1, 2026)

CHAPTER 4
SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

SECTION 415
GROUPS H-1, H-2, H-3, H-4 AND H-5

*Revise Section [F] 415.9.2 'Liquefied petroleum gas facilities' to read as follows:

[F] 415.9.2 Liquefied petroleum gas facilities. The construction and installation of liquefied petroleum gas *facilities* shall be in accordance with the requirements of this code, the *International Mechanical Code* and NFPA 58 and NFPA 54 both as adopted and amended by the Rules and Regulations of the Safety Fire Commissioner Chapter 120-3-16, "*Rules and Regulations for Liquefied Petroleum Gases".*
(Effective January 1, 2026)

CHAPTER 5
GENERAL BUILDING HEIGHTS AND AREAS

SECTION 504
BUILDING HEIGHT AND NUMBER OF STORIES

*Revise Table 504.4 'Allowable Number of Stories Above Grade Plane [a, b]' for the Occupancy Classification "I-1 Condition 2" as shown and add a new footnote "i" to read as follows:

TABLE 504.4
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE [a, b]

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION												
	SEE FOOT NOTES	TYPE 1		TYPE II		TYPE III		TYPE IV				TYPE V	
		A	B	A	B	A	B	A	B	C	HT	A	B
I-1 Condition 2	NS [d, e]	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
	S [i]	UL	10	3	2	2	1	7	4	1	2	2	1

i. For all I-1 Condition 2, the building shall be protected throughout with an approved automatic sprinkler system, installed in accordance with NFPA 13 as adopted by the Rules and Regulations of the Safety Fire Commissioner. No increase in story height shall be permitted.

(Remainder of table unchanged)
(Effective January 1, 2026)

CHAPTER 7
FIRE AND SMOKE PROTECTION FEATURES

SECTION 706
FIRE WALLS

*Revise Section 706.2 'Structural stability' to read as follows:

706.2 Structural stability. *Fire walls* shall be designed and constructed to allow collapse of construction on either side without collapse of the wall under fire conditions and loading per Section 1607.16.2. *Fire walls* designed and constructed in accordance with NFPA 221 shall be deemed to comply with this section.

Exception: In Seismic Design Categories D through F, where double *fire walls* are used in accordance with NFPA 221, floor and roof sheathing not exceeding 3/4 inch (19.05 mm) thickness shall be permitted to be continuous through the wall assemblies of light frame construction.

(Effective January 1, 2026)

*Delete Exception to Section 706.3 'Materials' without substitution.
(Effective January 1, 2026)

SECTION 713
SHAFT ENCLOSURES

*Add new Section 713.14.1 'Designated floor lobbies for elevator return' to read as follows:

713.14.1 Designated floor lobbies for elevator return. New elevators, escalators, dumbwaiters and moving walks shall be installed in accordance with the requirements of ASME A17.1, Safety Code for Elevators and Escalators. The designated elevator lobby of the designated floor and the designated alternate floor specified by ASME A17.1 Section 2.27.3 shall be separated from the remainder of the building by 1-hour fire-rated construction. In buildings equipped with automatic sprinkler protection, smoke partitions in accordance with the 'Rules and Regulations of the Safety Fire Commissioner Chapter 120-3-3 Rules and Regulations for the State Minimum Fire Safety Standards' may be used in lieu of 1-hour fire-rated construction. Except health care occupancies, openings in the elevator lobby shall be limited to those required for access to the elevators from exit access corridors only. Elevator lobbies may be used as part of the means of egress from the building.

Exceptions:

1. Designated floor elevator lobbies are not required within an atrium.
2. Designated floor elevator lobbies are not required where elevators are installed on open exterior walls.
3. Designated floor elevator lobbies are not required where elevators are installed in open air parking structures.
4. Designated floor elevator lobbies are not required in buildings three stories or less with vertical openings protected in accordance with the applicable occupancy chapter.
5. Existing installations acceptable to the authority having jurisdiction.
6. For existing buildings or existing structures reference Section 3401.3 (GA Amendments).

(Effective January 1, 2026)

CHAPTER 9
FIRE PROTECTION AND LIFE SAFTEY SYSTEMS

SECTION 901
GENERAL

*Revise Section 901.2 'Fire protection systems' to add new statement to read as follows:

901.2 Fire protection systems.
Section 901.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section 901.3 'Modifications' to add new statement to read as follows:

901.3 Modifications.
Section 901.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section 901.4 'Threads' to add new statement to read as follows:

901.4 Threads.
Section 901.4 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section 901.5 'Acceptance tests' to add new statement to read as follows:

901.5 Acceptance tests.
Section 901.5 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section 901.6 'Supervisory service' to add new statement to read as follows:

901.6 Supervisory service.
Section 901.6 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section 901.6.1 'Automatic sprinkler systems' to add new statement to read as follows:

901.6.1 Automatic sprinkler systems.
Section 901.6.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section 901.6.2 ‘Fire alarm systems’ to add new statement to read as follows:

901.6.2 Fire alarm systems.
Section 901.6.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section 901.6.3 ‘Group H’ to add new statement to read as follows:

901.6.3 Group H.
Section 901.6.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise section 901.7 ‘Fire areas’ to add new statement to read as follows:

901.7 Fire areas.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

SECTION 902
FIRE PUMP AND RISER ROOM SIZE

*Revise Section 902.1 ‘Pump and riser room size’ to add new statement to read as follows:

[F] 902.1 Pump and riser room size.
Section 902.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 902.1.1 ‘Access’ to add new statement to read as follows:

[F] 902.1.1 Access.
Section 902.1.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 902.1.2 ‘Marking on access doors’ to add new statement to read as follows:

[F] 902.1.2 Marking on access doors.
Section 902.1.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 902.1.3 ‘Environment’ to add new statement to read as follows:

[F] 902.1.3 Environment.
Section 902.1.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 902.1.4 ‘Lighting’ to add new statement to read as follows:

[F] 902.1.4 Lighting.
Section 902.1.4 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

SECTION 903
AUTOMATIC SPRINKLER SYSTEMS

*Revise Section [F] 903.1 ‘General’ to add new statement to read as follows:

[F] 903.1 General.
Section 903.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.1.1 ‘Alternative protection’ to add new statement to read as follows:

[F] 903.1.1 Alternative protection.
Section 903.1.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2 ‘Where required’ to add new statement to read as follows:

[F] 903.2 Where required.
Section 903.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.1 ‘Group A’ to add new statement to read as follows:

[F] 903.2.1 Group A.
Section 903.2.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.1.1 ‘Group A-1’ to add new statement to read as follows:

[F] 903.2.1.1 Group A-1.
Section 903.2.1.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.1.2 ‘Group A-2’ to add new statement to read as follows:

[F] 903.2.1.2 Group A-2.
Section 903.2.1.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.1.3 ‘Group A-3’ to add new statement to read as follows:

[F] 903.2.1.3 Group A-3.
Section 903.2.1.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.1.4 ‘Group A-4’ to add new statement to read as follows:

[F] 903.2.1.4 Group A-4.
Section 903.2.1.4 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.1.5 ‘Group A-5’ to add new statement to read as follows:

[F] 903.2.1.5 Group A-5.
Section 903.2.1.5 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.1.5.1 ‘Spaces under grandstands or bleachers’ to add new statement to read as follows:

[F] 903.2.1.5.1 Spaces under grandstands or bleachers.
Section 903.2.1.5.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.1.6 ‘Assembly occupancies on roofs’ to add new statement to read as follows:

[F] 903.2.1.6 Assembly occupancies on roofs.
Section 903.2.1.6 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.1.7 ‘Multiple fire areas’ to add new statement to read as follows:

[F] 903.2.1.7 Multiple fire areas.
Section 903.2.1.7 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.2 ‘Group B’ to add new statement to read as follows:

[F] 903.2.2 Group B.
Section 903.2.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.2.1 ‘Ambulatory care facilities’ to add new statement to read as follows:

[F] 903.2.2.1 Ambulatory care facilities.
Section 903.2.2.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.2.2 ‘Laboratories involving testing, research and development’ to add new statement to read as follows:

[F] 903.2.2.2 Laboratories involving testing, research and development.
Section 903.2.2.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.3 ‘Group E’ to add new statement to read as follows:

[F] 903.2.3 Group E.
Section 903.2.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.4 ‘Group F-1’ to add new statement to read as follows:

[F] 903.2.4 Group F-1.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner. (Effective January 1, 2026)

*Revise Section [F] 903.2.4.1 ‘Woodworking operations’ to add new statement to read as follows:

[F] 903.2.4.1 Woodworking operations.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner. (Effective January 1, 2026)

*Revise Section [F] 903.2.4.2 ‘Group F-1 distilled spirits’ to add new statement to read as follows:

[F] 903.2.4.2 Group F-1 distilled spirits.
Section 903.2.4.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner. (Effective January 1, 2026)

*Revise Section [F] 903.2.4.3 ‘Group F-1 upholstered furniture or mattresses’ to add new statement to read as follows:

[F] 903.2.4.3 Group F-1 upholstered furniture or mattresses.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner. (Effective January 1, 2026)

*Revise Section [F] 903.2.5 ‘Group H’ to add new statement to read as follows:

[F] 903.2.5 Group H.
Section 903.2.5 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner. (Effective January 1, 2026)

*Revise Section [F] 903.2.5.1 ‘General’ to add new statement to read as follows:

[F] 903.2.5.1 General.
Section 903.2.5.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner. (Effective January 1, 2026)

*Revise Section [F] 903.2.5.2 ‘Group H-5 occupancies’ to add new statement to read as follows:

[F] 903.2.5.2 Group H-5 occupancies.
Section 903.2.5.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner. (Effective January 1, 2026)

*Revise Section [F] 903.2.5.3 ‘Pyroxylin plastics’ to add new statement to read as follows:

[F] 903.2.5.3 Pyroxylin plastics.
Section 903.2.5.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.6 ‘Group I’ to add new statement to read as follows:

[F] 903.2.6 Group I.
Section 903.2.6 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.7 ‘Group M’ to add new statement to read as follows:

[F] 903.2.7 Group M.
Section 903.2.7 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.7.1 ‘High-piled storage’ to add new statement to read as follows:

[F] 903.2.7.1 High-piled storage.
Section 903.2.7.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.7.2 ‘Group M upholstered furniture or mattresses’ to add new statement to read as follows:

[F] 903.2.7.2 Group M upholstered furniture or mattresses.
Section 903.2.7.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.7.3 ‘Lithium-ion or lithium metal battery storage’ to add new statement to read as follows:

[F] 903.2.7.3 Lithium-ion or lithium metal battery storage.
Section 903.2.7.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.8 ‘Group R’ to add new line and new exception to read as follows:

[F] 903.2.8 Group R. An *automatic sprinkler system* installed in accordance with Section 903.3 shall be provided throughout all *buildings* with a Group R *fire area*.

> **Exception:** Group R-1 and R-2 occupancies which meet the exceptions allowed by the ‘Rules and Regulations of the Safety Fire Commissioner Chapter 120-3-3 Rules and Regulations for the State Minimum Fire Safety Standards’ are exempt from this requirement.

Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner. (Effective January 1, 2026)

*Revise Section [F] 903.2.8.1 ‘Group R-3’ to read as follows:

[F] 903.2.8.1 Group R-3. An *automatic sprinkler system* installed in accordance with Section 903.2.8.1 shall be permitted in Group R-3 occupancies.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner. (Effective January 1, 2026)

*Revise Section [F] 903.2.8.2 ‘Group R-4, Condition 1’ to read as follows:

[F] 903.2.8.2 Group R-4, Condition 1. An *automatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in Group R-4, Condition 1 occupancies.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner. (Effective January 1, 2026)

*Revise Section [F] 903.2.8.3 ‘Care facilities’ to read as follows:

[F] 903.2.8.3 Care facilities. An a*utomatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in care facilities with five or fewer individuals in a single-family dwelling.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner. (Effective January 1, 2026)

*Revise Section [F] 903.2.9 ‘Group S-1’ to add new statement to read as follows:

[F] 903.2.9 Group S-1.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner. (Effective January 1, 2026)

*Revise Section [F] 903.2.9.1 ‘Repair garages’ to add new statement to read as follows:

[F] 903.2.9.1 Repair garages.
Section 903.2.9.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner. (Effective January 1, 2026)

*Revise Section [F] 903.2.9.2 ‘Bulk storage of tires’ to add new statement to read as follows:

[F] 903.2.9.2 Bulk storage of tires.
Section 903.2.9.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.9.3 ‘Group S-1 distilled spirits or wine’ to add new statement to read as follows:

[F] 903.2.9.3 Group S-1 distilled spirits or wine.
Section 903.2.9.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.9.4 ‘Group S-1 upholstered furniture or mattresses’ to add new statement to read as follows:

[F] 903.2.9.4 Group S-1 upholstered furniture and mattresses.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.10 ‘Group S-2 parking garages’ to add new statement to read as follows:

[F] 903.2.10 Group S-2 parking garages.
Section 903.2.10 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.10.1 ‘Commercial parking garages’ to add new statement to read as follows:

[F] 903.2.10.1 Commercial parking garages.
Section 903.2.10.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.10.2 ‘Mechanical-access enclosed parking garages’ to add new statement to read as follows:

[F] 903.2.10.2 Mechanical-access enclosed parking garages.
Section 903.2.10.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.11 ‘Specific building areas and hazards’ to add new statement to read as follows:

[F] 903.2.11 Specific building areas and hazards.
Section 903.2.11 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.11.1 ‘Stories without openings’ to add new statement to read as follows:

[F] 903.2.11.1 Stories without openings.
Section 903.2.11.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.11.1.1 ‘Opening dimensions and access’ to add new statement to read as follows:

[F] 903.2.11.1.1 Opening dimensions and access.
Section 903.2.11.1.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.11.1.2 ‘Openings on one side only’ to add new statement to read as follows:

[F] 903.2.11.1.2 Openings on one side only.
Section 903.2.11.1.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.11.1.3 ‘Basements’ to add new statement to read as follows:

[F] 903.2.11.1.3 Basements.
Section 903.2.11.1.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.11.2 ‘Rubbish and linen chutes’ to add new statement to read as follows:

[F] 903.2.11.2 Rubbish and linen chutes.
Section 903.2.11.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.11.3 ‘Buildings 55 feet or more in height’ to add new statement to read as follows:

[F] 903.2.11.3 Buildings 55 feet or more in height.
Section 903.2.11.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.11.4 ‘Ducts conveying hazardous exhausts’ to add new statement to read as follows:

[F] 903.2.11.4 Ducts conveying hazardous exhausts.
Section 903.2.11.4 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.11.5 ‘Commercial cooking operations’ to add new statement to read as follows:

[F] 903.2.11.5 Commercial cooking operations.
Section 903.2.11.5 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.11.6 ‘Other required fire protection systems’ to add new statement to read as follows:

[F] 903.2.11.6 Other required fire protection systems.
Section 903.2.11.6 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.2.12 ‘During construction’ to add new statement to read as follows:

[F] 903.2.12 During construction.
Section 903.2.12 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3 ‘Installation requirements’ to add new statement to read as follows:

[F] 903.3 Installation requirements.
Section 903.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.1 ‘Standards’ to add new statement to read as follows:

[F] 903.3.1 Standards.
Section 903.3.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.1.1 ‘NFPA 13 sprinkler systems’ to add new statement to read as follows:

[F] 903.3.1.1 NFPA 13 sprinkler systems.
Section 903.3.1.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.1.1.1 ‘Exempt locations’ to add new statement to read as follows:

[F] 903.3.1.1.1 Exempt locations.
Section 903.3.1.1.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.1.1.2 ‘Bathrooms’ to add new statement to read as follows:

[F] 903.3.1.1.2 Bathrooms.
Section 903.3.1.1.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.1.1.3 ‘Lithium-ion or lithium metal batteries’ to add new statement to read as follows:

[F] 903.3.1.1.3 Lithium-ion or lithium metal batteries.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.1.2 ‘NFPA 13R sprinkler systems’ to add new statement to read as follows:

[F] 903.3.1.2 NFPA 13R sprinkler systems.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.1.2.1 ‘Balconies and decks’ to add new statement to read as follows:

[F] 903.3.1.2.1 Balconies and decks.
Section 903.3.1.2.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.1.2.2 ‘Corridors and balconies in the means of egress’ to add new statement to read as follows:

[F] 903.3.1.2.2 Corridors and balconies in the means of egress.
Section 903.3.1.2.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.1.2.3 ‘Attics’ to add new statement to read as follows:

[F] 903.3.1.2.3 Attics.
Section 903.3.1.2.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.1.3 ‘NFPA 13D sprinkler systems’ to read as follows:

[F] 903.3.1.3 NFPA 13D sprinkler systems. *Automatic sprinkler systems* installed in one- and two-family *dwellings*; and *townhouses* separated by 2-hour firewalls shall be permitted to be installed throughout in accordance with NFPA 13D.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.2 ‘Quick-response and residential sprinklers’ to add new statement to read as follows:

[F] 903.3.2 Quick-response and residential sprinklers.
Section 903.3.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.3 ‘Obstructed locations’ to add new statement to read as follows:

[F] 903.3.3 Obstructed locations.
Section 903.3.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.4 ‘Actuation’ to add new statement to read as follows:

[F] 903.3.4 Actuation.
Section 903.3.4 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.5 ‘Water supplies’ to add new statement to read as follows:

[F] 903.3.5 Water supplies.
Section 903.3.5 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.5.1 ‘Domestic services’ to add new statement to read as follows:

[F] 903.3.5.1 Domestic services.
Section 903.3.5.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.5.2 ‘Residential combination services’ to add new statement to read as follows:

[F] 903.3.5.2 Residential combination services.
Section 903.3.5.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.6 ‘Hose threads’ to add new statement to read as follows:

[F] 903.3.6 Hose threads.
Section 903.3.6 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.7 ‘Fire department connections’ to add new statement to read as follows:

[F] 903.3.7 Fire department connections.
Section 903.3.7 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.8 ‘Limited area sprinkler systems’ to add new statement to read as follows:

[F] 903.3.8 Limited area sprinkler systems.
Section 903.3.8 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.8.1 ‘Number of sprinklers’ to add new statement to read as follows:

[F] 903.3.8.1 Number of sprinklers.
Section 903.3.8.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.8.2 ‘Occupancy hazard classification’ to add new statement to read as follows:

[F] 903.3.8.2 Occupancy hazard classification.
Section 903.3.8.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.8.3 ‘Piping arrangement’ to add new statement to read as follows:

[F] 903.3.8.3 Piping arrangement.
Section 903.3.8.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.8.4 ‘Supervision’ to add new statement to read as follows:

[F] 903.3.8.4 Supervision.
Section 903.3.8.4 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.8.5 ‘Calculations’ to add new statement to read as follows:

[F] 903.3.8.5 Calculations.
Section 903.3.8.5 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.3.9 ‘High-rise building floor control valves’ to add new statement to read as follows:

[F] 903.3.9 High-rise building floor control valves.
Section 903.3.9 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.4 ‘Sprinkler system supervision and alarms’ to add new statement to read as follows:

[A] 903.4 Sprinkler system supervision and alarms.
Section 903.4 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.4.1 ‘Electronic supervision’ to add new statement to read as follows:

[F] 903.4.1 Electronic supervision.
Section 903.4.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.4.2 ‘Monitoring’ to add new statement to read as follows:

[F] 903.4.2 Monitoring.
Section 903.4.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.4.3 ‘Alarms’ to add new statement to read as follows:

[F] 903.4.3 Alarms.
Section 903.4.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 903.5 ‘Inspection, testing and maintenance’ to add new statement to read as follows:

[F] 903.5 Inspection, testing and maintenance.
Section 903.5 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

SECTION 904
ATLERNATIVE AUTOMATIC FIRE-EXTIGUISHING SYSTEMS

*Revise Section [F] 904.1 ‘General’ to add new statement to read as follows:

[F] 904.1 General.
Section 904.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.2 ‘Where permitted’ to add new statement to read as follows:

[F] 904.2 Where permitted.
Section 904.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.2.1 ‘Restriction on using automatic sprinkler system exceptions or reductions’ to add new statement to read as follows:

[F] 904.2.1 Restriction on using automatic sprinkler system exceptions or reductions.
Section 904.2.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.2.2 ‘Commercial hood and duct systems’ to add new statement to read as follows:

[F] 904.2.2 Commercial hood and duct systems.
Section 904.2.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.3 ‘Installation’ to add new statement to read as follows:

[F] 904.3 Installation.
Section 904.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.3.1 ‘Electrical wiring’ to add new statement to read as follows:

[F] 904.3.1 Electrical wiring.
Section 904.3.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.3.2 ‘Actuation’ to add new statement to read as follows:

[F] 904.3.2 Actuation.
Section 904.3.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.3.3 ‘System interlocking’ to add new statement to read as follows:

[F] 904.3.3 System interlocking.
Section 904.3.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.3.4 ‘Alarms and warning signs’ to add new statement to read as follows:

[F] 904.3.4 Alarms and warning signs.
Section 904.3.4 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.3.5 ‘Monitoring’ to add new statement to read as follows:

[F] 904.3.5 Monitoring.
Section 904.3.5 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.4 ‘Inspection and testing’ to add new statement to read as follows:

[F] 904.4 Inspection and testing.
Section 904.4 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.4.1 ‘Inspection’ to add new statement to read as follows:

[F] 904.4.1 Inspection.
Section 904.4.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.4.2 ‘Alarm testing’ to add new statement to read as follows:

[F] 904.4.2 Alarm testing.
Section 904.4.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.4.2.1 ‘Audible and visible signals’ to add new statement to read as follows:

[F] 904.4.2.1 Audible and visible signals.
Section 904.4.2.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.4.3 ‘Monitor testing’ to add new statement to read as follows:

[F] 904.4.3 Monitor testing.
Section 904.4.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.5 ‘Wet-chemical systems’ to add new statement to read as follows:

[F] 904.5 Wet-chemical systems.
Section 904.5 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.6 ‘Dry-chemical systems’ to add new statement to read as follows:

[F] 904.6 Dry-chemical systems.
Section 904.6 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.7 ‘Foam systems’ to add new statement to read as follows:

[F] 904.7 Foam systems.
Section 904.7 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.8 ‘Carbon dioxide systems’ to add new statement to read as follows:

[F] 904.8 Carbon dioxide systems.
Section 904.8 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.9 ‘Halon systems’ to add new statement to read as follows:

[F] 904.9 Halon systems.
Section 904.9 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.10 ‘Clean-agent systems’ to add new statement to read as follows:

[F] 904.10 Clean-agent systems.
Section 904.10 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.11 ‘Automatic water mist systems’ to add new statement to read as follows:

[F] 904.11 Automatic water mist systems.
Section 904.11 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.11.1 ‘Design and installation requirements’ to add new statement to read as follows:

[F] 904.11.1 Design and installation requirements.
Section 904.11.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.11.1.1 ‘General’ to add new statement to read as follows:

[F] 904.11.1.1 General.
Section 904.11.1.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.11.1.2 ‘Actuation’ to add new statement to read as follows:

[F] 904.11.1.2 Actuation.
Section 904.11.1.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.11.1.3 ‘Water supply protection’ to add new statement to read as follows:

[F] 904.11.1.3 Water supply protection.
Section 904.11.1.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.11.1.4 ‘Secondary water supply’ to add new statement to read as follows:

[F] 904.11.1.4 Secondary water supply.
Section 904.11.1.4 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.11.2 ‘Water mist system supervision and alarms’ to add new statement to read as follows:

[F] 904.11.2 Water mist system supervision and alarms.
Section 904.11.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.11.2.1 ‘Monitoring’ to add new statement to read as follows:

[F] 904.11.2.1 Monitoring.
Section 904.11.2.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.11.2.2 ‘Alarms’ to add new statement to read as follows:

[F] 904.11.2.2 Alarms.
Section 904.11.2.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.11.2.3 ‘Floor control valves’ to add new statement to read as follows:

[F] 904.11.2.3 Floor control valves.
Section 904.11.2.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.11.3 ‘Testing and maintenance’ to add new statement to read as follows:

[F] 904.11.3 Testing and maintenance.
Section 904.11.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.12 ‘Hybrid fire extinguishing systems’ to add new statement to read as follows:

[F] 904.12 Hybrid fire extinguishing systems.
Section 904.12 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.13 ‘Aerosol fire-extinguishing systems’ to add new statement to read as follows:

[F] 904.13 Aerosol fire-extinguishing systems.
Section 904.13 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.14 ‘Commercial cooking systems’ to add new statement to read as follows:

[F] 904.14 Commercial cooking systems.
Section 904.14 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.14.1 ‘Manual system operation’ to add new statement to read as follows:

[F] 904.14.1 Manual system operation.
Section 904.14.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.14.2 ‘System interconnection’ to add new statement to read as follows

[F] 904.14.2 System interconnection.
Section 904.14.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.14.3 ‘Carbon dioxide systems’ to add new statement to read as follows:

[F] 904.14.3 Carbon dioxide systems.
Section 904.14.3 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.14.3.1 ‘Ventilation systems’ to add new statement to read as follows:

[F] 904.14.3.1 Ventilation system.
Section 904.14.3.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.14.4 ‘Special provisions for automatic sprinkler systems’ to add new statement to read as follows:

[F] 904.14.4 Special provisions for automatic sprinkler systems.
Section 904.14.4 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.14.4.1 ‘Listed sprinklers’ to add new statement to read as follows:

[F] 904.14.4.1 Listed sprinklers.
Section 904.14.4.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.15 ‘Domestic cooking facilities’ to add new statement to read as follows:

[F] 904.15 Domestic cooking facilities.
Section 904.15 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.15.1 ‘Protection from fire’ to add new statement to read as follows:

[F] 904.15.1 Protection from fire.
Section 904.15.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.15.1.1 ‘Automatic fire-extinguishing systems’ to add new statement to read as follows:

[F] 904.15.1.1 Automatic fire-extinguishing system.
Section 904.15.1.1 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

*Revise Section [F] 904.15.1.2 ‘Ignition prevention’ to add new statement to read as follows:

[F] 904.15.1.2 Ignition prevention.
Section 904.15.1.2 shall apply only as referenced by the NFPA standards.
Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

SECTION 909
SMOKE CONTROL SYSTEMS

*Delete Section 909.21.1 ‘Pressurization requirements’ entirely and substitute to read as follows:

909.21.1 Pressurization requirements. The system shall be designed such that the maximum pressure differential shall not restrict or prohibit the free operation of the elevated cab and all hoistway doors serving all levels of the building. The air shall not be introduced into the hoistway in such a manner as to cause erratic operation by impingement of traveling cables, selector tapes, governor ropes, compensating ropes and other components sensitive to excessive movement or deflection.

> **Exception:** In existing buildings, when testing existing elevator pressurization systems, they shall be certified to ensure a minimum positive pressure, subject to the approval of the authority having jurisdiction. This pressure shall be measured at the midpoint of each hoistway door, with all elevator cars at the floor of recall and all hoistway doors on the floor of recall open and all other hoistway doors closed. The opening and closing of hoistway doors at each level must be demonstrated during this test. The supply air intake shall be from an outside, uncontaminated source.

Refer to the applicable codes and standards adopted by the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

CHAPTER 11
ACCESSIBILITY

*Delete Chapter 11 ‘Accessibility’ entirely without substitution.

{Cross-reference in State law: Title 30, Chapter 3 of the Official Code of Georgia Annotated (O.C.G.A) and the Rules and Regulations of the Georgia Safety Fire Commissioner.}
(Effective January 1, 2026)

CHAPTER 14
EXTERIOR WALLS

SECTION 1404
INSTALLATION OF WALL COVERINGS

*Add new Section [BS] 1404.20 ‘Installation of wall coverings’ as follows:

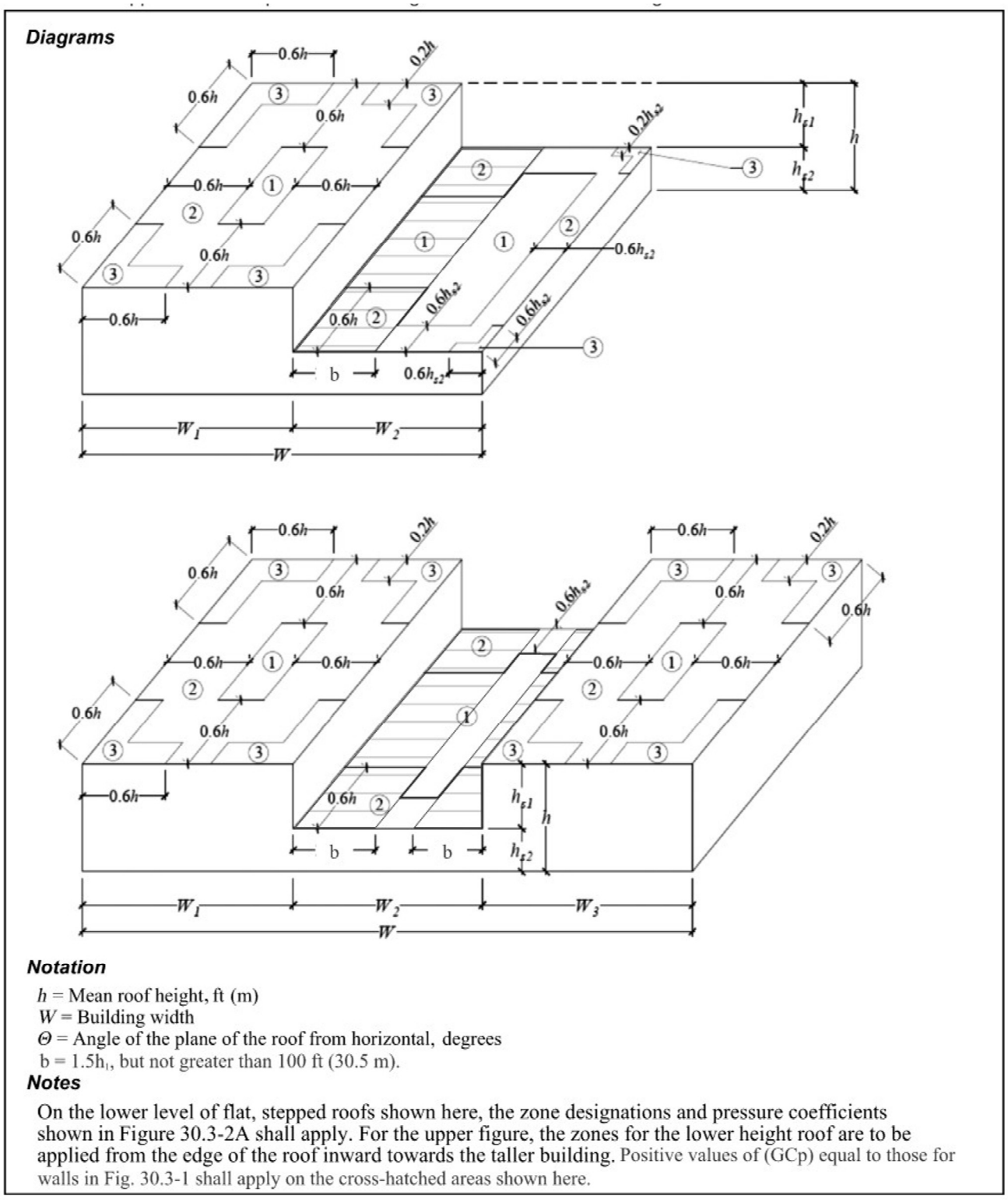
[BS] 1404.20 Installation of wall coverings. Except masonry veneer, wall cladding shall be installed a minimum of 6 inches above the finished earth grade, or a minimum of 2 inches above paved areas to provide a clear, visible inspection gap.
(Effective January 1, 2026)

CHAPTER 16
STRUCTURAL DESIGN

SECTION 1609
WIND LOADS

*Revise Section 1609.1.1 ‘Determination of wind loads’ to read as follows:

1609.1.1 Determination of wind loads. Wind *loads* on every *building* or *structure* shall be determined in accordance with Chapters 26 to 30 of ASCE 7. Figure 1609.1 shall be used in lieu of ASCE 7 Figure 30.3-3. The type of opening protection required, the basic wind speed, V and the exposure category for a *site* is permitted to be determined in accordance with Section 1609 or ASCE 7. Wind shall be assumed to come from any horizontal direction and wind pressures shall be assumed to act normal to the surface considered.



Notation

h = Mean roof height, ft (m)
W = Building width
Θ = Angle of the plane of the roof from horizontal, degrees
b = $1.5h_l$, but not greater than 100 ft (30.5 m).

Notes

On the lower level of flat, stepped roofs shown here, the zone designations and pressure coefficients shown in Figure 30.3-2A shall apply. For the upper figure, the zones for the lower height roof are to be applied from the edge of the roof inward towards the taller building. Positive values of (GCp) equal to those for walls in Fig. 30.3-1 shall apply on the cross-hatched areas shown here.

Figure 1609.1 Components and cladding [$h \leq 60$ ft ($h \leq 18.3$ m)]: external pressure coefficients, (GC_p), for enclosed, partially enclosed, and partially open buildings, $\Theta \leq 7°$—stepped roofs.

(Effective January 1, 2026)

SECTION 1612
FLOOD LOADS

*Revise Section 1612.2 'Design and construction' to read as follows:

1612.2 Design and construction. The design and construction of buildings and structures located in flood hazard areas, including coastal high hazard areas and coastal A zones, shall be in accordance with Chapter 5 of ASCE 7 including Supplement 2, and ASCE 24. Elevators, escalators, conveying systems and their components shall conform to ASCE 24 and ASME A17.1/CSA B44 as applicable.

Exception: Temporary structures complying with Section 3103.6.1.3.

(Effective January 1, 2026)

SECTION 1613
EARTHQUAKE LOADS

*Add new Section 1613.7 'Site-specific ground motion procedures' to read as follows:

1613.7 Site-specific ground motion procedures. A site response analysis in accordance with ASCE 7 Section 21.1 and a ground motion hazard analysis in accordance with ASCE 7 Section 21.2 shall be performed for structures on site class DE or E sites. The design response spectrum shall be determined in accordance with ASCE 7 Section 21.3, the design acceleration parameters shall be determined in accordance with ASCE 7 Section 21.4, and, if required, the MCE_G peak ground acceleration parameter PGA_M shall be determined in accordance with ASCE 7 Section 21.5.

(Effective January 1, 2026)

CHAPTER 17
SPECIAL INSPECTIONS AND TESTS

SECTION 1701
GENERAL

*Add new Section 1701.2 'Construction documents' to read as follows:

1701.2 Construction documents. The *construction documents* for special inspections shall include:

1. The statement of special inspections in accordance with 1704.3.
2. The following statement: "Special inspection reports and a final report in accordance with Section 1704.2.4 shall be submitted to the building official prior to the time that phase of the work is approved for occupancy."

