

The Senate Regulated Industries and Utilities Committee offered the following substitute to SB 28:

**A BILL TO BE ENTITLED
AN ACT**

1 To amend Code Section 43-4-14 of the Official Code of Georgia Annotated, relating to the
2 practice of architecture, qualifications and registration, exempt structures and persons,
3 design-build contracts, predesign services, and construction contract administration services,
4 so as to clarify the types of construction projects within planned or existing structures for
5 which documents may be prepared, certified, and submitted for building permits by a
6 Georgia registered interior designer; to amend Chapter 2 of Title 25 of the Official Code of
7 Georgia Annotated, relating to regulation of fire and other hazards to persons and property
8 generally, so as to provide for definitions; to provide for an exception to certain provisions
9 regarding requiring an architect's seal for certain plans and specifications for all buildings;
10 to provide an effective date; to repeal conflicting laws; and for other purposes.

11 **BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:**

12 **SECTION 1.**

13 Code Section 43-4-14 of the Official Code of Georgia Annotated, relating to the practice of
14 architecture, qualifications and registration, exempt structures and persons, design-build
15 contracts, predesign services, and construction contract administration services, is amended
16 by revising paragraph (5) of subsection (b) as follows:

17 "(5) Nonload-bearing interior construction in existing or planned office structures which
18 were designed by a registered architect, where drawings and specifications are prepared
19 by a Georgia registered interior designer who also submits to the responsible building
20 official a notarized and signed statement on letterhead from a person in a position of
21 authority within the interior design firm certifying that the plans and specifications as
22 submitted are in full compliance with the current building codes, fire codes, accessibility
23 laws, and regulations in effect."

SECTION 2.

Chapter 2 of Title 25 of the Official Code of Georgia Annotated, relating to regulation of fire and other hazards to persons and property generally, is amended by revising Code Section 25-2-1, relating to "commissioner" defined, as follows:

"25-2-1.

As used in this chapter, the term:

(1) 'Commissioner' means the Safety Fire Commissioner.

(2) 'Proposed building' means any new structure or substantial renovation.

(3) 'Substantial renovation' means any construction project involving exits or internal features of such building or structure costing more than the building's or structure's assessed value according to county tax records at the time of such renovation."

SECTION 3.

Said chapter is further amended by revising paragraph (1) of subsection (a) and subsection (d) of Code Section 25-2-14, relating to buildings presenting special hazards to persons, as follows:

"(a)(1) Notwithstanding the provisions of paragraph (5) of subsection (b) of Code Section 43-4-14, plans Plans and specifications for all proposed buildings which come under classification in paragraph (1) of subsection (b) of Code Section 25-2-13 and which come under the jurisdiction of the office of the Commissioner pursuant to Code Section 25-2-12 shall be submitted to and receive approval by either the state fire marshal, the proper local fire marshal, or state inspector before any state, municipal, or county building permit may be issued or construction started. All such plans and specifications submitted as required by this subsection shall be accompanied by a fee in the amount provided in Code Section 25-2-4.1 and shall bear the seal and Georgia registration number of the drafting architect or engineer or shall otherwise have the approval of the Commissioner."

"(d) For purposes of this chapter, any existing building or structure listed in paragraph (1) of subsection (b) of Code Section 25-2-13 and which comes under the jurisdiction of the office of the Commissioner pursuant to Code Section 25-2-12 shall be deemed to be a proposed building in the event such building or structure is subject to substantial renovation, a fire or other hazard of serious consequence, or a change in the classification of occupancy. ~~For purposes of this subsection, the term 'substantial renovation' means any construction project involving exits or internal features of such building or structure costing more than the building's or structure's assessed value according to county tax records at the time of such renovation."~~

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SECTION 4.

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This Act shall become effective upon its approval by the Governor or by its becoming law
61 without such approval.

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SECTION 5.

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All laws and parts of laws in conflict with this Act are repealed.