Note Proposed Amendments: (added text to the code is: underlined, deleted text to the code is: ~~struck through~~)

ITEM	SECTION	SUMMARY	PROPONENT	ACTION
1) 2012 IRC	R304.1	*Revise Section R304.1 'Minimum Area' to read as follows: **R304.1 Minimum area.** ~~Every *dwelling* unit shall have at least one habitable room that shall have not less than 120 square feet (11 m^2) of gross floor area~~. Habitable rooms shall have a floor area of not less than 70 square feet (6.5 m^2). **Exception:** Kitchens. (Effective January 1, 2018)	DCA	**A**
2) 2012 IRC	R304.2	*Delete Section R304.2 'Other rooms' entirely without substitution: ~~**R304.2 Other rooms.** Other habitable rooms shall have a floor area of not less than 70 square feet (6.5 m^2).~~ ~~**Exception:** Kitchens.~~ (Effective January 1, 2018)	DCA	**A**
3) 2012 IRC	TABLE R502.5(1)	*Revise TABLE R502.5(1) 'GIRDER SPANS AND HEADER SPANS FOR EXTERIOR BEARING WALLS' footnote "b" of the 2015 GA State Amendments to the 2012 IRC to read as follows: **TABLE R502.5(1) GIRDER SPANS [a,b] AND HEADER SPANS [a,b] FOR EXTERIOR BEARING WALLS (Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir[b] and required number of Jack studs)** *Revise footnote b as follows:* b. Spans are based on minimum design properties for No. 2 Grade lumber of Douglas fir-larch, hem-fir, and spruce-pine-fir~~,~~; and No. 1 or better ~~g~~Grade lumber ~~shall be used for~~ of southern pine. For No. 2 Grade southern pine the allowable spans shall be multiplied by 0.93. (Effective January 1, 2018)	Paul Coats AWC	**A**
4) 2012 IRC	TABLE R502.5(2)	*Revise TABLE R502.5(2) 'GIRDER SPANS AND HEADER SPANS FOR INTERIOR BEARING WALLS' footnote "b" of the 2015 GA State Amendments to the 2012 IRC to read as follows: **TABLE R502.5(2) GIRDER SPANS[a,b] AND HEADER SPANS [a,b] FOR INTERIOR BEARING WALLS (Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir[b] and required number of Jack studs)**	Paul Coats AWC	**A**

Note Proposed Amendments: (added text to the code is: underlined, deleted text to the code is: ~~struck through~~)

<table>
<tr><th>ITEM</th><th>SECTION</th><th>SUMMARY</th><th>PROPONENT</th><th>ACTION</th></tr>
<tr><td></td><td></td><td>

Revise footnote b to read as follows:

b. Spans are based on minimum design properties for No. 2 Grade lumber of Douglas fir-larch, hem-fir, and spruce-pine-fir~~,~~; and No. 1 or better ~~g~~Grade lumber ~~shall be used for~~ of southern pine. For No. 2 Grade southern pine the allowable spans shall be multiplied by 0.93.

(Effective January 1, 2018)

</td><td></td><td></td></tr>
<tr><td>5) 2012 IRC</td><td>TABLE R703.4</td><td>

*****Revise Table R703.4 TIE ATTACHMENT AND AIRSPACE REQUIREMENTS to add a new footnote “c” to read as follows:

TABLE R703.7.4
TIE ATTACHMENT AND AIRSPACE REQUIREMENTS

<table>
<tr><th>BACKING AND TIE</th><th>MINIMUM TIE</th><th>MINIMUM TIE FASTENER [a]</th><th colspan="2">AIRSPACE [c]</th></tr>
<tr><td>Wood stud backing with corrugated sheet metal</td><td>22 U.S. gage (0.0299 in.) x 7/8 in. wide</td><td>8d common nail [b] (2 ½ in. x 0.131 in.)</td><td colspan="2">Nominal 1 in. between sheathing and veneer</td></tr>
<tr><td>Wood stud backing with metal strand wire</td><td>W1.7 (No. 9 U.S. gage; 0.148 in.) with hook embedded in mortar joint</td><td>8d common nail [b] (2 ½ in. x 0.131 in.)</td><td>Minimum nominal 1 in. between sheathing and veneer</td><td>Maximum 4 ½ in. between backing and veneer</td></tr>
<tr><td>Cold-formed steel stud backing with adjustable metal strand wire</td><td>W1.7 (No. 9 U.S. gage; 0.148 in.) with hook embedded in mortar joint</td><td>No. 10 screw extending through the steel framing a minimum of three exposed threads</td><td>Minimum nominal 1 in. between sheathing and veneer</td><td>Maximum 4 ½ in. between backing and veneer</td></tr>
</table>

For SI: 1 inch = 25.4 mm
a. In Seismic Design Category D_0, D_1 or D_2, the minimum tie fastener shall be an 8d ring-shank nail (2 ½ in. x 0.131 in.) or a No. 10 screw extending through the steel framing a minimum of three exposed threads.
b. All fasteners shall have rust-inhibitive coating suitable for the installation in which they are being used, or be manufactured from material not susceptible to corrosion.
c. An airspace that provides adequate drainage shall be permitted to contain mortar from construction.