(Effective January 1, 2026)

*Add new Section 1701.3 ‘Guidelines’ to read as follows:

1701.3 Guidelines. The local building official or authority having jurisdiction shall be authorized to use ACEC/SEAOG SI GL 01, Georgia Special Inspections Guidelines, in part or in whole for the purposes of implementing and enforcing the provisions of Chapter 17, ‘Special Inspections and Tests’, and/or establishing a Special Inspections program for their jurisdiction. (Effective January 1, 2026)

SECTION 1704
SPECIAL INSPECTIONS AND TESTS, CONTRACTOR RESPONSIBILITY AND STRUCTURAL OBSERVATION

*Add new Table 1704.2 “Minimum Special Inspector Qualifications” to read as follows:

TABLE 1704.2 MINIMUM SPECIAL INSPECTOR QUALIFICATIONS

Category of Testing and Inspection	Minimum Qualifications (refer to key at end of Table)		
	Shop Testing or Inspection	Field Testing or Inspection	Review Testing, Certification & Lab Reports
1705.1 Special Cases			
Work of unusual or special nature		A, B, O	
1705.2, 1705.11, 1705.13 & 1705.14 Steel Construction			
Verification of welding consumables, filler metals, procedure specifications, procedure qualification records and personnel performance qualification records			C, F
Nondestructive testing of welding	G	G	
Inspection of welding	C, F	C, F	
Verification of fabricator and erector documents as listed in AISC 360, chapter N, paragraph 3.2			A, C
Material verification of weld filler materials			C, F
Inspection of high strength bolting, steel frame joint details, and metal building systems		A, C	
Inspection of embedments		A, C, F	
Inspection of steel elements of composite construction		A, C, F	
Verification of reinforcing steel, cold formed steel deck and truss materials			A, C, F
Inspection of reinforcing steel, cold formed steel deck and trusses		A, C	
1705.3 Concrete Construction			
Reinforcing placement, cast-in-place bolts, post installed anchors concrete and shotcrete placement and curing operations. Inspection of formwork for shape, location and dimensions		A, C, H	
Pre-stressing steel installation		A, C, D, E	

TABLE 1704.2 MINIMUM SPECIAL INSPECTOR QUALIFICATIONS

Category of Testing and Inspection	Minimum Qualifications (refer to key at end of Table)		
	Shop Testing or Inspection	**Field Testing or Inspection**	**Review Testing, Certification & Lab Reports**
Erection of pre-cast concrete members		A, C, H	
Concrete field sampling and field testing		J	
Concrete strength testing		P	
Review certified mill reports			A, C
Verify use of required design mix		A, I, J, H, C	
Pre-stressed (pre-tensioned) concrete force application	A, C, E		
Post-tensioned concrete force application		A, C, D	
Review of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs		A, C, D, H	
Reinforcing steel weldability, reinforcing welding, weld filler material		C, F	
Testing of welding of reinforcing steel		G	
1705.4 Masonry			
Verification of f'_m and f'_{AAC}		A, C, L, M	
Mortar joint construction, grout protection and placement, materials proportion, type/size/location of reinforcement, structural elements, anchorage, and connectors		A, C, K	
Sampling/testing of grout/mortar specimens		A, C, L, M	
Observe preparation of masonry prisms for testing of compressive strength of masonry, f'_m and f'_{AAC}		A, C, K, L, M	
Inspection of welding of reinforcing steel		C, F	
Testing of welding of reinforcing steel		G	
1705.6 & 1804 Soils			
Observe site preparation, fill placement testing of compaction for compliance with the construction documents for the project		A, C, I, N	
Observe test bearing materials below shallow foundations for ability to achieve design bearing capacity		A, C, N, I (Level III)	
Review compaction testing for compliance with the construction documents for the project			A
1705.5, 1705.11, 1705.12 & 1705.13 Wood Construction			
Observe structural panel sheathing, size of framing members, nail or staple diameter and length, number of fastener lines, and spacing of fastener lines and fasteners for compliance with construction documents for the project		A	

TABLE 1704.2 MINIMUM SPECIAL INSPECTOR QUALIFICATIONS			
Category of Testing and Inspection	**Minimum Qualifications (refer to key at end of Table)**		
	Shop Testing or Inspection	**Field Testing or Inspection**	**Review Testing, Certification & Lab Reports**
Observe temporary and permanent truss member restraint/bracing, field gluing of elements. Observe bolting, anchoring or other fastening of: shear walls, diaphragms, drag struts, braces and hold-downs.		A	
1705.7, 1705.8, 1705.9 & 1810 Pile and Pier Foundations			
Observe installation		A, N	
Observe load tests		A	
1705.11 Inspection of Fabricators			
Pre-cast concrete	A, C, E		
Structural steel construction	C, F, G		
Wood construction	A		
Cold-formed metal construction	A		
1705.12, 1705.13, Seismic and Wind Resistance			
Periodic inspection of fabrication, installation and/or anchorage of building systems and components		A	
1705.15 Sprayed Fire-Resistive Materials			
Observe surface conditions, application, average thickness and density of applied material, and cohesive/adhesive bond		A, C	
1705.16 Intumescent fire-resistant coatings			
Observe application compliance with AWCI 12-B		A, C	
1705.17 Exterior Insulation and Finish Systems			
Inspect EIFS systems		A, B, C, O	
1705.18 Fire-Resistant Penetrations and Joints	*See Requirements of IBC Sections 1705.18.1 and 1705.18.2*		
1705.19 Smoke Control	*See Requirements of IBC Section 1705.19.2*		
1705.20 Sealing of Mass Concrete	A, C		

TABLE 1704.2 MINIMUM SPECIAL INSPECTOR QUALIFICATIONS *(continued)*

KEY:

A. Georgia Professional Engineer (GA PE) competent in the specific task area or graduate of accredited engineering/engineering technology program under the direct supervision of a GA PE.
B. Georgia Registered Architect (GA RA) or graduate of accredited architecture/architecture technology program under the direction of a GA RA.
C. International Code Council (ICC) Special Inspector Certification specific to the particular material and testing methodology applicable to each Category of Testing and Inspection listed in the table.
D. Post-tensioning Institute (PTI) Certification, Level 2, bonded or unbonded as applicable.
E. Pre-stressed Concrete Institute (PCI) Certified Inspector.
F. American Welding Society (AWS) Certified Welding Inspector (CWI) or AWS Certified Associate Welding Inspector working under the direct on-site supervision of a CWI.
G. American Society for Nondestructive Testing (ASNT) Level II certification, or a Level III certification if previously certified as a Level II in the particular material and testing methodology applicable to each Category of Testing and Inspection listed in the table.
H. American Concrete Institute (ACI) Concrete Construction Special Inspector.
I. National Institute for Certification in Engineering Technologies (NICET) Level II or higher certification specific to the particular material and testing methodology applicable to each Category of Testing and Inspection listed in the table.
J. ACI Concrete Field-Testing Technician with Grade 1 certification.
K. Georgia Concrete and Products Association (GC&PA) – Masonry Association of Georgia (MAG) Masonry Construction Inspector Certification.
L. American Concrete Institute (ACI) Masonry Field Testing Technician.
M. GC&PA – MAG Masonry Testing Technician certification.
N. NICET Certified Engineering Technologist (CT).
O. Other Qualified Special Inspector as approved by the Building Official.
P. American Concrete Institute (ACI) Strength Testing Technician

Notes:

1. *The Special Inspector shall meet one of the minimum qualifications listed for the applicable Category of Testing and Inspection.*
2. *Materials testing shall be done by an Approved Testing Agency meeting the requirements of IBC Section 1703 and ASTM E 329*.

(Effective January 1, 2026)

*Revise Section 1704.2 'Special inspections and tests' to read as follows:

1704.2 Special inspections and tests. Where application is made to the *building official* for construction, the *owner* or *owner's* authorized agent, other than the contractor, shall employ one or more *approved agencies* to provide *special inspections* and tests during construction on the types of work specified in Section 1705 and identify the *approved agencies* to the *building official*. There *special inspections* and tests are in addition to the inspections by the *building official*.

Exceptions:

1. *Special inspections* and tests are not required for construction of a minor nature that does not require the practice of professional engineering or architecture, as defined by Georgia statutes and regulations governing the professional registration and certification of engineers or architects or as warranted by conditions in the *jurisdiction* as *approved* by the *building official*.
2. Unless otherwise required by the *building official*, *special inspections* and tests are not required for Group U occupancies that are accessory to a residential occupancy including, but not limited to, those listed in Section 312.1.

3. *Special inspections* and tests are not required for portions of *structures* designed and constructed in accordance with the cold-formed steel *light-frame construction* provisions of Section 2206.1.2 or the *conventional light-frame construction* provisions of Section 2308.
4. The contractor is permitted to employ the *approved agencies* where the contractor is also the *owner*.

(Effective January 1, 2026)

*Revise Section 1704.2.1 'Special inspector qualifications' to read as follows:

1704.2.1 Special inspector qualifications. Prior to the start of the construction, the *approved agencies* shall provide written documentation to the *building official* demonstrating the competence and relevant experience or training of the *special inspectors* who will perform the *special inspections* and tests during construction. Experience or training shall be considered to be relevant where the documented experience or training is related in complexity to the same type of *special inspection* or testing activities for projects of similar complexity and material qualities. The special inspector shall be qualified in accordance with Table 1704.2. These qualifications are in addition to qualifications specified in other sections of this code.
The *registered design professional in responsible charge* and engineers of record involved in the design of the project are permitted to act as an *approved agency* and their personnel are permitted to act as *special inspectors* for the work designed by them, provided they qualify as *special inspectors*.
(Effective January 1, 2026)

*Revise Section 1704.2.4 'Report requirement' to read as follows:

1704.2.4 Report requirement. *Approved agencies* shall keep records of *special inspections* and tests. The *approved agency* shall submit reports of *special inspections* and tests to the *building official* and to the *registered design professional in responsible charge* at frequencies required by the approved *construction documents* or the *building official.* All reports shall describe the nature and extent of inspections and tests, the location where the inspections and tests were performed, and indicate that work inspected or tested was or was not completed in conformance to *approved construction documents*. Discrepancies shall be brought to the immediate attention of the contractor for correction. If they are not corrected, the discrepancies shall be brought to the attention of the *building official* and to the *registered design professional in responsible charge* prior to the completion of that phase of the work. A final report documenting required *special inspections* and tests, and correction of any discrepancies noted in the inspections or tests, shall be submitted to the *building official* prior to the time that phase of the work is approved for occupancy.
(Effective January 1, 2026)

SECTION 1705
REQUIRED SPECIAL INSPECTIONS AND TESTS

*Revise Table 1705.3 'Required Special Inspections and Tests of Concrete Construction' to read as follows:

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

	TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD[a]	IBC REFERENCE
1.	Inspect reinforcement, including prestressing tendons, and verify placement.	—	X	ACI 318: Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	—
2.	Reinforcing bar welding:				
	a. Verify weldability of reinforcing bars other than ASTM A706.	—	X	AWS D1.4 ACI 318: 26.13.1.4	
	b. Inspect welding of reinforcement for special moment frames, boundary elements of special structural walls and coupling beams.	X	—	AWS D1.4 ACI 318: 26.13.3	—
	c. Inspect welded reinforcement splices.	X	—	—	
	d. Inspect welding of primary tension reinforcement in corbels.	X	—	—	
	e. Inspect single-pass fillet welds, maximum $^{5}/_{16}$″.	—	X	AWS D1.4 ACI 318: 26.13.3	
	f. Inspect all other welds.	—	X	AWS D1.4 ACI 318: 26.13.3	

3.	Inspect anchors cast in concrete.	—	X	ACI 318: 26.13.3.3	—
4.	Inspect anchors post-installed in hardened concrete members.[b]				—
	a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.	X	—	ACI 318: 26.13.3.2	
	b. Mechanical anchors and adhesive anchors not defined in 4.a.	—	X	ACI 318: 26.13.3	
5.	Verify use of required design mix.	—	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2
6a.	Prior to concrete placement, fabricate specimens for strength tests, perform slump or slump flow, air content tests, density and determine the temperature of the concrete with all results included in the test reports.	X	—	ASTM C31 ASTM C172 ACI 318: 26.5, 26.12	—
6b.	Verify that concrete specimens for strength tests are maintained in the required initial curing and laboratory curing environment and that the maximum and minimum temperatures during the initial curing period are reported.	X	—	ACI 318 26.12 ASTM C31	—

7.	Inspect concrete and shotcrete placement for proper application techniques.	X	—	ACI 318: 26.5	—
8.	Verify maintenance of specified curing temperature and techniques.	—	X	ACI 318: 26.5.3-26.5.5	—
9.	Inspect prestressed concrete for:				—
	a. Application of prestressing forces.	X	—	ACI 318: 26.10	
	b. Grouting of bonded prestressing tendons.	X	—		
10.	Inspect erection of precast concrete members.	—	X	ACI 318: 26.9	—
11.	For precast concrete diaphragm connections or reinforcement at joints classified as moderate or high deformability elements (MDE or HDE) in structures assigned to Seismic Design Category C, D, E or F, inspect such connections and reinforcement in the field for:			ACI 318: 26.13.1.3 ACI 550.5	—
	a. Installation of the embedded parts.	X	—		
	b. Completion of the continuity of reinforcement across joints.	X	—		
	c. Completion of connections in the field.	X	—		

12.	Inspect installation tolerances of precast concrete diaphragm connections for compliance with ACI 550.5.	—	X	ACI 318: 26.13.1.3	—
13.	Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	—	X	ACI 318: 26.11.2	—
14.	Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	X	ACI 318: 26.11.1.2(b)	—

For SI: 1 inch = 25.4 mm.

a. Where applicable, see Section 1705.13.
b. Specific requirements for special inspection shall be included in the research report for the anchor issued by an approved source in accordance with 26.13 in ACI 318, or other qualification procedures. Where specific requirements are not provided, special inspection requirements shall be specified by the registered design professional and shall be approved by the building official prior to the commencement of the work.

(Effective January 1, 2026)

*Add new Section 1705.3.3 ‘Testing agency’ to read as follows:

1705.3.3 Testing agency. The testing agency performing acceptance testing shall comply with ASTM C1077.
(Effective January 1, 2026)

*Delete Section 1705.10 ‘Structural integrity of deep foundation elements’ without substitution.
(Effective January 1, 2026)

SECTION 1708
IN-SITU LOAD TESTS

*Revise Section 1708 “In-situ load tests” to title change and read as follows:

SECTION 1708
IN-SITU LOAD TESTS, STRUCTURAL ANALYSIS OF AS-BUILT CONDITIONS, AND DEEP FOUNDATION STRUCTURAL INTEGRITY TESTS.

1708.1 General. Whenever there is a reasonable doubt as to the stability or load-bearing capacity of a completed *building*, *structure* or portion thereof for the expected *loads*, an engineering assessment shall be required. The engineering assessment shall involve either a structural analysis or an in-situ load test, or both. Whenever there is a reasonable doubt as to the structural integrity of a *deep foundation* element, the engineering assessment shall include structural integrity tests for structural defects conducted in accordance with Section 1708.3. The structural analysis shall be based on actual material properties and other as-built conditions that affect stability or load-bearing capacity, and shall be conducted in accordance with the applicable design standard. The in-situ load tests shall be conducted in accordance with Section 1708.2. If the *building*, *structure* or portion thereof is found to have inadequate stability or load-bearing capacity for the expected *loads*, modifications to ensure structural adequacy or the removal of the inadequate construction shall be required.
(Effective January 1, 2026)

*Add new Section 1708.3 ‘Structural integrity of deep foundation elements’ to read as follows:

1708.3 Structural integrity of deep foundation elements. Structural integrity tests of deep foundation elements shall be conducted in accordance with ASTM D4945, ASTM D5882, ASTM D6760, ASTM D7949, or other *approved methods* and shall be supervised by a *registered design professional*.
(Effective January 1, 2026)

CHAPTER 18
SOILS AND FOUNDATIONS

SECTION 1810
DEEP FOUNDATIONS

*Revise Section 1810.3.2.6 ‘Allowable stresses’ title to read as follows:

1810.3.2.6 Allowable axial stresses. The allowable stresses for materials used in *deep foundation* elements shall not exceed those specified in Table 1810.3.2.6.
(Effective January 1, 2026)

CHAPTER 29
PLUMBING SYSTEMS

SECTION 2902
MINIMUM PLUMBING FACILITIES

*Delete [P] 2902.1.1 ‘Fixture calculations’ Exception 2 without substitution.
(Effective January 1, 2026)

*Delete [P] 2902.2 ‘Separate facilities’ Exception 6 without substitution.
(Effective January 1, 2026)

CHAPTER 30
ELEVATORS AND CONVEYING SYSTEMS

SECTION 3001
GENERAL

*Revise Table 3001.3 ‘Elevators and Conveying Systems and Components’ under STANDARDS for Elevators, escalators, dumbwaiters, moving walks, and material lifts to add the following standards to read as follows:

TABLE 3001.3
ELEVATORS AND CONVEYING SYSTEMS AND COMPONENTS

TYPE	STANDARDS
Elevators, escalators, dumbwaiters, moving walks, material lifts	ANSI/ASSE A10.4, ANSI/ASSE A10.5

(Effective January 1, 2026)

SECTION 3002
HOISTWAY ENCLOSURES

*Revise Section 3002.4 ‘Elevator car to accommodate ambulance stretcher’ to add a new Exception at the end of the section to read as follows:

3002.4 Elevator car to accommodate ambulance stretcher.

Exception: Elevators with 50 feet or less of travel serving only one residence of a one- or two-family dwelling or townhouse shall be in compliance with ASME A17.1 as currently adopted and amended by the Georgia Office of Safety Fire Commissioner.

(Effective January 1, 2026)

SECTION 3005
MACHINE ROOMS

*Delete Section 3005.4 ‘Machine rooms, control rooms, machinery spaces and control spaces’ and substitute to read:

3005.4 Machine rooms, control rooms, machinery spaces and control spaces. Elevator machine rooms and machinery spaces shall be enclosed with *fire barriers* constructed in accordance with Section 707 or *horizontal assemblies* constructed in accordance with Section 711, or both. The *fire- resistance rating* shall be not less than two hours. Openings in the *fire barriers* shall be protected with assemblies having a *fire protection rating* not less than that required for the hoistway enclosure doors.

Exception: Where machine rooms and machinery spaces do not meet the required *fire-resistance rating*, they shall require sprinklers and shunt trip breaker in accordance with NFPA 72.

(Effective January 1, 2026)

*Revise Section 3005.5 ‘Shunt trip’ to read as follows:

3005.5 Shunt trip. Where elevator hoistways, elevator machine rooms, control rooms and control spaces containing elevator control equipment are protected with automatic sprinklers, a means installed in accordance with Section 21.4 of NFPA 72 shall be provided to automatically disconnect the main line power supply to the affected elevator prior to the application of water. If the means is located in the affected elevator machine room, it shall be in a water-resistant enclosure. This means shall not be self-resetting. The activation of automatic sprinklers outside the hoistway, machine room, machinery space, control room or control space shall not disconnect the main line power supply. Machine rooms having a two-hour fire separation from the building and provided with smoke detection interconnected to the building fire alarm system are not required to be sprinklered.

(Effective January 1, 2026)

CHAPTER 34
RESERVED

*Revise Title of Chapter 34 'Reserved' to 'Existing Buildings':
(Effective January 1, 2026)

CHAPTER 34
EXISTING BUILDINGS

*Add new Section 3401 'General':
(Effective January 1, 2026)

SECTION 3401
GENERAL

*Add new Section 3401.1 'Scope' to read as follows:

3401.1 Scope. The provisions of this chapter shall control the *repair, alteration, change of occupancy, addition* and relocation of existing buildings and structures.

Exception: Detached one and two-family dwellings and townhouses not more than three stories above grade plane in height, shall comply with this chapter or the *International Residential Code.*

(Effective January 1, 2026)

*Add new Section 3401.2 'Alternative compliance' to read as follows:

3401.2 Alternative compliance. When *approved* by the *building official,* work performed in accordance with the *International Existing Building Code* shall be deemed to comply with the provisions of this chapter.
(Effective January 1, 2026)

*Add new Section 3401.3 'Existing systems conformance' to read as follows:

3401.3 Existing systems conformance. The extent to which the existing mechanical, electrical, plumbing and life safety systems shall be made to conform to the requirements of the State Minimum Standard Codes for new construction shall be as follows unless otherwise required by this section:

1. When the estimated cost of the new work is less than fifty percent (50%) of the replacement cost of the existing system, the new work shall be brought into conformance with the requirements of the State Minimum Standard Codes for new construction.
2. When the estimated cost of the new work is equal to or greater than fifty percent (50%) of the replacement cost of the existing system, the entire system shall be made to conform to the requirements of the State Minimum Standard Codes for new construction.
3. For essential service facilities Occupancy Category IV type buildings as defined by Table 1604.5, when the estimated cost of the new work is equal to or greater than thirty percent (30%) of the replacement cost of the existing system, the entire system shall be made to conform to the requirements of the State Minimum Standard Codes for new construction.

(Effective January 1, 2026)

SECTION 3402
DEFINITONS

*Add new Section 3402.1 'Definitions' to read as follows:

3402.1 Definitions. Unless otherwise expressly stated, words and terms shall, for the purpose of this chapter, have the meanings shown in Chapter 2 of the *International Existing Building Code*. (Effective January 1, 2026)

SECTION 3403
PROVISIONS

*Add new Section 3403.1 'Applicability' to read as follows:

3403.1 Applicability. The *repair, alteration, change of occupancy, addition* and relocation of existing buildings and structures shall comply with Chapters 3, 4, 5, 13, 14 and 16 of the *International Existing Building Code*. Provisions in Appendices A through E shall not apply unless specifically adopted or referenced.

Exception: Section 301.3.2 shall not apply unless specifically adopted or *approved*.
(Effective January 1, 2026)

*Add new Section 3403.1.1 'Assisted living communities' to read as follows:

3403.1.1 Assisted living communities. Existing buildings or portions of buildings proposed as a change of occupancy to Assisted Living Communities, licensed by the State, housing twenty-five or more persons, shall be allowed to meet the Georgia State Fire Marshal's Office Life Safety Code requirements for primary equivalent compliance to the International Building Code Chapters 3, 4, 8, 9, and 10.
(Effective January 1, 2026)

*Add new Section 3403.2 'Construction safeguards' to read as follows:

3403.2 Construction safeguards. Safety during construction and protection of adjacent public and private properties shall comply with Chapter 33 of this code.
(Effective January 1, 2026)

CHAPTER 35
REFERENCED STANDARDS

*Revise Chapter 35 'Referenced standards' to add the following:

ACEC/GA		
ACEG/SEAOG- SI GL 01-24	Georgia Special Inspections Guidelines http://seaog.org/Special_Inspection_Documents	1704.2.1, GA Amendments
ACI		
318—25	Building Code Requirements for Structural Concrete	
ASCE/SEI		
7—22	Minimum Design Loads and Associated Criteria for Buildings and Other Structures with Supplements 1 and 2	
ASTM		
C1077-17	Standard Practice for Agencies Testing Concrete and Concrete Aggregates for Use in Construction and Criteria for Testing Agency Evaluation.	1705.3.3, GA Amendments
E329-17	Standard Specification for Agencies Engaged in Construction Inspection, Testing or Special Inspection	1704.2.1, GA Amendments
ANSI/ASSE		
A10.4-2016	Safety Requirements for Personnel Hoist and Employee Elevators on Construction and Demolition Sites	Table 3001.3, GA Amendments
A10.5-2020	Safety Requirements for Material Hoists	Table 3001.3, GA Amendments

(Effective January 1, 2026)

APPENDIX Q

*The Department of Community Affairs hereby adopts Appendix Q 'Disaster Resilient Construction' as optional. This document can be downloaded at https://dca.georgia.gov/community-assistance/construction-codes.
(Effective January 1, 2026)

Georgia State
International Building Code

Appendix Q
Disaster Resilient Construction
(2026 Edition)

Georgia Department of Community Affairs
Community Development Division
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231
(404) 679-3118
dca.georgia.gov

January 1, 2026

GEORGIA STATE INTERNATIONAL BUILDING CODE
APPENDIX Q
DISASTER RESILIENT CONSTRUCTION

The INTERNATIONAL BUILDING CODE, 2024 Edition, published by the International Code Council, when used in conjunction with the Georgia State Amendments to the INTERNATIONAL BUILDING CODE, 2024 Edition and Appendix Q Disaster Resilient Construction, shall constitute the official *Georgia State Minimum Standard Building Code.*

FORWARD

Introduction

The Department of Community Affairs (DCA) was awarded a grant through the U.S. Department of Housing and Urban Development (HUD) to develop Disaster Resilient Building Code (DRBC) Appendices for the International Building Code (IBC) and the International Residential Code (IRC). The DRBC Appendices are optional regulations that local jurisdictions may adopt, in whole or in part, through local ordinance. A task force of stakeholders was appointed to look for opportunities to improve any code provisions relating to damage from hurricane, flood, and tornado disasters. In addition to the approved recommendations from the task force, the state has developed and will conduct a comprehensive training program for code enforcement officials on the importance, implementation and enforcement of the Disaster Resilient Construction Appendices.

The meetings for the Disaster Resilient Building Code Appendices Task Force were open to the public, interested individuals and organizations that desired participation. The technical content of currently published documents on flooding, high-wind construction, and storm shelters, were used and referenced. Those publications included documents of the International Code Council (ICC), American Society of Civil Engineers (ASCE), the Federal Emergency Management Agency (FEMA), Mitigation Assessment Team (MAT) Program, Georgia Emergency Management Agency/Homeland Security (GEMA), APA – The Engineered Wood Association, National Institute of Standards and Technology (NIST), National Oceanic and Atmospheric Administration (NOAA), National Science Foundation (NSF), The State of Florida, American Forest & Paper Association's American Wood Council, Southern Forest Products Association, NAHB Research Center, Insurance Institute for Business & Home Safety, and the Federal Alliance for Safe Homes.

Adoption

Local jurisdictions may adopt this entire appendix with chosen options or specific sections that apply to their communities through a local ordinance. The adopting ordinance must also be filed on record with DCA. A sample ordinance has been included in this document to assist the local jurisdictions with the adoption process. Recommended training is being offered to assist code enforcement officials in the implementation and enforcement of the appendices documents. Contact DCA at (404) 679-3118 or dca.georgia.gov for more information.

Neither The Disaster Resilient Building Code Appendices Task Force, its members nor those participating in the development of Appendix Q Disaster Resilient Construction accept any liability resulting from compliance or noncompliance with the provisions of Appendix Q Disaster Resilient Construction.

The 2012 Disaster Resilient Building Code (DRBC) Appendices Task Force was charged with the development of two appendices. One appendix is for the International Residential Code and the other appendix is for the International Building Code. These two appendices look for opportunities to improve any provisions relating to hurricane, flood, and tornado disasters. In addition to improving existing provisions in the codes, the task force also developed new provisions to be included in the appendices that address these issues. These appendices contain increased construction requirements for disaster resilience and are intended to be made available for adoption by local jurisdictions in the State of Georgia.
These appendices have reasonable and substantial connection with the public health, safety, and general welfare. In addition, the financial impact and costs associated with these appendices have been taken into consideration.

Members:
Mr. Gregori Anderson, Chairman, States Codes Advisory Committee (SCAC)
Mr. David L. Adams, Vice Chairman, States Codes Advisory Committee (SCAC)
Mr. Bill Abballe, AIA, American Institute of Architects (AIA) – Georgia Chapter
Mr. John Hutton, P.E., S.E., American Council of Engineering Companies of Georgia (ACEC/G)
Mr. Ron Anderson, Code Consultant
Mr. Lamar Smith, Home Builders Association of Georgia (HBAG)
Mr. Thomas Harper, Georgia State Inspectors Association (GSIA)
Mr. Tom Buttram, Building Officials Association of Georgia (BOAG)
Capt. Zane Newman, Georgia State Fire Marshal's Office (Local Fire Official)
Mr. Terry Lunn, Georgia Emergency Management Agency (GEMA)
Mr. Alan Giles, CFM, Georgia Department of Natural Resources (EPD / Floodplain Management Unit)
Mr. Tony Hebert, HUD Georgia State Representative (Region IV Office)
Mr. Jim C. Beck, Sr., Georgia Underwriting Association
Mr. Tim Thornton, Georgia Association of Realtors (GAR)
Mr. Steve Harrison, Building Owners and Managers Association – Georgia (BOMA)
Mr. Tom Aderhold, Georgia Apartment Association (GAA)
Mr. Tim Bromley, Accessibility Consultant – Georgia State ADA Coordinator's Office
Mayor Mark Mathews, Georgia Municipal Association (GMA)
Commissioner Jeff Long, Association of County Commissioners of Georgia (ACCG)

Ad Hoc Subcommittee:
Mr. Tom Buttram, Chairman, DRBC Task Force Liaison (BOAG)
Mr. Ron Anderson, Vice Chairman, Code Consultant
Mr. Stephen V. Skalko, Concrete Industry
Mr. Jeffrey B. Stone, Wood Industry (AWC)
Mr. Robert Wills, Steel Industry (AISC)
Mr. Tom Cunningham, PhD., Residential Building Design
Mr. Duncan J. Hastie, P.E., Disaster Mitigation

DCA Staff:
Mr. Ted Miltiades, Director of Construction Codes & Industrialized Buildings
Mrs. Deirdre "Dee" Leclair, DRBC Grant Project Manager
Mr. Max Rietschier, Lead Codes Consultant
Mr. Bill Towson, 2012 International Residential Code Task Force Liaison, Code Consultant
Mr. Calvin Jordan, 2012 International Building Code Task Force Liaison, Code Consultant

How to Use *Appendix Q Disaster Resilient Construction*

The appendix may be adopted in whole or in part by Local Jurisdictions to fit the needs of their community. The following sample ordinance has been provided to aid in the process of identifying Chapters and Sections of the appendix that may be adopted. The format easily allows for choosing to adopt, revise or delete individual Chapters and Sections. Download the MS Word (.doc) version from the DCA website to take advantage of the drop-down menu choices and edit ability features of the document. Note that in Chapter 3, choose one of three options for flood elevation. Only one option may be chosen and that option must be higher than what has been previously adopted and enforced by the jurisdiction. Also note that in Chapter 4, choose one of three options for increased wind load. Only one option may be chosen and that option must be higher than what has been previously adopted and enforced by the jurisdiction. The Sample Ordinance document takes into account the flood elevation option in Chapter 3 and the wind load option in Chapter 4 of this appendix.

SAMPLE ORDINANCE FOR ADOPTION OF
GEORGIA STATE INTERNATIONAL BUILDING CODE
APPENDIX Q
DISASTER RESILIENT CONSTRUCTION

ORDINANCE NO._____

An ordinance of the **[JURISDICTION]** adopting the latest edition as adopted and amended by the Georgia Department of Community Affairs of *Appendix Q Disaster Resilient Construction* regulating and governing the mitigation of hazard to life and property from natural weather related disasters, high-wind damages, flooding, and establishing construction standards for storm shelters in the **[JURISDICTION]**; providing for the issuance of permits and collection of fees therefore; repealing Ordinance No.___ of the **[JURISDICTION]** and all other ordinances or parts of the laws in conflict therewith.

The **[GOVERNING BODY]** of the **[JURISDICTION]** does ordain as follows:

Section 1. That a certain document, three (3) copies of which are on file in the office of the **[TITLE OF JURISDICTION'S KEEPER OF RECORDS]** of **[NAME OF JURISDICTION]**, being marked and designated as *Appendix Q Disaster Resilient Construction* to the International Building Code, the latest edition as adopted and amended by the Georgia Department of Community Affairs, be and is adopted as the *Appendix Q Disaster Resilient Construction* of the **[JURISDICTION]**, in the State of Georgia for regulating and governing the mitigation of hazard to life and property from natural weather related disasters, high-wind damages, flooding, and establishing construction standards for storm shelters; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said *Appendix Q Disaster Resilient Construction* on file in the office of the **[JURISDICTION]** are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any prescribed in Section 2 of this ordinance.

Section 2. [NAME Of JURISDICTION] hereby:

Choose an item. CHAPTER AQ1 SCOPE AND ADMINISTRATION Choose an item.
- Choose an item. SECTION AQ101 ADMINISTRATION Choose an item.
  - Choose an item. AQ101.1 Purpose Choose an item.
  - Choose an item. AQ101.2 Objectives Choose an item.
  - Choose an item. AQ101.3 Scope Choose an item.
    - AQ101.3.1 Insert [Name Of Jurisdiction] for [NAME OF JURISDICTION].
  - Choose an item. AQ101.4 Violations Choose an item.
    - Insert [Name Of Jurisdiction] for [NAME OF JURISDICTION].
- Choose an item. SECTION AQ102 APPLICABILITY Choose an item.
  - Choose an item. AQ102.1 General Choose an item.
  - Choose an item. AQ102.2 Other laws Choose an item.
  - Choose an item. AQ102.3 Referenced codes and standards Choose an item.
- Choose an item. SECTION AQ103 POST DISASTER EVENT INSPECTIONS GUIDLINES Choose an item.
  - Choose an item. AQ103.1 Inspections Choose an item.
    - Choose an item. AQ103.1.1 Right of entry Choose an item.
  - Choose an item. AQ103.2 Types of inspections Choose an item.
  - Choose an item. AQ103.3 Post disaster building safety evaluation chart Choose an item.
    - Choose an item. Figure AQ103.3 Post Disaster Building Safety Evaluation Chart Choose an item.
  - Choose an item. AQ103.4 Evaluation Forms Choose an item.
    - Insert [Name Of Jurisdiction] for [NAME OF JURISDICTION].
  - Choose an item. AQ103.5 Placement and remove of placards Choose an item.

Choose an item. CHAPTER AQ2 DEFINITIONS Choose an item.
- Choose an item. SECTION AQ201 GENERAL Choose an item.
  - Choose an item. AQ201.1 Scope Choose an item.
  - Choose an item. AQ201.2 Terms defined in other codes Choose an item.
  - Choose an item. AQ201.3 Terms not defined Choose an item.
- Choose an item. SECTION AQ202 DEFINITIONS Choose an item.

Choose an item. CHAPTER AQ3 FLOOD-RESISTANT CONSTRUCTION Choose an item.
- Choose an item. SECTION AQ301 HAZARD IDENTIFICATION Choose an item.

Choose an item. AQ301.1 Identification of flood hazard areas Choose an item.
Insert [Name Of Jurisdiction] for [NAME OF JURISDICTION].
Insert [Date of Issuance] for [DATE OF ISSUANCE].
Choose an item. SECTION AQ302 SCOPE Choose an item.
Choose an item. AQ301.1 Flood Loads Choose an item.
Choose an item. FLOOD ELEVATION OPTION Choose an item. Choose an item.
Choose an item. SECTION AQ303 FLOOD DAMAGE-RESISTANT MATERIALS Choose an item.
Choose an item. AQ303.1 Flood damage-resistant materials Choose an item.
Choose an item. AQ303.2 Location of flood damage-resistant materials Choose an item.
Choose an item. AQ303.3 Fasteners and connectors used for flood-resistant materials Choose an item.
Choose an item. CHAPTER AQ4 HIGH-WIND RESISTIVE CONSTRUCTION Choose an item.
Choose an item. SECTION AQ401 GENERAL Choose an item.
Choose an item. AQ401.1 Applications Choose an item.
Choose an item. AQ401.2 Limitations Choose an item.
Choose an item. AQ402 DEFINITIONS AND NOTATIONS Choose an item.
Choose an item. AQ403 WIND LOADS Choose an item.
Choose an item. AQ403.1 Wind Directionality Factor Choose an item.
Choose an item. AQ403.2 Exposure Choose an item.
Choose an item. AQ403.3 Enclosure classification Choose an item.
Choose an item. AQ403.4 Continuous operation of Risk Category IV buildings Choose an item.
Choose an item. SECTION Choose an item. Choose an item.
Choose an item. CHAPTER AQ5 STORM SHELTERS, SAFE ROOMS AND BEST AVAILABLE REFUGE AREAS Choose an item.
Choose an item. SECTION AQ501 GENERAL Choose an item.
Choose an item. AQ501.1 General Choose an item.
Choose an item. AQ501.2 Occupant load Choose an item.
Choose an item. AQ501.3 Construction documents Choose an item.
Choose an item. AQ501.4 Signage Choose an item.
Choose an item. SECTION AQ502 DEFINITIONS AND NOTATIONS Choose an item.
Choose an item. AQ502.1 Definitions Choose an item.
Choose an item. AQ502.2 Additional definitions Choose an item.
Choose an item. SECTION AQ503 BEST AVAILABLE REFUGE AREAS Choose an item.
Choose an item. AQ503.1 General Choose an item.
Choose an item. AQ503.2 Occupant Density Choose an item.
Choose an item. AQ503.3 Identification of best available refuge areas Choose an item.
Choose an item. SECTION AQ504 APPLICABILITY Choose an item.
Choose an item. AQ504.1 Required storm shelters or safe rooms Choose an item.

Section 3. That Ordinance No._____of **[JURISDICTION]** entitled **[FILL IN HERE THE COMPLETE TITLE OF THE LEGISLATION OR LAWS IN EFFECT AT THE PRESENT TIME SO THAT THEY WILL BE REPEALED BY DEFINITE MENTION]** and all other ordinances or parts of laws in conflict herewith are hereby repealed.

Section 4. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The **[GOVERNING BODY]** hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. That nothing in this ordinance or in *Appendix Q Disaster Resilient Construction* hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. That the **[JURISDICTION'S KEEPER OF RECORDS]** is hereby ordered and directed to cause this ordinance to be published. (An additional provision may be required to direct the number of times the ordinance is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

Section 7. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect **[TIME PERIOD]** from and after the date of its final passage and adoption.

Section 8. Chapter AQ6 Resources, of this document is intended to be used by the building officials as a resource guide.

TABLE OF CONTENTS

APPENDIX Q
DISASTER RESILIENT CONSTRUCTION

CHAPTER AQ1
SCOPE AND ADMINISTRATION

SECTION AQ101
ADMINISTRATION

AQ101.1 Purpose. The scope of this appendix is to promote enhanced public health, safety and general welfare and to reduce public and private property losses due to hazards and natural disasters associated with flooding, high-winds, and windborne debris above that which is provided in the general provisions of this appendix.

AQ101.2 Objectives. The objectives of this appendix are to:

1. Protect human life, to minimize property loss and to minimize the expenditures of public money associated with natural weather related disasters, including flooding, tornadoes and other high-wind events.
2. Establish enhanced design and construction regulations consistent with nationally recognized good practices for the safeguarding of life and property.

AQ101.3 Scope.

AQ101.3.1 The provisions of this appendix are not mandatory unless specifically referenced in an adopting ordinance of **[NAME OF JURISDICTION]**. If adopted, the provisions shall apply to all new development and to substantial improvements to existing development.

AQ101.3.2 The provisions of this appendix supplement the jurisdiction's building and fire codes to provide for enhanced provisions to mitigate the hazard to life and property from natural weather related disasters, including flooding, tornadoes and other high- wind events.

AQ101.3.3 The provisions of this appendix establish design and construction standards for storm shelters.

AQ101.4 Violations. Any violation of a provision of this appendix or failure to comply with a permit of variance issued pursuant to this appendix or any requirement of this appendix shall be handled in accordance with the ordinances of **[NAME OF JURISDICTION]**.

