



Director's Update



Effective 1/1/2020 the State of Georgia will be adopting 8 new codes and associated amendments. This is the largest undertaking since the State began adopting codes. With this on the horizon, the department has been very active preparing for these code changes by attending training classes and seminars. We will continue this throughout this year and into 2020 as more codes are on the horizon to be adopted. Since our last newsletter we have had several inspectors complete several new certifications and we are very proud of their work and accomplishments. In the coming months we will be renovating the Building Safety customer counter and lobby area to allow us to serve our customers much better than the current configuration. Stay Tuned for more on these changes.

The Department of Building Safety is offering One on One SagesGov and / or other sponsored training (as it is made available) to all users. Please click the training link below, complete the form and a representative from the DBS will contact you to schedule a date.

[CLICK HERE to sign up for One on One Sages or Other Sponsored Training:](#)

Staff News



UPCOMING CODE CHANGES - 01/01/2020

The Department of Building Safety is currently preparing for the upcoming code changes that will take effect on January 1, 2020. Some of the codes affected by the change include:

- International Energy Conservation Code (IECC) – 2015 Edition – With 2020 Ga. Amendments
- International Building Code (IBC) – 2018 Edition – With 2020 Ga. Amendments
- International Residential Code (IRC) – 2018 Edition – With 2020 Ga. Amendments
- International Plumbing Code (IPC) – 2018 Edition – With 2020 Ga. Amendments
- International Swimming Pool and Spa Code (ISPSC) – 2018 Edition – With 2020 Ga. Amendments
- International Fuel Gas Code (IFGC) – 2018 Edition – With 2020 Ga. Amendments
- International Mechanical Code (IMC) – 2018 Edition – With 2020 Ga. Amendments
- International Fire Code (IFC) – 2018 Edition

The biggest changes this code cycle will apply to the Energy Codes for Residential and Commercial construction. Also one noteworthy item to keep in mind is that the "Prescriptive Deck Details Design Document" was not brought forward this code cycle as the International Residential Code (IRC) section R507 is much clearer in regards to deck construction.

Stay tuned for further updates / information.

Leslie Nieber

Congratulations to Leslie Nieber on becoming ICC Commercial Mechanical Inspector Certified, ICC Residential Mechanical Inspector Certified, ICC Residential Building Inspector Certified and ICC Commercial Building Plans Examiner Certified. Leslie is working very hard on her certifications and in her **NEW** Plans Examiner position. **GREAT JOB** on your accomplishments!

Chris Honeycutt

We would like to Congratulate Chris on becoming ICC Residential Plumbing Inspector Certified as well as ICC Residential Combination Inspector Certified. **CONGRATULATIONS** Chris and keep up the good work!

Inspection Reminders / Updates

- **"Notice to Industry" AQUATIC VESSEL.** A vessel, permanent or temporary, intended for swimming, bathing, or wading and that is designed and manufactured to be connected to a *circulation system*. Portable vessels 12 inches (305 mm) or less in designed water depth which are drained and filled daily are not considered aquatic vessels. For purposes of this code, the term is used to identify all the types of vessels governed by this code, including: swimming pools, aquatic facilities, *spas* and hot tubs, and related equipment.

305.1 General. The provisions of this section shall apply to the design of *barriers* for *aquatic vessels*. These design controls are intended to provide protection against the potential drowning and near drowning by restricting access to such vessels. These requirements provide an integrated level of protection against potential drowning through the use of physical barriers and warning devices.

Exceptions: 1. *Spas* and hot tubs with a lockable safety cover that complies with ASTM F 1346.
2. Swimming pools with a *powered safety cover* that complies with ASTM F 1346.

- **"Inspection/Location Notes"** When scheduling inspections in SagesGov, you have available the capability to leave the inspector important notes. Under Inspection Actions on the left side of the Inspections screen, click "Update Inspection/Location Note", then type your message and then Submit.

- **"Temporary Guards"** Please remember to install temporary guards at all fall hazard area's of your building construction site. These area's may include stairways, landings, balconies, decks, retaining walls, etc.

- Please post visible street address numbers and permit boards at the street for quick identification of the structure for which an inspection has been requested. This will assist the inspector in confirming he is at the correct address so that they can begin inspection promptly. We use street address numbers-not lot numbers.

- DBS Pre-Construction Meeting Required for Commercial Projects

It's our experience, most construction problems result from different expectations on the part of the owner, contractor or architect if one is involved. In an attempt to eliminate conflict or issues dealing with the process including inspections, changes requiring Revisions, special inspections and so forth, the Pre-Con meeting is now a requirement.

The source of these conflicts is usually poor communication, not bad intentions. Before anyone starts digging or hammering is the best time to clarify anything that is unclear in the plans or specs, this gives us the opportunity to review all areas.

This is why we feel every job should begin with a Pre-Construction meeting before the permit is issued and before work begins. The meeting helps both our department and contractor, as neither party benefits from surprises or conflicts that arise during the work.

Who should attend?

- General Contractor
- Architect/Designer
- Production Manager
- Job Superintendent/Foreman/Lead Carpenter

Contact Leslie Nieber at 770-305-5131 should you have any questions.

SagesGov Updates

There have been a few enhancements to the Sages permitting system since the last newsletter.

Application Form: Auto Fill & Copy from feature (New Feature)

- New feature to auto-fill contact fields on application and data forms.
- Users can click the "ink-filler icon next to contact fields to either choose to populate contact from current users' profile or copy from other contacts on the same form.

-Increased the number of inspections that can be scheduled at one time from 3 to 5. This should allow for more inspections to be scheduled if the scheduling rules allow the inspection to be scheduled with another inspection.

User Interface (Enhancement)

At Sages we are constantly striving to improve the user experience and make SagesGov work for all types of users across computers, tablets and smart phone devices. With that in mind, we are proud to release a more **responsive and modern SagesGov user interface**. You will have the option to fall back to the old user interface for anytime for the next few months. Here are the details:

- Completely redesigned user interface across all pages.
- More responsive on smaller devices such as tablets and smart phones.
- Option for users to fall back to the old user interface anytime.

Help video to get you started on the new SagesGov user interface. <https://www.youtube.com/watch?v=n6OUF7GUSM0&t=33s>

Inspector emails for those who wish to communicate with our inspectors by way of email:

- James Massey - jmassey@fayettecountyga.gov
- Jerry Bowles - jbowles@fayettecountyga.gov
- Chris Honeycutt - choneycutt@fayettecountyga.gov

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