



Georgia State Amendments to the International Property Maintenance Code (2018 Edition)



Georgia Department of Community Affairs
Community Development Division
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231
(404) 679-3118
www.dca.ga.gov

Revised January 1, 2021

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

The **INTERNATIONAL PROPERTY MAINTENANCE CODE**, 2018 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**, 2018 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.
- c) Replace all references to “Accessibility” with a cross-reference to Title 30, Chapter 3 of the Official Code of Georgia Annotated (O.C.G.A.) and the Rules and Regulations of the Georgia Safety Fire Commissioner.
- d) The following table titled ‘Codes Reference Guide’ establishes specific primary and supplementary code applications and is to be applied by the authority having jurisdiction.

CODES REFERENCE GUIDE		
Area	Primary	Supplement
Occupancy Classification	LSC	IBC
Building Construction Types including allowable height, allowable building areas, and the requirements for sprinkler protection related to minimum building construction types.	IBC	LSC
Means of Egress	LSC	NONE

Standpipes	IBC	IFC
Interior Finish	LSC	NONE
HVAC Systems	IMC	NONE
Vertical Openings	LSC	NONE
Sprinkler Systems minimum construction standard	LSC	NONE
Fire Alarm Systems	LSC	NONE
Smoke Alarms and Smoke Detection Systems	State Statute and LSC	NONE
Portable Fire Extinguishers	IFC	NONE
Cooking Equipment	LSC and NFPA 96	NONE
Fuel Fired Appliances	IFGC	NFPA 54
Liquid Petroleum Gas	NFPA 58	NFPA 54
Compressed Natural Gas	NFPA 52	NONE

**Revise the International Property Maintenance Code, 2018 Edition, as follows:*

CHAPTER 4 LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

SECTION 402 LIGHT

* Revise Section 402.2 ‘Common Halls and Stairways’ to read as follows:

402.2 Common halls and stairways. Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be lighted at all times with not less than a 6 to 8-watt LED, or equivalent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, ...
(Effective January 1, 2021)

CHAPTER 5
PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

SECTION 503
TOILET ROOMS

* Revise Section 503.3 ‘Location of employee toilet facilities’ to renumber exception and add exception 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, 2021)

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 Safety Fire Commissioner.
(Effective January 1, 2021)

End of Amendments.