SECTION AQ102
APPLICABILITY

AQ102.1 General. This appendix provides enhanced minimum requirements for development of new construction and substantial improvement of existing development above that contained in the *International Building Code (IBC)*.

AQ102.1.1 The provisions of this appendix shall apply to all new construction and additions, and shall apply to substantial alterations in flood hazard areas unless it is technically infeasible or otherwise exempted in Section 3403.2 of the *International Building Code*.

AQ102.1.2 Regardless of the category of work being performed, the work shall not cause the structure to become unsafe or adversely affect the performance of the building; shall not cause an existing mechanical or plumbing system to become unsafe, hazardous, insanitary or overloaded; and unless expressly permitted by these provisions, shall not make the building any less compliant with this appendix or to any previously approved alternative arrangements than it was before the work was undertaken.

AQ102.1.3 Where there is a conflict between a requirement of the *International Building Code* and a requirement of this appendix, the requirement of this appendix shall govern. Where there is a conflict between a general requirement of this appendix and a specific requirement of this appendix, the specific requirement shall govern. Where, in any specific case, different sections of this appendix specify different materials, methods of construction or other requirements, the most restrictive shall govern.

AQ102.2 Other laws. The provisions of this appendix shall not be deemed to nullify any provisions of local, state or federal law.

AQ102.3 Referenced codes and standards. The codes and standards referenced in this appendix shall be those that are listed in Chapter AQ7 and such codes and standards shall be considered as part of the requirements of this appendix to the prescribed extent of each such reference. Where differences occur between provisions this appendix and referenced codes and standards, the provisions of this appendix shall apply.

SECTION AQ103
POST DISASTER EVENT INSPECTIONS GUIDELINES

AQ103.1 Inspections. The building official or agents shall inspect buildings and structures to determine the habitability of each with the goal of getting the

community back into their residences quickly and safely. Inspections shall always be performed by teams of at least two individuals, also known as disaster assessment teams.

AQ103.1.1 Right of entry. Unless permitted under the exigent circumstances provisions or from an order from State or Federal Authorities, disaster assessment teams shall confirm the right of entry requirements with the incident commander. Upon approval, the assessment teams shall be authorized to enter the structure or premises at reasonable times to inspect or perform duties as provided by this code, provided that the structure or premises be occupied, that credentials are presented, that entry is requested, and that entry is granted by the owner or person having charge over the structure or premises.

AQ103.2 Types of inspections.

AQ103.2.1 Rapid evaluation. Rapid evaluation is performed after a disaster event to determine if a building is apparently safe or obviously unsafe. The evaluation should last 10 to 30 minutes per building and shall be performed by the building official and/or their designated responders. Evaluation shall determine if a detailed evaluation is necessary. Placards are posted on buildings indicating status as one of the following:

1. INSPECTED
2. RESTRICTED USE
3. UNSAFE

See Section AQ605 for Placards that may be reproduced for use in the field during evaluations. The jurisdiction shall alter placards to meet the jurisdiction and building department's requirements.

AQ103.2.2 Detailed evaluation. Detailed evaluation is a thorough visual examination of a damaged building performed by a team of two, including an inspector and a design professional. Evaluation should last 30 minutes to 4 hours per building. Evaluation shall determine necessary restrictions on a damaged building's use, the need for an engineering evaluation or to evaluate postings.

AQ103.2.3 Engineering evaluation. When indicated by the building official as necessary, engineering evaluations shall be completed by a registered design professional hired by the building owner.

AQ103.3 Post disaster building safety evaluation chart. See Figure AQ103.3 for Post Disaster Building Safety Evaluation Chart.

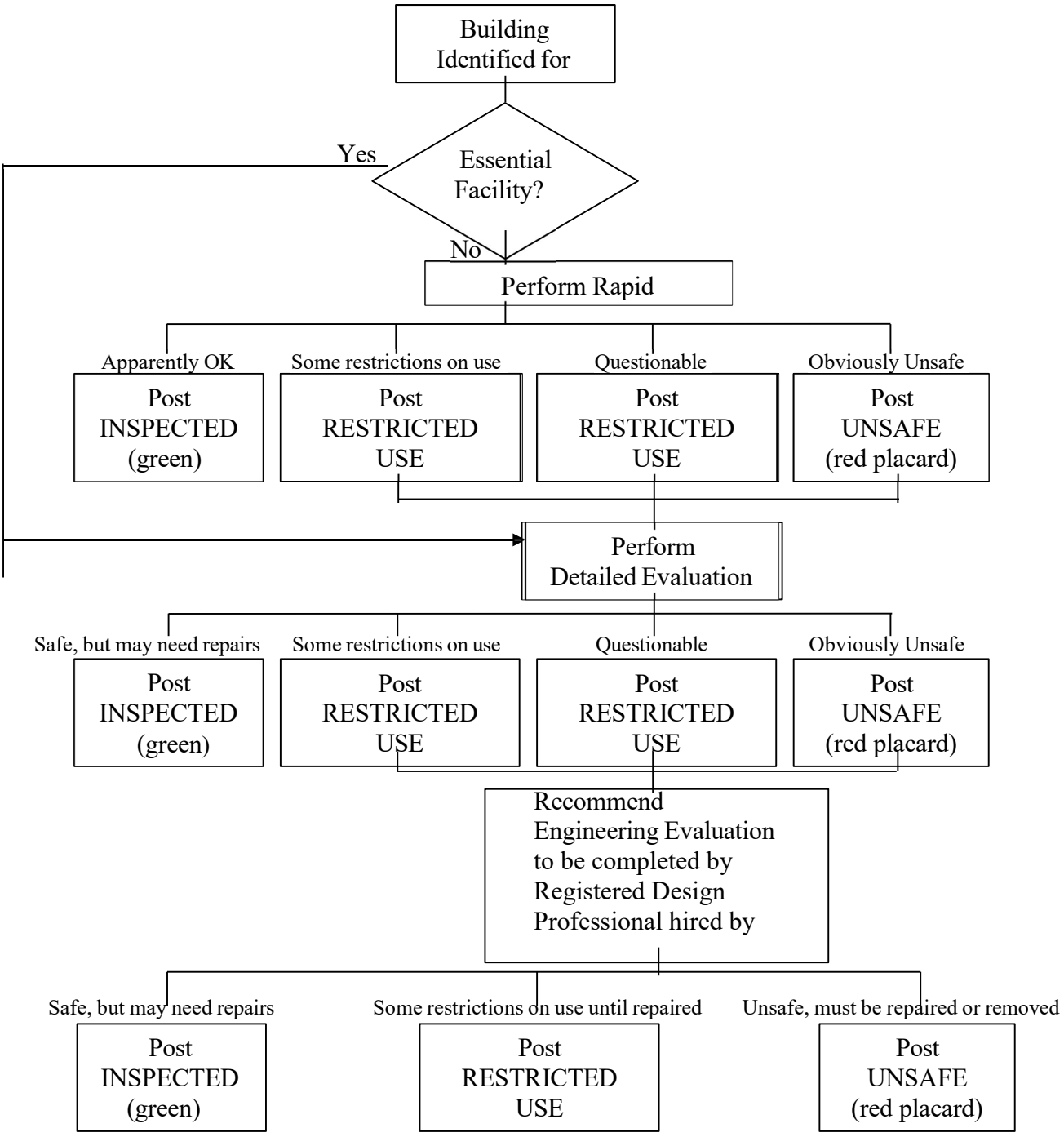
AQ103.4 Evaluation Forms. *ATC-45 Rapid Evaluation Safety Assessment Form* and *ATC-45 Detailed Evaluation Safety Assessment Form* shall be used by **[Name of Jurisdiction]'s** Building Official for post disaster inspections. See Section AQ605 for copies of the Safety Assessment Forms.

AQ103.5 Placement and removal of placards.

AQ103.5.1 Placement. Placards are to be posted in a clearly visible location near the main entrance and shall be visible from the public right-of-way. RESTRICTED USE or UNSAFE placards shall be placed at all entrances.

AQ103.5.2 Removal. Placards shall not be removed or replaced, except by the authorized representatives of the local jurisdiction.

Figure AQ103.3 Post Disaster Building Safety Evaluation Chart [a]



[(a)] *When Disaster Strikes* by the International Code Council, Inc., Seventh Printing: November 2011, copyright 2007

CHAPTER AQ2
DEFINITIONS

SECTION AQ201
GENERAL

AQ201.1 Scope. Unless otherwise expressly stated the following words and terms shall, for the purposes of this appendix, have the meanings shown in this chapter.

AQ201.2 Terms defined in other codes. Where terms are not defined in this appendix and are defined in other *International Codes*, such terms shall have the meanings ascribed to them as in those codes.

AQ201.3 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION AQ202
DEFINITIONS

500-YEAR FLOOD. Flood having a 0.2% annual probability of being equaled or exceeded.

ADVISORY BASE FLOOD ELEVATION (ABFE). An advisory base flood elevation (BFE) issued by the Federal Emergency Management Agency (FEMA) that reflects post-storm conditions and vulnerability to damages from future flooding.

BASE FLOOD. Flood having a 1% chance of being equaled or exceeded in any given year, also referred to as the 100-year flood.

BASE FLOOD ELEVATION (BFE). The elevation of flooding, including wave height, having a 1% chance of being equaled or exceeded in any given year established relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the *Flood Insurance Rate Map* (FIRM).

BUILDING OFFICIAL. The officer or other designated authority charged with the administration and enforcement of the *International Building Code*, or the building official's duly authorized representative.

DESIGN FLOOD. The greater of the following two flood events:

(1) The *base flood*, affecting those areas identified as *special flood hazard areas* on the community's FIRM;
(2) The flood corresponding to the area designated as a *flood hazard area* on a community's *flood hazard map* or otherwise legally designated.

DESIGN FLOOD ELEVATION (DFE). The elevation of the *design flood*, including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AQ, the *design flood elevation* shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map.

FLOOD [DAMAGE]-RESISTANT MATERIAL. Any building product [material, component or system] capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage.

FLOOD HAZARD MAP. Map delineating *flood hazard areas* adopted by the authority having jurisdiction.

FLOOD INSURANCE RATE MAP (FIRM). An official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated both the *special flood hazard areas* and the risk premium zones applicable to the community.

FREEBOARD. A factor of safety expressed in feet above a flood level for purposes of floodplain management.

FUTURE-CONDITIONS FLOOD. The flood having a 1% chance of being equaled or exceeded in any given year based on future-conditions hydrology. Also known as the 100-year future-conditions flood.

FUTURE-CONDITIONS FLOOD ELEVATION. The flood standard equal to or higher than the Base Flood Elevation. The future-conditions flood elevation is defined as the highest water surface anticipated at any given point during the future-conditions flood.

CHAPTER AQ3
FLOOD-RESISTANT CONSTRUCTION

Forward: This appendix provides three different options for increased freeboard. The jurisdiction may pick only one option that is higher than previously adopted and enforced by the jurisdiction. The National Flood Insurance Program (NFIP) minimum standards reference Base Flood Elevation without any freeboard in high risk flood hazard areas. Due to the flood damage prevention updates performed during the Map Modernization initiative that led to flood risks being digitally identified in all 159 Georgia counties, all Georgia NFIP participating communities have freeboard standards that meet or exceed the 1 foot standard used in the State model ordinances for areas where BFEs have been established.

SECTION AQ301
HAZARD IDENTIFICATION

AQ301.1 Identification of flood hazard areas. To establish flood hazard areas:

(a) flood hazard map adopted by jurisdiction based on areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study of **[INSERT NAME OF JURISDICTION]**," dated **[INSERT DATE ISSUANCE]**, and amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto.

(b) FIRM maps provided by the Federal Emergency Management Agency.

SECTION AQ302
SCOPE

AQ302.1 Flood loads. Buildings designed and constructed in flood hazard areas defined in IBC Section 1612.3.1 shall comply with the following:

AQ302.1.1 Flood hazard areas without base flood elevations. In flood hazard areas without base flood or future-conditions flood elevation data, new construction and substantial improvements of existing structures shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than three (3) feet above the highest adjacent grade to the building foundation.

OPTION A – FLOOD ELEVATION

AQ302.1.2 Increase to base flood elevation requirements. Floors required by ASCE 24 to be built above base flood elevations as follows:

The higher of:

(a) Design flood elevation plus one (1) foot, or
(b) Base flood elevation plus one (1) foot, or
(c) Advisory base flood elevation, or
(d) Future-conditions plus one (1) foot, if known or
(e) 500-year flood, if known

OPTION B– FLOOD ELEVATION

AQ302.1.3 Increase to base flood elevation requirements. Floors required by ASCE 24 to be built above base flood elevations as follows:

The higher of:

(a) Design flood elevation plus two (2) feet, or
(b) Base flood elevation plus two (2) feet, or
(c) Advisory base flood elevation, or
(d) Future-conditions plus one (1) foot, if known or
(e) 500-year flood, if known

OPTION C – FLOOD ELEVATION

AQ302.1.4 Increase to base flood elevation requirements. Floors required by ASCE 24 to be built above base flood elevations as follows:

The higher of:

(a) Design flood elevation plus three (3) feet, or
(b) Base flood elevation plus three (3) feet, or
(c) Advisory base flood elevation, or
(d) Future-conditions plus one (1) foot, if known or
(e) 500-year flood, if known

SECTION AQ303
FLOOD DAMAGE-RESISTANT MATERIALS

AQ303.1 Flood damage-resistant materials. Flood damage-resistant materials comply with FEMA Technical Bulletin 2, Table 2. Types, Uses, and Classifications of Materials.

AQ303.2 Location of flood damage-resistant materials. Building components and materials located below the increase to base flood elevation as determined by the local jurisdiction in accordance with AQ302.1 shall be flood damage-resistant as defined by Section AQ303.1.

AQ303.3 Fasteners and connectors used for flood damage-resistant materials. Fasteners and connectors used for flood damage-resistant materials to be made of stainless steel, hot-dipped zinc-coated galvanized steel, mechanically deposited-zinc coated, silicon bronze or copper. Copper fasteners shall not be permitted for use in conjunction with steel.

CHAPTER AQ4
HIGH-WIND RESISTIVE CONSTRUCTION

SECTION AQ401
GENERAL

AQ401.1 Applications. Buildings, and parts thereof shall be designed to withstand the minimum wind loads and meet the opening protection requirements of IBC Section 1609 as modified in this chapter. **Wind Load Option A, B or C shall be selected. Table AQ401.1 may be used to assist in the selection of an appropriate Wind Load Option.**

AQ401.2 Limitations. The following limitations shall apply to the design and construction of buildings with respect to winds.

AQ401.2.1 Empirical masonry. The empirical masonry provisions in IBC Section 2109 or Chapter 5 of TMS 402/ACI 530/ASCE 5 shall not be permitted to be used for the wind load resisting elements of buildings, or parts of buildings or other structures.

AQ401.2.2 Unreinforced (plain) masonry. The unreinforced masonry provisions in IBC Section 2109 or sections 2.2, 3.2 or 8.2 of TMS 402/ACI 530/ASCE 5 shall not be permitted to be used for the wind load resisting elements of buildings, or parts of buildings or other structures.

AQ401.2.3 Conventional light-frame construction. The *conventional light-frame constriction* provisions in IBC Section 2308 shall not be permitted to be used for the wind load resisting elements of buildings, or parts of buildings or other structures.

Exception: Compliance with AF&PA WFCM shall be permitted subject to the limitations therein and the limitations of this appendix.

SECTION AQ402
DEFINITIONS AND NOTATIONS

AQ402.1 General. The following terms are defined in Chapter 2 of the International Building Code:

CONVENTIONAL LIGHT-FRAME CONSTRUCTION.

MASONRY.

Unreinforced (plain) masonry.

WIND-BORNE DEBRIS REGION.

WIND SPEED, V_{ult}.

SECTION AQ403
WIND LOADS

AQ403.1 Wind Directionality Factor. The directionality factor for Wind Option B and C shall be taken as 1.0.

AQ403.2 Exposure. Wind pressures for Wind Option B and C shall be based on exposure category C or D in accordance with IBC Section1609.4 or ASCE 7.

AQ403.3 Enclosure classification. The enclosure classification shall be determined in accordance with ASCE 7 with the largest door or window on a wall that receives positive external pressure considered as an opening.

AQ403.4 Continuous operation of Risk Category IV buildings. When a building or an internal area within a building in Risk Category IV is required to remain operational during a design wind event (target performance level OB), that building or that internal area shall be designed in accordance with ICC-500 or FEMA- 361.

SECTION AQ404
WIND LOAD OPTION A

AQ404.1 Basic wind speed. The ultimate design wind speed, V_{ult}, for use in the design of buildings and structures shall be obtained from IBC Section 1609.3.

AQ404.2 Debris Hazard and Protection of Openings. Buildings shall be designed for impact resistance in accordance with IBC Section 1609.2 or ASCE 7.

Exception:

1. For Risk Category III buildings with a Life Safety target performance level for the entire building, the exterior glazing shall be impact resistant or be protected with an impact resistant covering meeting the requirements of ASTM E1996.
2. For Risk Category IV buildings with an Immediate Occupancy target performance level for the entire building, the exterior glazing shall be impact resistant or be protected with an impact resistant covering meeting the requirements of ASTM E1996 for *Enhanced Protection*.

SECTION AQ405
WIND LOAD OPTION B

AQ405.1 Basic wind speed. The ultimate design wind speed, V_{ult}, for use in the design of Risk Category I buildings and structures shall be obtained from 0 Section 1609.3. The ultimate design wind speed, V_{ult}, for use in the design of Risk Category II buildings and structures shall be obtained from IBC Figure 1609.3(1). The ultimate design wind speed, V_{ult}, for use in the design of Risk Category III and IV buildings and structures shall be obtained from IBC Figure 1609.3(1) or 135 mph, whichever is greater.

AQ405.2 Debris Hazard and Protection of Openings. Buildings shall be designed for impact resistance in accordance with this Section in addition to IBC Section 1609.2 or ASCE 7.

Exception:

1. For Risk Category IV buildings, all components of the exterior envelope shall be impact resistant or be protected with an impact resistant covering meeting the requirements of ASTM E1996 for *Enhanced Protection*.

SECTION AQ406
WIND LOAD OPTION C

AQ406.1 Basic wind speed. The ultimate design wind speed, V_{ult}, for use in the design of Risk Category I buildings and structures shall be obtained from IBC Section 1609.3. The ultimate design wind speed, V_{ult}, for use in the design of Risk Category II buildings and structures shall be obtained from IBC Figure 1609.3(1). The ultimate design wind speed, V_{ult}, for use in the design of Risk Category III and IV buildings and structures shall be obtained from IBC Figure 1609.3(1) or 170 mph, whichever is greater.

AQ406.2 Debris Hazard and Protection of Openings. Buildings shall be designed for impact resistance in accordance with this Section in addition to IBC Section 1609.2 or ASCE 7.

Exception:

1. For Risk Category IV buildings, all components of the exterior envelope shall be impact resistant or be protected with an impact resistant covering meeting the requirements of ASTM E1996 for *Enhanced Protection*.

Table AQ401.1
WIND LOAD OPTIONS:
TARGET PERFORMANCE LEVELS AND DESIGN CRITERIA[4]

OPTION	DESIGN WIND EVENT	Risk Category II[1]			Risk Category III[1]			Risk Category IV[1]		
		Target Performance Level[2]	Min Wind Speed V_{ult}	Wind-Borne Debris	Target Performance Level[2]	Min Wind Speed V_{ult}	Wind-Borne Debris	Target Performance Level[2]	Min Wind Speed V_{ult}	Wind-Borne Debris
A	EF0 & 1 Tornado – IBC level Hurricane	CP[3]	IBC 1609.3	IBC 1609.2 or ASCE 7	CP[3]	IBC 1609.3	IBC 1609.2 or ASCE 7	CP[3]	IBC 1609.3	IBC 1609.2 or ASCE 7
					LS		Glazing	IO[5]		Glazing
B	EF2 Tornado – Cat 3 Hurricane	CP[3] for EF0-EF1-IBC Hurricane for Risk Cat. III/IV	IBC 1609.3 for Risk Cat. III/IV	IBC 1609.2 or ASCE 7	LS	145 mph	Req'd for glazing per IBC 1609.2 and ASCE 7	IO[5]	145 mph	Exterior Envelope
C	EF3 Tornado – Cat 4 Hurricane	CP[3] for EF0-EF1-IBC Hurricane for Risk Cat. III/IV	IBC 1609.3 for Risk Cat. III/IV	IBC 1609.2 or ASCE 7	LS	170 mph	Req'd for glazing per IBC 1609.2 and ASCE 7	IO[5]	170 mph	Exterior Envelope

Notes:

1. Risk Category per IBC Section 1604.5
2. Performance Levels:
   CP: Collapse Prevention
   LS: Life Safety
   IO: Immediate Occupancy
   OB: Operational Building
3. LS for occupants away from exterior envelope. IO for storm shelters or safe rooms.
4. See Section AQ401 and Section AQ403 for additional limitations and criteria.
5. OB for building or an internal area within a building designed to ICC-500 or FEMA 361.

CHAPTER AQ5
STORM SHELTERS, SAFE ROOMS AND BEST AVAILABLE REFUGE AREAS

SECTION AQ501
GENERAL

AQ501.1 General. This section applies to the location and construction of storm shelters and safe rooms when constructed as separate detached buildings or as internal areas within buildings for the purpose of providing safe refuge for storms that produce high winds, such as tornados and hurricanes, and to the selection of best available refuge areas. Storm shelters shall be designed and constructed in accordance with IBC Section 423. Safe rooms shall be designed and constructed in accordance with FEMA 361. Storm shelters, safe rooms, and best available refuge areas shall be located on an accessible route.

Exception: *Residential Safe Rooms* and safe rooms serving a Business Group B Occupancy and having an *occupant load* not exceeding 16 persons may be constructed in accordance with FEMA 320.

AQ501.2 Occupant load. The occupant load for storm shelters and safe rooms shall be determined by ICC 500 and FEMA 361 respectively.

AQ501.3 Construction documents. Construction documents for buildings containing a storm shelter or safe room shall include the information required in ICC 500 or FEMA 361 respectively. Construction documents for buildings with access to a remote community storm shelter or safe room shall indicate the location of and access to the community storm shelter or safe room. Construction documents for buildings not containing or without access to a remote storm shelter or safe room, shall indicate the best available refuge area.

AQ501.4 Signage. The location(s) of storm shelters, safe rooms or the best available refuge area(s) shall be clearly marked with a permanent sign.

SECTION AQ502
DEFINITIONS AND NOTATIONS

AQ502.1 Definitions. The following terms are defined in Chapter 2 of the International Building Code:

DWELLING UNITS.
OCCUPANT LOAD.
STORM SHELTER.
Community Storm Shelter.
Residential Storm Shelter.

AQ502.2 Additional definitions.

BEST AVAILABLE REFUGE AREAS. Areas in a building that have been deemed by a registered design professional to likely offer the greatest safety for building occupants during a tornado or hurricane. Because these areas were not specifically designed as storm shelters or safe rooms, their occupants may be injured or killed during a tornado or hurricane. However, people in the best available refuge areas are less likely to be injured or killed than people in other areas of a building.

SAFE ROOM. A building, structure or portions thereof, constructed in accordance with FEMA 361 and designed for use during a severe wind storm event, such as a hurricane or tornado.

Community Safe Room. A safe room not defined as a "Residential Safe Room"

Residential Safe Room. A safe room serving occupants of *dwelling units* and having an *occupant load* not exceeding 16 persons.

SECTION AQ503
BEST AVAILABLE REFUGE AREAS

AQ503.1 General. Best available refuge area occupants may be injured or killed during a tornado or hurricane. However, people in the best available refuge areas are less likely to be injured or killed than people in other areas of a building.

AQ503.2 Occupant Density. The minimum required floor area per occupant for best available refuge area(s) shall be determined in accordance with ICC 500 Table 501.1.1.

AQ503.3 Identification of best available refuge areas. Best available refuge areas shall be identified by a registered design professional in accordance with the Wind Hazard Checklist of FEMA 361, Appendix B and FEMA P-431.

SECTION AQ504
APPLICABILITY

AQ504.1 Required storm shelters or safe rooms.

1. All new kindergarten through 12th grade schools with 50 or more occupants in total, per school, shall have a storm shelter or safe room.
2. All new 911 call stations, emergency operation centers, and fire, rescue, ambulance, and police stations shall have a storm shelter or safe room.

CHAPTER AQ6
RESOURCES

SECTION AQ601
CONTACTS

Georgia Department of Community Affairs (DCA)
Construction Codes
Georgia State Amendments to the State Minimum Standard Codes
dca.georgia.gov/community-assistance/construction-codes
Phone: 404-679-3118

Georgia Department of Natural Resources (DNR)
Floodplain Management
4220 International Parkway, Ste. 101
Atlanta, GA 30354-3902
www.georgiadfirm.com
Phone: 404-675-1757

Federal Emergency Management Agency (FEMA)
www.fema.gov; www.floodsmart.gov
www.fema.gov/rebuild/buildingscience/
FEMA Publications and Technical Bulletins:
(www.fema.gov/library/index.jsp)
(www.fema.gov/plan/prevent/floodplain/techbul.shtm)

Georgia Emergency Management Agency (GEMA)
Georgia Office of Homeland Security
P.O. Box 18055
Atlanta, GA 30316-0055
www.gema.ga.gov
www.ready.ga.gov
Phone: 404-635-7000

Georgia Association of Regional Commissions (GARC)
www.garc.ga.gov (http://garc.ga.gov/main.php?Regional-Commissions-2) (for assistance in identifying Flood Hazard Areas)

International Code Council (ICC)
www.iccsafe.org

National Weather Service
www.weather.gov

State Fire Marshal's Office
2 Martin Luther King Jr. Drive
Suite 920 / West Tower
Atlanta, Georgia 30334
www.oci.ga.gov
Phone: 404-656-7087

SECTION AQ602
EMERGENCY INSPECTION KIT [b]

- □ **Staff's disaster response management plan**
- □ **Team contact list**
- □ **Area maps**
- □ **Official identification**
- □ **Personal identification**
- □ **Inspection forms and placards**
- □ **Communication equipment**
- □ **Clipboard**
- □ **Hard hat**
- □ **Orange safety vest**
- □ **Dust mask**
- □ **Work gloves**
- □ **Steel toe and waterproof boots**
- □ **Whistle**
- □ **First aid kit**
- □ **Latex gloves**
- □ **Safety glasses**
- □ **Sunglasses**
- □ **Pocket knife**
- □ **Matches**
- □ **Antibacterial hand wipes or alcohol-based hand sanitizer**
- □ **Insect repellant (w/ Deet or Picaridin)**
- □ **Sunscreen (SPF 15 or greater)**
- □ **Camera**
- □ **Black markers**
- □ **Pens & pencils**
- □ **Envelope for expense receipts**
- □ **Compass, GPS unit**
- □ **Backpack, waistpack**
- □ **Flashlight and extra batteries**
- □ **Battery-operated radio**
- □ **Duct tape**
- □ **Staples & stapler**
- □ **Staple gun**
- □ **Calculator**
- □ **Tire repair kit**

Remember to grab:

- □ **Personal identification**
- □ **Rain gear, extra clothing**
- □ **Water bottle**
- □ **Prescription medication**
- □ **Cell phone and charger**
- □ **Cash for personal expenses**
- □ **Toiletries**

(b) *Disaster Mitigation: A Guide for Building Departments* by the International Code Council, Inc., copyright 2009

SECTION AQ603
SAFETY TIPS [a]

1. **Always travel in teams of at least two people.**
2. **Always wear a hard hat, gloves, goggles, safety vest, and dust masks.**
3. **Always wear safety shoes capable of protecting the toes and bottom of the foot.**

4. **Survey the building exterior completely before entering.**
5. **Enter building only if authorized and if deemed safe to do so.**
6. **Be alert for falling objects.**
7. **In case of fire, injuries or victims, evacuate the area and alert the fire department immediately.**
8. **Avoid downed power lines and buildings under them or water surrounding them.**
9. **In case of gas leaks, shut off the gas (if possible) and report the leak.**
10. **In a flood situation, have a "walking stick."**

(a) *When Disaster Strikes* by the International Code Council, Inc., Seventh Printing: November 2011, copyright 2007

SECTION AQ604
MAJOR DISASTER PROCESS

(from link https://www.fema.gov/disaster-declaration-process)

A Major Disaster Declaration usually follows these steps:

- **Incident occurs and local government responds,** supplemented by neighboring communities and volunteer agencies. If overwhelmed, turn to the state for assistance;

Generally the local government will issue a local state of emergency

- **The State responds** with state resources, such as the National Guard and state agencies;

Prior to committing state resources, the Governor will declare a state of emergency in the counties impacted by the event for which assistance is needed.

- **Damage assessment** by local, state, federal, and volunteer organizations determine losses and recovery needs;

Generally the locals will submit a preliminary damage assessment to the state and the state will review and determine if state and/or federal assistance is needed. If federal assistance is needed, the state will request FEMA perform a preliminary joint damage assessment. If the Governor determines that the incident is of such severity and magnitude that effective response is beyond the capabilities of the state and the affected local governments then supplementary Federal assistance is requested (next step).

- **A Major Disaster Declaration** is requested by the Governor, based on the damage assessment, and agreement to commit state funds and resources to the long-term recovery;
- **FEMA evaluates** the request and recommends action to the White House based on the disaster, the local community and the state's ability to recover;
- **The President approves** the request or FEMA informs the Governor it has been denied. This decision process could take a few hours or several weeks depending on the nature of the disaster.

SECTION AQ605
SAMPLE EVALUATION FORMS AND INSPECTION PLACARDS [b] (following pages)

Figure AQ605.1[b]

ATC-45 Rapid Evaluation Safety Assessment Form

Inspection

Inspector ID: _____ Inspection date: _____

Affiliation: _____ Inspection time: _____ ☐ AM ☐ PM

Areas inspected: ☐ Exterior only ☐ Exterior and interior

Building Description

Building name: _____

Address: _____

_____

Building contact/phone: _____

Number of stories: _____

"Footprint area" (square feet): _____

Number of residential units: _____

Type of Building

☐ Mid-rise or high-rise ☐ Pre-fabricated

☐ Low-rise multi-family ☐ One- or two-family dwelling

☐ Low-rise commercial

Primary Occupancy

☐ Dwelling ☐ Commercial ☐ Government

☐ Other residential ☐ Offices ☐ Historic

☐ Public assembly ☐ Industrial ☐ School

☐ Emergency services ☐ Other: _____

Evaluation

Investigate the building for the conditions below and check the appropriate column.

Observed Conditions:	Minor/None	Moderate	Severe
Collapse, partial collapse, or building off foundation	☐	☐	☐
Building significantly out of plumb or in danger	☐	☐	☐
Damage to primary structural members, racking of walls	☐	☐	☐
Falling hazard due to nonstructural damage	☐	☐	☐
Geotechnical hazard, scour, erosion, slope failure, etc.	☐	☐	☐
Electrical lines / fixtures submerged / leaning trees	☐	☐	☐
Other (specify) _____	☐	☐	☐

Estimated Building Damage (excluding contents)

☐ None

☐ > 0 to < 1%

☐ 1 to < 10%

☐ 10 to < 30%

☐ 30 to < 70%

☐ 70 to < 100%

☐ 100%

☐ See back of form for further comments.

Posting

Choose a posting based on the evaluation and team judgment. Severe conditions endangering the overall building are grounds for an Unsafe posting. Localized Severe and overall Moderate conditions may allow a Restricted Use posting.

☐ **INSPECTED** (Green placard) ☐ **RESTRICTED USE** (Yellow placard) ☐ **UNSAFE** (Red placard)

Record any use and entry restrictions exactly as written on placard: _____

_____

_____

Number of residential units vacated: _____

Further Actions

Check the boxes below only if further actions are needed.

☐ Barricades needed in the following areas: _____

_____

☐ Detailed Evaluation recommended: ☐ Structural ☐ Geotechnical ☐ Other: _____

☐ Substantial Damage determination recommended

☐ Other recommendations: _____

_____

☐ See back of form for further comments.

Figure AQ605.2 [b]

ATC-45 Detailed Evaluation Safety Assessment Form

Inspection

Inspector ID: _____ Inspection date: _____

Affiliation: _____ Inspection time: _____ ☐ AM ☐ PM

Final Posting
from page 2

- ☐ Inspected
- ☐ Restricted Use
- ☐ Unsafe

Building Description

Building name: _____

Address: _____

_____

Building contact/phone: _____

Number of stories: _____

"Footprint area" (square feet): _____

Number of residential units: _____

Type of Building

- ☐ Mid-rise or High-rise
- ☐ Low-rise multi-family
- ☐ Low-rise commercial
- ☐ Pre-fabricated
- ☐ One- or two-family dwelling
- ☐ Other: _____

Primary Occupancy

- ☐ Dwelling
- ☐ Other residential
- ☐ Public assembly
- ☐ Emergency services
- ☐ Commercial
- ☐ Offices
- ☐ Industrial
- ☐ Other: _____
- ☐ Government
- ☐ Historic
- ☐ School

Evaluation

Investigate the building for the conditions below and check the appropriate column. There is room on the second page for a sketch.

	Minor/None	Moderate	Severe	Comments
Overall hazards:				
Collapse or partial collapse	☐	☐	☐	
Building or story lean or drift	☐	☐	☐	
Fractured or displaced foundation	☐	☐	☐	
Structural hazards:				
Failure of significant element/connection	☐	☐	☐	
Column, pier, or bearing wall	☐	☐	☐	
Roof/floor framing or connection	☐	☐	☐	
Superstructure/foundation connection	☐	☐	☐	
Moment frame	☐	☐	☐	
Diaphragm/horizontal bracing	☐	☐	☐	
Vertical bracing	☐	☐	☐	
Shear wall	☐	☐	☐	
Nonstructural hazards:				
Parapets, ornamentation	☐	☐	☐	
Canopy	☐	☐	☐	
Cladding, glazing	☐	☐	☐	
Ceilings, light fixtures	☐	☐	☐	
Stairs, exits, access walkways, gratings	☐	☐	☐	
Interior walls, partitions	☐	☐	☐	
Mechanical & electrical equipment	☐	☐	☐	
Elevators	☐	☐	☐	
Building contents, other _____	☐	☐	☐	
Geotechnical hazards:				
Slope failure, debris impact	☐	☐	☐	
Ground movement, erosion, sedimentation	☐	☐	☐	
Differential settlement	☐	☐	☐	

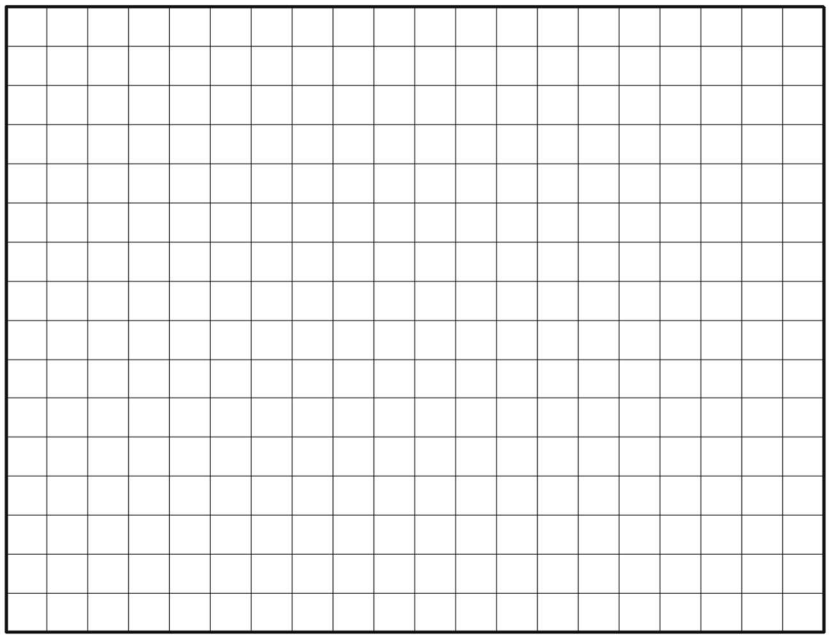
Continue on page 2

Figure AQ605.2 [b] (Continued)

ATC-45 Detailed Evaluation Safety Assessment Form — Page 2

Building name: _____ Inspector ID: _____

Sketch
Make a sketch of the damaged building in the space provided. Indicate damage points.



Estimated Building Damage
(excluding contents)

- ☐ None
- ☐ >0 to <1%
- ☐ 1 to <10%
- ☐ 10 to <30%
- ☐ 30 to <70%
- ☐ 70 to <100%
- ☐ 100%

Posting
If there is an existing posting from a previous evaluation, check the appropriate box.

Previous posting: ☐ INSPECTED ☐ RESTRICTED USE ☐ UNSAFE Inspector ID: _____ Date: _____

If necessary, revise the posting based on the new evaluation and team judgment. *Severe* conditions endangering the overall building are grounds for an Unsafe posting. Local *Severe* and overall *Moderate* conditions may allow a Restricted Use posting. Indicate the current posting below and at the top of page one, whether the posting has been revised or not.

