

The background is a detailed architectural floor plan in white lines on a dark blue background. It shows various rooms including bedrooms (QUARTO), bathrooms (SANIT), a service area (SERVICO), and a hall. Rooms are labeled with their area in square meters (M²). For example, QUARTO 2 is 12.04 M², SANIT 4.36 M², SANIT 5.02 M², SANIT 5.04 M², SERVICO 2.25 M², and SERVICO 2.25 M². There are also labels for P1, P2, and P3, likely representing parking or entrance points. The plan includes furniture like beds, sofas, and tables, and architectural details like doors, windows, and stairs.

BUILD: SANDY SPRINGS

Let's build something great together

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- **“BUILD: SANDY SPRINGS”** is a series of seminars presented by the Community Development department of the City of Sandy Springs, GA.
- It is intended to educate the public on the current policies, procedures and expectations of the City of Sandy Springs, GA as it relates to construction within the jurisdiction.
- The information presented in these seminars is subject to change with new Code adoptions, changes in City ordinances and zoning, and changes in office policy as it relates to current construction trends.

2018 INTERNATIONAL RESIDENTIAL CODE CHANGES

2018 International Residential Code (2018 IRC)



SANDY SPRINGS™
GEORGIA

September 2, 2020

Presenters

Jonathan Livingston, P.E.

Mr. Livingston is the Building Official for the City of Sandy Springs. He has an engineering degree from Georgia Tech and is a licensed structural engineer. He has been practicing engineering in the private sector for over 20 years and has performed numerous forensic investigations of damage from natural disasters and structural defects. With his background in construction and technical expertise, he has an ability to quickly identify potential problems before they arise and explain complex scenarios in simple terms and details for the real world.

Ron Anderson

Mr. Anderson is president of the Georgia Plumbers' Trade Association (GPTA) and specializes in continuing education for not only plumbing but all trade disciplines as well. He is a member of the ICC Codes and Standards Committee and chairman of the ICC Plumbing, Mechanical and Gas Committees.

Continuing Education

- Continuing Education Units (CEU) and Professional Development Hours (PDH) are offered for this webinar.
- You must attend the first half of the seminar to earn 3 hours of PDH.
- You must attend the entire seminar to earn 6 hours of PDH.
- Please send an email to India Aldred requesting your PDH certificate. (ialdred@sandyspringsga.gov)

Q&A

- If you would like to ask a question, click on the Q&A button located at the bottom of the screen to ask and view other people's questions.
- We will be monitoring the questions and responding to the questions throughout the seminar.

