

**AN ORDINANCE TO ADOPT VARIOUS NATIONAL AND INTERNATIONAL CODES  
RELATING TO PERMITTING AND INSPECTION ACTIVITIES OF RIDGELAND,  
MADISON COUNTY, MISSISSIPPI, AND ENFORCEMENT OF BUILDING  
PROVISIONS AS PROVIDED IN SAID CODES**

**ARTICLE I**

**GENERAL PROVISIONS**

**SECTION 1 - TITLE AND SHORT TITLE**

- (a) The title for the Ordinance shall be: AN ORDINANCE TO ADOPT VARIOUS NATIONAL AND INTERNATIONAL CODES RELATING TO PERMITTING AND INSPECTION ACTIVITIES OF RIDGELAND, MADISON COUNTY, MISSISSIPPI, AND ENFORCEMENT OF BUILDING PROVISIONS AS PROVIDED IN SAID CODES.
- (b) The short title for the Ordinance shall be: THE BUILDING CODE ORDINANCE OF THE CITY OF RIDGELAND, MISSISSIPPI, and be so cited, and further reference elsewhere as BUILDING CODE ORDINANCE, and herein as “the Ordinance” or “this Ordinance” shall imply the same wording and meaning as the full title.

**SECTION 2 - PREAMBLE**

**WHEREAS**, it is the desire of the City of Ridgeland, Madison County, Mississippi, to adopt, as amended, the various National and International Codes relating to building, fire prevention, gas, mechanical, plumbing, electrical, swimming pools, energy conservation, building abatement, and

**WHEREAS**, the adoption of these codes is done to facilitate proper permitting and inspection activities by the City of Ridgeland, Madison County, Mississippi, relating to construction and to maintenance of buildings within said City of Ridgeland, Madison County, Mississippi, and relating to public safety, health, and general welfare, and

**WHEREAS**, the State of Mississippi signed into law Senate Bill 2378 in the 2014 Regular Session of the Mississippi Legislature, and the City of Ridgeland exercised the option to opt out of the requirement at its Regularly Scheduled Board Meeting on August 19, 2014 affording the city the opportunity to adopt Building Codes at its convenience.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI**, that the following codes published in cooperation with the INTERNATIONAL CODE COUNCIL and NATIONAL FIRE PROTECTION ASSOCIATION are hereby adopted by reference as though they were copied herein fully along with the additions, deletions, and/or modifications as noted.

**SECTION 3 - STATEMENT OF PURPOSE**

- (a) The purpose of this Ordinance is to establish minimum requirements to provide a reasonable level of safety, health, general welfare, and practical safeguarding of persons through structural strength, means of egress, stability, sanitation, light and ventilation, energy conservation, and for providing a reasonable level of life safety and property protection from the hazards of the use of electricity, fire, explosion or dangerous conditions, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

**SECTION 4 - OMISSION AND INTERCHANGEABILITY**

- (a) The omission of any specific use, dimension, word, phrase, or other provision from this Ordinance shall not be interpreted as permitting any variation from the general meaning or intent of this Ordinance, as commonly inferred or interpreted. Should the occasion arise as to such intent or meaning, the interpretation of the Building Official, or his designee, shall apply as provided in the provisions of the adopted codes therein.
- (b) Words within and associated with this Ordinance used in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular; the word "building" includes the word "structure"; the word "shall" is mandatory; the word "may" is permissive; the word "person" includes a firm, association, organization, partnership, trust, foundation, company, or corporation as well as an individual.

**SECTION 5 - SEVERABILITY AND VALIDITY**

- (a) It is hereby declared to be the intention that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such ruling shall not affect the validity of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance.

**SECTION 6 - CONFLICTS**

- (a) The provisions of this Ordinance or adopted codes herein shall not be held to deprive any Federal or State agency of any power or authority which it had on the effective date of the adoption of this Ordinance or of any remedy then existing for the enforcement of its orders, nor shall it deprive any individual or corporation of its legal rights as provided by law.