☐ **INSPECTED** (Green placard) ☐ **RESTRICTED USE** (Yellow placard) ☐ **UNSAFE** (Red placard)

Record any use and entry restrictions exactly as written on placard: _____

Number of residential units vacated: _____

Further Actions Check the boxes below only if further actions are needed.

☐ Barricades needed in the following areas: _____

☐ Engineering Evaluation recommended: ☐ Structural ☐ Geotechnical ☐ Other _____

☐ Substantial Damage determination recommended

☐ Other recommendations: _____

Figure AQ605.3 [b]

INSPECTED

LAWFUL OCCUPANCY PERMITTED

This structure has been inspected (as indicated below) and no apparent structural hazard has been found.

Date _____

Time _____

☐ **Inspected Exterior Only**

☐ **Inspected Exterior and Interior**

Report any unsafe condition to local authorities; reinspection may be required.

Inspector Comments:

_____

_____

_____

_____

Facility Name and Address:

_____

_____

_____

This facility was inspected under emergency conditions for:

_____

(Jurisdiction)

Inspector ID/ Agency

_____

_____

_____

Do Not Remove, Alter, or Cover this Placard until Authorized by Governing Authority

Figure AO605.4 [b]

RESTRICTED USE

Caution: This structure has been inspected and found to be damaged as described below:

_____

_____

_____

_____

Date _____

Time _____

Entry, occupancy, and lawful use are restricted as indicated below:

☐ Do not enter the following areas: _____

☐ Brief entry allowed for access to contents: _____

☐ Other restrictions: _____

This facility was inspected under emergency conditions for:

_____
(Jurisdiction)

Inspector ID/ Agency

_____

_____

Facility name and address:

_____

_____

Do Not Remove, Alter, or Cover this Placard until Authorized by Governing Authority

UNSAFE

DO NOT ENTER OR OCCUPY
(THIS PLACARD IS NOT A DEMOLITION ORDER)

This structure has been inspected, found to be seriously damaged and is unsafe to occupy, as described below:

_____
_____
_____
_____
_____

Do not enter, except as specifically authorized in writing by jurisdiction. Entry may result in death or injury.

Facility Name and Address:

_____
_____
_____

Date _____

Time _____

This facility was inspected under emergency conditions for:

_____
(Jurisdiction)

Inspector ID/ Agency

_____
_____
_____

Do Not Remove, Alter, or Cover this Placard until Authorized by Governing Authority

Figure AO605.5 [b]

CHAPTER AQ7
REFERENCES

REFERENCED STANDARDS

ASCE Standards ASCE/SEI 24-14 Flood Resistant Design and Construction
FEMA P-320, Fourth Edition / December 2014 Taking Shelter From the Storm: Building a Safe Room For Your Home or Small Business, Includes Construction Plans and Cost Estimates
FEMA 361, Third Edition / March 2015 Design and Construction Guidance for Community Safe Rooms
FEMA P-431, Second Edition/October 2009 Tornado Protection: Selecting Refuge Areas in Buildings
FEMA Technical Bulletin 2, Table 2. Types, Uses, and Classifications of Materials

REFERENCED RESOURCES

(a) *When Disaster Strikes* by the International Code Council, Inc., Seventh Printing: November 2011, copyright 2007
(b) *Disaster Mitigation: A Guide for Building Departments* by the International Code Council, Inc., copyright 2009

INDEX OF FIGURES:

INDEX

End of Amendments.

GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

Georgia State Amendments

to the

International Residential Code

(2024 Edition)

Georgia Department of Community Affairs

Community Development Division

60 Executive Park South, N.E.

Atlanta, Georgia 30329-2231

(404) 679-3118

dca.georgia.gov

Revised January 1, 2026

GEORGIA STATE MINIMUM STANDARD ONE- AND TWO-FAMILY DWELLING CODE (INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS WITH GEORGIA STATE AMENDMENTS)

The INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2024 Edition, published by the International Code Council, when used in conjunction with these and any other Georgia State Amendments to the INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2024 Edition, shall constitute the official Georgia State Minimum Standard One- and Two-Family Dwelling Code.

Part IV, Energy Conservation (Chapter 11), is deleted from the INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS. Substitute all references to Chapter 11 ENERGY EFFICIENCY with references to the Georgia State Minimum Standard Energy Code (International Energy Conservation Code with Georgia StateSupplements and Amendments).

Part VII, Plumbing (Chapters 25 through 33), is deleted from the INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS. Substitute for plumbing requirements, the Georgia State Minimum Standard Plumbing Code (International Plumbing Code with Georgia State Amendments).

Part VIII, Electrical (Chapters 34 through 43), is deleted from the INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS. Substitute for electrical requirements, the Georgia State Minimum Standard Electrical Code (National Electrical Code with any Georgia State Amendments).

GEORGIA STATE AMENDMENTS

CODE REFERENCES:

a) Replace all references to the ICC Electrical Code with references to the Georgia State Minimum Standard Electrical Code (National Electrical Code with any Georgia State Amendments).

b) Replace all references to the International Energy Conservation Code (IECC) with references to the Georgia State Minimum Standard Energy Code (IECC with Georgia State Supplementsand Amendments). The Georgia State Minimum Standard Energy Code shall be used for heating and air conditioning equipment.

SCOPE:

The provisions of the *International Residential Code for One- and Two-family Dwellings* shall apply to the construction, *alteration*, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses separated by a 2-hour fire-resistance-rated wall assembly, not more than three stories above *grade plane* in height with a separate means of egress and their *accessory structures*.

Exceptions:

a) Live/work units complying with the requirements of Section 508.5 of the *International Building Code* shall be permitted to be built as one- and two-family *dwellings* or townhouses. Fire Suppression required by Section 508.5.7 of the *International Building Code* when construction under the *International Residential Code for One- and Two-family Dwellings* shall conform to NFPA 13D

b) Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the *International Residential Code for One- and Two-familyDwellings* when equipped with a fire sprinkler system in accordance with NFPA 13D.

IMPORTANT NOTE:

The intent of the Georgia amendments is that fire sprinklers shall not be mandatory in one- and two-family dwellings. However, the provisions of the 2024 Edition of the *International Residential Code for One- and Two-Family Dwellings* regarding automatic fire sprinklers are to remain in theCode for use when the builder/developer or owner chooses to install fire sprinklers as an option.

{Ref. O.C.G.A. §8-2-4. Neither the state residential and fire building code nor any residential and fire building code adopted by a political subdivision of the state adopted after May 24, 2010, shall include a requirement that fire sprinklers be installed in a single-family dwelling or a residential building that contains no more than two dwelling units.}

APPENDICES:

Appendices are not enforceable unless they are specifically referenced in the body of the code or adopted by the Department of Community Affairs or the Authority Having Jurisdiction.

Revise the International Residential Code for One- and Two-Family Dwellings, 2024 Edition, as follows:

CHAPTER 1
SCOPE AND ADMINISTRATION

*Delete Chapter 1 'Scope and Administration' without substitution. Chapter 1 to remain in the Code as a reference and guide for local governments to use in the development of their own Administrative Procedures.
(Effective January 1, 2026)

CHAPTER 2
DEFINITIONS

SECTION R202
DEFINITIONS

*Revise Section R202 'Definitions' for "[RB] Lodging House" to read as follows:

[RB] LODGING HOUSE. A one-family dwelling with five or fewer guestrooms, where one or more occupants are primarily permanent in nature, and rent is paid for guestrooms.
(Effective January 1, 2026)

*Replace Section R202 'Definitions' for "[RB] Townhouse Unit" to read as follows:

[RB] TOWNHOUSE UNIT. A single-family *dwelling unit* constructed in a group of three or more attached units. Each unit extends from foundation to roof, not more than three stories in height with a separate means of egress, and with an open space/*yard* or public way on not less than two sides. Each townhouse shall be considered a separate building with independent exterior walls and shall be separated by a 2-hour fire-resistance-rated wall assembly.
(Effective January 1, 2026)

CHAPTER 3
BUILDING PLANNING

SECTION R301
DESIGN CRITERIA

*Revise section R301.1.1 'Alternative Provisions' to add item #4 to read as follows.

R301.1.1 Alternative Provisions. As an alternative to the requirements in Section R301.1, the following standards are permitted subject to the limitations of this code and the limitations therein. Where engineered design is used in conjunction with these standards, the design shall comply with the International Building Code.

1. AWC Wood Frame Construction Manual (WFCM).
2. AISI Standard for Cold-Formed Steel Framing—Prescriptive Method for One- and Two-Family Dwellings (AISI S230).
3. ICC Standard on the Design and Construction of Log Structures (ICC 400).
4. The construction or repair of any accessory structure not containing habitable space using ungraded lumber shall comply with the provisions of Appendix AY.

(Effective January 1, 2026)

SECTION R302
FIRE-RESISTANT CONSTRUCTION

*Revise section R302.1 'Exterior walls' first paragraph to read as follows:

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings, townhouses and accessory buildings shall comply with Table R302.1(1) based on fire separation distance; or dwellings and townhouses equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13D shall comply with Table R302.1(2) based on fire separation distance.
(Remainder of section unchanged).
(Effective January 1, 2026)

*Revise Section R302.2 'Townhouses' to read as follows:

R302.2 Townhouses. Each *townhouse* shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.

> **Exception:** A common 2-hour fire-resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses, if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with the National Electrical Code (NEC). Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

(Effective January 1, 2026)

*Delete Section R302.2.1 'Double walls' without substitution.
(Effective January 1, 2026)

*Delete Section R302.2.2 'Common walls' without substitution.
(Effective January 1, 2026)

*Revise Section R302.2.6 'Structural independence' to delete exception 5 without substitution.
(Effective January 1, 2026)

*Revise Section R302.5.1 'Opening protection' to read as follows:

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.
(Effective January 1, 2026)

*Revise Table R302.6 'DWELLING UNIT-GARAGE SEPARATION' to add a new footnote "a" under the column 'SEPARATION' for 'Structure(s) supporting floor/ceiling assemblies used for separation required by this section' as follows:

TABLE R302.6
DWELLING UNIT-GARAGE SEPARATION

SEPARATION	MATERIAL
From the dwelling unit and attic	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
Portions of the dwelling unit above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section[a].	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. Separation of floor/ceiling assemblies is not required in garages protected by an automatic sprinkler system that meets the following criteria:

1. The sprinkler system shall be connected to a reliable water supply system with or without an automatic operated pump.
2. A piping system serving both sprinkler and domestic needs shall be acceptable.
3. Ordinary-temperature-rated residential or quick response sprinklers (135°F to 170°F [57°C to 77°C]) with a ½-inch (13 mm) orifice shall be installed.
4. The minimum operating pressure of any residential or quick response sprinkler shall be 7 psi (0.5 bar).
5. Walls that resist the passage of smoke shall separate the sprinklered compartment from any other space(s). Openings in this wall shall be regulated by Section R302.5.
6. The maximum area protected by a single sprinkler head shall not exceed 144 ft^2 (13.4 m^2).
7. The maximum distance between sprinklers shall not exceed 12 feet (3.7 m).
8. The maximum distance to a wall or partition shall not exceed 6 feet (1.8 m).
9. The minimum distance between sprinklers within a compartment shall be 8 feet (2.4 m).
10. Pendent and upright sprinkler heads shall be positioned so that the deflectors are within 1 to 4 inches (25.4 to 102 mm) below framing.
11. Sprinkler heads shall be located on a looped piping configuration.
12. Minimum pipe size, including that for copper, listed chlorinated polyvinyl chloride (CPVC), and polybutylene (PB) piping shall be 3/4-inch (19 mm).
13. Garage doors in the open position shall not interfere with the operation of a sprinkler head.
14. A smoke alarm detector shall be installed in accordance with Section R314.

(Effective January 1, 2026)

*Delete Section R302.13 'Fire protection of floors' without substitution.
(Effective January 1, 2026)

SECTION R306
FLOOD-RESISTANT CONSTRUCTION

*Delete Section R306.1.9 'Manufactured homes.' without substitution.
(Effective January 1, 2026)

SECTION R309
AUTOMATIC SPRINKLER SYSTEMS

*Delete Section R309 'AUTOMATIC FIRE SPRINKLER SYSTEMS' and substitute to read as follows:

SECTION R309
AUTOMATIC FIRE SPRINKLER SYSTEMS
(Optional)

R309.1 Automatic fire sprinkler systems (Optional). Installation of an automatic residential fire sprinkler system shall be optional and not mandatory in one- and two-family *dwellings* and *townhouses*.
(Effective January 1, 2026)

R309.2 Design and installation. When installed**,** automatic residential fire sprinkler systems for one- and two-family *dwellings* and *townhouses* shall be designed and installed in accordance with NFPA 13D.
(Effective January 1, 2026)

Delete any other code references to Section P2904 'Dwelling Unit Fire Sprinkler Systems' and substitute NFPA 13D.
(Effective January 1, 2026)

SECTION R311
CARBON MONOXIDE ALARMS

*Revise Section R311.2.1 'New Construction' to read as follows:

R311.2.1 New construction. For new construction, carbon monoxide alarms shall be provided in dwelling units.
(Effective January 1, 2026)

SECTION R317
GARAGES AND CARPORTS

*Delete Section R317.5 'Fire sprinklers' without substitution.
(Effective January 1, 2026)

SECTION R318
MEANS OF EGRESS

*Delete Exception to Section R318.7.12 'Alternating tread devices' without substitution.
(Effective January 1, 2026)

SECTION R321
GUARDS AND WINDOW FALL PROTECTION

*Revise Section 321 Heading to read as follows:

SECTION R321
GUARDS

(Effective January 1, 2026)

*Delete Section R321.2 'Window fall protection' without substitution.
(Effective January 1, 2026)

SECTION R323
ELEVATORS AND PLATFORM LIFTS

*Revise Section R323.1 'Elevators' to read as follows:

R323.1 Elevators. Where provided, limited-use and limited-application elevators or private residence elevators shall comply with ASME A17.1/CSA B44.
(Effective January 1, 2026)

*Add a new Section R323.1.1.3 'Hoistway opening framing' to read as follows:

R323.1.1.3 Hoistway opening framing. Limited-use/limited-application elevators or private residence elevators shall have hoistway landing openings that meet the Georgia amended requirements of ASME A17.1/CSA B44 Sections 5.3.1.1 and 5.3.1.7.2. The clearance between the hoistway doors or gates and the hoistway edge of the landing sill shall not exceed 3/4 inch (19 mm). The distance between the hoistway face of the landing door or gate and the car door or gate shall not exceed 3 inches (75 mm).
(Effective January 1, 2026)

SECTION R325
LIGHT, VENTILATION AND HEATING

*Delete Section R325.3 'Mechanical ventilation' and replace with the following:

R325.3 Mechanical ventilation. Where the air infiltration rate of a *dwelling unit* is 3 air changes per hour or less where tested with a blower door at a pressure of 0.2 inch w.c (50 Pa) in accordance with Section N1102.5.1, the *dwelling unit* shall be provided with whole-house mechanical ventilation in accordance with Section M1505
(Effective January 1, 2026)

SECTION R326
SANITATION

*Add new Section R326.5 'Exterior hose bibs, sill cocks or outside hydrants' to read as follows:

R326.5 Exterior hose bibs, sill cocks or outside hydrants. One and two-family dwellings shall have not less than two exterior hose bibs, sill cocks or outside hydrants with one being located on the side or rear of the structure.
(Effective January 1, 2026)

*Add new Section R326.6 'Construction worker toilet facilities' to read as follows:

R326.6 Construction worker toilet facilities. Toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction worker toilet facilities of the non-sewer type shall conform to ANSI Z4.3.
(Effective January 1, 2026)

CHAPTER 4
FOUNDATIONS

SECTION R403
FOOTINGS

*Revise section R403.1.6 'Foundation anchorage' to add new exception 3 to read as follows:

3. Where the basic wind speed in accordance with Figure R301.2(4)A does not exceed 115 miles per hour (51 m/s), the seismic design category is A or B and Method GB in accordance with Section R602.10 is used for a *braced wall line* on the interior of the dwelling, anchor bolts or positive anchorage with approved fasteners shall be required for the wood sole plates of the *braced wall panels*.

(Effective January 1, 2026)

CHAPTER 5
FLOORS

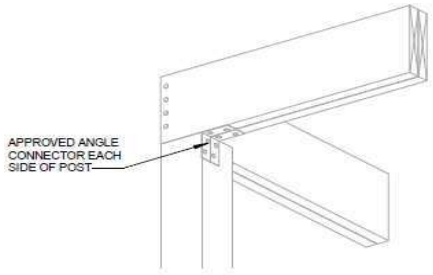
SECTION R502
WOOD FLOOR FRAMING

*Revise Section R502.6 'Bearing' to read as follows:

R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 11/2 inches (38 mm) of bearing on wood or metal, have not less than 3 inches of bearing (76 mm) on masonry or concrete or be supported by *approved* joist hangers. Alternatively, the ends of joists shall be supported on a 1-inch by 4-inch (25 mm by 102 mm) ribbon strip and shall be nailed to the adjacent stud. The bearing on masonry or concrete shall be direct, or a sill plate of 2-inch minimum (51mm) nominal thickness shall be provided under the joist, beam or girder.
(Effective January 1, 2026)

SECTION R507
EXTERIOR DECKS

*Revise Figure R507.5.2(1) 'DECK BEAM TO DECK POST' to include a new illustration for "Corner Beam Over Post" as follows:

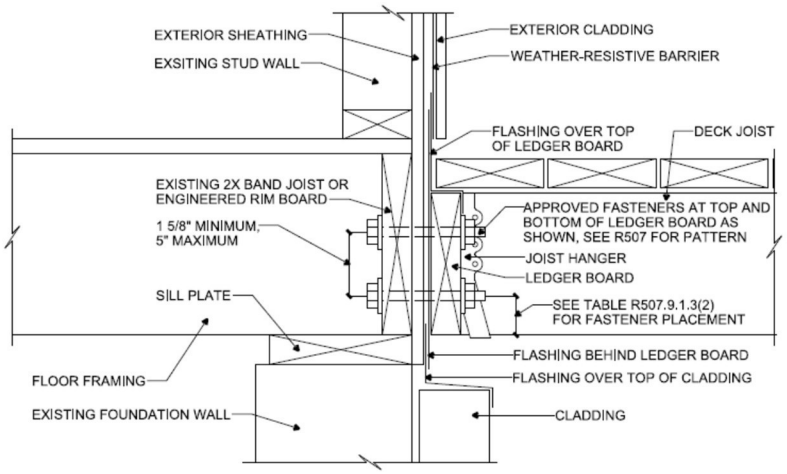


CORNER BEAM OVER POST

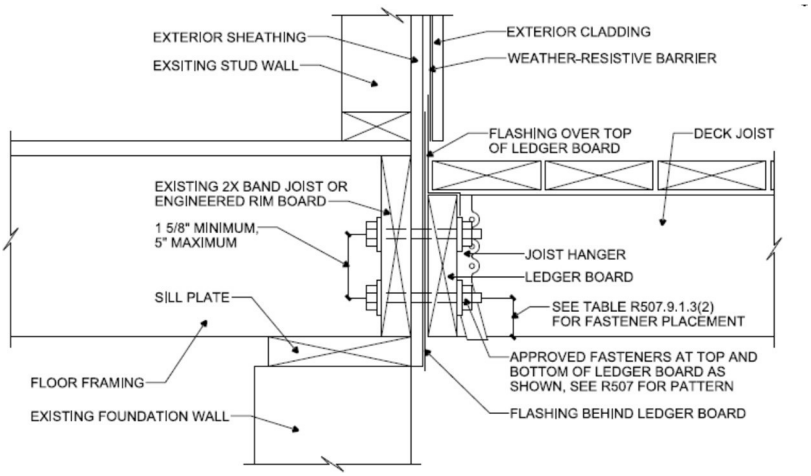
(Effective January 1, 2026)
*Revise section R507.9.1.3 'Ledger to band joist details' to read as follows.

R507.9.1.3 Ledger to band joist details. Where ledgers are fastened in accordance with Table R507.9.1.3(1), fasteners shall comply with Section R507.2.3 or other approved fasteners and shall be installed in accordance with Table R507.9.1.3(2) and Figures R507.9.1.3(1) and R507.9.1.3(2). Holes for 1/2-inch (12.7 mm) lag screws shall be predrilled with two drill bits so that a hole 1/2 inch (12.7mm) in diameter is drilled through the ledger and sheathing, if present, and a hole 5/16 inch (7.9 mm) to 3/8 inch (9.5mm) in diameter is drilled through the band joist. (Effective January 1, 2026)

*Revise Figure R507.9.1.3(2) 'Placement of Lag Screws and Bolts in Band Joists' as follows:



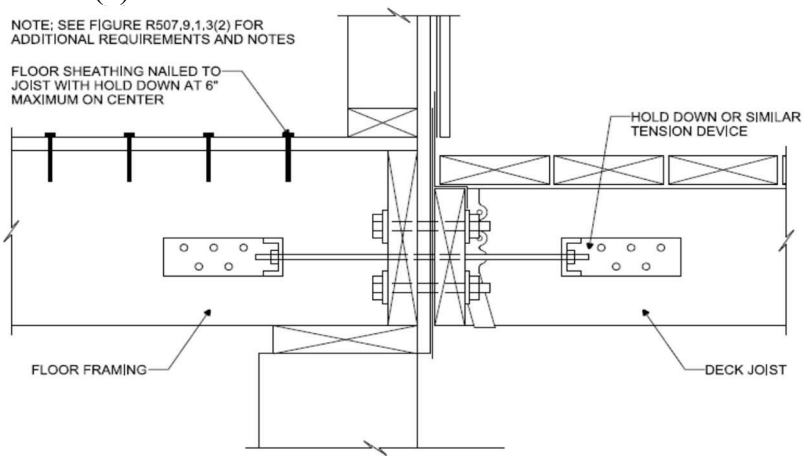
(WITH CLADDING)



(WITHOUT CLADDING)

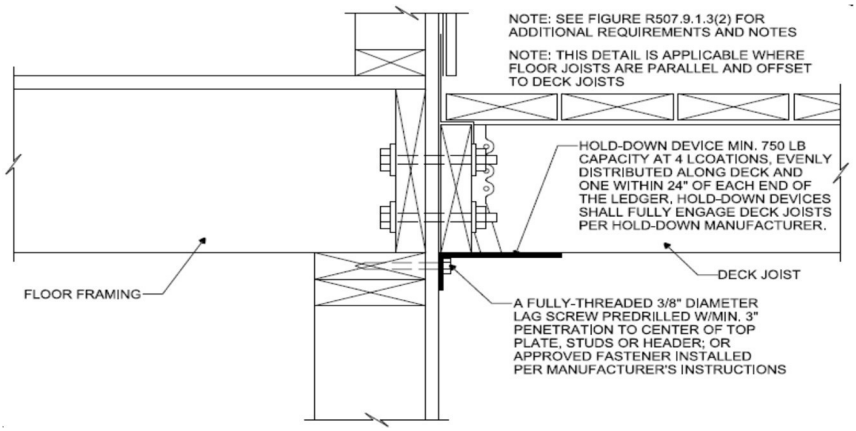
(Effective January 1, 2026)

*Revise Figure R507.9.2(1) 'Deck Attachment for Lateral Loads' as follows:



(Effective January 1, 2026)

*Revise Figure R507.9.2(2) 'Deck Attachment for Lateral Loads' and Note as follows:



(Effective January 1, 2026)

CHAPTER 6
WALL CONSTRUCTION

SECTION R602
WOOD WALL FRAMING

*Add new exception to R602.10 'Wall bracing' to read as follows:

R602.10 Wall bracing. Buildings shall be braced in accordance with this section or, when applicable, Section R602.l2. Where a building, or portion thereof, does not comply with one or more of the bracing requirements in this section, those portions shall be designed and constructed in accordance with Section R301.1.

Exception: APA Simplified Wall Bracing Method, SR-102 may be used as an alternate method of wall bracing subject to limitations in document.

(Effective January 1, 2026)

CHAPTER 8
ROOF-CEILING CONSTRUCTION

SECTION R802
WOOD ROOF FRAMING

*Add new Section R807.1.1 'Attic service access' to read as follows:

R807.1.1 Attic service access. Attics containing appliances or mechanical equipment service shall be accessible by pull-down stairs or other permanent steps and at a minimum be sized to allow the removal of the largest appliance.

(Effective January 1, 2026)

CHAPTER 16
DUCT SYSTEMS

SECTION M1601
DUCT CONSTRUCTION

*Revise Section M1601.1.1 'Above ground duct systems' to delete item 5 and revise item 7.1 to read as follows:

M1601.1.1 Above-ground duct systems. Above-ground *duct systems* shall conform to the following:

7. Stud wall cavities and the spaces between solid floor joists to be used as air plenums shall comply with the following conditions:

7.1 These cavities or spaces shall not be used as a plenum for supply or return air unless all such supply and return ducts are lined with metal, flex duct, duct board or other material that is approved in this section.

(Effective January 1, 2026)

CHAPTER 19
SPECIAL APPLIANCES, EQUIPMENT AND SYSTEMS

SECTION M1901
RANGES AND OVENS

*Revise Section M1901.2 'Cooking appliances' to add a new exception to read as follows:

M1901.2 Cooking appliances. Cooking *appliances* shall be *listed* and *labeled* for household use and shall be installed in accordance with the manufacturer's instructions. The installation shall not interfere with *combustion air* or access for operation and servicing. Electric cooking appliances shall comply with UL 1026 or UL 858. Solid-fuel-fired fireplace stoves shall comply with UL 737. Microwave ovens shall comply with UL 923.

Exception: Listed and labeled commercial cooking appliances may be installed in dwelling units and domestic kitchens when designed and accepted by a Georgia Licensed Professional Engineer.

(Effective January 1, 2026)

CHAPTER 24
FUEL GAS

SECTION G2415
PIPING SYSTEM INSTALLATION

*Revise Section G2415.7.1 (404.7.1) 'Piping through bored holes or notches' to read as follows:

G2415.7.1 (404.7.1) Piping through bored holes or notches. Where *piping* is installed through holes or notches in framing members and the *piping* is located less than 11/2 inches (38 mm) from the framing member face to which wall, ceiling or floor membranes will be attached, the pipe shall be protected by shield plates that cover the width of the pipe and the framing member. Where the framing member that the *piping* passes through is a bottom plate, bottom track, top plate or top track, the shield plates shall cover the framing member and extend not less than 4 inches (102 mm) above the bottom framing member and not less than 4 inches (102 mm) below the top framing member.
(Effective January 1, 2026)

*Delete Section G2415.7.2 (404.7.2) 'Piping installed in other locations' without substitution.
(Effective January 1, 2026)

*Delete Section G2415.11.1 (404.11.1) 'Galvanizing' without substitution:
(Effective January 1, 2026)

SECTION G2420
SHUTOFF VALVES

*Add new Section G2420.2.1 (409.2.1) 'System shutoff valve' to read as follows:

G2420.2.1 (409.2.1) System shutoff valve. Where the point of delivery is the outlet of the service meter assembly, or the outlet of the service regulator, a system shutoff valve shall be installed. Such valve is considered to be part of the customer piping system.
(Effective January 1, 2026)

SECTION G2423
COMPRESSED NATURAL GAS MOTOR VEHICLE FUEL-DESPENSING FACILITIES

*Delete Section G2423.1 (413.1) 'General' and substitute to read as follows:

G2423.1 (413.1) General. Under Georgia law, the Rules and Regulations of the Georgia Safety Fire Commissioner govern the storage, delivery and dispensing of compressed natural gas. Refer to the Rules and Regulations of the Georgia Safety Fire Commissioner and NFPA 52 for all requirements concerning compressed natural gas motor vehicle fuel-dispensing stations.
(Effective January 1, 2026)

CHAPTER 44
REFERENCED STANDARDS

*Revise Referenced Standards to read as follows:

ACI American Concrete Institute
38800 Country Club Drive
Farmington Hills MI 48331-3439

318 - 25 Building Code Requirements for Structural Concrete

APPENDIX BB
TINY HOUSES

*Delete section BB104.2.3 'Alternating Tread Devices' without substitution:
(Effective January 1, 2026)

*Add new section BB107 'Smoke and Carbon Monoxide Detectors' to read as follows.

BB107 SMOKE AND CARBON MONOXIDE DETECTORS. Smoke and carbon monoxide detectors shall be installed as required in Sections R310 and R311.
(Effective January 1, 2026)

APPENDIX U
DISASTER RESILIENT CONSTRUCTION

*The Department of Community Affairs hereby adopts Appendix U 'Disaster Resilient Construction' as optional.
(Effective January 1, 2026)

Georgia State
International Residential Code

Appendix U
Disaster Resilient Construction
(2026 Edition)

Georgia Department of Community Affairs
Community Development Division
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231
(404) 679-3118
dca.georgia.gov

January 1, 2026

GEORGIA STATE INTERNATIONAL RESIDENTIAL CODE APPENDIX U DISASTER RESILIENT CONSTRUCTION

The INTERNATIONAL RESIDENTIAL CODE, 2024 Edition, published by the International Code Council, when used in conjunction with the Georgia State Amendments to the INTERNATIONAL RESIDENTIAL CODE, 2024 Edition and Appendix U Disaster Resilient Construction shall constitute the official *Georgia State Minimum Standard Residential Code*.

FORWARD

Introduction

The Department of Community Affairs (DCA) was awarded a grant through the U.S. Department of Housing and Urban Development (HUD) to develop Disaster Resilient Building Code (DRBC) Appendices for the International Building Code (IBC) and the International Residential Code (IRC). The DRBC Appendices are optional regulations that local jurisdictions may adopt, in whole or in part, through local ordinance. A task force of stakeholders was appointed to look for opportunities to improve any code provisions relating to damage from hurricane, flood, and tornado disasters. In addition to the approved recommendations from the task force, the state has developed and will conduct a comprehensive training program for code enforcement officials on the importance, implementation and enforcement of the Disaster Resilient Construction Appendices.

The meetings for the Disaster Resilient Building Code Appendices Task Force were open to the public, interested individuals and organizations that desired participation. The technical content of currently published documents on flooding, high-wind construction, and storm shelters, were used and referenced. Those publications included documents of the International Code Council (ICC), American Society of Civil Engineers (ASCE), the Federal Emergency Management Agency (FEMA), Mitigation Assessment Team (MAT) Program, Georgia Emergency Management Agency/Homeland Security (GEMA), APA – The Engineered Wood Association, National Institute of Standards and Technology (NIST), National Oceanic and Atmospheric Administration (NOAA), National Science Foundation (NSF), The State of Florida, American Forest & Paper Association's American Wood Council, Southern Forest Products Association, NAHB Research Center, Insurance Institute for Business & Home Safety, and the Federal Alliance for Safe Homes.

Adoption

Local jurisdictions may adopt this entire appendix with chosen options or specific sections that apply to their communities through a local ordinance. The adopting ordinance must also be filed on record with DCA. A sample ordinance has been included in this document to assist the local jurisdictions with the adoption process. Recommended training is being offered to assist code enforcement officials in the implementation and enforcement of the appendices documents. Contact DCA at (404) 679-3118 or dca.georgia.gov for more information.

Neither The Disaster Resilient Building Code Appendices Task Force, its members nor those participating in the development of Appendix U Disaster Resilient Construction accept any liability resulting from compliance or noncompliance with the provisions of Appendix U Disaster Resilient Construction.

The 2012 Disaster Resilient Building Code (DRBC) Appendices Task Force was charged with the development of two appendices. One appendix is for the International Residential Code and the other appendix is for the International Building Code. These two appendices look for opportunities to improve any provisions relating to hurricane, flood, and tornado disasters. In addition to improving existing provisions in the codes, the task force also developed new provisions to be included in the appendices that address these issues. These appendices contain increased construction requirements for disaster resilience and are intended to be made available for adoption by local jurisdictions in the State of Georgia.

These appendices have reasonable and substantial connection with the public health, safety, and general welfare. In addition, the financial impact and costs associated with these appendices have been taken into consideration.

Members:
Mr. Gregori Anderson, Chairman, States Codes Advisory Committee (SCAC)
Mr. David L. Adams, , Vice Chairman, States Codes Advisory Committee (SCAC)
Mr. Bill Abballe, AIA, American Institute of Architects (AIA) – Georgia Chapter
Mr. John Hutton, P.E., S.E., American Council of Engineering Companies of Georgia (ACEC/G)
Mr. Ron Anderson, Code Consultant
Mr. Lamar Smith, Home Builders Association of Georgia (HBAG)
Mr. Thomas Harper, Georgia State Inspectors Association (GSIA)
Mr. Tom Buttram, Building Officials Association of Georgia (BOAG)
Capt. Zane Newman, Georgia State Fire Marshal's Office (Local Fire Official)

Mr. Terry Lunn, Georgia Emergency Management Agency (GEMA)
Mr. Alan Giles, CFM, Georgia Department of Natural Resources (EPD / Floodplain Management Unit)
Mr. Tony Hebert, HUD Georgia State Representative (Region IV Office)
Mr. Jim C. Beck, Sr., Georgia Underwriting Association
Mr. Tim Thornton, Georgia Association of Realtors (GAR)
Mr. Steve Harrison, Building Owners and Managers Association – Georgia (BOMA)
Mr. Tom Aderhold, Georgia Apartment Association (GAA)
Mr. Tim Bromley, Accessibility Consultant – Georgia State ADA Coordinator's Office
Mayor Mark Mathews, Georgia Municipal Association (GMA)
Commissioner Jeff Long, Association of County Commissioners of Georgia (ACCG)

Ad Hoc Subcommittee:
Mr. Tom Buttram, Chairman, DRBC Task Force Liaison (BOAG)
Mr. Ron Anderson, Vice Chairman, Code Consultant
Mr. Stephen V. Skalko, P.E. Concrete Industry
Mr. Jeffrey B. Stone, PhD., Wood Industry (AWC)
Mr. Robert Wills, Steel Industry (AISC)
Mr. Tom Cunningham, PhD., Residential Building Design
Mr. Duncan J. Hastie, P.E., Disaster Mitigation

DCA Staff:
Mr. Ted Miltiades, Director of Construction Codes & Industrialized Buildings
Mrs. Deirdre "Dee" Leclair, DRBC Grant Project Manager
Mr. Max Rietschier, Lead Codes Consultant
Mr. Bill Towson, 2012 International Residential Code Task Force Liaison, Code Consultant
Mr. Calvin Jordan, 2012 International Building Code Task Force Liaison, Code Consultant

How to Use *Appendix U Disaster Resilient Construction*

The appendix may be adopted in whole or in part by Local Jurisdictions to fit the needs of their community. The following sample ordinance has been provided to aid in the process of identifying Chapters and Sections of the appendix that may be adopted. The format easily allows for choosing to adopt, revise or delete individual Chapters and Sections. Download the MS Word (.doc) version from the DCA website to take advantage of the dropdown menu choices and edit ability features of the document. Note that in Chapter 3, choose one of three options for flood elevation. Only one option may be chosen and that option must be higher than what has been previously adopted and enforced by your jurisdiction. Also note that in Chapter 4, choose one of four options for increased wind speed. Only one option may be chosen and that option must be higher than the mapped wind speed shown in the International Residential Code. The Sample Ordinance document takes into account the flood elevation option in Chapter 3 and the wind speed option in Chapter 4 of this appendix.

SAMPLE ORDINANCE FOR ADOPTION OF
GEORGIA STATE INTERNATIONAL RESIDENTIAL CODE
APPENDIX U
DISASTER RESILIENT CONSTRUCTION
ORDINANCE NO._____

An ordinance of the **[JURISDICTION]** adopting the latest edition as adopted and amended by the Georgia Department of Community Affairs of *Appendix U Disaster Resilient Construction* regulating and governing the mitigation of hazard to life and property from natural weather related disasters, high-wind damages, flooding, and establishing construction standards for storm shelters in the **[JURISDICTION]**; providing for the issuance of permits and collection of fees therefore; repealing Ordinance No.__of the **[JURISDICTION]** and all other ordinances or parts of the laws in conflict therewith.

The **[GOVERNING BODY]** of the **[JURISDICTION]** does ordain as follows:

Section 1. That a certain document, three (3) copies of which are on file in the office of the **[TITLE OF JURISDICTION'S KEEPER OF RECORDS]** of **[NAME OF JURISDICTION]**, being marked and designated as *Appendix U Disaster Resilient Construction* to the International Residential Code, the latest edition as adopted and amended by the Georgia Department of Community Affairs, be and is adopted as the *Appendix U Disaster Resilient Construction* of the **[JURISDICTION]**, in the State of Georgia for regulating and governing the mitigation of hazard to life and property from natural weather related disasters, high-wind damages, flooding, and establishing construction standards for storm shelters; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said *Appendix U Disaster Resilient Construction* on file in the office of the **[JURISDICTION]** are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any prescribed in Section 2 of this ordinance.

