



# **Georgia State Amendments to the International Property Maintenance Code**

**(2006 Edition)**



Georgia Department of Community Affairs  
Planning and Environmental Management Division  
60 Executive Park South, N.E.  
Atlanta, Georgia 30329-2231  
(404) 679-3118  
[www.dca.state.ga.us](http://www.dca.state.ga.us)

**Revised January 1, 2009**

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

The **INTERNATIONAL PROPERTY MAINTENANCE CODE, 2006 Edition**, published by the International Code Council, when used in conjunction with these Georgia State Amendments and all other Georgia State Amendments to the **INTERNATIONAL PROPERTY MAINTENANCE CODE, 2006 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)*.

*\*Revise the International Property Maintenance Code, 2006 Edition, as follows:*

**CHAPTER 4  
LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS**

**SECTION 404  
OCCUPANCY LIMITATIONS**

\*Delete Sections 404.4 ‘Bedroom and living room requirements’ through 404.4.5 ‘Other requirements’ and substitute the following:

**404.4 Bedroom requirements.** Every bedroom shall comply with the requirements of Sections 404.4.1 through 404.4.5.

**404.4.1 Area for sleeping purposes.** Every bedroom occupied by one person shall contain at least 70 square feet (6.5 m<sup>2</sup>) of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet (4.6 m<sup>2</sup>) of floor area for each occupant thereof.

**404.4.2 Access from bedrooms.** Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.

**Exception:** Units that contain fewer than two bedrooms.

**404.4.3 Water closet accessibility.** Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. Every bedroom in a

dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story.

**404.4.4 Prohibited occupancy.** Kitchens and nonhabitable spaces shall not be used for sleeping purposes.

**404.4.5 Other requirements.** Bedrooms shall comply with the applicable provisions of this code including, but not limited to, the light, ventilation, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water-heating facilities requirements of Chapter 5; the heating facilities and electrical receptacle requirements of Chapter 6; and the smoke detector and emergency escape requirements of Chapter 7.

(Effective January 1, 2009)

\*Delete Section 404.5 ‘Overcrowding’ and substitute the following:

**404.5 Overcrowding.** Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

**TABLE 404.5  
MINIMUM AREA REQUIREMENTS**

SPACE	MINIMUM AREA IN SQUARE FEET		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room <sup>a,b</sup>	No requirements	120	150
Dining room <sup>a,b</sup>	No requirements	80	100
Bedrooms	Shall comply with Section 404.4		

For SI: 1 square foot = 0.093 m<sup>2</sup>

a. See Section 404.5.2 for combined living room/dining room spaces.

b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.

**404.5.1 Sleeping area.** The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4.

**404.5.2 Combined spaces.** Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room. (Effective January 1, 2009)

**CHAPTER 6  
MECHANICAL AND ELECTRICAL REQUIREMENTS**

**SECTION 606  
ELEVATORS, ESCALATORS AND DUMBWAITERS**

\*Delete Section 606.1 ‘General’ and substitute the following:

**606.1 General.** Elevators, escalators and dumbwaiters shall comply with the Rules and Regulations of the Georgia Department of Labor and ASME A17.1 where applicable.  
(Effective January 1, 2009)

## **CHAPTER 7 FIRE SAFETY REQUIREMENTS**

### **[F] SECTION 702 MEANS OF EGRESS**

\*Add new Section 702.5 ‘Overcrowding and Life Safety Hazards’ to read as follows:

**702.5 Overcrowding and life safety hazards.** The number of persons occupying a structure or portion thereof, excluding dwelling units that comply with Section 404.5, shall not create conditions that, in the opinion of the code official, endanger the life, health, safety or welfare of the occupants. Calculations for overcrowding conditions shall be based upon the requirements of Sections 404.5 through 404.5.2. A structure shall be considered overcrowded and a life safety hazard under any of the following conditions:

1. A structure, building, individual room or designated portion thereof shall be deemed to be overcrowded and a life safety hazard if the number of occupants exceeds one person per 5 square feet of open net floor area of such room or space when fixed seating is not provided; or,
2. A structure, building, room or designated portion thereof shall be deemed overcrowded and a life safety hazard if the total number of occupants exceeds the exit capacity of the structure, building, room or area involved; or,
3. A structure, building, individual room or designated portion thereof shall be deemed to be overcrowded and a life safety hazard if the minimum number of required exits is not provided for the calculated or expected occupant load; or,
4. A structure, building, individual room or designated portion thereof shall be deemed to be a life safety hazard if the minimum construction requirements for area and height or the occupant location tables as specified in the Safety Fire Commissioner Rules and Regulations are exceeded based upon the number of required exits is not provided for the calculated or expected occupant load.

(Effective January 1, 2009)

### **[F] SECTION 704 FIRE PROTECTION SYSTEMS**

\*Add new Section 704.2.1 ‘Smoke alarms in Group R occupancies’ to read as follows:

**704.2.1 Smoke alarms in Group R occupancies.** Smoke alarms in buildings containing Group R occupancies built prior to January 1, 2007, shall comply with the minimum statutory requirements of Code Section 25-2-40 of the Official Code of Georgia Annotated (O.C.G.A.) Title 25, Chapter 2.  
(Effective January 1, 2009)

**End of Amendments.**