



Georgia State Amendments to the CABO One and Two Family Dwelling Code (2000 Edition)



Georgia Department of Community Affairs
Planning and Environmental Management Division
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231
(404) 679-3118
www.dca.state.ga.us

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

The CABO ONE AND TWO FAMILY DWELLING CODE (International Residential Code for One- and Two-Family Dwellings), 2000 Edition, published by the Southern Building Code Congress International, Inc. (International Code Council), when used in conjunction with these Georgia Amendments and the Georgia Amendments adopted effective January 1 of 2002, 2003 and 2004, shall constitute the official *Georgia State Minimum Standard One and Two Family Dwelling Code*.

Plumbing (Chapters 25 through 32) is deleted from the CABO ONE AND TWO FAMILY DWELLING CODE (International Residential Code for One- and Two-Family Dwellings) according to Title 8, Chapter 2, Article 1, Part 2 of the Official Code of Georgia, Annotated (O.C.G.A.). Substitute for plumbing requirements the *Georgia State Minimum Standard Plumbing Code (International Plumbing Code)*.

Electrical (Chapters 33 through 42) is deleted from the CABO ONE AND TWO FAMILY DWELLING CODE (International Residential Code for One- and Two-Family Dwellings). Substitute for electrical requirements the *Georgia State Minimum Standard Electrical Code (National 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)*.
- (b) Replace all references to the *International Energy Conservation Code (IECC)* with references to the *Georgia State Energy Code for Buildings*. The *Georgia State Energy Code for Buildings* shall be used for heating and air conditioning equipment.

SCOPE:

The provisions of the *Georgia State Minimum Standard One and Two Family Dwelling Code (International Residential Code for One- and Two-Family Dwellings)* shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress and their accessory structures.

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**

- (a) The State's minimum requirements for boilers/water heaters and pressure vessels over 200,000 BTU (58.56 kW), 210 degrees Fahrenheit or 120 gallons capacity shall be established by O.C.G.A. Title 34, Chapter 11 and the Rules and Regulations of the Georgia Department of Labor.

**Revise the CABO One and Two Family Dwelling Code (International Residential Code for One- and Two-Family Dwellings), 2000 Edition, as follows:*

**CHAPTER 3
BUILDING PLANNING**

**SECTION R309
GARAGES AND CARPORTS**

*Revise Section R309.2 'Separation required' to add exception.

R309.2 Separation required.

Exception #2:

A disappearing/pull-down stairway with minimum $\frac{3}{8}$ -inch (9.53 mm) (nominal) fire-retardant-treated structural panel is deemed to meet the 20-minute thermal barrier test based on ASTM E 119, *Standard Test Method for Fire Tests of Building Construction and Materials*, or deemed to have the fire resistance of or equivalent to $\frac{1}{2}$ -inch (12.7 mm) gypsum wall board.
(Effective January 1, 2005)

**SECTION R323
PROTECTION AGAINST DECAY**

*Revise Section R323.3 'Fasteners.'

R323.3 Fasteners. Fasteners for naturally durable and preservative-treated wood shall be resistant to corrosion or be protected to resist corrosion. Where sacrificial coatings are applied to fasteners, a minimum coating thickness capable of protecting the fastener for the expected service life of the structure shall be provided. Fasteners for pressure preservative and fire-retardant-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A 153M or ASTM A 641M, Supplemental Requirements. Fastenings for permanent wood foundations shall be as required in AF&PA Technical Report No. 7.
(Effective January 1, 2005)

**CHAPTER 4
FOUNDATIONS**

**SECTION R404
FOUNDATION WALLS**

*Revise Section R404.2.6 'Fastening.'

R404.2.6 Fastening. Wood structural panel foundation wall sheathing shall be attached to framing in accordance with Table R602.3(1) and Sections R402.1.1 and R323.3.
(Effective January 1, 2005)

*Revise Section R404.3 'Wood sill plates.'

R404.3 Wood sill plates. Wood sill plates shall be a minimum of 2-inch by 4-inch (51 mm by 102 mm) nominal lumber. Sill plate anchorage shall be in accordance with Sections R403.1.6, R602.11 and R323.3.
(Effective January 1, 2005)

CHAPTER 6 WALL CONSTRUCTION

SECTION R602 WOOD WALL FRAMING

*Revise Footnote a of Table R602.3(1) 'Fastener Schedule For Structural Members.'

R602.3(1) Fastener Schedule For Structural Members.

Footnote a:

All nails are smooth-common, box or deformed shanks except where otherwise stated or as required to be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper in accordance with Section R323.3. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi (551 MPa) for shank diameter of 0.192 inch (20d common nail), 90 ksi (620 MPa) for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi (689 MPa) for shank diameters of 0.142 inch or less.
(Effective January 1, 2005)

*Revise Section R602.10.5 'Continuous structural panel sheathing' to add exception.

R602.10.5 Continuous structural panel sheathing.

Exception:

Vertical wall segments, in the first story of one- or two-story buildings, next to garage openings shall be permitted to have a 6:1 height-to-width ratio (with height being measured from top of header to sill plate) when constructed in accordance with the following provisions. Each panel shall have a length of not less than 15 inches (381 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with a single layer of $\frac{3}{8}$ -inch (9.53 mm) minimum thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Figure R602.10.5. The wood structural panel sheathing shall extend up over the solid sawn or glued laminated header and shall be nailed in accordance with Figure R602.10.5. The header shall extend between the inside faces of the first full-length outer studs of each panel. The clear span of the header between the inner studs of each panel shall be not less than six feet (1829 mm) and not more than 18 feet (5486 mm) in length. A strap with an uplift capacity of not less than 1000 pounds (454 kg) shall fasten the header to the side of the inner studs opposite the sheathing. Two anchor bolts shall be installed in accordance with Section R403.1.6, and plate washers shall be a minimum of 2 inches by 2 inches by $\frac{3}{16}$ inches (51 mm by 51 mm by 4.77 mm) thick and shall be used on each bolt. This exception is only permitted in Seismic Design Categories A-C.
(Effective January 1, 2005)

End of Amendments.