Section 2. [NAME Of JURISDICTION] hereby:

Choose an item. CHAPTER AU1 SCOPE AND ADMINISTRATION Choose an item.
- Choose an item. SECTION AU101 ADMINISTRATION Choose an item.
  - Choose an item. AU101.1 Purpose Choose an item.
  - Choose an item. AU101.2 Objectives Choose an item.
  - Choose an item. AU101.3 Scope Choose an item.
    - AU101.3.1 Insert [Name Of Jurisdiction] for [NAME OF JURISDICTION].
  - Choose an item. AU101.4 Violations Choose an item.
    - Insert [Name Of Jurisdiction] for [NAME OF JURISDICTION].
- Choose an item. SECTION AU102 APPLICABILITY Choose an item.
  - Choose an item. AU102.1 General Choose an item.
  - Choose an item. AU102.2 Other laws Choose an item.
  - Choose an item. AU102.3 Referenced codes and standards Choose an item.
- Choose an item. SECTION AU103 POST DISASTER EVENT INSPECTIONS GUIDLINES Choose an item.
  - Choose an item. AU103.1 Inspections Choose an item.
    - Choose an item. AU103.1.1 Right of entry Choose an item.
  - Choose an item. AU103.2 Types of inspections Choose an item.
  - Choose an item. AU103.3 Post disaster building safety evaluation chart Choose an item.
    - Choose an item. Figure AU103.3 Post Disaster Building Safety Evaluation Chart Choose an item.
  - Choose an item. AU103.4 Evaluation forms Choose an item.
    - Insert [Name Of Jurisdiction] for [NAME OF JURISDICTION].
  - Choose an item. AU103.5 Placement and remove of placards Choose an item.

Choose an item. CHAPTER AU2 DEFINITIONS Choose an item.
- Choose an item. SECTION AU201 GENERAL Choose an item.
  - Choose an item. AU201.1 Scope Choose an item.
  - Choose an item. AU201.2 Terms defined in other codes Choose an item.
  - Choose an item. AU201.3 Terms not defined Choose an item.
- Choose an item. SECTION AU202 DEFINITIONS Choose an item.

Choose an item. CHAPTER AU3 FLOOD-RESISTANT CONSTRUCTION Choose an item.
- Choose an item. SECTION AU301 HAZARD IDENTIFICATION Choose an item.
  - Choose an item. AU301.1 Identification of flood hazard areas Choose an item.

Insert [Name Of Jurisdiction] for [NAME OF JURISDICTION].
Insert [Date] for [INSERT DATE ISSUANCE].
Choose an item. SECTION AU302 SCOPE Choose an item.
Choose an item. AU302.1 Flood loads Choose an item.
Choose an item. FLOOD ELEVATION OPTION Choose an item. Choose an item.
Choose an item. SECTION AU303 FLOOD DAMAGE-RESISTANT MATERIALS Choose an item.
Choose an item. AU303.1 Flood damage-resistant materials Choose an item.
Choose an item. AU303.2 Location of flood damage-resistant materials Choose an item.
Choose an item. AU303.3 Fasteners and connectors used for flood-resistant materials Choose an item.
Choose an item. CHAPTER AU4 HIGH-WIND RESISTIVE CONSTRUCTION Choose an item.
Choose an item. SECTION AU401 GENERAL Choose an item.
Choose an item. AU401.1 Scope Choose an item.
Choose an item. AU401.2 Continuous load path Choose an item.
Choose an item. AU401.3 Adoption of wind speed Choose an item.
[Name Of Jurisdiction] adopts Option Choose an item.
Choose an item. SECTION Choose an item. Choose an item.
Choose an item. SECTION AU406 FASTENERS AND CONNECTIONS FOR CLADDING Choose an item.
Choose an item. AU406.1 Fasteners and connectors for cladding Choose an item.
Choose an item. SECTION AU407 FENESTRATION Choose an item.
Choose an item. AU407.1 Design pressure Choose an item.
Choose an item. AU407.2 Anchorage methods Choose an item.
Choose an item. SECTION AU408 ROOFING Choose an item.
Choose an item. AU408.1 Secondary water barrier Choose an item.
Choose an item. AU408.2 Fasteners Choose an item.
Choose an item. AU408.3 Attachment Choose an item.
Choose an item. CHAPTER AU5 RESIDENTIAL STORM SHELTERS AND SAFE ROOMS Choose an item.
Choose an item. SECTION AU501 GENERAL Choose an item.
Choose an item. AU501.1 General Choose an item.
Choose an item. SECTION AU502 RESIDENTIAL STORM SHELTERS AND SAFE ROOMS Choose an item.
Choose an item. AU502.1 Residential storm shelters Choose an item.
Choose an item. AU502.2 Residential safe rooms Choose an item.

Section 3. That Ordinance No.____of **[JURISDICTION]** entitled **[FILL IN HERE THE COMPLETE TITLE OF THE LEGISLATION OR LAWS IN EFFECT AT THE PRESENT TIME SO THAT THEY WILL BE REPEALED BY DEFINITE MENTION]** and all other ordinances or parts of laws in conflict herewith are hereby repealed.

Section 4. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The **[GOVERNING BODY]** hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. That nothing in this ordinance or in *Appendix U Disaster Resilient Construction* hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. That the **[JURISDICTION'S KEEPER OF RECORDS]** is hereby ordered and directed to cause this ordinance to be published. (An additional provision may be required to direct the number of times the ordinance is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

Section 7. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect **[TIME PERIOD]** from and after the date of its final passage and adoption.

Section 8. Chapter AU6 Resources of this document is intended to be used by the building officials as a resource guide.

TABLE OF CONTENTS

APPENDIX U
DISASTER RESILIENT CONSTRUCTION

CHAPTER AU1
SCOPE AND ADMINISTRATION

SECTION AU101
ADMINISTRATION

AU101.1 Purpose. The scope of this appendix is to promote enhanced public health, safety and general welfare and to reduce public and private property losses due to hazards and natural disasters associated with flooding, high-winds, and windborne debris above that which is provided in the general provisions of this appendix.

AU101.2 Objectives. The objectives of this appendix are to:

1. Protect human life, to minimize property loss and to minimize the expenditures of public money associated with natural weather related disasters, including flooding, tornadoes and other high-wind events.
2. Establish enhanced design and construction regulations consistent with nationally recognized good practices for the safeguarding of life and property.

AU101.3 Scope.

AU101.3.1 The provisions of this appendix are not mandatory unless specifically referenced in an adopting ordinance of **[NAME OF JURISDICTION]**. If adopted, the provisions shall apply to all new development and to substantial improvements to existing development.

AU101.3.2 The provisions of this appendix supplement the jurisdiction's building codes to provide for enhanced provisions to mitigate the hazard to life and property from natural weather related disasters, including flooding, tornadoes and other high-wind events.

AU101.3.3 The provisions of this appendix establish design and construction standards for storm shelters.

AU101.4 Violations. Any violation of a provision of this appendix or failure to comply with a permit of variance issued pursuant to this appendix or any requirement of this appendix shall be handled in accordance with the ordinances of **[NAME OF JURISDICTION]**.

SECTION AU102
APPLICABILITY

AU102.1 General. This appendix provides enhanced minimum requirements for development of new construction and substantial improvement of existing development above that contained in the *International Residential Code* (IRC).

AU102.1.1 Regardless of the category of work being performed, the work shall not cause the structure to become unsafe or adversely affect the performance of the building; shall not cause an existing mechanical or plumbing system to become unsafe, hazardous, insanitary or overloaded; and unless expressly permitted by these provisions, shall not make the building any less compliant with this appendix or to any previously approved alternative arrangements than it was before the work was undertaken.

AU102.1.2 Where there is a conflict between a requirement of the *International Residential Code* and a requirement of this appendix, the requirement of this appendix shall govern. Where there is a conflict between a general requirement of this appendix and a specific requirement of this appendix, the specific requirement shall govern. Where, in any specific case, different sections of this appendix specify different materials, methods of construction or other requirements, the most restrictive shall govern.

AU102.2 Other laws. The provisions of this appendix shall not be deemed to nullify any provisions of local, state or federal law.

AU102.3 Referenced codes and standards. The codes and standards referenced in this appendix shall be those that are listed in Chapter AR7 and such codes and standards shall be considered as part of the requirements of this appendix to the prescribed extent of each such reference. Where differences occur between provisions this appendix and references and standards, the provisions of this appendix shall apply.

SECTION AU103
POST DISASTER EVENT INSPECTIONS GUIDELINES

AU103.1 Inspections. The building official or agents shall inspect residential buildings and structures to determine the habitability of each with the goal of getting the community back into their residences quickly and safely. Inspections shall always be performed by teams of at least two individuals, also known as disaster assessment teams.

AU103.1.1 Right of entry. Unless permitted under the exigent circumstances provisions or from an order from State or Federal Authorities, disaster assessment teams shall confirm the right of entry requirements with the incident commander. Upon approval, the assessment teams shall be authorized to enter the structure or premises at reasonable times to inspect or perform duties as provided by this code, provided that the structure or premises be occupied, that credentials are presented, that entry is requested, and that entry is granted by the owner or person having charge over the structure or premises.

AU103.2 Types of inspections.

AU103.2.1 Rapid evaluation. Rapid evaluation is performed after a disaster event to determine if a building is apparently safe or obviously unsafe. The evaluation should last 10 to 30 minutes per building and shall be performed by the building official and/or their designated responders. Evaluation shall determine if a detailed evaluation is necessary. Placards are posted on buildings indicating status as one of the following:

1. INSPECTED
2. RESTRICTED USE
3. UNSAFE

See Section AU605 for Placards that may be reproduced for use in the field during evaluations. The jurisdiction shall alter placards to meet the jurisdiction and building department's requirements.

AU103.2.2 Detailed evaluation. Detailed evaluation is a thorough visual examination of a damaged building performed by a team of two, including an inspector and a design professional. Evaluation should last 30 minutes to 4 hours per building. Evaluation shall determine necessary restrictions on a damaged building's use, the need for an engineering evaluation or to evaluate postings.

AU103.2.3 Engineering evaluation. When indicated by the building official as necessary, engineering evaluations shall be completed by a registered design professional hired by the building owner.

AU103.3 Post disaster building safety evaluation Chart. See Figure AU103.3 for Post Disaster Building Safety Evaluation Chart.

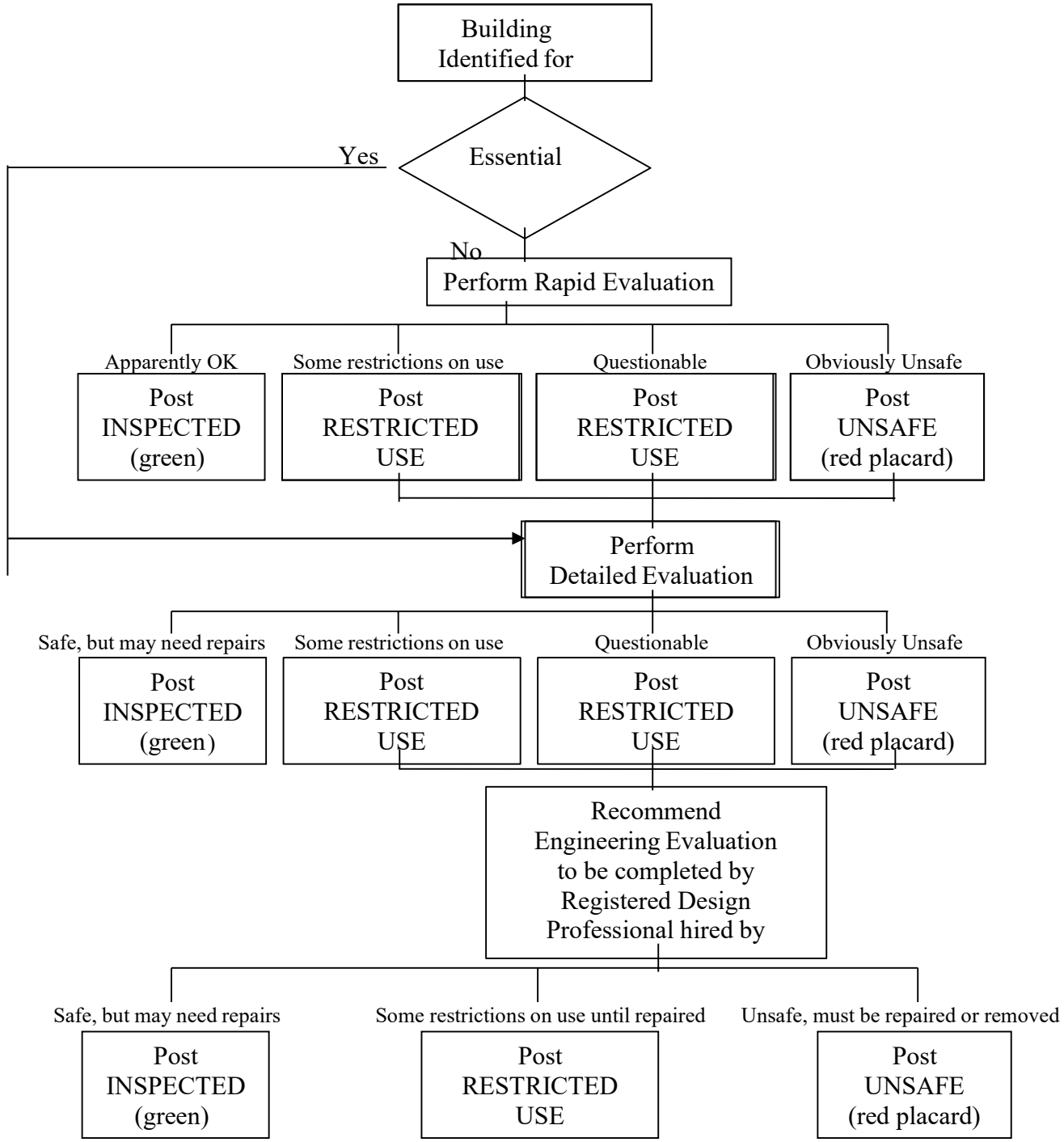
AU103.4 Evaluation forms. *ATC-45 Rapid Evaluation Safety Assessment Form* and *ATC-45 Detailed Evaluation Safety Assessment Form* shall be used by **[NAME OF JURISDICTION]'s** Building Official for post disaster inspections. See Section AU605 for copies of the Safety Assessment Forms.

AU103.5 Placement and removal of placards.

AU103.5.1 Placement. Placards are to be posted in a clearly visible location near the main entrance and shall be visible from the public right-of-way. In addition RESTRICTED USE or UNSAFE placards shall be placed at all entrances.

AU103.5.2 Removal. Placards shall not be removed or replaced, except by the authorized representatives of the local jurisdiction.

Figure AU103.3 Post Disaster Building Safety Evaluation Chart [a]



[(a)] *When Disaster Strikes* by the International Code Council, Inc., Seventh Printing: November 2011, copyright 2007

CHAPTER AU2
DEFINITIONS

SECTION AU201
GENERAL

AU201.1 Scope. Unless otherwise expressly stated the following words and terms shall, for the purposes of this appendix, have the meanings shown in this chapter.

AU201.2 Terms defined in other codes. Where terms are not defined in this appendix and are defined in other *International Codes*, such terms shall have the meanings ascribed to them as in those codes.

AU201.3 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION AU202
DEFINITIONS

500-YEAR FLOOD. Flood having a 0.2% annual probability of being equaled or exceeded.

ADVISORY BASE FLOOD ELEVATION (ABFE). An advisory base flood elevation (BFE) issued by the Federal Emergency Management Agency (FEMA) that reflects post-storm conditions and vulnerability to damages from future flooding.

BASE FLOOD. Flood having a 1% chance of being equaled or exceeded in any given year, also referred to as the 100-year flood.

BASE FLOOD ELEVATION (BFE). The elevation of flooding, including wave height, having a 1% chance of being equaled or exceeded in any given year established relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the *Flood Insurance Rate Map* (FIRM).

BUILDING OFFICIAL. The officer or other designated authority charged with the administration and enforcement of the *International Residential Code*, or the building official's duly authorized representative.

DESIGN FLOOD. The greater of the following two flood events:

(1) The *base flood*, affecting those areas identified as *special flood hazard areas* on the community's FIRM;

(2) The flood corresponding to the area designated as a *flood hazard area* on a community's *flood hazard map* or otherwise legally designated.

DESIGN FLOOD ELEVATION (DFE). The elevation of the *design flood*, including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the *design flood elevation* shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map.

FLOOD [DAMAGE]-RESISTANT MATERIAL. Any building product [material, component or system] capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage.

FLOOD HAZARD AREA. The area subject to flooding during the *design flood*.

FLOOD HAZARD MAP. Map delineating *flood hazard areas* adopted by the authority having jurisdiction.

FLOOD INSURANCE RATE MAP (FIRM). An official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated both the *special flood hazard areas* and the risk premium zones applicable to the community.

FREEBOARD. A factor of safety expressed in feet above a flood level for purposes of floodplain management.

FUTURE-CONDITIONS FLOOD. The flood having a 1% chance of being equaled or exceeded in any given year based on future-conditions hydrology. Also known as the 100-year future-conditions flood.

FUTURE-CONDITIONS FLOOD ELEVATION. The flood standard equal to or higher than the Base Flood Elevation. The future-conditions flood elevation is defined as the highest water surface anticipated at any given point during the future-conditions flood.

CHAPTER AU3
FLOOD-RESISTANT CONSTRUCTION

Forward: This appendix provides three different options for increased freeboard. The jurisdiction may pick only one option that is higher than previously adopted and enforced by the jurisdiction. The National Flood Insurance Program (NFIP) minimum standards reference Base Flood Elevation without any freeboard in high risk flood hazard areas. Due to the flood damage prevention updates performed during the Map Modernization initiative that led to flood risks being digitally identified in all 159 Georgia counties, all Georgia NFIP participating communities have freeboard standards that meet or exceed the 1 foot standard used in the State model ordinances for areas where BFEs have been established.

SECTION AU301
HAZARD IDENTIFICATION

AU301.1 Identification of flood hazard areas. To establish flood hazard areas:

(a) flood hazard map adopted by jurisdiction based on areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study of **[INSERT NAME OF JURISDICTION]**," dated **[INSERT DATE ISSUANCE]**, and amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto.

(b) FIRM maps provided by the Federal Emergency Management Agency.

SECTION AU302
SCOPE

AU302.1 Flood loads. Buildings designed and constructed in flood hazard areas defined in Table R301.2(1) of the *International Residential Code* shall comply with the following:

AU302.1.1 Flood hazard areas without base flood elevations. In flood hazard areas without base flood or future-conditions flood elevation data, new construction and substantial improvements of existing structures shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than three (3) feet above the highest adjacent grade to the building foundation.

OPTION A – FLOOD ELEVATION

AU302.1.2 Increase to base flood elevation requirements. Floors required by ASCE 24 to be built above base flood elevations as follows:

The higher of:

(a) Design flood elevation plus one (1) foot, or
(b) Base flood elevation plus one (1) foot, or
(c) Advisory base flood elevation, or
(d) Future-conditions plus one (1) foot, if known or
(e) 500-year flood, if known

OPTION B– FLOOD ELEVATION

AU302.1.3 Increase to base flood elevation requirements. Floors required by ASCE 24 to be built above base flood elevations as follows:

The higher of:

(a) Design flood elevation plus two (2) feet, or
(b) Base flood elevation plus two (2) feet, or
(c) Advisory base flood elevation, or
(d) Future-conditions plus one (1) foot, if known or
(e) 500-year flood, if known

OPTION C – FLOOD ELEVATION

AU302.1.4 Increase to base flood elevation requirements. Floors required by ASCE 24 to be built above base flood elevations as follows:

The higher of:

(a) Design flood elevation plus three (3) feet, or
(b) Base flood elevation plus three (3) feet, or
(c) Advisory base flood elevation, or
(d) Future-conditions plus one (1) foot, if known or
(e) 500-year flood, if known

SECTION AU303
FLOOD DAMAGE-RESISTANT MATERIALS

AU303.1 Flood damage-resistant materials. Flood damage-resistant materials comply with FEMA Technical Bulletin 2, Table 2. Types, Uses, and Classifications of Materials.

AU303.2 Location of flood damage-resistant materials. Building components and materials located below the increase to base flood elevation as determined by the local jurisdiction in accordance with AU302.1 shall be flood damage-resistant as defined by Section AU303.1.

AU303.3 Fasteners and connectors used for flood damage-resistant materials. Fasteners and connectors used for flood damage-resistant materials to be made of stainless steel, hot-dipped zinc-coated galvanized steel, mechanically deposited-zinc coated, silicon bronze or copper. Copper fasteners shall not be permitted for use in conjunction with steel.

CHAPTER AU4
HIGH-WIND RESISTIVE CONSTRUCTION

Forward: This appendix provides four different options for increased wind speed. The jurisdiction may pick only one option that is higher than the mapped wind speed shown in the International Residential Code.

SECTION AU401
GENERAL

AU401.1 Scope. The provisions of this appendix shall govern the structural design of one- and two-family dwellings (townhouses) not more than three stories in height with separate means of egress and their accessory structures. The building or structure shall comply with all aspects of the International Residential Code in addition to the requirements of this appendix.

AU401.2 Continuous load path. A continuous load path shall be provided to transmit the applicable forces from the roof assembly to the foundation.

AU401.3 Adoption of wind speed. [INSERT NAME OF JURISDICTION] adopts Option **[PICK A, B, C, or D]** MINIMUM WIND SPEED **[INSERT WIND SPEED]**.

AU401.4 Alternative materials, design and methods of construction and equipment. The provisions of this appendix are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this appendix, provided such material is listed and tested for such application intended. An alternative material, design or method of construction shall be *approved* where the *building official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this appendix, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this appendix. Compliance with the specific performance-based provisions of the International Codes in lieu of specific requirements of this appendix shall also be permitted as an alternate.

AU401.4.1 Tests. Whenever there is insufficient evidence of compliance with the provisions of this appendix, or evidence that a material or method does not conform to the requirements of this appendix, or in order to substantiate claims for alternative materials or methods, the *building official* shall have the authority to require tests as evidence of compliance to be made at no expense to the *jurisdiction*. Test methods shall be as specified in this appendix or by other recognized test standards. In the absence of recognized and accepted test methods, the *building official* shall approve the testing procedures. Tests shall be performed by an *approved* agency. Reports of such tests shall be retained by the *building official* for the period required for retention of public records.

SECTION AU402
OPTION A – MINIMUM WIND SPEED 100 MPH

AU402.1 Wind speed. *Buildings* shall be designed and constructed to comply with minimum wind speed of 100 mph Exposure B in accordance with AU402.1.1 or in accordance with Prescriptive Method AU402.2. Buildings with minimum wind speed of 100 mph Exposure C shall be in accordance with AU402.1.1.

AU402.1.1 Design methods. The design of buildings for wind loads shall be in accordance with one or more of the following methods:

1. *AF&PA Wood Frame Construction Manual (WFCM),* or
2. AF&PA *Wood Frame Construction Manual* Guide to Wood Construction in High Wind Areas for One- and Two-Family Dwellings: 100 MPH Exposure B (WFCM); or
3. ICC *Standard for Residential Construction in High-Wind Regions* (ICC 600); or
4. ASCE *Minimum Design Loads for Buildings and Other Structures* (ASCE 7); or
5. AISI *Standard for Cold-Formed Steel Framing – Prescriptive Method For One- and Two-Family Dwellings* (AISI S230); or
6. *International Building Code*; or
7. *Concrete walls in accordance with R404 and R608 of the International Residential Code*; or
8. *Walls of structural insulated panels in accordance with R610 of the International Residential Code*.

AU402.2 Prescriptive wood frame construction method deemed to comply with 100 MPH Exposure B. Prescriptive construction method for wood frame structures shall be in accordance with IRC requirements for 100 mph Exposure B construction as modified in this section. A continuous load path shall be provided to transmit uplift forces from the roof assembly to the ground as follows:

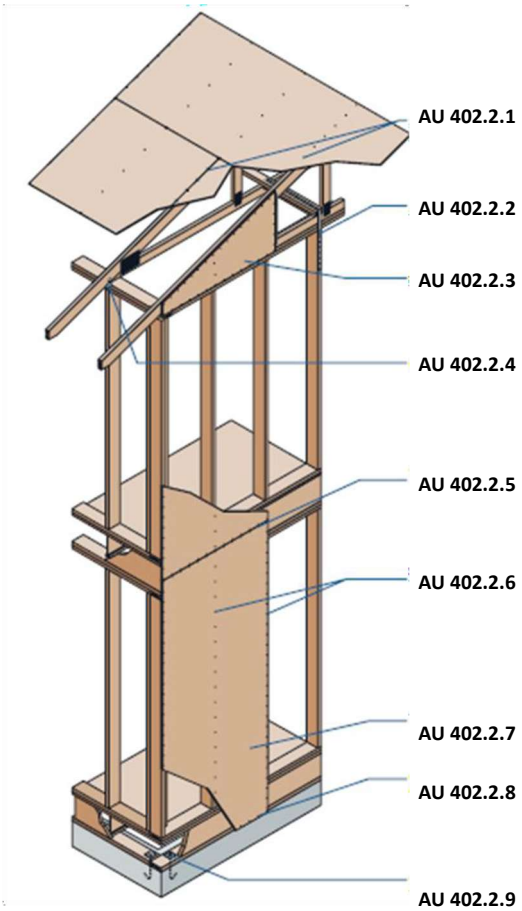


Figure U402.2[b]

(b) Form No. M310B © 2011 APA – The Engineered Wood Association.

AU402.2.1 Roof sheathing attachment. Nail roof sheathing with 8d ring shank (or deformed shank) (0.131" x 2-1/2") nails at 4 inches on center along the ends of the sheathing and gable end framing 6 inches on center along intermediate framing. See Figure AU402.2.1.

AU402.2.2 Gable end wall connection. Tie gable end walls back to the structure. See Figure AU402.2.2.

AU402.2.3 Gable end wall sheathing. Continuously sheath gable end walls with wood structural panels or equivalent approved material meeting loading requirements. See Figure AU402.2.3.

AU402.2.4 Roof framing to wall connection. Connect roof framing to wall using an approved connector or connectors having allowable loads when attached to Southern Pine or Douglas Fir lumber of 585 pounds in the upward direction, 485 pounds in the direction parallel to the wall and 165 pounds in the direction perpendicular to the wall. Attachment to be on exterior face of the exterior walls. See Figure AU402.2.4.

AU402.2.5 Sheathing attachment at elevated floor level. Nail upper story sheathing and lower story sheathing into common wood structural panel or engineered rim board. See Figure AU402.2.5.

AU402.2.6 Wall sheathing attachment. Attach wall sheathing with 8d common (0.131" x 2-1/2") nails at 4 inches on center at end and edges of wood structural panels and 6 inches on center in the intermediate framing. See Figure AU402.2.6a. Adjacent edges in wood structural panel wall sheathing that do not occur over common framing members shall be attached to flat wise blocking as illustrated in Figure AU402.2.6b.

AU402.2.7 Continuous wall sheathing. Continuously sheath all walls with wood structural panels or equivalent approved material meeting loading requirements. Continuously sheath areas around openings for windows and doors. Minimum wall bracing requirements shall be in accordance with IRC Section R602.10 or R602.12 continuous sheathing methods as modified in Section AU402.2.

AU402.2.8 Wall sheathing to sill plate connection. Extend sheathing material to lap the sill plate. See Figure AU402.2.8.

AU402.2.9 Anchor bolt connection. Space ½" anchor bolts with 7 inches of embedment 48 inches on center with 0.229" x 3" x 3" square plate washers with slotted holes. See Figure AU402.2.9. There shall be a minimum of 2 bolts per plate section with one bolt located not more than 12" or less than 3.5" from each end of the plate section.

AU402.2.10 Top plate intersection detail. Double top plates shall be provided at the top of all exterior stud walls. The double plates shall overlap at corners and at intersections with other exterior or interior load bearing walls. Double top plates shall be lap-spliced with end joints offset in accordance with the minimum requirements given in the *WFCM Guides to Wood Construction in High Wind Areas for One- and Two-Family Dwellings: 100 MPH Exposure B*. See Figure AU402.2.10.

AU402.3 Wall openings. Uplift load path connections at wall openings shall be in accordance with IRC Section R602.3.5.

