



Georgia State Amendments to the International Property Maintenance Code

(2012 Edition)



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**GEORGIA STATE MINIMUM
STANDARD PROPERTY MAINTENANCE CODE
(INTERNATIONAL PROPERTY MAINTENANCE CODE
WITH GEORGIA STATE AMENDMENTS)**

The **INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 Edition**, published by the International Code Council, when used in conjunction with these and any other Georgia State Amendments to the **INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 Edition**, shall constitute the official *Georgia State Minimum Standard Property Maintenance 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.

**Revise the International Property Maintenance Code, 2012 Edition, as follows:*

**CHAPTER 3
GENERAL REQUIREMENTS**

**SECTION 305
INTERIOR STRUCTURE**

**Revise item 6 of Section 305.1.1 'Unsafe conditions' to read as follows:*

305.1.1 Unsafe conditions.

6. Foundation systems that are not firmly supported by footings, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
(Effective January 1, 2015)

**CHAPTER 5
PLUMBING FACILITIES AND FIXTURE REQUIREMENTS**

**SECTION 503
TOILET ROOMS**

** Revise Section 503.3 'Location of employee toilet facilities' to add exception to read as follows:*

Exceptions:

1. (Left unchanged)
 2. The location and maximum travel distances to required employee toilet facilities in factory, storage and industrial occupancies are permitted to exceed that required by this section, provided that the location and maximum travel distance are approved.
- (Effective January 1, 2015)

**CHAPTER 6
MECHANICAL AND ELECTRICAL REQUIREMENTS**

**SECTION 606
ELEVATORS, ESCALATORS AND DUMBWAITERS**

*Delete Section 606.1 ‘General’ in its entirety and substitute the following:

606.1 General. Elevators, dumbwaiters and escalators shall comply with the Rules and Regulations of the Georgia Office of Safety Fire Commissioner.
(Effective January 1, 2015)

**CHAPTER 7
FIRE SAFETY REQUIREMENTS**

**SECTION 702
MEANS OF EGRESS**

*Add new Section 702.5 ‘Overcrowding and life safety hazards’ to read as follows:

702.5 Overcrowding and life safety hazards. The number of persons occupying a structure or portion thereof, excluding dwelling units that comply with Section 404.5, shall not create conditions that, in the opinion of the code official, endanger the life, health, safety or welfare of the occupants. Calculations for overcrowding conditions shall be based upon the requirements of Sections 404.5 through 404.5.2. A structure shall be considered overcrowded and a life safety hazard under any of the following conditions:

1. A structure, building, individual room or designated portion thereof shall be deemed to be overcrowded and a life safety hazard if the number of occupants exceeds one person per 5 square feet of open net floor area of such room or space when fixed seating is not provided; or;
2. A structure, building, room or designated portion thereof shall be deemed overcrowded and a life safety hazard if the total number of occupants exceeds the exit capacity of the structure, building, room or area involved; or;

3. A structure, building, individual room or designated portion thereof shall be deemed to be overcrowded and a life safety hazard if the minimum number of required exits is not provided for the calculated or expected occupant load; or;
 4. A structure, building, individual room or designated portion thereof shall be deemed to be a life safety hazard if the minimum construction requirements for area and height or the occupant location tables as specified in the Safety Fire Commissioner Rules and Regulations are exceeded based upon the number of required exits is not provided for the calculated or expected occupant load.
- (Effective January 1, 2015)

SECTION 704 FIRE PROTECTION SYSTEMS

*Add new Section 704.2.1 'Smoke alarms in Group R occupancies' to read as follows:

704.2.1 Smoke alarms in Group R occupancies. Smoke alarms in buildings containing Group R occupancies built prior to January 1, 2007, shall comply with the minimum statutory requirements of Code Section 25-2-40 of the Official Code of Georgia Annotated (O.C.G.A.) Title 25, Chapter 2.

Exception: Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height.

(Effective January 1, 2015)

End of Amendments.