

City of Sugar Hill
Planning Staff Report
2018 IRC Amendment

DATE: December 9, 2024
TO: Mayor and City Council
FROM: Planning Department
SUBJECT: 2018 International Residential Code Amendments

ISSUE

The International Residential Code, 2018 Edition, was adopted to the Georgia State Minimum Standard Codes in 2020. Per O.C.G.A Section 8-2-25(c), a local government may, under certain conditions, adopt local amendments to the state minimum standard codes, which require:

- The requirements in the proposed local amendment cannot be less stringent than the requirements in the state minimum standard code.
- The local requirements must be based on local climatic, geologic, topographic, or public safety factors;
- The legislative findings of the local governing body must identify the need for the more stringent requirements; and
- The local government must submit the proposed amendment to DCA 60 days prior to the proposed adoption of such an amendment.

The proposed amendment relates to clarifying language within Section 302.1 – Exterior Walls to eliminate ambiguity in interpretation. This consists of removing “projections” from Exception 1. The amendment comes at the recommendation of our building inspectors to provide consistency and clarity with regard to projections from a wall face, like decks, roof extensions, or other additions to structure. The proposed amendment will be submitted to DCA for a recommendation in accordance with the Uniform Codes Act.

This item was delivered to DCA on 10/21/24 after Council’s approval to transmit the amendment at the October City Council meeting. A recommendation of no comment from DCA’s Office of Codes and Industrialized Buildings was received by City Staff on 11/5/24.

RECOMMENDATION:

Following DCA’s recommendation of no comment during the required review period, planning staff recommends approval and adoption of the code amendment.

Attachments:

Adopting Ordinance and redlines to amend the IRC in Section 14-251

ORDINANCE
ADOPTING AMENDMENTS TO THE
INTERNATIONAL RESIDENTIAL CODES
FOR CONSTRUCTION
ORDINANCE NO. _____

AN ORDINANCE TO AMEND REQUIREMENTS RELATING TO SECTION 302.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE FOR CONSTRUCTION WITHIN THE CITY OF SUGAR HILL.

WHEREAS, it is the desire of the Mayor and Council of the City of Sugar Hill, Georgia to adopt and enforce, in all respects, the various State Minimum Standard Codes for Construction, as adopted and amended by the Georgia Department of Community Affairs, (hereafter referred to as “the construction codes”) and;

WHEREAS, a local jurisdiction may, under certain conditions, adopt local amendments to the state minimum standard codes in accordance with O.C.G.A Section 8-2-25(c) and;

WHEREAS, the City of Sugar Hill desires to amend the State Minimum Standard Codes for Construction to ensure clarity in construction practices within city limits.

NOW, THEREFORE, it is hereby ordained by the Mayor and Council of the City of Sugar Hill as follows:

The Code of the City of Sugar Hill, Georgia is hereby amended by adding a new Division 2, titled Residential Code Local Amendments, and a new section (Sec. 14-251) to CHAPTER 14 (Buildings and Building Regulations), ARTICLE 4 Local Amendments to Minimum Standard Codes which shall read as follows:

Chapter 14 – Buildings and Building Regulations

ARTICLE 4: Local Amendments to Minimum Standard Codes

Division 2: Residential Code Local Amendments

Sec. 14-251. Residential Local Code Amendments.

Revise the International Residential Code, 2018 Edition, to read as follows:

CHAPTER 3 – BUILDING PLANNING

Section R302 – Fire-Resistant Construction

Amend Section R302.1 – Exterior Walls to read as follows:

Construction, projections, openings and penetrations of *exterior walls* of *dwellings* and accessory buildings shall comply with Table R302.1(1); or *dwellings* equipped throughout with an *automatic sprinkler system* installed in accordance with Section P2904 shall comply with Table R302.1(2).

Exceptions:

1. Walls, openings, or penetrations in walls perpendicular to the line used to determine the *fire separation distance*.
2. Walls of *dwelling*s and *accessory structures* located on the same *lot*.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the *lot*. Projections beyond the *exterior wall* shall not extend over the *lot line*.
4. Detached garages accessory to a *dwelling* located within 2 feet (610mm) of a *lot line* are permitted to have roof eave projections no exceeding 4 inches (102mm).
5. Foundation vents installed in compliance with this code are permitted.

Secs. 14-252. – 14-299. Reserved.

IT IS SO ORDAINED, this ____ day of _____, 2024.

Those voting in favor:

Those voting in opposition:

Mayor Pro Tem Alvin Hicks

Mayor Pro Tem Alvin Hicks

Council Member Joshua Page

Council Member Joshua Page

Council Member Gary Pirkle

Council Member Gary Pirkle

Council Member Meg Avery

Council Member Meg Avery

Council Member Taylor Anderson

Council Member Taylor Anderson

ATTEST:

City Clerk

Submitted to Mayor: ____/____/____

Approved by Mayor, this _____ day of _____ 2024.

Brandon Hembree, Mayor