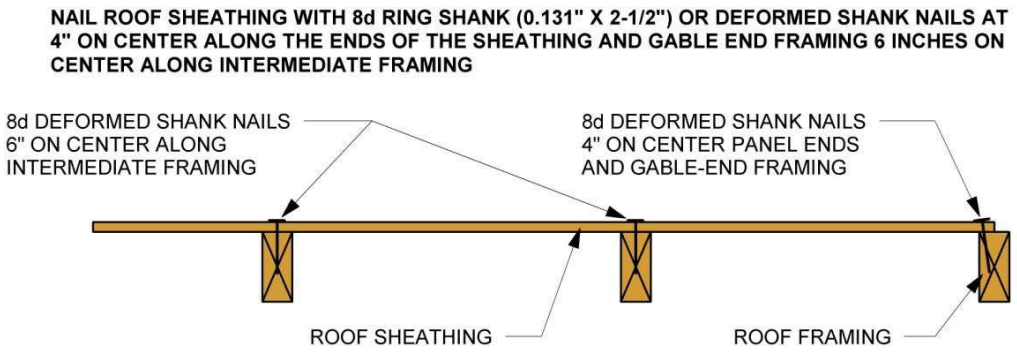


Figure AU402.2.1[b]
Roof Sheathing Attachment Detail

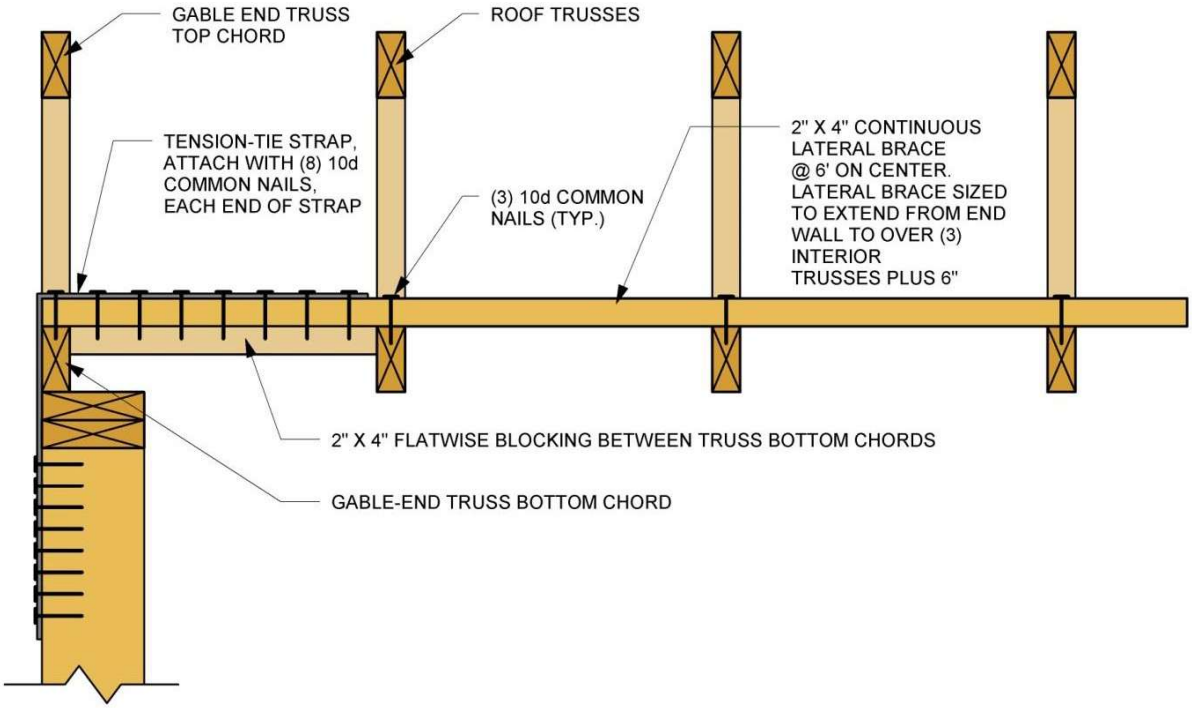


Figure AU402.2.2[b]
Gable End Wall Connection Detail

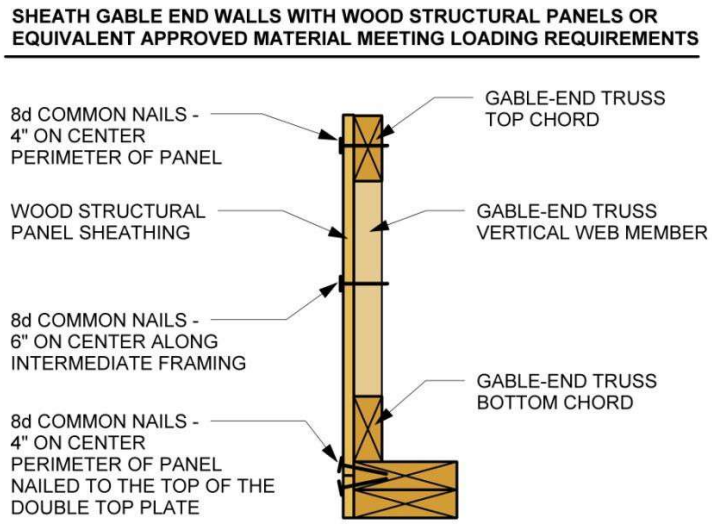


Figure AU402.2.3[b]
Gable End Wall Sheathing Detail

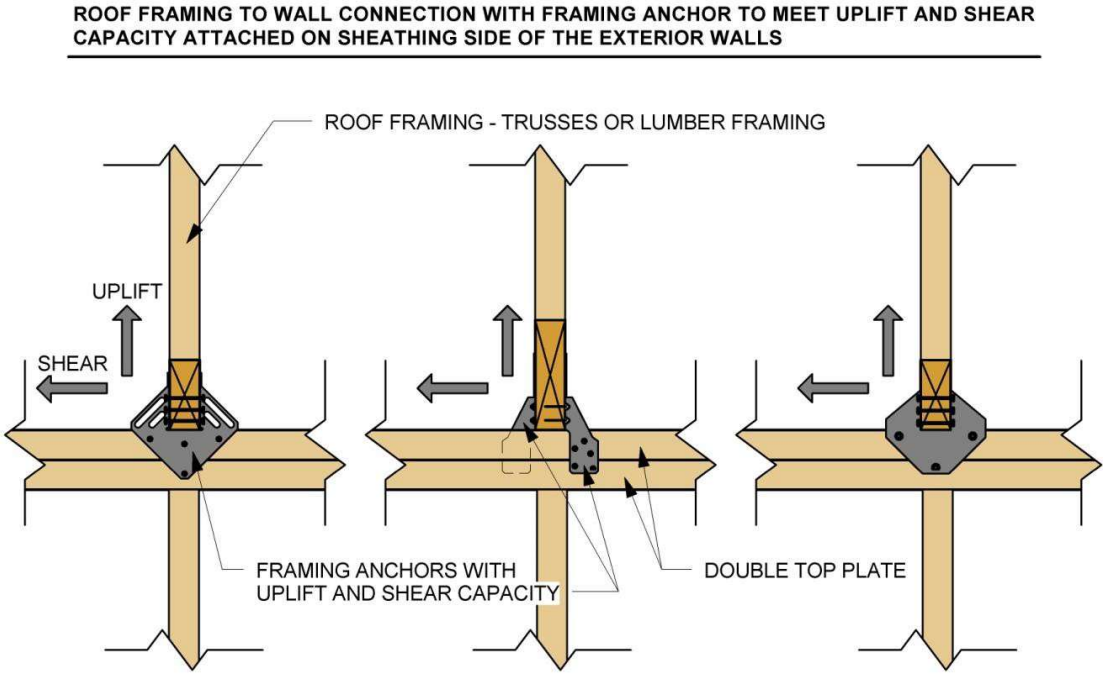


Figure AU402.2.4[b]
Roof Framing to Wall Connection Detail

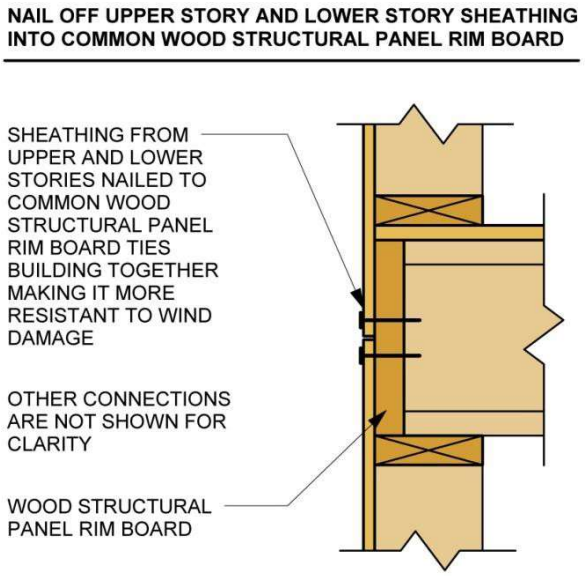


Figure AU402.2.5[b]
Sheathing Attachment at Elevated Floor Level Detail

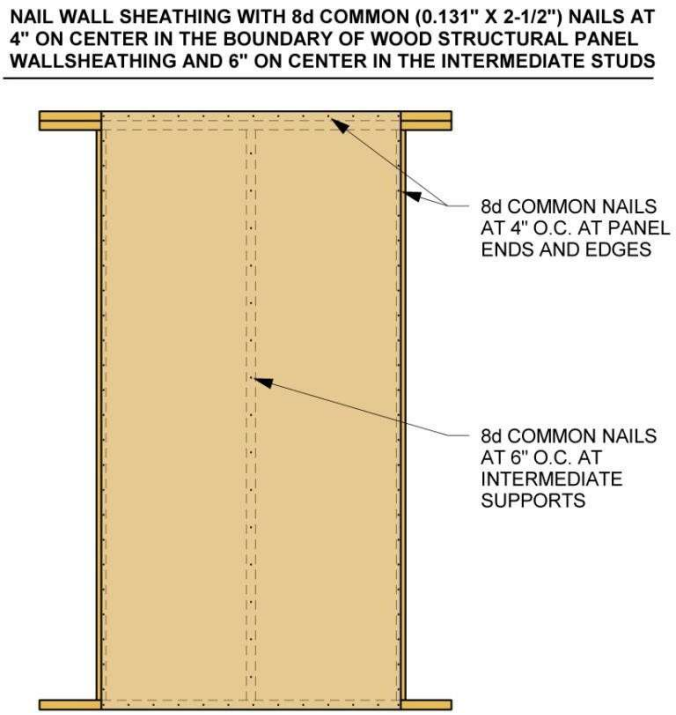


Figure AU402.2.6a[b]
Wall Sheathing Attachment Detail

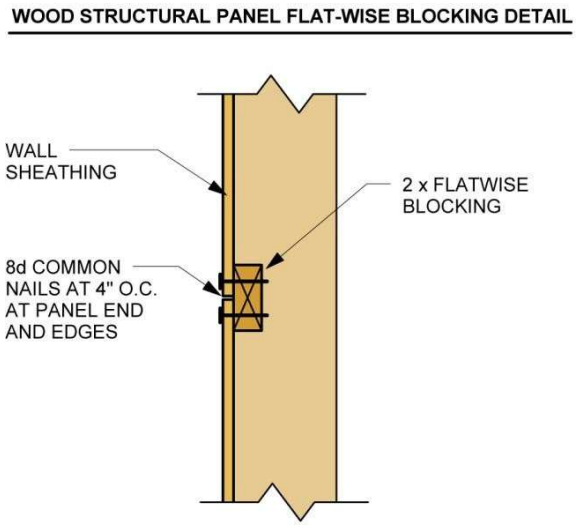


Figure AU402.2.6b
Panel Splice Detail

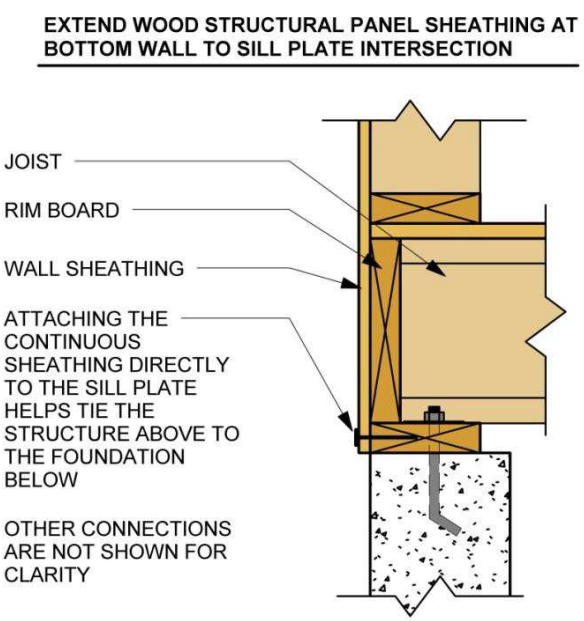


Figure AU402.2.8[b]
Wall Sheathing to Sill Plate Connection Detail

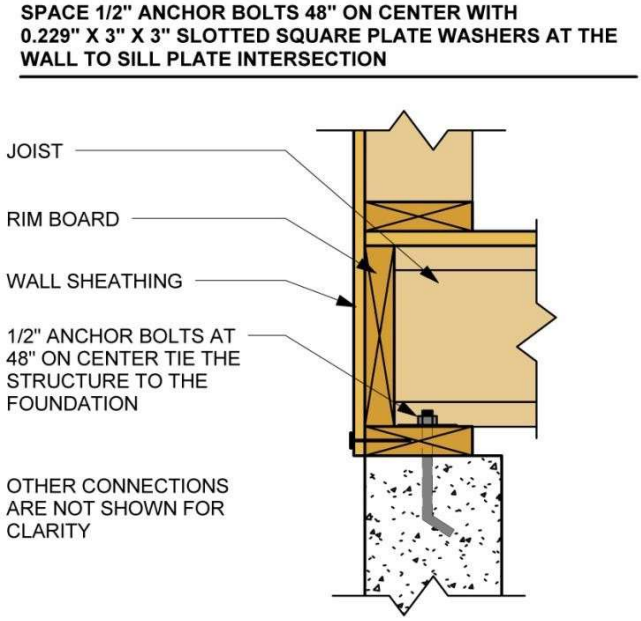


Figure AU402.2.9[b]
Anchor Bolt Connection Detail

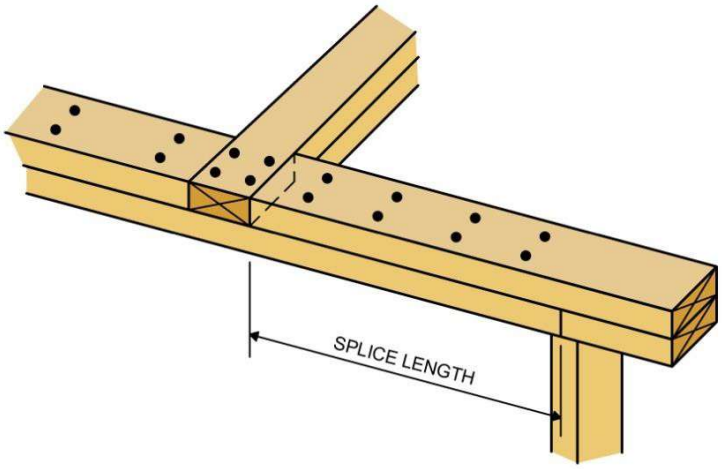


Figure AU402.2.10[c]
Top Plate Intersection Detail

(b) ***Form No. M310B*** **August 2011 APA – The Engineered Wood Association**

(c) ***WFCM Guide to Wood Construction in High Wind Areas for One- and Two-Family*** **Dwellings – American Forest & Paper Association and the American Wood Council**

SECTION AU403
OPTION B –MINIMUM WIND SPEED 110 MPH

AU403.1 Wind speed. *Buildings* shall be designed and constructed to comply with minimum wind speed of 110 mph Exposure B.

AU403.1.1 Design methods. The design of buildings for wind loads shall be in accordance with one or more of the following methods:

1. AF&PA *Wood Frame Construction Manual* (WFCM); or
2. ICC *Standard for Residential Construction in High-Wind Regions* (ICC 600); or
3. ASCE *Minimum Design Loads for Buildings and Other Structures* (ASCE 7); or
4. AISI *Standard for Cold-Formed Steel Framing – Prescriptive Method For One- and Two-Family Dwellings* (AISI S230); or
5. *International Building Code*; or
6. *Concrete walls in accordance with R404 and R608 of the International Residential Code*; or
7. *Walls of structural insulated panels in accordance with R610 of the International Residential Code*.

SECTION AU404
OPTION C –MINIMUM WIND SPEED 120 MPH

AU404.1 Wind speed. *Buildings* shall be designed and constructed to comply with minimum wind speed of 120 mph Exposure B.

AU404.1.1 Design methods. The design of buildings for wind loads shall be in accordance with one or more of the following methods:

1. AF&PA *Wood Frame Construction Manual* (WFCM); or
2. ICC *Standard for Residential Construction in High-Wind Regions* (ICC 600); or
3. ASCE *Minimum Design Loads for Buildings and Other Structures* (ASCE 7); or
4. AISI *Standard for Cold-Formed Steel Framing – Prescriptive Method For One- and Two-Family Dwellings* (AISI S230); or
5. *International Building Code; or*
6. *Concrete walls in accordance with R404 and R608 of the International Residential Code; or*
7. *Walls of structural insulated panels in accordance with R610 of the International Residential Code*.

SECTION AU405
OPTION D – MINIMUM WIND SPEED 130 MPH

AU405.1 Wind speed. *Buildings* shall be designed and constructed to comply with minimum wind speed of 130 mph Exposure B.

AU405.1.1 Design methods. The design of buildings for wind loads shall be in accordance with one or more of the following methods:

1. AF&PA *Wood Frame Construction Manual* (WFCM); or
2. ICC *Standard for Residential Construction in High-Wind Regions* (ICC 600); or
3. ASCE *Minimum Design Loads for Buildings and Other Structures* (ASCE 7); or
4. AISI *Standard for Cold-Formed Steel Framing – Prescriptive Method For One- and Two-Family Dwellings* (AISI S230); or
5. *International Building Code; or*.
6. *Concrete walls in accordance with R404 and R608 of the International Residential Code*.

SECTION AU406
FASTENERS AND CONNECTORS FOR CLADDING

AU406.1 Fasteners and connectors for cladding. Fasteners and connectors to be made of stainless steel, hot-dipped zinc-coated galvanized steel, mechanically deposited-zinc coated, silicon bronze or copper. Copper fasteners shall not be permitted for use in conjunction with steel.

SECTION AU407
FENESTRATION

AU407.1 Design pressure. Exterior windows and doors shall be designed to resist the design wind loads specified in *International Residential Code* Table R301.2(2) adjusted for height and exposure per *International Residential Code* Table R301.2(3) based on the minimum wind speed specified in this appendix by the local jurisdiction.

AU407.2 Anchorage methods. Window and door assembly anchoring systems shall be in accordance with the manufacturer's published recommendations to achieve the design pressure specified per Section AU407.1. Substitute anchoring systems shall provide equal or greater anchoring performance as demonstrated by accepted engineering practice. Anchorage shall not exceed the spacing for the tested rated performance.

SECTION AU408
ROOFING

AU408.1 Secondary water barrier. Underlayment shall be two layers applied in the following manner:

(a) Self-adhering tape as first layer. Install minimum 4 inch wide self-adhering modified bitumen tape

over sheathing joints. Seal deck penetrations with self-adhering modified bitumen tape. **ASTM D 226 Type I, ASTM D 4869 Type I or ASTM D 6757** as second layer. Apply a 19-inch strip of underlayment felt parallel to and starting at eaves, secure with low-profile, capped-head nails or thin metal disks attached with roofing nails. Fasten at approximately 6 inches on center along the laps and at approximately 12 inches on center along a row in the field of the sheet between the side laps. All laps shall be a minimum of 4 inches. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches, fasten as before. Distortions in the underlayment shall not interfere with the ability of the shingles to seal.

(b) Two layers of ASTM D 226 Type I, ASTM D 4869 Type I or ASTM D 6757. For each layer, apply a 19-inch strip of underlayment felt parallel to and starting at eaves, secure with low-profile, capped-head nails or thin metal disks attached with roofing nails. Fasten at approximately 6 inches on center along the laps and at approximately 12 inches on center along a row in the field of the sheet between the side laps. All laps shall be a minimum of 4 inches. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches, fasten as before. Distortions in the underlayment shall not interfere with the ability of the shingles to seal.

Exception: As an alternative, adhered underlayment complying with ASTM D 1970 shall be permitted.

AU408.2 Fasteners.

AU408.2.1 Underlayment fasteners. Underlayment shall be attached using metal or plastic cap corrosion-resistant nails with a head diameter of not less than 1 inch with a thickness of at least 32-gauge sheet metal. The cap-nail shank shall be a minimum of 12 gauge with a sufficient length to penetrate through the roof sheathing or a minimum of ¾ inch into the roof sheathing.

AU408.2.2 Asphalt shingles fasteners. Where asphalt shingles shall be applied with corrosion-resistant nails with shanks made of minimum 12 gauge wire and a minimum head diameter of 3/8 inch. Nails shall be long enough to penetrate ¾ inch into the roof deck. Where the deck is less than 3/4 inch thick, the nails shall be long enough to penetrate completely through plywood decking and extend at least 1/8 inch through the roof deck.

AU408.3 Attachment. Where asphalt shingles shall have a minimum number of fasteners required by the manufacturer, but not less than six fasteners per strip shingle or three fasteners per individual shingle. Drive nail head flush with the shingle surface per figure AU408.2.

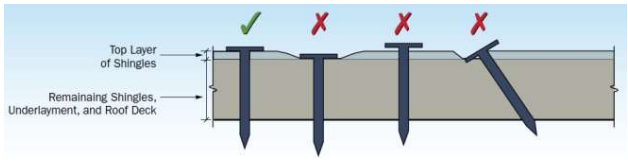


Figure AU408.2[d]

(d) FEMA *Home Builder's Guide to Coastal Construction Technical Fact Sheet No. 7.3 Asphalt Shingle Roofing for High Wind Regions*.

CHAPTER AU5
RESIDENTIAL STORM SHELTERS AND SAFE ROOMS

SECTION AU501
GENERAL

AU501.1 General. This section applies to the construction of residential storm shelters and safe rooms when constructed as separate detached buildings or as internal areas within buildings for the purpose of providing safe refuge for storms that produce high winds, such as tornados and hurricanes. Residential storm shelters or safe rooms shall be offered as an optional package.

SECTION AU502
RESIDENTIAL STORM SHELTERS AND SAFE ROOMS

AU502.1 Residential storm shelters. Residential storm shelters when constructed shall be in compliance with the following:

1. *ICC/NSSA-500* per IRC Section R323.

AU502.2 Residential safe rooms. Residential safe rooms when constructed shall be in compliance with the following:

1. *FEMA 361 Design and Construction Guidance for Community Safe Rooms;* or

2. *FEMA 320 Taking Shelter from the Storm: Building a Safe Room For Your Home and Small Business*

CHAPTER AU6
RESOURCES

SECTION AU601
CONTACTS

Georgia Department of Community Affairs (DCA)
Construction Codes
Georgia State Amendments to the State Minimum Standard Codes
dca.georgia.gov/community-assistance/construction-codes
Phone: 404-679-3118

Georgia Department of Natural Resources (DNR)
Floodplain Management
4220 International Parkway, Ste. 101
Atlanta, GA 30354-3902
www.georgiadfirm.com
Phone: 404-675-1757

Federal Emergency Management Agency (FEMA)
www.fema.gov; www.floodsmart.gov
www.fema.gov/rebuild/buildingscience/
FEMA Publications and Technical Bulletins:
www.fema.gov/library/index.jsp
www.fema.gov/plan/prevent/floodplain/techbul.shtm

Georgia Emergency Management Agency (GEMA)
Georgia Office of Homeland Security
P.O. Box 18055
Atlanta, GA 30316-0055
www.gema.ga.gov
www.ready.ga.gov
Phone: 404-635-7000

Georgia Association of Regional Commissions (GARC)
www.garc.ga.gov
http://garc.ga.gov/main.php?Regional-Commissions-2
(for assistance in identifying Flood Hazard Areas)

International Code Council (ICC)
www.iccsafe.org

National Weather Service
www.srh.weather.gov

State Fire Marshal's Office
2 Martin Luther King Jr. Drive
Suite 920 / West Tower
Atlanta, Georgia 30334
www.oci.ga.gov
Phone: 404-656-7087

SECTION AU602
EMERGENCY INSPECTION KIT [e]

- □ **Staff's disaster response management plan**
- □ **Team contact list**
- □ **Area maps**
- □ **Official identification**
- □ **Personal identification**
- □ **Inspection forms and placards**
- □ **Communication equipment**
- □ **Clipboard**
- □ **Hard hat**
- □ **Orange safety vest**
- □ **Dust mask**
- □ **Work gloves**
- □ **Steel toe and waterproof boots**
- □ **Whistle**
- □ **First aid kit**
- □ **Latex gloves**
- □ **Safety glasses**
- □ **Sunglasses**
- □ **Pocket knife**
- □ **Matches**
- □ **Antibacterial hand wipes or alcohol-based hand sanitizer**
- □ **Insect repellant (w/ Deet or Picaridin)**
- □ **Sunscreen (SPF 15 or greater)**
- □ **Camera**
- □ **Black markers**
- □ **Pens & pencils**
- □ **Envelope for expense receipts**
- □ **Compass, GPS unit**
- □ **Backpack, waistpack**
- □ **Flashlight and extra batteries**
- □ **Battery-operated radio**
- □ **Duct tape**

- □ **Staples & stapler**
- □ **Staple gun**
- □ **Calculator**
- □ **Tire repair kit**

Remember to grab:

- □ **Personal identification**
- □ **Rain gear, extra clothing**
- □ **Water bottle**
- □ **Prescription medication**
- □ **Cell phone and charger**
- □ **Cash for personal expenses**
- □ **Toiletries**

(e) *Disaster Mitigation: A Guide for Building Departments* by the International Code Council, Inc., copyright 2009

SECTION AU603
SAFETY TIPS [a]

1. **Always travel in teams of at least two people.**
2. **Always wear a hard hat, gloves, goggles, safety vest, and dust masks.**
3. **Always wear safety shoes capable of protecting the toes and bottom of the foot.**
4. **Survey the building exterior completely before entering.**
5. **Enter building only if authorized and if deemed safe to do so.**
6. **Be alert for falling objects.**
7. **In case of fire, injuries or victims, evacuate the area and alert the fire department immediately.**
8. **Avoid downed power lines and buildings under them or water surrounding them.**
9. **In case of gas leaks, shut off the gas (if possible) and report the leak.**
10. **In a flood situation, have a "walking stick."**

(a)*When Disaster Strikes* by the International Code Council, Inc., Seventh Printing: November 2011, copyright 2007

SECTION AU604
MAJOR DISASTER PROCESS

(from link http://www.fema.gov/hazard/dproc.shtm)

A Major Disaster Declaration usually follows these steps:

- **Incident occurs and local government responds,** supplemented by neighboring communities and volunteer agencies. If overwhelmed, turn to the state for assistance;

Generally the local government will issue a local state of emergency

- **The State responds** with state resources, such as the National Guard and state agencies;

Prior to committing state resources, the Governor will declare a state of emergency in the counties impacted by the event for which assistance is needed.

- **Damage assessment** by local, state, federal, and volunteer organizations determine losses and recovery needs;

Generally the locals will submit a preliminary damage assessment to the State and the State will review and determine if state and/or federal assistance is needed. If federal assistance is needed, the state will request FEMA perform a preliminary joint damage assessment. If the Governor determines that the incident is of such severity and magnitude that effective response is beyond the capabilities of the State and the affected local governments then supplementary Federal assistance is requested (next step).

- **A Major Disaster Declaration** is requested by the Governor, based on the damage assessment, and agreement to commit state funds and resources to the long-term recovery;
- **FEMA evaluates** the request and recommends action to the White House based on the disaster, the local community and the state's ability to recover;
- **The President approves** the request or FEMA informs the Governor it has been denied. This decision process could take a few hours or several weeks depending on the nature of the disaster.

SECTION AU605
SAMPLE EVALUATION FORMS AND INSPECTION PLACARDS [e] (following pages)

Figure AU605.1 [e]

ATC-45 Rapid Evaluation Safety Assessment Form

Inspection

Inspector ID: _____ Inspection date: _____

Affiliation: _____ Inspection time: _____ ☐ AM ☐ PM

Areas inspected: ☐ Exterior only ☐ Exterior and interior

Building Description

Building name: _____

Address: _____

_____

Building contact/phone: _____

Number of stories: _____

"Footprint area" (square feet): _____

Number of residential units: _____

Type of Building

☐ Mid-rise or high-rise
☐ Low-rise multi-family
☐ Low-rise commercial
☐ Pre-fabricated
☐ One- or two-family dwelling

Primary Occupancy

☐ Dwelling
☐ Other residential
☐ Public assembly
☐ Emergency services
☐ Commercial
☐ Offices
☐ Industrial
☐ Other: _____
☐ Government
☐ Historic
☐ School

Evaluation

Investigate the building for the conditions below and check the appropriate column.

Observed Conditions:	Minor/None	Moderate	Severe
Collapse, partial collapse, or building off foundation	☐	☐	☐
Building significantly out of plumb or in danger	☐	☐	☐
Damage to primary structural members, racking of walls	☐	☐	☐
Falling hazard due to nonstructural damage	☐	☐	☐
Geotechnical hazard, scour, erosion, slope failure, etc.	☐	☐	☐
Electrical lines / fixtures submerged / leaning trees	☐	☐	☐
Other (specify) _____	☐	☐	☐

Estimated Building Damage (excluding contents)

☐ None
☐ > 0 to < 1%
☐ 1 to < 10%
☐ 10 to < 30%
☐ 30 to < 70%
☐ 70 to < 100%
☐ 100%

☐ See back of form for further comments.

Posting

Choose a posting based on the evaluation and team judgment. Severe conditions endangering the overall building are grounds for an Unsafe posting. Localized Severe and overall Moderate conditions may allow a Restricted Use posting.

☐ **INSPECTED** (Green placard) ☐ **RESTRICTED USE** (Yellow placard) ☐ **UNSAFE** (Red placard)

Record any use and entry restrictions exactly as written on placard: _____

_____

_____

Number of residential units vacated: _____

Further Actions

Check the boxes below only if further actions are needed.

☐ Barricades needed in the following areas: _____

_____

☐ Detailed Evaluation recommended: ☐ Structural ☐ Geotechnical ☐ Other: _____

☐ Substantial Damage determination recommended

☐ Other recommendations: _____

_____

☐ See back of form for further comments.

Figure AU605.2 [e]

ATC-45 Detailed Evaluation Safety Assessment Form

Inspection

Inspector ID: _____ Inspection date: _____

Affiliation: _____ Inspection time: _____ ☐ AM ☐ PM

Final Posting

from page 2

☐ Inspected
☐ Restricted Use
☐ Unsafe

Building Description

Building name: _____

Address: _____

_____

Building contact/phone: _____

Number of stories: _____

"Footprint area" (square feet): _____

Number of residential units: _____

Type of Building

☐ Mid-rise or High-rise
☐ Low-rise multi-family
☐ Low-rise commercial
☐ Pre-fabricated
☐ One- or two-family dwelling
☐ Other: _____

Primary Occupancy

☐ Dwelling
☐ Other residential
☐ Public assembly
☐ Emergency services
☐ Commercial
☐ Offices
☐ Industrial
☐ Other: _____
☐ Government
☐ Historic
☐ School

Evaluation

Investigate the building for the conditions below and check the appropriate column. There is room on the second page for a sketch.

	Minor/None	Moderate	Severe	Comments
Overall hazards:				
Collapse or partial collapse	☐	☐	☐	
Building or story lean or drift	☐	☐	☐	
Fractured or displaced foundation	☐	☐	☐	
Structural hazards:				
Failure of significant element/connection	☐	☐	☐	
Column, pier, or bearing wall	☐	☐	☐	
Roof/floor framing or connection	☐	☐	☐	
Superstructure/foundation connection	☐	☐	☐	
Moment frame	☐	☐	☐	
Diaphragm/horizontal bracing	☐	☐	☐	
Vertical bracing	☐	☐	☐	
Shear wall	☐	☐	☐	
Nonstructural hazards:				
Parapets, ornamentation	☐	☐	☐	
Canopy	☐	☐	☐	
Cladding, glazing	☐	☐	☐	
Ceilings, light fixtures	☐	☐	☐	
Stairs, exits, access walkways, gratings	☐	☐	☐	
Interior walls, partitions	☐	☐	☐	
Mechanical & electrical equipment	☐	☐	☐	
Elevators	☐	☐	☐	
Building contents, other _____	☐	☐	☐	
Geotechnical hazards:				
Slope failure, debris impact	☐	☐	☐	
Ground movement, erosion, sedimentation	☐	☐	☐	
Differential settlement	☐	☐	☐	

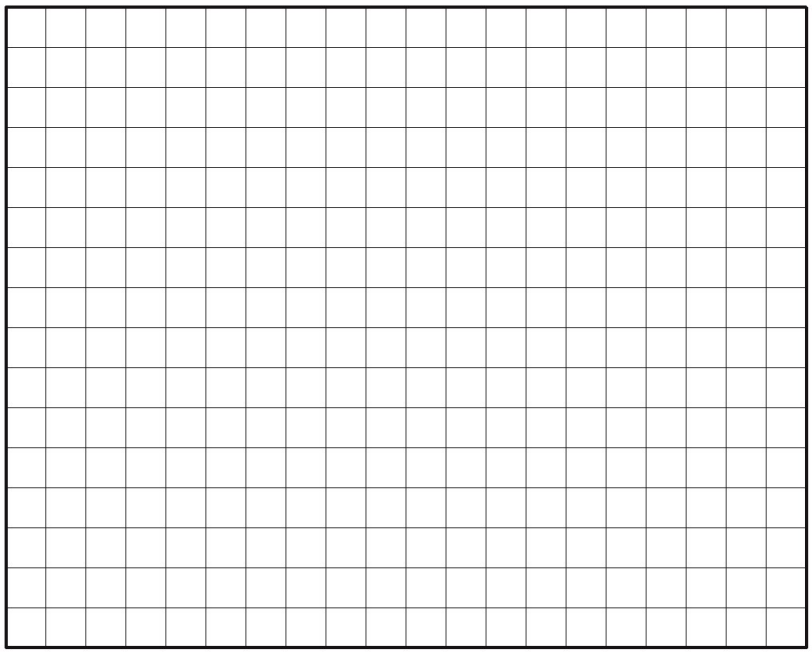
Continue on page 2

Figure AU605.2 [e] (Continued)

ATC-45 Detailed Evaluation Safety Assessment Form — Page 2

Building name: _____ Inspector ID: _____

Sketch
Make a sketch of the damaged building in the space provided. Indicate damage points.



Estimated Building Damage
(excluding contents)

- ☐ None
- ☐ >0 to <1%
- ☐ 1 to <10%
- ☐ 10 to <30%
- ☐ 30 to <70%
- ☐ 70 to <100%
- ☐ 100%

Posting

If there is an existing posting from a previous evaluation, check the appropriate box.

Previous posting: ☐ INSPECTED ☐ RESTRICTED USE ☐ UNSAFE Inspector ID: _____ Date: _____

If necessary, revise the posting based on the new evaluation and team judgment. *Severe* conditions endangering the overall building are grounds for an Unsafe posting. Local *Severe* and overall *Moderate* conditions may allow a Restricted Use posting. Indicate the current posting below and at the top of page one, whether the posting has been revised or not.

☐ **INSPECTED** (Green placard) ☐ **RESTRICTED USE** (Yellow placard) ☐ **UNSAFE** (Red placard)

Record any use and entry restrictions exactly as written on placard: _____

Number of residential units vacated: _____

Further Actions Check the boxes below only if further actions are needed.

☐ Barricades needed in the following areas: _____

☐ Engineering Evaluation recommended: ☐ Structural ☐ Geotechnical ☐ Other _____

☐ Substantial Damage determination recommended

☐ Other recommendations: _____

INSPECTED

LAWFUL OCCUPANCY PERMITTED

This structure has been inspected (as indicated below) and no apparent structural hazard has been found.

Date _____

Time _____

☐ **Inspected Exterior Only**

☐ **Inspected Exterior and Interior**

Report any unsafe condition to local authorities; reinspection may be required.

Inspector Comments:

_____

_____

_____

_____

Facility Name and Address:

_____

_____

_____

This facility was inspected under emergency conditions for:

_____

(Jurisdiction)

Inspector ID / Agency

_____

_____

_____

Do Not Remove, Alter, or Cover this Placard until Authorized by Governing Authority

Figure AU605.3 [e]

RESTRICTED USE

Caution: This structure has been inspected and found to be damaged as described below:

_____

_____

_____

_____

Entry, occupancy, and lawful use are restricted as indicated below:

☐ Do not enter the following areas: _____

_____

☐ Brief entry allowed for access to contents: _____

_____

☐ Other restrictions: _____

_____

Facility name and address:

_____

_____

_____

Date _____

Time _____

This facility was inspected under emergency conditions for:

_____

(Jurisdiction)

Inspector ID / Agency

_____

_____

_____

Do Not Remove, Alter, or Cover this Placard until Authorized by Governing Authority

Figure AU605.4 [e]

UNSAFE

DO NOT ENTER OR OCCUPY
(THIS PLACARD IS NOT A DEMOLITION ORDER)

This structure has been inspected, found to be seriously damaged and is unsafe to occupy, as described below:

_____
_____
_____
_____
_____
_____

Do not enter, except as specifically authorized in writing by jurisdiction. Entry may result in death or injury.

Facility Name and Address:

_____
_____
_____

Date _____

Time _____

This facility was inspected under emergency conditions for:

_____
(Jurisdiction)

Inspector ID / Agency

_____
_____
_____

Do Not Remove, Alter, or Cover this Placard until Authorized by Governing Authority

Figure AU605.5 [e]

CHAPTER AU7
REFERENCES

REFERENCED STANDARDS

ASCE Standards ASCE/SEI 24-05 Flood Resistant Design and Construction
FEMA P-320, Third Edition / August 2008 Taking Shelter From the Storm: Building a Safe Room For Your Home or Small Business, Includes Construction Plans and Cost Estimates
FEMA 361, Second Edition / August 2008 Design and Construction Guidance for Community Safe Rooms
FEMA Technical Bulletin 2, Table 2. Types, Uses, and Classifications of Materials

REFERENCED RESOURCES

(a) *When Disaster Strikes* by the International Code Council, Inc., Seventh Printing: November 2011, copyright 2007
(b) *Form No. M310B* August 2011 APA – The Engineered Wood Association; www.apawood.org
(c) *WFCM Guide to Wood Construction in High Wind Areas for One- and Two-Family* Dwellings – American Forest & Paper Association and the American Wood Council; www.awc.org
(d) FEMA *Home Builder's Guide to Coastal Construction Technical Fact Sheet No. 7.3 Asphalt Shingle Roofing for High Wind Regions*.
(e) *Disaster Mitigation: A Guide for Building Departments* by the International Code Council, Inc., copyright 2009

Index of Figures:

End of Amendments.

APPENDIX AY UNGRADED LUMBER.

SECTION AY101

GENERAL

AY101.1 Scope.

This appendix shall be applicable to the use of ungraded lumber in the construction or repair of any accessory structure not containing habitable space.

SECTION AY102

DEFINITIONS

AY102.1 General.

The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

NON-HABITABLE STRUCTURE. A structure not containing habitable space and not intended for any type of human habitation.

SECTION AY103

UNGRADED LUMBER

AY103.1 Ungraded Lumber.

Ungraded lumber shall not be required to be identified by a grade mark of an accredited lumber grading or inspection agency or have design values certified by an accreditation body that complies with DOC PS 20 in *non-habitable* structures. The lumber shall meet a maximum moisture content of 19% at the time of construction. Lumber shall be protected in accordance with section R304 and R305 where required by R304.1 and R305.1

103.1 OCCUPANCY CHANGE.

Structures built under this appendix shall not be changed to a *habitable* structure unless the structure complies with the requirements of R301.1.3.

GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

Georgia State Amendments

to the

International Plumbing Code

(2024 Edition)

Georgia Department of Community Affairs

Community Development Division

60 Executive Park South, N.E.

Atlanta, Georgia 30329-2231

(404) 679-3118

dca.georgia.gov

Revised January 1, 2026

GEORGIA STATE MINIMUM STANDARD PLUMBING CODE
(INTERNATIONAL PLUMBING CODE WITH GEORGIA STATE AMENDMENTS)

The INTERNATIONAL PLUMBING CODE, 2024 Edition, published by the International Code Council, when used in conjunction with these and any other Georgia State Amendments to the INTERNATIONAL PLUMBING CODE, 2024 EDITION, shall constitute the official *Georgia State Minimum Standard Plumbing Code.*

GEORGIA STATE AMENDMENTS

CODE REFERENCE:

(a) Replace all references to the ICC *Electrical Code* with references to the *Georgia State Minimum Standard Electrical Code* (*National Electrical Code with Georgia State Amendments*).
(b) Replace all references to the *International Energy Conservation Code (IECC)* with references to the *Georgia State Minimum Standard Energy Code (IECC with Georgia State Supplements and Amendments)*. The *Georgia State Minimum Standard Energy Code* shall be used for efficiency and coefficient of performance ratings of equipment.

APPENDICES:

Appendices are not enforceable unless they are specifically referenced in the body of the code or adopted by the Department of Community Affairs or the authority having jurisdiction.

GEORGIA STATE MINIMUM
REQUIREMENTS FOR BOILERS/WATER HEATERS AND PRESSURE VESSELS

The State's minimum requirements for boilers/water heaters and pressure vessels over 200,000 BTU/h (58.61 kW), 210 degrees Fahrenheit or 120 gallons capacity shall be established by O.C.G.A. Title 25, Chapter 15 and the Rules and Regulations of the Office of Insurance and Safety Fire Commissioner.

Revise the International Plumbing Code, 2024 Edition, to read as follows:

CHAPTER 1
SCOPE AND ADMINISTRATION

*Delete Chapter 1 ‘Scope and Administration’ entirely without substitution. Chapter 1 to remain in the Code as a reference guide for local governments to use in the development of their own *Administrative Procedures*.
(Effective January 1, 2026)

CHAPTER 2
DEFINITIONS

SECTION 202
GENERAL DEFINITIONS

*Add new definition of 'High Efficiency Plumbing Fixtures and Fittings' to read as follows:

HIGH EFFICIENCY PLUMBING FIXTURES AND FITTINGS.

Dual flush water closet. A dual flush water closet or toilet that the average flush volume of two reduced flushes and one full flush does not exceed 1.28 gallons and is listed to the WaterSense Tank-Type High Efficiency Toilet Specification.

Kitchen faucet or kitchen faucet replacement aerator. A kitchen faucet or kitchen faucet replacement aerator that allows a flow of no more than 2.0 gallons of water per minute.

Lavatory faucet or lavatory faucet replacement aerator. A lavatory faucet or lavatory faucet replacement aerator that allows a flow of no more than 1.5 gallons per minute at a pressure of 60 pounds per square inch and is listed to the WaterSense High Efficiency Lavatory Faucet Specification.

Non-water urinal. A urinal that is designed to receive and convey only liquid waste through a trap seal into the gravity drainage system without the use of water for such function.

Single flush water closet. A single flush water closet or toilet, including gravity, pressure assisted and electro-hydraulic tank types, that the average flush volume does not exceed 1.28 gallons and is listed to the WaterSense Tank-Type High Efficiency Toilet Specification.

Shower head. A shower head that allows a flow of no more than the average of 2.5 gallons of water per minute at 60 pounds per square inch of pressure.

Urinal. A urinal and associated flush valve that uses no more than 0.5 gallons of water per flush and is listed to the WaterSense Specification for Flushing Urinals.
(Effective January 1, 2026**)**

*Add new definition of 'Lavatory Faucet' to read as follows:

LAVATORY FAUCET. A faucet that discharges into a lavatory basin in a domestic or commercial installation.
(Effective January 1, 2026)

*Revise the definition of 'Plumbing Fixture' to read as follows:

PLUMBING FIXTURE. A receptacle or device that receives water, waste or both and discharges water, waste, or both into a drainage system, and that is either permanently or temporarily connected to the water distribution system of the premises and demands a supply of water therefrom; discharges wastewater, liquid-borne waste materials or sewage either directly or indirectly to the drainage system of the premises; or requires both a water supply connection and a discharge to the drainage system of the premises. The term includes a kitchen sink, utility sink, lavatory, bidet, bathtub, shower, urinal, toilet, water closet or drinking water fountain.
(Effective January 1, 2026)

*Rename and revise the definition of 'Fixture Fitting' to read as follows:

PLUMBING FIXTURE FITTING. A device that controls and directs the flow of water or conveys sanitary waste. The term includes a sink faucet, lavatory faucet, showerhead, or bath filler.

Supply fitting. A fitting that controls the volume, direction of flow or both of water and is either attached to or accessed from a fixture or is used with an open or atmospheric discharge.

Waste fitting. A combination of components that conveys the sanitary waste from the outlet of a fixture to the connection to the sanitary drainage system.
(Effective January 1, 2026)

*Add new definition of 'Pressurized Flushing Device' to read as follows:

PRESSURIZED FLUSHING DEVICE. A device that contains a valve that:

1. Is attached to a pressurized water supply pipe that is of sufficient size to deliver water at the necessary rate of flow to ensure flushing when the valve is open; and
2. Opens on actuation to allow water to flow into the fixture at a rate and in a quantity necessary for the operation of the fixture and gradually closes to avoid water hammer.