(Effective January 1, 2018)

</td><td>Glen Clapper BIA</td><td>**R**</td></tr>
<tr><td>6) 2012 IRC</td><td>Appendix S</td><td>

*****Add new APPENDIX S ‘TINY HOUSES’ to read as follows:

APPENDIX S

TINY HOUSES

SECTION AS101 GENERAL

AS101.1 Scope. This appendix shall be applicable to tiny houses used as single dwelling units. Tiny houses shall comply with this code except as otherwise stated in this appendix.

</td><td>Robert Reed Southface</td><td>**A**</td></tr>
</table>

Note Proposed Amendments: (added text to the code is: underlined, deleted text to the code is: ~~struck through~~)

ITEM	SECTION	SUMMARY	PROPONENT	ACTION
		APPENDIX AS102 DEFINITIONS **AS102.1 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. **EGRESS ROOF ACCESS WINDOW.** A skylight or roof window designed and installed to satisfy the emergency escape and rescue opening requirements in Section R310.2. **LANDING PLATFORM.** A landing provided as the top step of a stairway accessing a loft. **LOFT.** A floor level located more than 30 inches (762 mm) above the main floor and open to it on at least one side with a ceiling height of a maximum of 5 feet, used as a living or sleeping space. **TINY HOUSE.** A dwelling that is 400 square feet (37 m^2) or less in floor area excluding lofts. **SECTION AS103 CEILING HEIGHT** **AS103.1 Minimum ceiling height.** Habitable space and hallways in tiny houses shall have a finished ceiling height of not less than 6 feet 8 inches (2032 mm). Obstructions shall not extend below these minimum ceiling heights including beams, girders, ducts, lighting and other obstructions. **Exception:** Ceiling heights in lofts are permitted to be a maximum of 5 feet. **SECTION AS104 LOFTS** **AS104.1 Minimum loft area and dimensions.** Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AS104.1.1 through AS104.1.3. **AS104.1.1 Minimum area.** Lofts shall have a floor area of not less than 35 square feet (3.25 m2). **AS104.1.2 Minimum dimensions.** Lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension. **AS104.1.3 Height effect on loft area.** Portions of a loft with a sloping ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.		

Note Proposed Amendments: (added text to the code is: underlined, deleted text to the code is: ~~struck through~~)

ITEM	SECTION	SUMMARY	PROPONENT	ACTION
		Exception: Under gable roofs with a minimum slope of 6:12, portions of a loft with a sloping ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft. **AS104.2 Minimum dimensions.** The access to and primary egress from lofts shall be any type described in Sections AS104.2.1 through AS104.2.4. **AS104.2.1 Stairways.** Stairways accessing lofts shall comply with this code or with Sections AV104.2.1.1 through AS104.2.5. **AS104.2.1.1 Width.** Stairways accessing a loft shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The minimum width below the handrail shall be not less than 20 inches (508 mm). **AS104.2.1.2 Headroom.** The headroom in stairways accessing a loft shall be not less than 6 feet 2 inches (1880 mm), as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width. **AS104.2.1.3 Treads and risers.** Risers for stairs accessing a loft shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas: 1. The tread depth shall be 20 inches (508 mm) minus 4/3 of the riser height, or 2. The riser height shall be 15 inches (381 mm) minus 3/4 of the tread depth. **AS104.2.1.4 Landing platforms.** The top tread and riser of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 6 feet 2 inches (1880 mm) where the stairway meets the loft. The landing platform shall be 18 inches to 22 inches (457 to 559 mm) in depth measured from the nosing of the landing platform to the edge of the loft, and 16 to 18 inches (406 to 457 mm) in height measured from the landing platform to the loft floor. **AS04.2.1.4.1 Landing platform guards.** Guards at the open side of landing platforms shall comply with Section R312.1 or shall be at least as high as the loft guard; whichever is greater. **AS104.2.1.5 Handrails.** Handrails shall comply with Section R311.7.8. **AS104.2.1.6 Stairway guards.** Guards at open sides of stairways shall comply with Section R312.1. **AS104.2.2 Ladders.** Ladders accessing lofts shall comply with Sections AS104.2.1 and AS104.2.2.		

