

OFFICE OF CONSTRUCTION CODES AND INDUSTRIALIZED BUILDINGS

Our Address:

Georgia Department of Community Affairs
Office of Construction Codes and Industrialized
Buildings
60 Executive Park South, NE
Atlanta, Georgia 30329-2231

Website Address:

<https://www.dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes>

GEORGIA AMENDMENTS MAY BE DOWNLOADED DIRECTLY FROM THE WEBSITE!

To contact the Office of Construction Codes and Industrialized Buildings:

(404) 679-3118 (phone)

(404) 679-0646 (Fax)

Email: codes@dca.gov or ib@dca.ga.gov

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

(404) 679-3106

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CONSTRUCTION CODES AND INDUSTRIALIZED BUILDINGS:

- **Jimmy Reynolds**, Codes Consultant, (404) 679-3104, email: jim.reynolds@dca.ga.gov
- **Brendan Sexton**, Codes Consultant, (404) 679-1739, email: brendan.sexton@dca.ga.gov
- **RC Connell**, Industrialized Building Consultant, (404) 679-3121, email r.c.connell@dca.ga.gov
- **Donna Brown**, Codes Administrative Assistant, (404) 679-3118, email: donna.brown@dca.ga.gov



GEORGIA STATE MINIMUM STANDARD CODES

January 1, 2020

On October 1, 1991, the Uniform Codes Act became effective in Georgia. On July 1, 2004, this Act was revised to make the following construction codes mandatory as the Georgia State Minimum Standard Codes. Listed below are the code editions in effect as of January 1, 2020:

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|--|--------------|
| International Building Code | 2018 Edition |
| International Residential Code | 2018 Edition |
| International Plumbing Code | 2018 Edition |
| International Mechanical Code | 2018 Edition |
| International Fuel Gas Code | 2018 Edition |
| International Energy Conservation Code | 2015 Edition |
| International Fire Code | 2018 Edition |
| National Electrical Code | 2017 Edition |
| International Swimming Pool and Spa Code | 2018 Edition |

The Act requires local governments that elect to enforce these codes within their jurisdictions to adopt administrative procedures and penalties in order to locally enforce any of these mandatory codes. Also, any applicable appendices of these codes must be adopted locally in order to be enforceable within a specific local jurisdiction.

The Act also made the following optional codes available for local government adoption and enforcement. Local governments choosing to enforce any of the below optional codes must adopt the code(s) they wish to enforce, as well as administrative procedures and penalties.

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|---|--------------|
| International Property Maintenance Code | 2012 Edition |
| International Existing Building Code | 2012 Edition |
| National Green Building Standard | 2008 Edition |
| Disaster Resilient Building Code IBC Appendix | 2020 Edition |
| Disaster Resilient Building Code IRC Appendix | 2020 Edition |

The Georgia Amendments are available at the below web link:

<https://www.dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes>

The DCA Board specifically omitted the plumbing, electrical, and energy requirements of the International Residential Code for One- and Two-Family Dwellings. Therefore, the plumbing requirements of the International Plumbing Code, the electrical requirements of the National Electrical Code, and the energy requirements of the International Energy Conservation Code must be used for one- and two-family dwelling construction.

If you need assistance in establishing or updating construction codes enforcement program in your area, please contact DCA's Construction Codes Program at (404) 679-3118 or codes@dca.ga.gov



JANUARY 1, 2020

GEORGIA CONSTRUCTION CODE INFORMATION

- Questions regarding licenses, tests and investigation of contractors workmanship, contact the Construction Industry Licensing Board/Office of Secretary of State (office is located in Macon) at 478-207-2440. Website: www.sos.ga.gov/plb
- Consumer complaints should be directed to the Governor's Office of Consumer Protection: 404-651-8600 or 1-800-869-1123. Website: www.consumer.georgia.gov/portal/site/OCP/
- Questions regarding Manufactured (Mobile) Homes, contact the Office of the Georgia Safety Fire Commissioner, Manufactured Housing Division at 404-656-9498. Fire Safety Questions: 404-656-0697. Website: www.gainsurance.org/FireMarshal/ManufacturedHousing.aspx
- Questions regarding Industrialized (Factory Built) Buildings or Modular Buildings, contact the Industrialized Buildings Program of the Department of Community Affairs at 404-679-3118 or industrializedbuildings@dca.ga.gov
Website: <https://dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/industrialized-building>
- Technical information regarding the Georgia State Minimum Standard (Construction) Codes, contact the Construction Codes Office of the Georgia Department of Community Affairs at 404-679-3118 or codes@dca.ga.gov.
Website: <https://dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes>

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

The General Bookstore

1111 Chastain Road
Kennesaw, GA 30144
Contact: Gary Gaines
Phone: (770) 425-5935
Web: www.sebookstore.com
Email: info@sebookstore.com

International Code Council

25442 Network Place
Chicago, IL 60673-125
Phone: 800-786-4452
Fax: 866-891-1695
Web: <http://shop.iccsafe.org/>
Email: order@iccsafe.org Georgia

Georgia Plumber's Trade Association

Post Office Box 555
Manchester, GA 31816
Contact: Ron Anderson
Phone: 770-573-4815 or 770-595-9887
Fax: 678-833-5871
Email: admnasst@gpta.net

National Fire Protection Association

(To purchase National Electrical Code)
1 Batterymarch Park
Quincy, MA 02169-7471
Phone: 617-770-3000
Fax 617-770-0700
Email: stads_admin@nfpa.org