(Effective January 1, 2026)

*Under definition of 'Sewer' revise 'Public Sewer' to read as follows:

SEWER
Public sewer. That part of the drainage system of pipes installed or maintained by a city, township, county, public utility company or other public entity, on public property, in the street or in an approved dedicated easement of public or community use.
(Effective January 1, 2026)

*Add new definition of 'Toilet' to read as follows:

TOILET. A water closet.
(Effective January 1, 2026)

*Add new definition of 'Water Closet' to read as follows:

WATER CLOSET. A fixture with a water-containing receptor that receives liquid and solid body waste and on actuation conveys the waste through an exposed integral trap into a drainage system and which is also referred to as a toilet.
(Effective January 1, 2026)

*Add new definition of 'WaterSense' to read as follows:

WATERSENSE. A voluntary program of the United States Environmental Protection Agency designed to identify and promote water efficient products and practices.
(Effective January 1, 2026)

*Add new definition of 'WaterSense Listed Plumbing Fixture or Plumbing Fixture Fitting' to read as follows:

WATERSENSE LISTED PLUMBING FIXTURE OR PLUMBING FIXTURE FITTING. A plumbing fixture or plumbing fixture fitting that has been tested by an accredited third-party certifying body or laboratory in accordance with the WaterSense Program of the United States Environmental Protection Agency and has been listed (certified) by such body or laboratory as meeting the performance and efficiency requirements of the program and has been authorized by the program to use its label.
(Effective January 1, 2026)

CHAPTER 3
GENERAL REGULATIONS

*Add new Section 300 'General Applicability Standards' to read as follows:

SECTION 300
GENERAL APPLICABILITY STANDARDS

300.1 Scope. The provisions of this code shall apply to the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing systems within the state of Georgia. The installation of fuel gas distribution piping and equipment, fuel-gas-fired water heaters and water heater venting systems shall be regulated by the *International Fuel Gas Code*.

300.2 Appendices. Appendices are not enforceable unless they are specifically referenced in the body of the code or adopted by the Department of Community Affairs or the authority having jurisdiction.

300.3 Intent. The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of plumbing equipment and systems.

300.4 Severability. If any section, subsection, sentence, clause or phrase of this code is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

300.5 General. The provisions of this code shall apply to all matters affecting or relating to structures, as set forth in Section 300. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

300.6 Maintenance. All plumbing systems, materials and appurtenances, both existing and new, and all parts thereof, shall be maintained in proper operating condition in accordance with the original design in a safe and sanitary condition. All devices or safeguards required by this code shall be maintained in compliance with the code edition under which they were installed.
The owner or the owner's designated agent shall be responsible for the maintenance of plumbing systems. To determine compliance with this provision, the code official shall have the authority to require any plumbing system to be reinspected.

300.7 Material and equipment reuse. Materials, equipment and devices shall not be reused unless such elements have been reconditioned, tested, placed in good and proper working condition and approved.
(Effective January 1, 2026)

SECTION 301
GENERAL

*Add new Section 301.1.1 'Requirements for high efficiency plumbing fixtures' to read as follows:

301.1.1 Requirements for high efficiency plumbing fixtures. The installation of high efficiency plumbing fixtures shall be required in all new construction.
(Effective January 1, 2026)

*Add new Section 301.1.2 'Waiver for requirements of high efficiency plumbing fixtures' to read as follows:

301.1.2 Waiver of requirements for high efficiency plumbing fixtures. Counties and municipalities are permitted to adopt an ordinance that grants a waiver for an exemption to the requirements for the installation of high efficiency plumbing fixtures relative to new construction and to the repair or renovation of an existing building under the following conditions:

1. When the repair or renovation of the existing building does not include the replacement of the plumbing or sewage system servicing toilets, faucets, or shower heads within such existing building;
2. When such plumbing or sewerage system within such existing building, because of its capacity, design, or installation, would not function properly if the toilets, faucets, or shower heads required by this part were installed;
3. When such system is a well or gravity flow from a spring and is owned privately by an individual for use in such individual's personal residence; or

4. When units to be installed are:
    a. Specifically designed for use by persons with disabilities;
    b. Specifically designed to withstand unusual abuse or installation in a penal institution; or
    c. Toilets for juveniles.

(Effective January 1, 2026)

SECTION 305
PROTECTION OF PIPES AND PLUMBING SYSTEM COMPONENTS

*Revise Section 305.4.1 'Sewer depth' to read as follows:

305.4.1 Sewer depth. Building sewers shall be a minimum of 6 inches (152.4 mm) below grade.
(Effective January 1, 2026)

SECTION 306
TRENCHING, EXCAVATION, AND BACKFILL

*Revise Section 306.3 'Backfilling' to read as follows:

306.3 Backfilling. Loose earth free from rocks, broken concrete, frozen chunks, shall be placed in the trench in 6-inch (152.4 mm) layers and tamped in place until the crown of the pipe is covered by a minimum of 6 inches (152.4 mm) of tamped earth. The backfill under and beside the pipe shall be compacted for pipe support. Backfill shall be brought up evenly on both sides of the pipe so that the pipe remains aligned. In instances where the manufacturer's installation instructions for materials are more restrictive than those prescribed by the code, the material shall be installed in accordance with the more restrictive requirement.
(Effective January 1, 2026)

*Add new Section 306.5 'Open trenches' to read as follows:

306.5 Open trenches. All excavations required to be made for the installation of a building sewer, building drainage system, or any part thereof within the walls of a building shall be open trench work and shall be kept open until the piping has been inspected, tested and approved.
(Effective January 1, 2026)

SECTION 311
TOILET FACILITIES FOR WORKERS

*Delete Section 311 'Toilet Facilities for Workers' entirely without substitution.
(Effective January 1, 2026)

SECTION 314
CONDENSATE DISPOSAL

*Delete Section 314 'Condensate Disposal' entirely without substitution.
(Effective January 1, 2026)

CHAPTER 4
FIXTURES, FAUCETS AND FIXTURE FITTINGS

SECTION 401
GENERAL

*Add new Section 401.4 'Prohibited locations' to read as follows:

401.4 Prohibited locations. No floor drains or other plumbing fixtures except electric water heaters shall be installed in a room containing air handling machinery when such room is used as a plenum.

Exception: Deep-seal trap floor drains consisting of a minimum 4-inch (102 mm) seal and supplied with a trap primer connected to a water distribution pipe shall be permitted.
(Effective January 1, 2026)

SECTION 403
MINIMUM PLUMBING FIXTURES

*Revise Table 403.1 'Minimum Number of Required Plumbing Fixtures[a]' to delete the requirements for 'service sink' entirely without substitution.
(Effective January 1, 2026)

*Revise Table 403.1 'Minimum Number of Required Plumbing Fixtures[a]' by adding the following requirement under the column labeled 'Other' for line number '7' descriptions:

TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS: SEE SECTION 424.2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAIN (SEE SECTION 410)	OTHER
			Male	Female	Male	Female			
7	Residential	Apartment house	1 per dwelling unit or sleeping unit		1 per dwelling unit or sleeping unit		1 per dwelling unit or sleeping unit	---	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units. Detached single-family, duplex and multi-family dwelling structures three stories or less in height shall have not less than two exterior hose bibs, sill cocks or outside hydrants with one being located on the side or rear of the structure.
		One-and two-family dwellings and lodging houses with five or fewer guestrooms	1 per dwelling unit		1 per dwelling unit		1 per dwelling unit	----	1 kitchen sink per dwelling unit, 1 automatic clothes washer connection per dwelling unit. Detached single-family, duplex and multi-family dwelling structures three stories or less in height shall have not less than two exterior hose bibs, sill cocks or outside hydrants with one being located on the side or rear of the structure

The remainder of the table remains unchanged.
(Effective January 1, 2026)

*Delete 403.1.1 ‘Fixture calculations’ Exception 2 without substitution.
(Effective January 1, 2026)

*Delete 403.2 ‘Separate facilities’ Exception 6 without substitution.
(Effective January 1, 2026)

SECTION 406
AUTOMATIC CLOTHES WASHERS

*Revise Section 406.2 ‘Waste connection’ to read as follows:

406.2 Waste connection. The waste from an automatic clothes washer shall discharge through an air break into a standpipe in accordance with Section 802.4.3 or into a laundry sink. The trap and fixture drain for an automatic clothes washer standpipe shall be a minimum of 2 inches (51 mm) in diameter. The automatic clothes washer fixture drain shall connect to a building drain, branch drain or drainage stack a minimum of 3 inches (76 mm) in diameter. Automatic clothes washers that discharge by gravity shall be permitted to drain to a waste receptor or an approved trench drain.
(Effective January 1, 2026)

SECTION 410
DRINKING FOUNTAINS

*Revise Section 410.2 ‘Small occupancies’ to read as follows:

410.2 Small occupancies. Drinking fountains shall not be required for an occupant load of 25 or fewer.
(Effective January 1, 2026)

SECTION 412
FAUCETS AND FIXTURE FITTINGS

*Revise Section 412.1 ‘Approval’ to add a new paragraph at the end of the section:

412.1 Approval. Faucets and fixture fittings shall conform to ASME A112.18.1/CSA B125.1. Faucets and fixture fittings that supply drinking water for human ingestion shall conform to the requirements of NSF 61, Section 9. Flexible water connectors exposed to continuous pressure shall conform to the requirements of Section 605.6.

High-efficiency lavatory faucets or lavatory faucet replacement aerators in private use, such as in residences and apartments, and private (nonpublic) restrooms in hotels and hospitals, shall be listed to the WaterSense High Efficiency Lavatory Faucet Specification.
(Effective January 1, 2026)

SECTION 419
LAVATORIES

*Revise Section 419.5 ‘Tempered water for public hand-washing facilities’ to read as follows:

419.5 Tempered water for public hand-washing facilities. *Tempered water* may be delivered from lavatories and group wash fixtures located in public toilet facilities provided for customers, patrons and visitors. If provided, tempered water shall be delivered through an *approved* water-temperature limiting device that conforms to ASSE 1070/ASME A112.1070/CSA B125.70.
(Effective January 1, 2026)

SECTION 421
SHOWERS

*Revise Section 421.2 ‘Water supply riser’ to read as follows:

421.2 Water supply riser. Water supply risers from the shower valve to the shower head outlet, whether exposed or concealed, shall be attached to the structure. The attachment to the structure shall be made by the use of support devices designed for use with the specific piping material or by fittings anchored with corrosion-resistant screws.
(Effective January 1, 2026)

SECTION 424
URINALS

*Revise Section 424.1 ‘Approval’ to read as follows:

424.1 Approval. Urinals shall conform to ANSI Z124.9, ASME A112.19.2/CSA B45.1, ASME A112.19.19 or CSA B45.5/IAPMO Z124. Urinals shall conform to the water consumption requirements of Section 604.4. Water-supplied urinals shall conform to the hydraulic performance requirements of ASME A112.19.2/CSA B45.1 or CSA B45.5/IAPMO Z124. High efficiency urinals with pressurized flushing devices and flush tank (gravity type) flushing devices shall be listed to the WaterSense Specification for Flushing Urinals and shall conform to ASME A112.19.2/CSA B45.1.
Non-water urinals shall conform to ASME A112.19.3/CSA B45.4 or ASME A112.19.19, CSA B45.4. Where non-water urinals are employed, they shall be cleaned and maintained in accordance with the manufacturer’s instructions after installation. Where non-water urinals are installed they shall have a properly sized water distribution line roughed-in to the urinal location at a minimum height of 56 inches (1,422 mm) to allow for the installation of an approved backflow prevention device in the event of a retrofit. Such water distribution lines shall be installed with shut-off valves located as close as possible to the distributing main to prevent the creation of dead ends. Where non-water urinals are installed, a minimum of one water supplied fixture rated at a minimum of one water supply fixture unit shall be installed upstream on the same drain line to facilitate drain line flow and rinsing.
(Effective January 1, 2026)

SECTION 425
WATER CLOSETS

*Revise Section 425.1 'Approval' to read as follows:

425.1 Approval. Water closets shall conform to the water consumption requirements of Section 604.4 and shall conform to ANSI Z124.4, ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4, or CSA B45.5. Water closets shall conform to the hydraulic performance requirements of ASME A112.19.2/CSA B45.1. Water closet tanks shall conform to ANSI Z124.4, ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4, or CSA B45.5. Electro-hydraulic water closets shall comply with ASME A112.19.2/CSA B45.1. High-efficiency single-flush and dual-flush toilets or water closets shall conform to ASME A112.19.2/CSA B45.1 and ASME A112.19.14.
(Effective January 1, 2026)

CHAPTER 5
WATER HEATERS

SECTION 501
GENERAL

*Add new Section 501.10 'Water heaters over 200,000 BTU/h' to read as follows:

501.10 Water heaters over 200,000 BTU/h. The State's minimum requirements for boilers/water heaters and pressure vessels over 200,000 BTU/h (58.61 kW), 210 degrees Fahrenheit or 120 gallons capacity shall be established by O.C.G.A. Title 25, Chapter 15 and the Rules and Regulations of the Office of Insurance and Safety Fire Commissioner.
(Effective January 1, 2026)

SECTION 504
SAFETY DEVICES

*Revise Section 504.6 'Requirements for discharge piping' to read as follows:

504.6 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the *airgap*.
3. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.
4. Discharge to the floor, to the pan serving the water heater or storage tank, to a waste receptor or to the outdoors.
5. Discharge in a manner that does not cause personal injury or structural damage.
6. Discharge to a termination point that is readily observable by the building occupants.
7. If the discharge pipe is trapped, provisions shall be made to drain the low point of the trapped portion of the discharge pipe.

8. Terminate not more than 6 inches (152 mm) above and not less than two times the discharge pipe diameter above the floor or *flood level rim* of the waste receptor.
9. Not have a threaded connection at the end of such piping.
10. Not have valves or tee fittings.
11. Be constructed of those materials listed in Section 605.4 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.
12. Be one nominal size larger than the size of the relief valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.

(Effective January 1, 2026)

SECTION 506

*Add new Section 506 'Minimum Capacities for Residential Water Heaters' to read as follows:

SECTION 506
MINIMUM CAPACITIES FOR RESIDENTIAL WATER HEATERS

506.1 General. Water heaters installed in residential occupancies shall be sized in accordance with Table 506 or the manufacturer's recommendations. The water heater must at a minimum meet the First Hour Rating (FHR) requirements of Table 506.
(Effective January 1, 2026)

*Add new Table 506 'Minimum Capacities for Residential Water Heaters' to read as follows:

TABLE 506
MINIMUM CAPACITIES FOR RESIDENTIAL WATER HEATERS[1, 2, 3]

Fuel		Gas	Elec	Gas	Elec	Gas	Elec	Gas	Elec
# of Bedrooms		1		2		3		….	
1 to 1 ½ Baths	FHR (gal)	40	40	45	45	48	48	….	….
# of Bedrooms		2		3		4		5	
2 to 2 ½ Baths	FHR (gal)	47	47	60	60	62	62	70	70
# of Bedrooms		3		4		5		6	
3 to 3 ½ Baths	FHR (gal)	60	60	67	67	70	70	72	72

FHR= First Hour Rating, 1 ga1=3.7854 L, 1 gph=1.05 mL/s

1. Tankless Water Heaters shall be sized and installed per manufacturer's recommendations.
2. Water heaters for single-family dwellings having more than six bedrooms and/or 3 ½ baths shall be sized per manufacturer's recommendations.
3. Table 506 reflects the minimum requirements for one or multiple water heating units.

(Effective January 1, 2026)

CHAPTER 6
WATER SUPPLY AND DISTRIBUTION

SECTION 604
DESIGN OF BUILDING WATER DISTRIBUTION SYSTEM

*Revise Table 604.4 'Maximum Flow Rates and Consumption for Plumbing Fixtures and Fixture Fittings' to read as follows:

TABLE 604.4
MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY[b]
Lavatory, private	1.5[f] gpm at 60 psi
Lavatory, public (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Shower head[a]	2.5 gpm at 60[f] psi
Sink faucet	2.0[f] gpm at 60 psi
Urinal	0.5[f] gallons per flushing cycle
Water closet	1.28[c, d, e, f] gallons per flushing cycle

For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

a. A hand-held shower spray is a shower head.
b. Consumption tolerances shall be determined from referenced standards.
c. For flushometer valves and flushometer tanks, the average flush volume shall not exceed 1.28 gallons.
d. For single flush water closets, including gravity, pressure assisted and electro-hydraulic tank types, the average flush volume shall not exceed 1.28 gallons.
e. For dual flush water closets, the average flush volume of two reduced flushes and one full flush shall not exceed 1.28 gallons.
f. See 2026 GA Amendment to Section 301.1.2 'Waiver from requirements of high efficiency plumbing fixtures.'

(Effective January 1, 2026)

SECTION 605
MATERIALS, JOINTS AND CONNECTIONS

*Revise Section 605.9 'Prohibited joints and connections' to add a new exception to Item 4. 'Saddle-type fittings' to read as follows:

605.9 Prohibited joints and connections.

4. Saddle-type fittings.

Exception: Saddle-type fittings can be used to connect refrigerator ice makers and humidifiers to an existing residential unit water distribution system, provided that the manufacturer's installation instructions for the distribution piping do not prohibit the use of saddle fittings.

(Effective January 1, 2026)

*Revise Section 605.12.3 ‘Soldered joints’ to read as follows:

605.12.3 Soldered joints. Solder joints shall be made in accordance with the methods of ASTM B 828 except a flux conforming to NSF 61 shall be used. Cut tube ends shall be reamed to the full inside diameter of the tube end. Joint surfaces shall be cleaned. The joint shall be soldered with a solder conforming to ASTM B 32. The joining of water supply piping shall be made with lead-free solder and fluxes. “Lead free” shall mean a chemical composition equal to or less than 0.2-percent lead.
(Effective January 1, 2026)

*Revise Section 605.13.6 ‘Soldered joints’ to read as follows:

605.13.6 Soldered joints. Solder joints shall be made in accordance with the methods of ASTM B 828 except a flux conforming to NSF 61 shall be used. All cut tube ends shall be reamed to the full inside diameter of the tube end. All joint surfaces shall be cleaned. The joint shall be soldered with a solder conforming to ASTM B 32. The joining of water supply piping shall be made with lead-free solders and fluxes. “Lead free” shall mean a chemical composition equal to or less than 0.2-percent lead.
(Effective January 1, 2026)

SECTION 606
INSTALLATION OF THE BUILDING WATER DISTRIBUTION SYSTEM

*Revise Section 606.2 ‘Location of shutoff valves’ to add new Location #4 to read as follows:

606.2 Location of shutoff valves.

4. Shutoff valves to water supplies for refrigerators with automatic icemakers shall have access on the same floor as said refrigerators.

(Effective January 1, 2026)

SECTION 607
HOT WATER SUPPLY SYSTEM

*Revise Section 607.1 ‘Where required’ to read as follows:

607.1 Where required. In residential occupancies, hot water shall be supplied to plumbing fixtures and equipment utilized for bathing, washing, culinary purposes, cleansing, laundry or building maintenance. In nonresidential occupancies, hot water shall be supplied for culinary purposes, cleansing, laundry or building maintenance purposes. In nonresidential occupancies, hot water or tempered water shall be supplied for bathing and washing purposes except for hand-washing facilities. Accessible hand washing facilities regardless of the facility shall not be required to be supplied with hot water or tempered water.
(Effective January 1, 2026)

*Revise Section 607.3 ‘Thermal expansion control’ to read as follows:

607.3 Thermal expansion control. Where a storage water heater is supplied with cold water that passes through a check valve, pressure reducing valve or backflow preventer, a thermal expansion control device shall be connected to the water heater cold water supply at a point that is downstream of all check valves, pressure reducing valves, backflow preventers and shut off valves. Thermal expansion tanks shall be located a minimum of 18 inches in developed length from the cold-water inlet fitting of the water heater, shall be sized in accordance with the tank manufacturer’s instructions and shall be sized such that the pressure in the water distribution system shall not exceed that required by Section 604.8.
(Effective January 1, 2026)

SECTION 608
PROTECTION OF POTABLE WATER SUPPLY

*Revise Section 608.17.5 ‘Connections to lawn irrigation systems’ to read as follows:

608.17.5 Connections to lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check backflow prevention assembly or a reduced pressure principle backflow preventer. Valves shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system interconnected chemical dispensers are used in conjunction with the lawn irrigation systems, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.
(Effective January 1, 2026)

SECTION 610
DISINFECTION OF POTABLE WATER SYSTEM

*Revise Section 610.1 ‘General’ to read as follows:

610.1 General. New or repaired potable water systems shall be flushed and purged of deleterious matter and disinfected prior to utilization. The method to be followed shall be that prescribed by the health authority or water purveyor having jurisdiction. Systems that cannot be adequately flushed and purged may require disinfection in accordance with a prescribed method. In the absence of a prescribed method, the procedure described in either AWWA C651 or AWWA C652, or as described in this section, shall apply. This requirement shall apply to “on-site” or “in-plant” fabrication of a system or to a modular portion of a system.
(remainder left unchanged)
(Effective January 1, 2026)

CHAPTER 7
SANITARY DRAINAGE

SECTION 705
JOINTS

*Revise Section 705.10.2 ‘Solvent cementing’ to read as follows:

705.10.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. If a primer is required by the solvent manufacturer, a purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent-cement joints shall be permitted above or below ground.
(Effective January 1, 2026)

SECTION 706
CONNECTIONS BETWEEN DRAINAGE PIPING AND FITTINGS

*Revise Section 706.3 ‘Installation of fittings’ to read as follows and delete the exception:

706.3 Installation of fittings. Fittings shall be installed to guide sewage and waste in the direction of flow. Change in direction shall be made by fittings installed in accordance with Table 706.3. Change in direction by combination fittings or increasers shall be installed in accordance with Table 706.3 based on the pattern of flow created by the fitting. Double sanitary tee patterns shall only be used for dry venting purposes or for fixture drains 2 inches (51mm) in diameter or smaller.

Delete Exception without replacement.
(Effective January 1, 2026)

*Delete Section 706.4 ‘Heel- or side-inlet quarter bends’ entirely without substitution.
(Effective January 1, 2026)

SECTION 708
CLEANOUTS

*Revise Section 708.1.2 ‘Building sewers’ to read as follows:

708.1.2 Building sewers. Building sewers shall be provided with cleanouts located not more than 100 feet (30480 mm) apart measured from the upstream entrance of the cleanout. An additional cleanout shall be provided within 10 feet (3048 mm) of the public right of way. For building sewers 8 inches (203 mm) and larger, manholes shall be provided and located at each change in direction and at intervals of not more than 400 feet (122 m). Manholes and manhole covers shall be of an approved type.
(Effective January 1, 2026)

*Revise Section 708.1.3 ‘Building drain and building sewer junction’ to read as follows:

708.1.3 Building drain and building sewer junction. There shall be a cleanout installed at or near the junction of the building drain and the building sewer. The cleanout shall be outside the building wall unless otherwise approved and shall be brought up to finished ground level. An approved two-way cleanout is allowed to be used at this location to serve as a required cleanout for both the building drain and building sewer.
(Effective January 1, 2026)

CHAPTER 9
VENTS

SECTION 903
VENT TERMINALS

*Revise Section 903.1.1 ‘Roof extension unprotected’ to read as follows:

903.1.1 Roof extension unprotected. Open vent pipes that extend through a roof shall be terminated not less than 6 inches (152.4 mm) above the roof.
(Effective January 1, 2026)

*Delete exception to Section 909.1 ‘Distance of trap from vent’ entirely without substitution.
(Effective January 1, 2026)

SECTION 913
WASTE STACK VENT

*Revise Section 913.2 ‘Stack installation’ to read as follows:

913.2 Stack installation. The waste stack shall be vertical. *Fixture* drains shall connect separately to the waste stack. The stack shall not receive the discharge of water closets or urinals.
(Effective January 1, 2026)

SECTION 914
CIRCUIT VENTING

*Revise Section 914.2 ‘Vent connection’ to read as follows:

914.2 Vent connection. The circuit vent connection shall be located between the two most upstream fixture drains. The vent shall connect to the horizontal branch and shall be installed in accordance with Section 905. The circuit vent may receive waste discharge from fixtures located within the same branch interval, provided that the wet portion remains the same size as the horizontal branch.
(Effective January 1, 2026)

CHAPTER 10
TRAPS, INTERCEPTORS AND SEPARATORS

SECTION 1002
TRAP REQUIREMENTS

*Revise first paragraph of Section 1002.1 'Fixture traps' to read as follows:

1002.1 Fixture traps. Each plumbing fixture shall be separately trapped by a water-seal trap, except as otherwise permitted by this code. The trap shall be placed as close as possible to the fixture outlet. The vertical distance from the fixture outlet to the trap weir shall not exceed 24 inches (610 mm). The distance of a clothes washer standpipe above a trap shall conform to Section 802.4.3. A fixture shall not be double trapped. Remainder of section unchanged.
(Effective January 1, 2026)

CHAPTER 13
NONPOTABLE WATER SYSTEMS

SECTION 1304
RECLAIMED WATER SYSTEMS

*Add new Section 1304.3.2 'Connections to water supply' to read as follows:

1304.3.2 Connections to water supply. Reclaimed water provided from a reclaimed wastewater treatment facility permitted by the Environmental Protection Division may be used to supply water closets, urinals, trap primers for floor drains and floor sinks, water features and other uses approved by the Authority Having Jurisdiction, in motels, hotels, apartment and condominium buildings, and commercial, industrial, and institutional buildings, where the individual guest or occupant does not have access to plumbing. Also, other systems that may use a lesser quality of water than potable water such as water chillers, carwashes or an industrial process may be supplied with reclaimed water provided from a reclaimed wastewater treatment facility permitted by the Environmental Protection Division.
(Effective January 1, 2026)

CHAPTER 15
REFERENCED STANDARDS

*Revise Chapter 15 ‘Referenced standards’ to add the following new reference standards for WaterSense:

WATERSENSE

WaterSense
U.S. Environmental Protection Agency
1200 Pennsylvania Avenue, N.W.
Washington, D.C. 20460

WaterSense: Tank-Type High Efficiency Toilet Specification
202, 420.1
WaterSense: Specification for Flushing Urinals
202, 419.1
WaterSense: High-Efficiency Lavatory Faucet Specification
202

(Effective January 1, 2026)

End of Amendments.

GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

Georgia State Amendments

to the

International Swimming Pool and Spa Code

(2024 Edition)

Georgia Department of Community Affairs

Community Development Division

60 Executive Park South, N.E.

Atlanta, Georgia 30329-2231

(404) 679-3118

dca.georgia.gov

Revised January 1, 2026

GEORGIA STATE MINIMUM STANDARD SWIMMING POOL AND SPA CODE
(INTERNATIONAL SWIMMING POOL AND SPA CODE
WITH GEORGIA STATE AMENDMENTS)

The INTERNATIONAL SWIMMING POOL AND SPA CODE, 2024 Edition, published by the International Code Council, when used in conjunction with these and any other Georgia State Amendments to the INTERNATIONAL SWIMMING POOL AND SPA CODE, 2024 EDITION, shall constitute the official *Georgia State Minimum Standard Swimming Pool and Spa Code.*

GEORGIA STATE MINIMUM REQUIREMENTS FOR PUBLIC SWIMMING POOLS

The State's minimum requirements for public swimming pools shall be in accordance with O.C.G.A. 31-45-13 and the Rules and Regulations of the Georgia Department of Public Health and this code. Contact the County Health Department for any local rules and regulations governing public swimming pools in effect on or after December 31, 2000.

GEORGIA STATE AMENDMENTS

CODE REFERENCE:

(a) Replace all references to the ICC *Electrical Code* with references to the *Georgia State Minimum Standard Electrical Code* (*National Electrical Code with Georgia State Amendments*).

Revise the International Swimming Pool and Spa Code, 2024 Edition, as follows:

CHAPTER 1
SCOPE AND ADMINISTRATION

*Delete Chapter 1 'Scope and Administration' entirely without substitution. Chapter 1 to remain in the Code as a reference and guide for local governments to use in the development of their own *Administrative Procedures.*
(Effective January 1, 2026)

CHAPTER 3
GENERAL COMPLIANCE

*Revise Chapter 3 'General Compliance' to add a new Section 300 'Scope' to read as follows:

SECTION 300
SCOPE

[A] 300.1 Scope. The provisions of this code shall apply to the construction, alteration, movement, renovation, replacement, repair and maintenance of aquatic recreation facilities, pools and spas. The pools and spas covered by this code are either permanent or temporary and shall be only those

that are designed and manufactured to be connected to a circulation system and that are intended for swimming, bathing or wading.

300.1.1 Flotation tanks. Flotation tank systems intended for sensory deprivation therapy shall not be included in the scope of this code.

[A] 300.2 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

[A] 300.3 Existing installations. Any pool or spa and related mechanical, electrical and plumbing systems lawfully in existence at the time of the adoption of this code shall be permitted to have their use and maintenance continued if the use, maintenance or repair is in accordance with the original design and no hazard to life, health or property is created.

[A] 300.4 Maintenance. Pools and spas and related mechanical, electrical and plumbing systems, both existing and new, and parts thereof, shall be maintained in proper operating condition in accordance with the original design in a safe and sanitary condition. Devices or safeguards that are required by this code shall be maintained in compliance with the edition of the code under which they were installed.

The owner or the owner's authorized agent shall be responsible for maintenance of systems. To determine compliance with this provision, the code official shall have the authority to require any system to be reinspected.

[A] 300.5 Additions, alterations or repairs. Additions, *alterations*, renovations or *repairs* to any pools, spas or related system shall conform to that required for a new system without requiring the existing system to comply with all the requirements of this code. Additions, alterations or repairs shall not cause an existing system to become unsafe, insanitary or overloaded.

Minor additions, alterations, renovations and repairs to existing systems shall meet the provisions for new construction, unless such work is done in the same manner and arrangement as was in the existing system, is not hazardous and is *approved*.

[A] 300.6 Historic buildings. The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of pools, spas or systems shall not be mandatory for existing pools, spas or systems identified and classified by the state or local jurisdiction as part of a historic structure where such pools, spas or systems are judged by the code official to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of such pool or spa.

[A] 300.7 Moved pools and spas. Except as determined by Section [A] 300.3, systems that are a part of a pool, spa or system moved into or within the jurisdiction shall comply with the provisions of this code for new installations.

[A] 300.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 11 and such codes and standards shall be considered as to be part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall be the minimum requirements.

[A] 300.8.1 Application of the International Codes. Where the *International Residential Code* is referenced in this code, the provisions of the *International Residential Code* shall apply to related systems in detached one- and two-family dwellings and townhouses not more than three stories in height. Other related systems shall comply with the applicable International Code or referenced standard.

[A] 300.9 Requirements not covered by code. Any requirements necessary for the strength, stability or proper operation of an existing or proposed system, or for the public safety, health and general welfare, not specifically covered by this code shall be determined by the code official.

[A] 300.10 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

[A] 300.11 Application of references. Reference to chapter section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.
(Effective January 1, 2026)

SECTION 302
ELECTRICAL, PLUMBING, MECHANICAL AND FUEL GAS REQUIREMENTS

*Delete Section 302.3.1 ‘Suction outlet fitting assembly sumps’ entirely without substitution.
(Effective January 1, 2026)

SECTION 305
BARRIER REQUIREMENTS

*Revise Section 305.1.1 ‘Construction fencing required’ to read as follows:

305.1.1 Permanent barrier. Pools and spas not provided with a safety cover per 305.1 shall have a complete and permanent barrier that complies with 305.2 before being filled with water and placed into operation.
(Effective January 1, 2026)

*Revise Section 305.3.3 ‘Latch release’ to read as follows:

305.3.3 Latch release. For doors and gates in barriers, the door and gate latch release mechanism shall be in accordance with the following:

1. Where door and gate latch release mechanisms are accessed from the outside of the barrier and are not the self-locking type, such mechanism shall be located above the finished floor or ground surface in accordance with the following

1.1 At public pools and spas, not less than 54 inches (1372 mm).

1.2 At residential pools and spas, not less than 54 inches (1372 mm).

(Effective January 1, 2026)

CHAPTER 6
AQUATIC RECREATION FACILITIES

SECTION 609
DRESSING AND SANITARY FACILITIES

*Revise Section 609.1 ‘General’ to read as follows:

609.1 General. Dressing and sanitary facilities shall be provided in accordance with Sections 609.2 through 609.9.
(Effective January 1, 2026)

*Revise Section 609.2 ‘Number of fixtures’ to read as follows:

609.2 Number of fixtures. The minimum number of required water closets, urinals, lavatory fixtures, dressing facilities and cleansing showers shall be provided in accordance with Sections 609.2.1 or 609.2.2. Rinse showers shall be provided in accordance with Section 609.3.
(Effective January 1, 2026)

*Revise Section 609.2.1 ‘Water area less than 7500 square feet’ to read as follows:

609.2.1 Water area less than 7500 square feet. Facilities that have less than 7500 gross square feet (697 m^2) of water area available for bather access shall have dressing facilities and not less than one water closet for males, one urinal for males, one lavatory for males, one cleansing shower for males, two water closets for females, one lavatory for females and one cleansing shower for females.

Exception: The requirement for dressing facilities and cleansing showers shall not apply to Class C semipublic pools.

(Effective January 1, 2026)

*Revise Section 609.2.2 ‘Water area 7500 square feet or more’ to read as follows:

609.2.2 Water area 7500 square feet or more. Facilities that have 7500 gross square feet (697 m^2) or more of water area available for bather access shall have dressing facilities and not less than 0.7 water closet for males, one urinal for males, 0.85 lavatory for males, one cleansing shower for males, two water closets for females, one lavatory for females and one cleansing shower for females for every 7500 square feet (697 m^2) or portion thereof. Where the result of the fixture calculation is a portion of a whole number, the result shall be rounded up to the nearest whole number.
(Effective January 1, 2026)

CHAPTER 7
ONGROUND STORABLE RESIDENTIAL SWIMMING POOLS

SECTION 702
LADDERS AND STAIRS

*Delete Figure 702.2 ‘TYPICAL A-FRAME LADDER, TYPES A AND B’ and last sentence of Section 702.2 ‘Type A and Type B ladders’ without substitution.
(Effective January 1, 2026)

End of Amendments.

GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

Georgia State Amendments

to the

International Mechanical Code

(2024 Edition)

Georgia Department of Community Affairs

Community Development Division

60 Executive Park South, N.E.

Atlanta, Georgia 30329-2231

(404) 679-3118

dca.georgia.gov

Revised January 1, 2026

GEORGIA STATE MINIMUM STANDARD MECHANICAL CODE
(INTERNATIONAL MECHANICAL CODE WITH GEORGIA STATE AMENDMENTS)

The INTERNATIONAL MECHANICAL CODE, 2024 Edition, published by the International Code Council, when used in conjunction with these Georgia State Amendments, shall constitute the official *Georgia State Minimum Standard Mechanical Code.*

GEORGIA STATE AMENDMENTS

CODE REFERENCE:

a) Replace all references to the ICC Electrical Code with references to the Georgia State Minimum Standard Electrical Code (National Electrical Code with Georgia State Amendments).

b) Replace all references to the International Energy Conservation Code (IECC) with references to the Georgia State Minimum Standard Energy Code (IECC with Georgia State Supplements and Amendments). The Georgia State Minimum Standard Energy Code shall be used for efficiency and coefficient of performance ratings of mechanical equipment.

APPENDICES:

Appendices are not enforceable unless they are specifically referenced in the body of the code or adopted by the Department of Community Affairs or the Authority Having Jurisdiction.

SCOPE:

The provisions of the *Georgia State Minimum Standard Mechanical Code* shall regulate the design, installation, maintenance, *alteration* and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings. This code shall also regulate those mechanical systems, system components, *equipment* and appliances specifically addressed herein. The installation of fuel gas distribution piping and *equipment*, fuel gas-fired appliances and fuel gas-fired *appliance* venting system shall be regulated by the *Georgia State Minimum Standard Gas Code (International Fuel Gas Code with Georgia Amendments*).

Exception #1: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade with separate means of egress and their accessory structures shall comply with the *Georgia State Minimum Standard One- and Two-Family Dwellings Code (International Residential Code for One- and Two- Family Dwellings with Georgia State Amendments).*

Exception #2: The following table titled 'Codes Reference Guide' establishes specific primary and supplementary code applications and is to be applied by the Authority Having Jurisdiction.

