

dwelling units (Effective January 1st 2020)<sup>3</sup>. Thankfully, a contact with the SFMO did provide additional background related to that increase. The SFMO response to the increase from 30 to 120 is as follows:

“The SFMO established 120 as the maximum number of residential units in a subdivision to be served by a single fire department access road after negotiations with the representatives from the Georgia home building industry and from some community fire service representatives who were experiencing challenges complying with the IFC D107 number of 30 units. The home builders sought a higher number of approximately 250. I selected 120 because there were already a number of communities whose zoning ordinances were already utilizing 100 and 120 under their local zoning ordinances. During the Rules hearing there was no opposition from the home builders association and the Rule change passed. In the way of background, I was unable to locate any information that explained what the IFC used to establish the 30 limit in their code. The IFC uses a code consensus process which basically results in a committees cumulative voting and is not necessarily based upon studies or science.” (05/01/24)

From a public input standpoint, County staff has been contacted by a handful of individuals in the development community about the status and/or direction of this amendment. Some individuals have inquired more than once and their comments have been taken either directly or indirectly through a representative, etc.

Direction: The most defensible number of dwelling units on one point of ingress/egress is 30. The primary evidence for 30 is the 2018, 2021, and 2024 IFC codes. Increasing the current minimum ULDC minimum from 24 to 30 is defensible and has received little debate. The debate has been focused on the difference between what the IFC is recommending for two points of ingress/egress (Over 30) and what the SFMO is recommending (Over 120).

Options:

- A. Let the ULDC reflect the guidance from the SFMO (Over 120)
- B. Let the ULDC reflect the guidance from the IFC (Over 30)
- C. Let the ULDC reflect a compromise between the IFC and SFMO
  - 1. There are multiple variations of a compromise between the IFC and the SFMO. The variation staff has been focused on is a range option (See Below)

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<sup>3</sup> SFMO Fire Code (IFC Modifications), GA Insurance and Safety Fire Commissioner’s Office  
[Office of the Commissioner of Insurance and Safety Fire \(georgia.gov\)](#)  
Current GA Amendments: [GA - GAC](#), 120-3-3 (Search for 107.1)