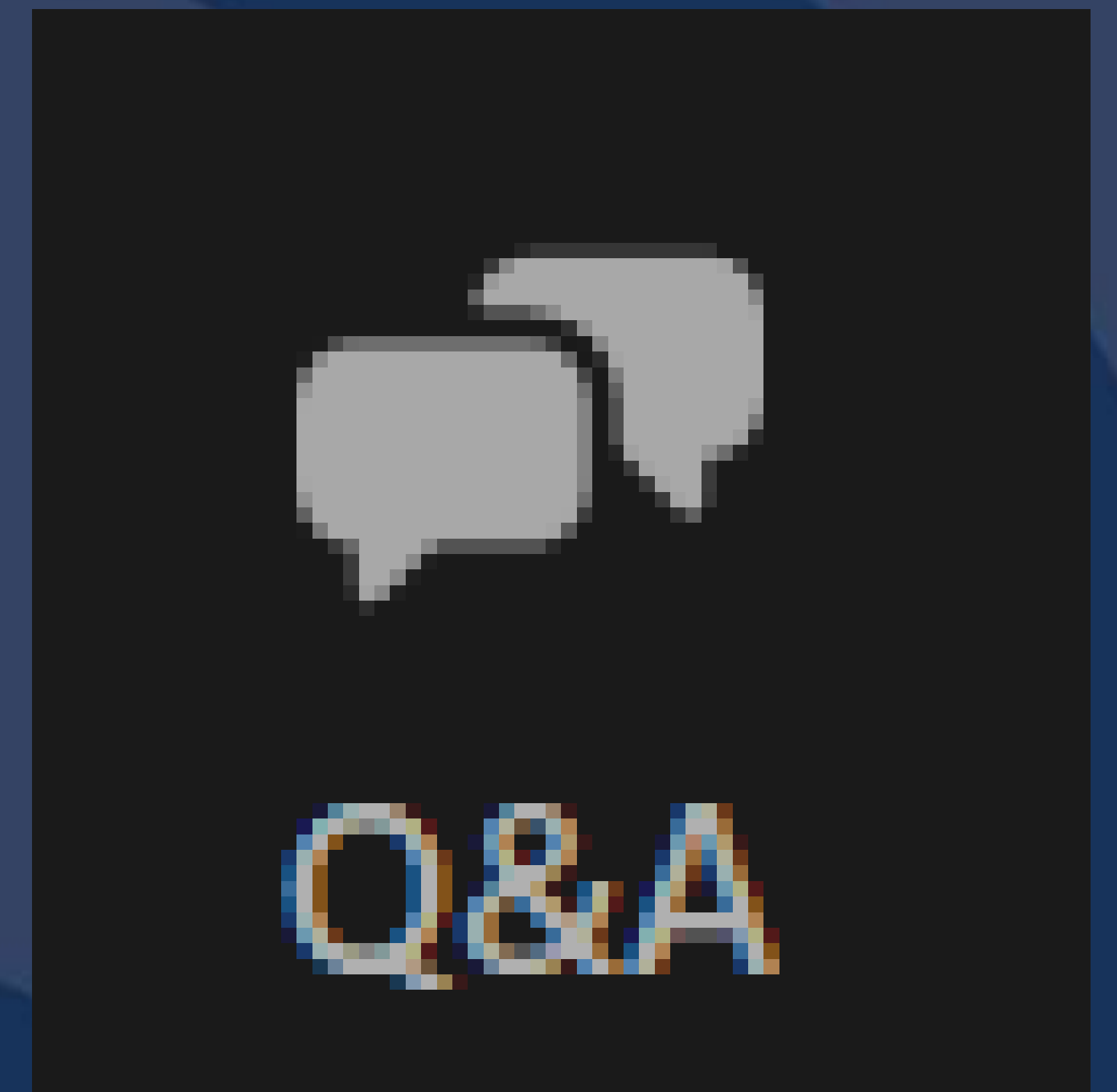


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- IRC Ch. 7 - Wall Coverings
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- IRC Ch. 9 - Roof Assemblies
- Structural Design Requirements
- Submittal Requirements

Structural Design Requirements

ASCE 7-16

- All structural design load requirements are taken from *ASCE 7-16: Minimum Design Loads and Associated Criteria for Buildings and Other Structures*
- *Residential Loads are based on a Building Risk Category II*
 - *Wind:* 115 mph (ultimate 3-second gust per 2018 IRC)
 - *Seismic:* $S_S=0.2$ Ground Motion (period=0.2s)
 $S_1=0.088$ Ground Motion (period=1.0s)
Seismic Design Category = C
 - *Snow:* 5 psf Ground Snow Load
Frost Depth (Bottom of footing) = 12" below grade
 - *Tornado:* 200 mph