CODES REFERENCE GUIDE		
Area	**Primary**	**Supplement**
Occupancy Classification	LSC	IBC
Building Construction Types, including allowable height, allowable building areas, and the requirements for sprinkler protection related to minimum building construction types.	IBC	LSC
Means of Egress	LSC	NONE
Standpipes	IBC	IFC
Interior Finish	LSC	NONE
HVAC Systems	IMC	NONE
Vertical Openings	LSC	NONE
Sprinkler Systems minimum construction standard	LSC	NONE
Fire Alarm Systems	LSC	NONE
Smoke Alarms and Smoke Detection Systems	State Statute and LSC	NONE
Portable Fire Extinguishers	IFC	NONE
Cooking Equipment	LSC and NFPA 96	NONE
Fuel Fired Appliances	IFGC	NFPA 54
Liquid Petroleum Gas	NFPA 58	NFPA 54
Compressed Natural Gas	NFPA 52	NONE

GEORGIA STATE MINIMUM REQUIREMENTS FOR BOILERS/WATER HEATERS AND PRESSURE VESSELS

The State's minimum requirements for boilers/water heaters and pressure vessels over 200,000 BTU/h (58.61 kW), 210 degrees Fahrenheit or 120 gallons capacity shall be established by O.C.G.A. Title 25, Chapter 15 and the Rules and Regulations of the Office of Insurance and Safety Fire Commissioner.

Revise the International Mechanical Code, 2024 Edition, as follows:

CHAPTER 1
SCOPE AND ADMINISTRATION

*Delete Chapter 1 'Scope and Administration' without substitution. Chapter 1 to remain in the Code as a reference and guide for local governments in the development of their own *Administrative Procedures*.
(Effective January 1, 2026)

CHAPTER 3
GENERAL REGULATIONS

SECTION 301
GENERAL

*Revise Section 301.1 'Scope' to read as follows:

301.1 Scope. This chapter shall govern the approval and installation of all equipment and appliances that comprise parts of the building mechanical systems regulated by this code.
(Effective January 1, 2026)

*Revise Section 301.2 'Energy utilization' to read as follows:

301.2 Energy utilization. Heating, ventilating and air-conditioning systems of all structures shall be designed and installed for efficient utilization of energy in accordance with the *International Energy Conservation Code*. Cooling towers installed in new construction shall be in compliance with ASHRAE, Standard 90.1.
(Effective January 1, 2026)

*Revise Section 301.7 'Listed and labeled' to read as follows:

301.7 Listed and labeled. Appliances regulated by this code shall be *listed* and *labeled* for the application in which they are installed and used, unless otherwise approved.

Exception to remain unchanged.
(Effective January 1, 2026)

*Add new Section 301.19 'Related fire codes' to read as follows:

301.19 Related fire codes. Any reference to the *International Fire Code* and/or NFPA standards in any chapter of this code shall be to the latest edition as adopted and amended by the Georgia Insurance and Safety Fire Commissioner.
(Effective January 1, 2026)

SECTION 306
ACCESS AND SERVICE SPACE

*Revise Section 306.3 'Appliances in attics' to add new exception #3 to read as follows:

306.3 Appliances in attics.

Exceptions:

3. In Residential Occupancies, attics containing appliances or mechanical equipment service shall be accessible by pull-down stairs or other permanent steps and at a minimum be sized to allow the removal of the largest appliance.

(Effective January 1, 2026)

CHAPTER 4
VENTILATION

SECTION 401
GENERAL

*Revise section 401.2 'Ventilation required' to read as follows:

401.2 Ventilation required. Every occupied space shall be ventilated by natural means in accordance with Section 402 or by mechanical means in accordance with Section 403. Where the air infiltration rate in a dwelling unit is less than three air changes per hour when tested with a blower door at a pressure of 0.2-inch water column (50 Pa) in accordance with the Georgia State Minimum Standard Energy Code, the dwelling unit shall be ventilated by mechanical means in accordance with Section 403. Ambulatory care facilities and Group I-2 occupancies shall be ventilated by mechanical means in accordance with Section 407.
(Effective January 1, 2026)

*Add new Section 401.7 'Alternative ventilation procedures' to read as follows:

401.7 Alternative ventilation procedures. As an alternative to Chapter 4, the following shall be permitted:

1. Ventilation Rate Procedure, Natural Ventilation Procedure or Indoor Air Quality Procedure, as prescribed by ASHRAE 62.1. Software programs to calculate outdoor ventilation air may be used to demonstrate ASHRAE 62.1 compliance, as approved by authority having jurisdiction.
2. A combination of ASHRAE 62.1 and ANSI/ASHRAE/ASHE Standard 170 may be utilized for different occupancy types within a single building.

(Effective January 1, 2026)

CHAPTER 5
EXHAUST SYSTEMS

SECTION 501
GENERAL

*Revise Section 501.3 'Exhaust discharge' Exception #1 to read as follows:

501.3 Exhaust discharge.

Exceptions:

1. Whole-house ventilation-type attic fans shall be permitted to discharge into the ventilated attic space of *dwelling units* having private attics, provided the installed system meets paragraph 501.4 requirements for pressure equalization.

(Effective January 1, 2026)

SECTION 505
DOMESTIC COOKING EXHAUST EQUIPMENT

*Add new Section 505.3.1 'Exhaust ducts for domestic range hoods installed in commercial applications' to read as follows:

505.3.1 Exhaust Ducts for domestic range hoods installed in commercial applications. Exhaust ducts for domestic range hoods installed in commercial applications including I-1 and I-2 occupancies shall be vented to the outside and shall be constructed of (a) Type B vent, or (b) smooth wall duct constructed of galvanized or stainless steel with a minimum duct thickness of 0.0157 inches (0.40 mm) or constructed of aluminum or copper with a minimum duct thickness of 0.023 inches (0.58mm).
(Effective January 1, 2026)

*Add new Section 505.9 'Commercial installations of domestic systems' to read as follows:

505.9 Commercial installations of domestic systems. Commercial installations of domestic systems shall comply with the current Life Safety Code NFPA 101 and 96 standards as adopted and amended by the Georgia Insurance and Safety Fire Commissioner.
(Effective January 1, 2026)

SECTION 506
COMMERCIAL KITCHEN HOOD VENTILATION SYSTEM DUCTS AND EXHAUST EQUIPMENT

*Delete Section 506.1 ‘General’ and substitute the following:

506.1 General. The State’s minimum requirements for Type I commercial kitchen hood ventilation system ducts and exhaust equipment shall be designed, constructed and installed in accordance with the Life Safety Code NFPA 101 and NFPA 96 as adopted and amended by the Georgia Insurance and Safety Fire Commissioner. Other commercial kitchen hood ventilation system ducts and exhaust equipment shall comply with the requirements of this section.
(Effective January 1, 2026)

SECTION 507
COMMERCIAL KITCHEN HOODS

*Delete Section 507.1 ‘General’ and substitute the following:

507.1 General. The State’s minimum requirements for Type I commercial kitchen hoods shall be designed, constructed and installed in accordance with the Life Safety Code NFPA 101 and NFPA 96 as adopted and amended by the Georgia Insurance and Safety Fire Commissioner. Other commercial kitchen hoods shall comply with the requirements of this section.
(Effective January 1, 2026)

*Delete Section 507.1.2 **‘**Domestic cooking appliances used for commercial purposes’ without substitution.
(Effective January 1, 2026)

*Delete Section 507.2.11 ‘Fire suppression systems’ and substitute the following:

507.2.11 Fire suppression systems. The State’s minimum requirements for fire suppression systems for commercial cooking equipment shall be established by the Life Safety Code NFPA 101 and NFPA 96 as adopted and amended by the Georgia Insurance and Safety Fire Commissioner.
(Effective January 1, 2026)

CHAPTER 6
DUCT SYSTEMS

SECTION 606
SMOKE DETECTION SYSTEMS CONTROL

*Rename Section 606.2.1 'Return air systems' and revise to read as follows:

606.2.1 Supply air systems. Smoke detectors shall be installed in supply air systems with a design capacity greater than 2,000 cfm ($0.9m^3/s$), in the supply air duct downstream of any filters, fan motors, outdoor air connections, and upstream of any branch connections or decontamination equipment and appliances.

> **Exception:** Smoke detectors are not required in the supply air system where all portions of the building served by the air distribution system are protected by area smoke detectors connected to a fire alarm system in accordance with NFPA 72. The area smoke detection system shall comply with Section 606.4.

(Effective January 1, 2026)

*Revise Section 606.2.2 'Common supply and return air systems' to read as follows:

606.2.2 Common supply and return air systems. Where multiple air-handling systems share common supply or return air ducts or plenums with a combined design capacity greater than 2,000 cfm ($0.9m^3/s$), the supply air system shall be provided with smoke detectors in accordance with Section 606.2.1.

Exception: Individual smoke detectors shall not be required for each fan-powered unit, provided that such units do not have an individual design capacity greater than 2,000 cfm ($0.9m^3/s$) and will be shut down by activation of one of the following:

1. Smoke detectors required by Sections 606.2.1 and 606.2.3.
2. An approved area smoke detector system located in the common plenum(s) serving such units.
3. An area smoke detector system as prescribed in the exception to Section 606.2.1.

In all cases, the smoke detectors shall comply with sections 606.4 and 606.4.1.
(Effective January 1, 2026)

*Revise Section 606.4.1 'Supervision' first sentence to read as follows:

606.4.1 Supervision. The duct smoke detectors shall be connected to a fire alarm system where a fire alarm system is required by the Life Safety Code NFPA 101 and NFPA 72 as adopted and amended by the Georgia Insurance and Safety Fire Commissioner.
(Effective January 1, 2026)

CHAPTER 9
SPECIFIC APPLIANCES, FIREPLACES AND SOLID FUEL-BURNING EQUIPMENT

SECTION 908
COOLING TOWERS, EVAPORATIVE CONDENSERS AND FLUID COOLERS

***** Revise Section 908.1 'General' to read as follows:

908.1 General. A cooling tower used in conjunction with an air-conditioning appliance shall be installed in accordance with the manufacturer's installation instructions. Factory-built cooling towers shall be listed in accordance with UL 1995 or UL/CSA 60335-2-40. The standards related to high efficiency cooling towers shall include without limitation the minimum standards prescribed by the ASHRAE, Standard 90.1.
(Effective January 1, 2026)

SECTION 917
COOKING APPLIANCES

*Revise Section 917.1 'Cooking appliances' to add new Exception to read as follows:

Exception:
Listed and *labeled* commercial cooking appliances may be installed in *dwelling units* and domestic kitchens when such installation is designed by a Georgia Licensed Professional Engineer and accepted by the local authority having jurisdiction.
(Effective January 1, 2026)

*Delete Section 917.2 'Domestic appliances' without substitution.
(Effective January 1, 2026)

CHAPTER 10
BOILERS, WATER HEATERS AND PRESSURE VESSELS

SECTION 1001
GENERAL

*Revise Section 1001.1 'Scope' to add the following at the end of the first paragraph:

1001.1 Scope. …and pressure vessels. The State's minimum requirements for boilers/water heaters and pressure vessels over 200,000 BTU/h (58.61 kW), 210 degrees Fahrenheit or 120 gallons capacity shall be established by O.C.G.A. Title 25, Chapter 15 and the as adopted and amended Rules and Regulations of the Office of Insurance and Safety Fire Commissioner.
(Effective January 1, 2026)

CHAPTER 11
REFRIGERATION

SECTION 1101
GENERAL

* Delete section 1101.1.1 ‘Refrigerants other than ammonia’ and substitute the following:

1101.1.1 Refrigerants other than ammonia. Refrigeration systems using a refrigerant other than ammonia shall comply with this chapter, the International Fire Code, and either ASHRAE 15 or ASHRAE 15.2, as applicable. Refrigeration systems containing carbon dioxide as the refrigerant shall also comply with IIAR CO2.
(Effective January 1, 2026)

SECTION 1105
MACHINERY ROOM, GENERAL REQUIREMENTS

*Renumber Section [F] 1105.3 ‘Refrigerant detector’ as 1105.3 and revise to read as follows:

1105.3 Refrigerant detector. Refrigerant detectors in machinery rooms shall be provided as required in accordance with ASHRAE 15.
(Effective January 1, 2026)

SECTION 1106
MACHINERY ROOM, SPECIAL REQUIREMENTS

*Renumber Section [F] 1106.5 ‘Remote controls’ as 1106.5 and revise to read as follows:

1106.5 Remote controls. Remote control of the mechanical equipment and appliances located in the machinery room shall be provided as required in accordance with ASHRAE 15.
(Effective January 1, 2026)

*Renumber Section [F] 1106.6 ‘Emergency signs and labels’ as 1106.6 and revise to read as follows:

1106.6 Emergency signs and labels. Refrigeration units and systems shall be provided with *approved* signs, charts and labels in accordance with ASHRAE 15.
(Effective January 1, 2026)

SECTION 1107
PIPING MATERIAL

*Revise 1107.4 ‘Piping materials standards’ to read as follows:

1107.4 Piping materials standards. Refrigerant pipe shall conform to one or more of the standards listed in Table 1107.4. For refrigeration systems used in residential occupancies serving only a single dwelling unit or sleeping unit, refrigerant piping and tubing shall be limited to aluminum, copper, and copper alloy. The exterior of the pipe shall be protected from corrosion and degradation.
(Effective January 1, 2026)

*Revise 1107.5 ‘Pipe fittings’ to read as follows:

1107.5 Pipe fittings. Refrigerant pipe fittings shall be approved for installation with the piping materials to be installed, and shall conform to one of more of the standards listed in Table 1107.5 or shall be listed and labeled as complying with UL 207. For refrigeration systems used in residential occupancies serving only a single dwelling unit or sleeping unit, refrigerant fittings shall be limited to aluminum, copper, copper alloys, stainless steel, and steel.
(Effective January 1, 2026)

SECTION 1109
REFRIGERANT PIPE INSTALLATION

* Revise 1109.3.2 ‘Shaft ventilation’ to read as follows:

1109.3.2 Shaft ventilation. Required refrigerant pipe shafts with systems using Group A2L or B2L refrigerant shall be naturally or mechanically ventilated. Refrigerant pipe shafts with one or more systems using any Group A2, A3, B2 or B3 refrigerant shall be continuously mechanically ventilated and shall include a refrigerant detector. The shaft ventilation exhaust outlet shall comply with Section 501.3.1. Naturally ventilated shafts shall have a pipe, duct, or conduit not less than 4 inches (102 mm) in diameter that connects to the lowest point of the shaft and extends to the outdoors. The pipe, duct or conduit shall be level or pitched downward to the outdoors. Mechanically ventilated shafts shall have a minimum airflow velocity in accordance with Table 1109.3.2. The mechanical ventilation shall be continuously operated or activated by a refrigerant detector. Systems utilizing a refrigerant detector shall activate the mechanical ventilation at a maximum refrigerant concentration of 25 percent of the lower flammable limit of the refrigerant. The detector, or a sampling tube that draws air to the detector, shall be located in an area where refrigerant from a leak will concentrate. The shaft shall not be required to be ventilated for double-wall refrigerant pipe where the interstitial space of the double-wall pipe is vented to the outdoors. For refrigeration systems used in residential occupancies serving only a single dwelling unit or sleeping unit, shaft ventilation shall not be required where the pipe or tube is continuous without fittings in the shaft.
(Effective January 1, 2026)

* Revise section 1109.2.5 ‘Refrigerant pipe shaft’ Exception 1 and 2 to read as follows:

1109.2.5 Refrigerant pipe shafts. Refrigerant piping that penetrates two or more floor/ceiling assemblies shall be enclosed in a fire-resistance-rated shaft enclosure. The fire-resistance-rated shaft enclosure shall comply with Section 713 of the *International Building Code*.

Exceptions:

1. *Refrigeration systems* using R-718 refrigerant (water).
2. Piping in a direct refrigeration system where the refrigerant quantity does not exceed the limits of Table 1103.1 for the smallest occupied space through which the piping passes.
3. Piping located on the exterior of the *building* where vented to the outdoors.

(Effective January 1, 2026)

CHAPTER 13
FUEL OIL PIPING AND STORAGE

SECTION 1301
GENERAL

*Revise Section 1301.1 ‘Scope’ to add the following at the end of the paragraph:
1301.1 Scope. …International Fire Code. The State’s minimum requirements for fuel oil piping and storage shall be as established by the Georgia State Minimum Fire Safety Standards and the as adopted and amended Rules and Regulations of the Georgia Insurance and Safety Fire Commissioner. Any areas not addressed by the Georgia State Minimum Fire Safety Standards shall be regulated by this chapter.
(Effective January 1, 2026)

CHAPTER 14
SOLAR THERMAL SYTEMS

SECTION 1402
DESIGN AND INSTALLATION

*Revise Section 1402.4 ‘Protection from freezing’ to read as follows:

1402.4 Protection from freezing. System Components shall be protected from damage by freezing of heat transfer liquids at the lowest ambient temperatures that will be encountered. Freeze…
(Remainder of paragraph to remain unchanged)
(Effective January 1, 2026)

SECTION 1403
HEAT TRANSFER FLUIDS

*Add new Section 1403.2.1 ‘Protection of drains’ to read as follows:

1403.2.1 Protection of drains. Drains serving heat transfer fluids over 140°F (60°C) or which are toxic or corrosive shall be protected in accordance with the requirements of *The International Plumbing Code*.
(Effective January 1, 2026)

CHAPTER 15
REFERENCED STANDARDS

*Revise Chapter 15 ‘Referenced Standards’ to add the following:

ASHRAE

Standard reference number	Title	Referenced in code section number
15.2—2022	Safety Standard for Refrigeration Systems in Residential Applications	1101.1.1, GA Amendments

(Effective January 1, 2026)

End of Amendments.

GEORGIA DEPARTMENT of COMMUNITY AFFAIRS

Georgia State Amendments

to the

International Fuel Gas Code

(2024 Edition)

Georgia Department of Community Affairs

Community Development Division

60 Executive Park South, N.E.

Atlanta, Georgia 30329-2231

(404) 679-3118

dca.georgia.gov

Revised January 1, 2026

GEORGIA STATE MINIMUM STANDARD GAS CODE (INTERNATIONAL FUEL GAS CODE WITH GEORGIA STATE AMENDMENTS)

The INTERNATIONAL FUEL GAS CODE, 2024 Edition, published by the International Code Council, when used in conjunction with these and any other Georgia State Amendments to the INTERNATIONAL FUEL GAS CODE, 2024 Edition, shall constitute the official *Georgia State Minimum Standard Gas Code*.

GEORGIA STATE AMENDMENTS

CODE REFERENCE:

(a) Replace all references to the ICC *Electrical Code* with references to the *Georgia State Minimum Standard Electrical Code* (*National Electrical Code with Georgia State Amendments*).

Revise the International Fuel Gas Code, 2024 Edition, to read as follows:

CHAPTER 1
SCOPE AND ADMINISTRATION

*Delete Chapter 1 'Scope and Administration' without substitution. Chapter 1 to remain in the Code as a reference and guide for local governments to use in development of their own *Administrative Procedures*.
(Effective January 1, 2026)

CHAPTER 2
DEFINITIONS

SECTION 202 (IFGC)
GENERAL DEFINITIONS

*Delete the following definitions from Section 202 'General Definitions' without substitution:

[P] THIRD-PARTY CERTIFICATION AGENCY.
[P] THIRD-PARTY CERTIFIED.
[P] THIRD-PARTY TESTED.
(Effective January 1, 2026)

CHAPTER 3
GENERAL REGULATIONS

SECTION 300 (IFGC)
GENERAL APPLICABILITY STANDARDS

*Add new Section 300 (IFGC) 'GENERAL APPLICABILITY STANDARDS' to read as follows:

300.1 Scope. This code shall apply to the installation of fuel-gas *piping* systems, fuel gas appliances, gaseous hydrogen systems and related accessories in accordance with Sections 300.1.1 through 300.1.5.

> **Exception:** Detached one- and two-family dwellings and townhouses separated by a 2-hour fire-resistance-rated wall assembly, not more than three stories above *grade plane* in height with a separate means of egress and their accessory structures shall comply with the *Georgia State Minimum Standard One and Two Family Dwelling Code* (*International Residential Code for One- and Two- Family Dwellings with Georgia State Amendments*)

300.1.1 Gaseous hydrogen systems. Gaseous hydrogen systems shall be regulated by Chapter 7.

300.1.2 Piping systems. These regulations cover *piping* systems for natural gas with an operating pressure of 125 pounds per square inch gauge (psig) (862 kPa gauge) or less, and for LP-gas with an operating pressure of 20 psig (140 kPa gauge) or less, except as provided in Section 402.7. Coverage shall extend from the *point of delivery* to the outlet of the *appliance* shutoff valves. *Piping* system requirements shall include design, materials, components, fabrication, assembly, installation, testing, inspection, operation and maintenance.

300.1.3 Gas appliances. Requirements for gas appliances and related accessories shall include installation, combustion and ventilation air and venting and connections to *piping* systems.

300.1.4 Systems, appliances and equipment outside the scope. This code shall not apply to the following:

1. Portable LP-gas appliances and *equipment* of all types that is not connected to a fixed fuel *piping* system.
2. Installation of farm appliances and *equipment* such as brooders, dehydrators, dryers and irrigation *equipment*.
3. Raw material (feedstock) applications except for *piping* to special atmosphere generators.
4. Oxygen-fuel gas cutting and welding systems.
5. Industrial gas applications using gases such as acetylene and acetylenic compounds, hydrogen, ammonia, carbon monoxide, oxygen and nitrogen.
6. Petroleum refineries, pipeline compressor or pumping stations, loading terminals, compounding plants, refinery tank farms and natural gas processing plants.
7. Integrated chemical plants or portions of such plants where flammable or combustible liquids or gases are produced by, or used in, chemical reactions.

8. LP-gas installations at utility gas plants.
9. Liquefied natural gas (LNG) installations.
10. Fuel gas *piping* in power and atomic energy plants.
11. Proprietary items of *equipment*, apparatus or instruments such as gas-generating sets, compressors and calorimeters.
12. LP-gas *equipment* for vaporization, gas mixing and gas manufacturing.
13. Temporary LP-gas *piping* for buildings under construction or renovation that is not to become part of the permanent *piping* system.
14. Installation of LP-gas systems for railroad switch heating.
15. Installation of hydrogen gas, LP-gas and compressed natural gas (CNG) systems on vehicles.
16. Except as provided in Section 401.1.1, gas *piping*, meters, gas pressure regulators and other appurtenances used by the serving gas supplier in the distribution of gas, other than undiluted LP-gas.
17. Building design and construction, except as specified herein.
18. *Piping* systems for mixtures of gas and air within the flammable range with an operating pressure greater than 10 psig (69 kPa gauge).
19. Portable fuel cell appliances that are neither connected to a fixed *piping* system nor interconnected to a power grid.

300.1.5 Other fuels. The requirements for the design, installation, maintenance, *alteration* and inspection of mechanical systems operating with fuels other than fuel gas shall be regulated by the *International Mechanical Code*.

300.2 Appendices. Appendices are not enforceable unless they are specifically referenced in the body of the code or adopted by the Department of Community Affairs or the Authority Having Jurisdiction.

300.3 Purpose. The purpose of this code is to establish minimum requirements to provide a reasonable level of safety, health, property protection and general welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of *fuel gas equipment* or systems.

300.4 Severability. If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.
(Effective January 1, 2026)

CHAPTER 4
GENERAL

SECTION 404 (IFGC)
PIPING SYSTEM INSTALLATION

*Delete Section 404.6 ‘Underground penetrations prohibited’ and substitute to read as follows:

404.6 Piping through foundation wall. Underground piping where installed below grade through the foundation or basement wall of a building, shall be encased in a protective pipe sleeve. The annular space between the gas piping and the sleeve shall be sealed.
(Effective January 1, 2026)

*Revise Section 404.7.1 ‘Piping through holes or notches’ to read as follows:

404.7.1 Piping through holes or notches. Where *piping* is installed through holes or notches in framing members and the *piping* is located less than 1 1/2 inches (38 mm) from the framing member face to which wall, ceiling or floor membranes will be attached, the pipe shall be protected by shield plates that cover the width of the pipe and the framing member. Where the framing member that the *piping* passes through is a bottom plate, bottom track, top plate or top track, the shield plates shall cover the framing member and extend not less than 4 inches (102 mm) above the bottom framing member and not less than 4 inches (102 mm) below the top framing member.
(Effective January 1, 2026)

*Delete Section 404.7.2 ‘Piping installed in other locations’ without substitution.
(Effective January 1, 2026)

*Delete Section 404.11.1 ‘Galvanizing’ without substitution.
(Effective January 1, 2026)

SECTION 409 (IFGC)
SHUTOFF VALVES

*Add new Section 409.2.1 ‘System shutoff valve’ to read as follows:

409.2.1 System shutoff valve. Where the point of delivery is the outlet of the service meter assembly, or the outlet of the service regulator, a system shutoff valve shall be installed in accordance with the following:

1. The system shutoff valve shall be installed downstream in the piping as close as practical to the point of delivery.
2. The system shutoff valve shall not be located indoors.
3. The system shutoff valve shall be installed in a location with ready access.
4. Where a system shutoff valve is provided after the outlet of the service meter assembly, such valve shall be considered to be downstream of the point of delivery.

Such valve is considered to be part of the customer piping system.
(Effective January 1, 2026)

SECTION 412 (IFGC)
LIQUIFIED PETROLEUM GAS MOTOR VEHICLE FUEL-DISPENSING FACILITIES

*Delete Section 412 'LIQUIFIED PETROLEUM GAS MOTOR VEHICLE FUEL-DISPENSING FACILITIES' and substitute to read as follows:

412.1 General. Under Georgia law, the Rules and Regulations of the Georgia Safety Fire Commissioner's Office govern the storage, delivery and dispensing of Liquefied Petroleum Gas. Refer to the Rules and Regulations of the Georgia Safety Fire Commissioner's Office and NFPA 58 as adopted and amended for all requirements concerning liquefied petroleum gas motor vehicle fuel-dispensing facilities.
(Effective January 1, 2026)

SECTION 413 (IFGC)
COMPRESSED NATURAL GAS MOTOR VEHICLE FUEL-DISPENSING FACILITIES

*Delete Section 413 'COMPRESSED NATURAL GAS MOTOR VEHICLE FUEL-DISPENSING FACILITIES' and substitute to read as follows:

413.1 General. Under Georgia law, the Rules and Regulations of the Georgia Safety Fire Commissioner govern the storage, delivery and dispensing of compressed natural gas. Refer to the Rules and Regulations of the Georgia Safety Fire Commissioner and NFPA 52 as adopted and amended for all requirements concerning compressed natural gas motor vehicle fuel-dispensing stations.
(Effective January 1, 2026)

CHAPTER 6
SPECIFIC APPLIANCES

SECTION 624 (IFGC)
WATER HEATERS

*Add new Section 624.3 'Boilers/water heaters' to read as follows:

624.3 Boilers/water heaters. The State's minimum requirements for boilers/water heaters and pressure vessels over 200,000 BTU/h (58.61 kW), 210 degrees Fahrenheit or 120 gallons capacity shall be established by O.C.G.A. Title 25, Chapter 15 and the Rules and Regulations as amended and adopted of the Georgia Safety Fire Commissioner.
(Effective January 1, 2026)

SECTION 631 (IFGC)
BOILERS

*Add new Section 631.4 'Additional regulations' to read as follows:

631.4 Additional regulations. For additional regulations regarding boilers/water heaters, see Section 624.3 (GA Amendments).
(Effective January 1, 2026)

End of Amendments.

GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

Georgia State Amendments

to the

National Electrical Code

(2023 Edition)

Georgia Department of Community Affairs

Community Development Division

60 Executive Park South, N.E.

Atlanta, Georgia 30329-2231

(404) 679-3118

dca.georgia.gov

Revised January 1, 2026

GEORGIA STATE MINIMUM STANDARD ELECTRICAL CODE
(NATIONAL ELECTRICAL CODE WITH GEORGIA STATE AMENDMENTS)

The NATIONAL ELECTRICAL CODE, 2023 Edition, published by the National Fire Protection Association, when used in conjunction with these and any other Georgia State Amendments to the NATIONAL ELECTRICAL CODE, 2023 Edition, shall constitute the official *Georgia State Minimum Standard Electrical Code.*

GEORGIA STATE AMENDMENTS

CODE REFERENCE:

a) Replace all references to the ICC Electrical Code with references to the Georgia State Minimum Standard Electrical Code (National Electrical Code with Georgia State Amendments).

b) Replace all references to the International Energy Conservation Code (IECC) with references to the Georgia State Minimum Standard Energy Code (IECC with Georgia State Supplements and Amendments). The Georgia State Minimum Standard Energy Code shall be used for heating and air conditioning equipment.

c) Replace all references to "Accessibility" with a cross-reference to Title 30, Chapter 3 of the Official Code of Georgia Annotated (O.C.G.A.) and the Rules and Regulations of the Georgia Safety Fire Commissioner.

d) The following table titled ‘Codes Reference Guide’ establishes specific primary and supplementary code applications and is to be applied by the authority having jurisdiction.

CODES REFERENCE GUIDE

Area	Primary	Supplement
Occupancy Classification	LSC	IBC
Building Construction Types including allowable height, allowable building areas, and the requirements for sprinkler protection related to minimum building construction types.	IBC	LSC
Means of Egress	LSC	NONE
Standpipes	IBC	IFC
Interior Finish	LSC	NONE
HVAC Systems	IMC	NONE
Vertical Openings	LSC	NONE
Sprinkler Systems minimum construction standard	LSC	NONE
Fire Alarm Systems	LSC	NONE
Smoke Alarms and Smoke Detection Systems	State Statute and LSC	NONE
Portable Fire Extinguishers	IFC	NONE
Cooking Equipment	LSC and NFPA 96	NONE
Fuel Fired Appliances	IFGC	NFPA 54
Liquid Petroleum Gas	NFPA 58	NFPA 54
Compressed Natural Gas	NFPA 52	NONE

Revise the National Electrical Code, 2023 Edition, as follows:

CHAPTER 1
GENERAL

ARTICLE 100
DEFINITIONS

*Add new Definition 'Townhouse (Row House)' to read as follows:

Dwelling, One-Family. (One-Family Dwelling) A building that consists solely of one dwelling unit.

TOWNHOUSE (ROW HOUSE). A single-family dwelling unit constructed in a group of three or more attached units. Each unit extends from foundation to roof, not more than three stories in height, with a separate means of egress, and with an open space/yard or public way on at least two sides. Each townhouse shall be considered a separate building with independent exterior walls and shall be separated by a 2-hour fire-resistance-rated wall assembly.

(Effective January 1, 2026)

CHAPTER 2
WIRING AND PROTECTION

ARTICLE 210
BRANCH CIRCUITS NOT OVER 1000 VOLTS AC, 1500 VOLTS DC, NOMINAL

*Revise Article 210.8(A) 'Dwelling Units' to read as follows:

210.8(A) Dwelling Units. All 125-volt through 250-volt receptacles installed in the locations and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.

(1) Bathrooms
(2) Garages and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use
(3) Outdoors
(4) Crawl spaces — at or below grade level
(5) Basements
(6) Kitchens — where the receptacles are installed to serve the countertop surfaces
(7) Sinks — where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink
(8) Boathouses

(9) Bathtubs or shower stalls — where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall
(10) Laundry areas
(11) Indoor damp and wet locations

[The exceptions remain unchanged.]
(Effective January 1, 2026)

*Revise Article 210.8(D) 'Specific Appliances' to read as follows:

210.8(D) Specific Appliances. GFCI protection shall be provided for the branch circuit or outlet supplying the following appliances rated 150 volts or less to ground and 60 amperes or less, single- or 3-phase:

(1) Automotive vacuum machines
(2) Drinking water coolers and bottle fill stations
(3) High-pressure spray washing machines
(4) Tire inflation machines
(5) Vending machines
(6) Sump pumps
(7) Dishwashers

(Effective January 1, 2026)

*Revise Article 210.8(F) 'Outdoor Outlets' to read as follows:

210.8(F) Outdoor Outlets. For dwellings, all outdoor outlets, other than those covered in 210.8(A), Exception No. 1, including outlets installed in the following locations, and supplied by single-phase branch circuits rated 150 volts or less to ground, 50 amperes or less, shall be provided with GFCI protection:

(1) Garages that have floors located at or below grade level
(2) Accessory buildings
(3) Boathouses

If equipment supplied by an outlet covered under the requirements of this section is replaced, the outlet shall be supplied with GFCI protection.
Exception No. 1: GFCI protection shall not be required on lighting outlets other than those covered in 210.8(C).
Exception No. 2: GFCI protection shall not be required for listed HVAC equipment.
(Effective January 1, 2026)

*Revise Article 210.12(B) 'Dwelling Units' to read as follows:

210.12(B) Dwelling Units. All 120 volt, single-phase, 10-,15-, and 20-ampere branch circuits supplying outlets or devices installed in the following locations shall be protected by any of the means described in 210.12(A)(1) through (A)(6):

(1) Family rooms
(2) Dining rooms
(3) Living rooms
(4) Parlors
(5) Libraries
(6) Dens
(7) Bedrooms
(8) Sunrooms
(9) Recreation rooms
(10) Closets
(11) Hallways
(12) Similar areas

[The exceptions remain unchanged.]
(Effective January 1, 2026)

*Revise Article 210.52(C)(2) 'Island and Peninsular Countertops and Work Services' to read as follows:

210.52(C)(2) Island and Peninsular Countertops and Work Surfaces. At least one receptacle shall be installed at each island and peninsular countertop space with a long dimension of 600 mm (24 in.) or greater and a short dimension of 300 mm (12 in.) or greater. A peninsular countertop is measured from the connected perpendicular wall.
(Effective January 1, 2026)

*Revise Article 210.52(C)(3) 'Receptacle Outlet Location' to add new exception to read as follows:

210.52(C)(3) Receptacle Outlet Location. Receptacle outlets shall be located in one or more of the following:

(1) On or above, but not more than 500 mm (20 in.) above, a countertop or work surface
(2) In a countertop using receptacle outlet assemblies listed for use in countertops
(3) In a work surface using receptacle outlet assemblies listed for use in work surfaces or listed for use in countertops

Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in 210.52(C)(1), Exception No. 1, or appliances occupying assigned spaces shall not be considered as these required outlets.

Exception: To comply with the following conditions (1) and (2), receptacle outlets shall be permitted to be mounted not more than 300 mm (12 in.) below the countertop or work surface. Receptacles mounted below a countertop or work surface in accordance with this exception shall not be located where the countertop or work surface extends more than 150 mm (6 in.) beyond its support base.

(1) Construction for the physically impaired
(2) On island and peninsular countertops or work surface where the surface is flat across its entire surface (no backsplashes, dividers, etc.) and there are no means to mount a receptacle within 500 mm (20 in.) above the countertop or work surface, such as an overhead cabinet

Informational Note No. 1: See 406.5(E) for installation of receptacles in countertops and 406.5(F) for installation of receptacles in work surfaces. See 380.10 for installation of multioutlet assemblies.

Informational Note No. 2: See Informative Annex J and ANSI/ICC A117.1-2009, *Standard on Accessible and Usable Buildings and Facilities*, for additional information.
(Effective January 1, 2026)

ARTICLE 215
FEEDERS

*Revise Article 215.18 (A) 'Surge-Protective Device' to add new exception to read as follows:

215.18 (A) Surge-Protective Device. Where a feeder supplies any of the following, a surge-protective device (SPD) shall be installed:
(1) Dwelling units
(2) Dormitory units
(3) Guest rooms and guest suites of hotels and motels
(4) Areas of nursing homes and limited-care facilities used exclusively as patient sleeping rooms
Exception: One- and two-family dwellings are exempt.
(Effective January 1, 2026)

ARTICLE 225
OUTSIDE BRANCH CIRCUITS AND FEEDERS

*Revise Article 225.42 (A) 'Surge-Protective Device' to add new exception to read as follows:

225.42 (A) Surge-Protective Device. Where a feeder supplies any of the following, a surge-protective device (SPD) shall be installed:
(1) Dwelling units
(2) Dormitory units
(3) Guest rooms and guest suites of hotels and motels
(4) Areas of nursing homes and limited-care facilities used exclusively as patient sleeping rooms
Exception: One- and two-family dwellings are exempt.

(Effective January 1, 2026)

ARTICLE 230
SERVICES

*Revise Article 230.67 (A) 'Surge-Protective Device' to add new exception to read as follows:

230.67 (A) Surge-Protective Device. All services supplying the following occupancies shall be provided with a surge-protective device (SPD):

(1) Dwelling units
(2) Dormitory units
(3) Guest rooms and guest suites of hotels and motels
(4) Areas of nursing homes and limited-care facilities used exclusively as patient sleeping rooms

Exception: One- and two-family dwellings are exempt.
(Effective January 1, 2026)

CHAPTER 5
SPECIAL OCCUPANCIES

ARTICLE 517
HEALTH CARE FACILITIES

*Delete Exception to Article 517.40 (A) 'Applicability'
(Effective January 1, 2027)

*Add new Article 517.45 (F) 'Assisted Living Community, Nursing Homes and Long-Term Care Facilities' to read as follows:

517.45(F) Assisted Living Community, Nursing Homes and Long-Term Care Facilities. All Category 3 Assisted Living Community, Nursing Homes and Long-Term Care Facilities licensed by the Department of Community Health shall be served by an essential electrical distribution system in accordance with 517.40 through 517.45. The required life safety and equipment branches shall be arranged for either delayed-automatic or manual connection to the alternate power source. The heating and cooling systems supplying these spaces shall be connected to the equipment branch of the essential electrical distribution system.
(Effective January 1, 2027)

End of Amendments.