



City of Fort Oglethorpe Building Department

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Code Analysis For Plan Submittal

The Fort Oglethorpe Building Department requires the architect/engineer provide a code analysis on all commercial and multifamily projects based on Use or Occupancy, General Building Limitations, Types of Construction, Fire-resistant Materials and Construction, Interior Finishes, Fire Protection Systems, Means of Egress, Accessibility, and Interior Environment.

This document is only an overview of only a portion of the total number of code issues required for building planning of a proposed project.

Analysis Items:	Code References:
1. Code Editions Used in Design	Based on State Adopted Codes with GA Amendments
2. Use and Occupancy Classification	2018 LSC
3. General Building Heights and Areas	2018 IBC
4. Type of Construction	2018 IBC
5. Means of Egress	2018 LSC
6. HVAC systems	2018 IMC
7. Sprinkler Systems minimum construction standard	2018 LSC
8. Fire Alarm Systems	2018 LSC
9. Smoke Alarm and Smoke Detection System	State Statute and LSC
10. Portable Fire Extinguishers	2018 IFC
11. Cooking Equipment	2018 LSC and NFPA 96
12. Accessibility	2010 ADA Standards
13. Electrical Installations	2020 NEC
14. Energy Code	2015 IECC
15. Plumbing Installations	2018 IPC
16. Fuel Gas Installations	2018 IFGC
17. Swimming Pool and Spa Installations	2018 ISPSC

Note: Effective January 1, 2021, new mandatory State Codes and Georgia Amendments:

- **2018 International Property Maintenance Code (IPMC) with Georgia Amendments - PERMISSIVE**
- **2018 International Existing Building Code (IEBC) with Georgia Amendments - PERMISSIVE**
- **2020 National Electrical Code (NEC) with no Amendments - MANDATORY**