- (b) If any matters in said National and International Codes are contrary to existing Ordinances of the City of Ridgeland, Madison County, Mississippi, the National and International Codes adopted by this Ordinance shall prevail, except when the conflict is with this Ordinance or the Ordinance Requiring Subdivision Plats and Adopting Subdivision Regulations, or the Ordinance Requiring the Installation of Automatic Sprinkler Systems in Certain Structures.
- (c) Ordinance No. 2015-03 entitled “An Ordinance to Adopt Various International Codes Relating to Inspection Activities of the City of Ridgeland, Madison County, Mississippi, and Enforcement of Building Provisions as Provided in Said Codes” and, to that extent, any existing Ordinances to the contrary, in that respect only, ARE HEREBY REPEALED upon the effective date of this Ordinance, except as otherwise noted in this Ordinance.

#### **SECTION 7 - CODE OFFICIAL**

- (a) Within this Ordinance and adopted codes, when reference is made to the duties of a certain code official, the designated official, or his designee of the City of Ridgeland, Madison County, Mississippi, who has duties corresponding to those of the named official, in said Ordinance and adopted codes, shall be deemed to be the responsible official insofar as enforcing the provisions of this Ordinance and said codes, as amended, are concerned.
- (b) Any requirements necessary for the strength, stability or proper operation of an existing or proposed structure, building, or any system or equipment therein, or for the public safety, health and general welfare, not specifically covered by this Ordinance or referenced codes shall be determined by the code official, the designated official, or his designee as the enforcement pertains to his department; respectively.

#### **SECTION 8 - RESPONSIBILITY**

- (a) It shall be the duty of every individual, heir, executor, administrator or assign, firm, partnership or corporation, it's or their successors or assigns, or the agent of any of the aforesaid who performs work for the installation, repair, and/or demolition of building, structure, electrical, gas, mechanical or plumbing systems, or other actions covered by the provisions within this Ordinance, for which this Ordinance is applicable, to comply with this Ordinance and adopted codes, as amended, herein.
- (b) The Building Official or other employee charged with the enforcement of this Ordinance, and/or adopted codes herein, while acting for the City of Ridgeland, Madison County, Mississippi in good faith and without malice in the discharge of the duties required by this Ordinance, adopted codes, or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

- (c) A failure to enforce any provision or regulation of this Ordinance or adopted codes, as amended, herein shall not constitute a waiver nor imply that the action is legal.

### **SECTION 9 - EFFECTIVE DATE OF ORDINANCE**

- (a) This Ordinance shall take effect and be in force one (1) month from and after its passage, the public welfare requiring it.

## **ARTICLE II**

### **VIOLATIONS, NOTICES AND ORDERS, AND MEANS OF APPEAL**

The following language shall be incorporated into, and along with, the adopted National and International Codes:

### **SECTION 10 - VIOLATIONS**

- (a) **Unlawful acts.** It shall be unlawful for a person, firm or corporation to erect, construct, alter, repair, remove, demolish or utilize a building, occupancy, premises or system regulated by this Ordinance or the adopted codes, or cause same to be done, to be in conflict with or in violation of any of the provisions of this Ordinance or the adopted codes.
- (b) **Notice of violation.** The Code Official shall serve a notice of violation or order in accordance with Section 11 of this Ordinance.
- (c) **Prosecution of violation.** Any person failing to comply with a notice of violation or order served in accordance with Section 11 shall be deemed guilty of a misdemeanor or civil infraction as determined by the City of Ridgeland, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the Code Official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this Ordinance or the adopted codes or of the order or direction made pursuant thereto.
- (d) **Violation penalties.** Any person, individual, corporation, company, partnership, association or any other entity failing to comply with this Ordinance and with the adopted codes or any of the requirements thereof or otherwise violating this Ordinance or the adopted codes or any of its provisions shall, after notice and a reasonable time to correct said violation(s), pay a fine not exceeding One Thousand Dollars (\$1,000) or imprisonment not exceeding 90 days, or both, and each day thereafter that said violation(s) remain uncorrected shall constitute a separate offense punishable by a separate fine not exceeding One Thousand Dollars (\$1,000) or imprisonment not exceeding 90 days, or both, pursuant to Sections 21-13-1 and 21-17-5, Mississippi Code of 1972, or other applicable statutes.

The City of Ridgeland shall impose for said violation(s) all other penalties and have access to any other remedies available under the law to correct the conditions giving rise to the violation(s) of this Ordinance or the adopted codes.

