

Guideline for Educational Facility Construction

160-5-4-.16 (a) 2

Educational Facility Site, Construction, and Reimbursement

**Georgia Department of
Education Facilities Services Unit**

Effective Date: November 6, 2014



DESIGN AND CONSTRUCTION STANDARDS FOR EDUCATIONAL FACILITIES

All new permanent educational facilities, including additions to existing educational facilities, shall be constructed in accordance with state minimum codes as defined in paragraph (9) of CodeSection 8-2-20.

Permanent Educational Facilities

Permanent educational facilities are facilities designed and constructed to remain on a site until the useable lifespan of the facility has expired. Such facilities are eligible for state capital outlayfunding in accordance with 160-5-4-.16(a)7, Guideline for Construction Reimbursement Rates.

Air Conditioning

All new educational facilities and all additions must be air-conditioned.

Where the combination of renovations and modifications, or modifications work alone, is performed in fifty percent of the square footage or greater of the existing facility, then the facilityshall be evaluated for a new HVAC system.

Buildings, Additions, and/or Wings

Additions to an educational facility shall be located and constructed as allowed by the applicablebuilding codes.

TEMPORARY EDUCATIONAL FACILITIES

Temporary educational facilities are buildings located on an educational facility site to be used until permanent classroom space is available. Temporary educational facilities include portable classrooms and modular classrooms designed to be moved from place to place. Temporary educational facilities are not eligible for any state capital outlay funding. They are to be includedin a facility's classroom inventory and listed under a building number of 9xxx to denote that the building is a temporary structure. Classrooms in temporary structures are not counted as acceptable instructional units in the local facilities plan.

Although temporary classrooms are not required to meet the same minimum square footage requirements as permanent classrooms, the number of students assigned to a temporary classroom and the grade level of students assigned to temporary classrooms must be carefully considered. Access to permanent buildings, student safety, and evacuation during severe weathershould be considered in the placement and number of temporary facilities placed on a campus.

A plan to replace all temporary educational facilities with permanent educational facilities must be included in the LEA's local facilities plan. It is to be understood that all needs in a local facilities plan usually cannot be met within the five year life cycle of that plan and that temporary educational facilities may remain at a facility past the expiration of the current local facilities plan.

Temporary educational facilities must meet all applicable state and local building codes and must have a separate certificate of occupancy for each building. Temporary educational facilities are to be included in the asbestos plan for the facility at which they are located.