Note Proposed Amendments: (added text to the code is: underlined, deleted text to the code is: ~~struck through~~)

ITEM	SECTION	SUMMARY	PROPONENT	ACTION
		AS104.2.2.1 Size and capacity. Ladders accessing lofts shall have a rung width of not less than 12 inches (305 mm) and 10 inches (254 mm) to 14 inches (356 mm) spacing between rungs. Ladders shall be capable of supporting a 300 pound (75 kg) load on any rung. Rung spacing shall be uniform within 3/8-inch (9.5 mm). **AS104.2.2.2 Incline.** Ladders shall be installed at 70 to 80 degrees from horizontal. **AS104.2.4 Ships ladders.** Ships ladders accessing lofts shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below handrails shall be not less than 20 inches (508 mm). Compliant ship ladders may also access additional stories of a tiny house. **AS104.2.5 Loft guards.** Loft guards shall be located along the open side of lofts. Loft guards shall not be less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less, but no less than 18 inches. **SECTION AS105 EMERGENCY ESCAPE AND RESCUE OPENINGS** **AS105.1 General.** Tiny houses shall meet the requirements of Section R310 for emergency escape and rescue openings. **Exception:** Egress roof access windows in lofts used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the loft floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1. **SECTION AS106 SMOKE AND CARBON MONOXIDE DETECTORS** **AS106.1 SMOKE AND CARBON MONOXIDE DETECTORS.** Smoke and carbon monoxide detectors shall be installed as required in R315.1 and on the ceiling directly underneath any loft and just below the highest point of any loft. (Effective January 1, 2018)		
7) 2012 IBC	TABLE 1704.2	*Revise TABLE 1704.2 'MINIMUM SPECIAL INSPECTOR QUALIFICATIONS' under the category '1705.3 & 1705.12 Concrete Construction'" of the 2014 GA State Amendments to the 2012 IBC and add a new key item "P to read as follows:	Jimmy Cotty GRMCA	**R**

Note Proposed Amendments: (added text to the code is: underlined, deleted text to the code is: ~~struck through~~)

<table>
<tr><th>ITEM</th><th>SECTION</th><th>SUMMARY</th><th>PROPONENT</th><th>ACTION</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><th colspan="4">TABLE 1704.2 MINIMUM SPECIAL INSPECTOR QUALIFICATIONS</th></tr>
<tr><th rowspan="2">Category of Testing and Inspection</th><th colspan="3">Minimum Qualifications (refer to key at end of Table)</th></tr>
<tr><th>Shop Testing or Inspection</th><th>Field Testing or Inspection</th><th>Review Testing, Certification, & Lab Reports</th></tr>
<tr><td>1705.3 & 1705.12 Concrete Construction</td><td></td><td></td><td></td></tr>
<tr><td>Reinforcing placement, cast-in-place bolts, post installed anchors concrete and shotcrete placement and curing operations. Inspection of formwork for shape, location and dimensions</td><td></td><td>A, C, H</td><td></td></tr>
<tr><td>Pre-stressing steel installation</td><td></td><td>A, C, D, E</td><td></td></tr>
<tr><td>Erection of pre-cast concrete members</td><td></td><td>A, C, H</td><td></td></tr>
<tr><td>Concrete field sampling and field testing</td><td></td><td>~~A,~~ J</td><td></td></tr>
<tr><td>Concrete strength testing</td><td></td><td>P</td><td></td></tr>
<tr><td>Review certified mill reports</td><td></td><td></td><td>A, C</td></tr>
<tr><td colspan="4">KEY:
P. American Concrete Institute (ACI) Strength Testing Technician</td></tr>
</table>

Remainder of table, key and footnotes are unchanged.

(Effective January 1, 2018)</td><td></td><td></td></tr>
<tr><td>8) 2012 IBC</td><td>TABLE 2308.9.5</td><td>*Revise TABLE 2308.9.5 ‘HEADER AND GIRDER SPANS FOR EXTERIOR BEARING WALLS’ footnote “b” of the GA 2015 Amendments to the 2012 IBC to read as follows:

Table 2308.9.5 HEADER AND GIRDER SPANS FOR EXTERIOR BEARING WALLS (Maximum spans for Douglas fir-larch, Hem-Fir, Southern Pine and Spruce-Pine-Fir and required number of Jack Studs)

Revise footnote b as follows:

b. Spans are based on minimum design properties for No. 2 Grade lumber of Douglas fir-larch, hem-fir, and spruce-pine-fir~~,~~; and No. 1 or better ~~g~~Grade lumber ~~shall be used for~~ of southern pine. For No. 2 Grade southern pine the allowable spans shall be multiplied by 0.93.

(Effective January 1, 2018</td><td>Paul Coats
AWC</td><td>A</td></tr>
</table>

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ITEM	SECTION	SUMMARY	PROPONENT	ACTION
9) 2012 IBC	TABLE 2308.9.6	*Revise TABLE 2308.9.6 'HEADER AND GIRDER SPANS FOR INTERIOR BEARING WALLS' footnote "b" of the 2015 GA State Amendments to the 2012 IBC to read as follows: **Table 2308.9.6 HEADER AND GIRDER SPANS FOR INTERIOR BEARING WALLS (Maximum spans for Douglas fir-larch, Hem-Fir, Southern Pine and Spruce-Pine-Fir and required number of Jack Studs)** *Revise footnote b as follows:* b. Spans are based on minimum design properties for No. 2 Grade lumber of Douglas fir-larch, hem-fir, and spruce-pine-fir~~,~~; and No. 1 or better ~~g~~Grade lumber ~~shall be used for~~ of southern pine. For No. 2 Grade southern pine the allowable spans shall be multiplied by 0.93. (Effective January 1, 2018)	Paul Coats AWC	**A**