



February 2020

New Building Codes Now in Effect

There are new codes in effect for the City of Peachtree Corners. I know most of you don't deal with the building codes every day, but I thought it may be interesting for you to know where they come from and why we change.

The building codes are actually state-mandated codes which are adopted at the state level by the [Georgia Department of Community Affairs \(DCA\)](#). After a new code cycle is adopted the DCA will hold hearings on state amendments to the code; once the amendments are in place, the code with state amendments become law. Local jurisdictions, such as Peachtree Corners, set administrative guidelines for implementation of the code, how we approach plan review, permitting, inspections, issue Certificates of Occupancy, etc.

It was not always that way in Georgia, there was a time that the state was a patchwork of different codes from jurisdiction to jurisdiction. In 1991 the Uniform Code Act codified in chapter 2 of title 8 of The Official Code of Georgia Annotated. O.C.G.A. Section 8-2-20(9)(B) made the building codes in the state the same in every jurisdiction. We now have the same code in Peachtree Corners as in Savannah, Valdosta, Atlanta or any Georgia jurisdiction. Local jurisdictions can make local amendments to the state code, but they cannot be less stringent and must meet specific guidelines.

The code cycle in Georgia changes on or about every six years. Our last code editions for most codes were 2012. Beginning January 1, 2020 the new code edition is the 2018 version. The reason codes are changed and updated is to keep up with new technology, methods and materials. That said, the Electrical code changes every three years, and still struggles to keep up with technology. Below is a list of the State of Georgia's Minimum Standard Codes adopted by the City of Peachtree Corners.

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Fire Code
- 2018 International Plumbing Code

- 2018 International Mechanical Code
- 2018 International Fuel Gas Code
- 2018 Swimming Pool & Spa Code
- 2017 National Electrical Code (NFPA 70)
- 2015 International Energy conservation Code
- 2015 International Property Maintenance Code
- 2015 International Existing Building Code

All these codes have Georgia amendments that can be found on the [DCA website](#).

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