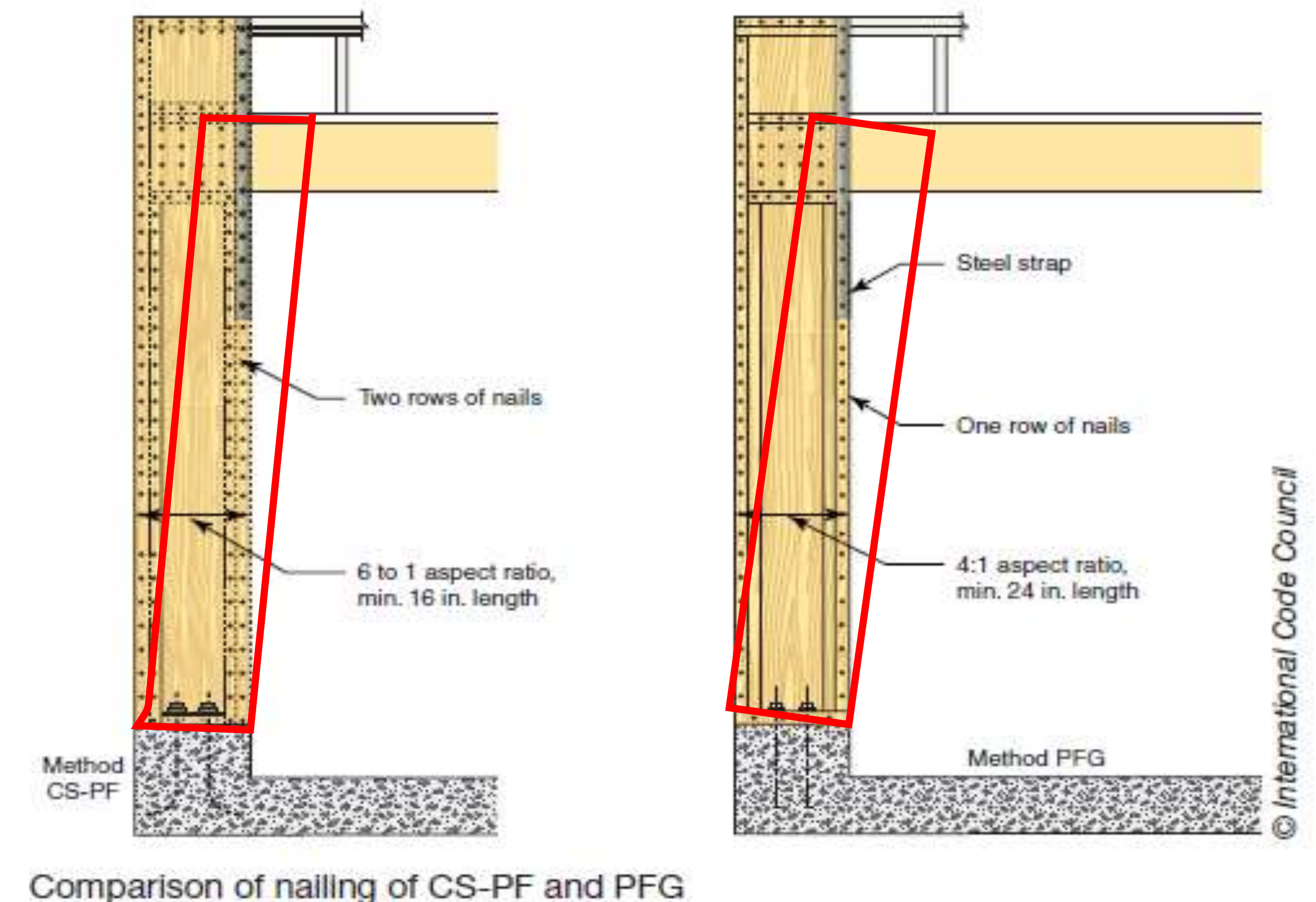
Submittal Requirements

Section R106.1 – Submittal Documents

- *Submittal Documents* consist of construction documents (site, civil, architectural, structural, etc.), **manufacturer's details** and other data.
- *Submittal Documents* shall clearly indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the 2018 IRC, the Sandy Springs Development Code & Technical Manual and the Georgia Stormwater Management Manual

R106.1.3 - Information On Braced Wall Design

- All braced wall lines (shearwalls) shall be clearly identified on the construction documents.
- All bracing methods, location and length of shearwall panels shall be provided on the construction documents.
- All holdown and fastening requirements at the top and bottom of the shearwall panels shall be indicated and details provided as needed.



Sandy Springs Submittal Requirements

- A single electronic PDF document consisting of all submittal documents are required for all submittals and resubmittals.
- All submittals shall include a table of contents with the page number and sheet name clearly identified on each sheet.
- No partial or incomplete submittals will be accepted and may result in delays in review time.

Sandy Springs Submittal Requirements (cont.)

- The construction documents shall be prepared by a registered design professional (structural engineer) where required by the building official as follows:
 - Removing walls
 - Adding new column loads to existing structures
 - Adding a second floor over an existing lower floor
 - Need to verify that the existing foundation can support the new increased loads
 - Complex framing (large spans, cantilevers, etc)
 - Multi-story decks

The Submittal Process

- You must be registered on the Contractor Access Portal (CAP).
- It is preferred that all submittal documents be submitted online through the Contractor Access Portal (CAP).
- You can submit your documents in person at City Hall by scheduling an appointment with a Permit Technician using the Qless app or online at: <https://spr.gs/chq>

The Submittal Process (cont.)

- Your submittal documents are reviewed by staff for compliance with the Building Code, City Development Code & Technical Manual and the Georgia Stormwater Management Manual
- Once the submittal documents are approved, you will be notified and issued your permit after all permit fees have been paid and all affidavits (and supporting documents) are submitted and approved.

The Submittal Process (cont.)

- To assist the customer with social distancing due to COVID-19, we have created the following general e-mail accounts so that we can better serve you with your specific needs:
 - permit@sandyspringsga.gov - Used for general permit questions
 - affidavit@sandyspringsga.gov - Used to submit contractor affidavit forms and supporting documents
 - CO@sandyspringsga.gov - Used to submit Certificate of Occupancy (CO), Temporary Certificate of Occupancy (TCO) and Certificate of Completion (CC) applications and supporting documents
 - asbuilts@sandyspringsga.gov - Used to submit as-built drawings required at the end of a project
 - inspections@sandyspringsga.gov - Used to submit third party engineering reports and supporting documents
 - arborist@sandyspringsga.gov - Used to submit tree removal permits and supporting documents
 - pz@sandyspringsga.gov - Used for general planning and zoning questions

Future Seminar Topics

Future Seminar Topics

- Sustainability at Home – Outdoors Edition
 - Wednesday, September 30, 2020 – 9:00am to 10:30am
- The *New* EnerGov Citizen Self Service (CSS) – *Coming Soon!*
 - Replacing the old Contractor Access Portal (CAP)



Questions?

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