

Notice to all builders and homeowners. As of January 2021, we are under the 2020 NEC. There are many changes in the newest 2020 NEC, so please make sure your electricians are aware of this. GA has put out an amendment as of the end of June that says we do not have to follow the codes on the GFCIs on double pole breakers for the dryer, HVAC and stoves. Everything else is still going to be enforced.

Courtesy notices:

As of January 2014, all asphalt roofs must have drip edge on eave and gable ends. This is being enforced now. (The drip edge code is a **mandatory building code** enacted as part of 2014 changes to the Georgia State Minimum Standard Residential Code. It requires that roofing contractors install drip edge flashing along the edge of any roof between the decking and fascia along eaves and gables.)

As of January 2020, we are now under the 2018 IRC, IPC, IMC, IFGC, and the 2015 energy codes.

Some of the most commonly missed items on inspections are:

1. R-3 pipe insulation on all hot water lines under a slab
2. Vapor barrier taped up around pipes at slab inspection
3. R-3 pipe insulation on all 3/4" or larger pipe insulation even inside a building envelope
4. Drip edge
5. Energy Certificate - Blower door test and duct blaster tests for house with batt insulation and blower door test only for houses with spray foam insulation
6. House #s 911 - address posted on house or end of driveway
7. Yards stabilized - all raw dirt stabilized with seed and straw, sod or landscaping
8. AFCI breakers on almost every single breaker in a house - bathroom outlets, garage outlets and outside outlets excluded
9. GFCI protection on kitchen counter outlets, bathroom outlets, dishwasher, laundry (washer) room outlets, garage, outside outlets and basement outlets (even if finished now)
10. 1 outlet for the first 9 sq ft of a kitchen island and 1 additional for each additional 18 sq ft of island countertop. (new code)
11. Whole house surge protector (even on meter change outs)
12. Always have a disconnect at meter - not just a meter base (even on meter change outs)
13. Hurricane straps on every rafter
14. Tamper resistant outlets on all outlets within 5.5 ft of floor
15. Exhaust fans vented to the outside
16. Attic knee walls should be insulated to at least R-18 and sealed on the attic side with osb, plywood or foam board and all holes or cracks foamed - This can be done with:
 1. R-5 foam board on the attic side with holes foamed and R-13 in the 2x4 wall (R5 + R13 = R18)
 2. R-3 foam board on the attic side with holes foamed and R-15 in 2x4 wall (R3 + R15 = R18)
 3. 2x6 wall backed with osb or plywood on attic side with holes foamed and R-19 in the 2x6 wall

17. All stairs inside or outside with 4 risers or more must be closed off across the front of the riser so that a 4" sphere cannot pass through.
 18. All stairs inside or outside with 4 riser or more must have a graspable handrail. The best figures and details for items 17 and 18 are found easily online under the 2012 Prescriptive Deck Code pages 17-21. Just Google - 2012 GA Prescriptive Deck Code
 19. All crawlspaces even under a mobile home must have a crawlspace access of minimum of 18"x 24".
 20. Attic pull down stairs must be insulated to at least R-5 value with weatherstripping. They can be bought pre-insulated.
 21. If the pull-down stairs are installed in a garage, there must a fire wall separation in the attic separating the house attic from the garage attic or a fire rated set of stairs put in the garage.
- This list is far from exhaustive, but it is a list of the most often missed items.