- (e) **Abatement of violation.** The imposition of the penalties herein prescribed shall not preclude the Building Official of the jurisdiction from instituting appropriate action to prevent or halt unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct business, or utilization of the building, structure or premises.
- (f) **Owner/occupant responsibility.** Correction and abatement of violations of this Ordinance or adopted codes shall be the responsibility of the owner of the property or the owner's authorized agent. Where an occupant creates, or allows to be created, hazardous conditions in violation of this Ordinance or adopted codes, the occupant and/or the owner or owner's authorized agent shall be held responsible for the abatement of such hazardous conditions.

#### **SECTION 11- NOTICES AND ORDERS**

**Notice to person responsible.** Whenever the Code Official determines that there has been a violation of this Ordinance or the adopted codes or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 11(b) and Section 11(c) to the person responsible for the violation as specified in Section 10(f) of this Ordinance. The notice shall be in the form prescribed in Section 11(b).

- (a) **Form.** Such notice prescribed in Section 11(a) shall be in accordance with all of the following:
  - 1. Be in writing.
  - 2. Include a description of the real estate sufficient for identification.
  - 3. Include a statement of the violation or correction order.
  - 4. Inform the property owner of the right to appeal.
- (b) **Method of service.** Such notice shall be deemed to be properly served if a copy thereof is served by any one of the following methods:
  - 1. Delivered personally; or
  - 2. Sent by first-class mail or certified mail, or other similar means, addressed to the last known address of the person responsible for the violation; or

3. Sent by email or text message, provided that communication and receipt of notice can be confirmed.
  4. Posted in a conspicuous place in or about the structure affected by such notice.
- (c) **Penalties.** Penalties for noncompliance with orders and notices shall be as set forth in Section 10(d).
- (d) **Transfer of ownership.** It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the Code Official and shall furnish to the Code Official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.
- (e) **Unauthorized tampering.** Signs, tags or seals posted or affixed by the Code Official shall not be mutilated, destroyed or tampered with, or removed, without authorization from the Code Official.

## **SECTION 12- STOP WORK ORDER**

- (a) **Authority.** Where the Public Works Director, Building Official, or their designee, finds any work regulated by this Ordinance or the adopted codes being performed in a manner contrary to the provisions of this Ordinance, or adopted codes, or in a dangerous or unsafe manner, the Building Official is authorized to issue a Stop Work Order. Upon issuance of a Stop Work Order, the cited work shall immediately cease.
- (b) **Method of Service.** A Stop Work Order shall be deemed to be properly served if a copy thereof is served by any one of the methods prescribed in Section 11(c) of this Ordinance.
- (c) **Emergencies.** Where an emergency exists, the Building Official shall not be required to give a written notice prior to stopping work.
- (d) **Work commencing before permit issuance.** Any person who commences any work before obtaining the necessary permits shall be issued a Stop Work Order and shall be subject to a fee of five-hundred dollars (\$500.00). This fee shall be in addition to the required permit fees.
- (e) **Failure to comply.** Any person who shall continue any work after having been served with a Stop Work Order, except such work as that person is directed to perform by the Building

Official, or his designee, to remove a violation or unsafe condition, shall be subject to the action and penalties as set forth in Section 10 of this Ordinance.

### **SECTION 13 - MEANS OF APPEAL**

- (a) **Appeals.** All appeals shall be heard by the Mayor and Board of Aldermen (“Board”)
- (b) **Application for appeal.** Any person directly affected by a decision of the Code Official or a notice or order issued under the provisions of this Ordinance, or the adopted codes, shall have the right to appeal to the Mayor and Board of Aldermen, provided that a written application for appeal is filed within ten (10) days after the day of the decision and/or notice or order was served. An application for appeal shall be based on a claim, and shall include a statement, that the true intent of this Ordinance, or the adopted codes, or of the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Ordinance, or the adopted codes, do not fully apply, or the requirements of this Ordinance, or the adopted codes, are adequately satisfied by other means.
- (c) **Stays of enforcement.** Appeals of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice or order until the appeal is decided by the Board.
- (d) **Open hearing.** All hearings before the Board shall be open to the public. The appellant, the appellant’s representative, the Code Official and any person whose interests are affected shall be given an opportunity to be heard.
1. **Procedure.** The Mayor and Board of Alderman shall have the authority to set rules for the hearing, if deemed necessary by the presiding official. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received.
- (e) **Board decision.** The Board shall affirm, modify, or reverse the decision of the Code Official only by a majority vote of the Board members present.
1. **Records and copies.** The decision of the Board shall be recorded. Copies shall be furnished to the appellant and to the Code Official.
  2. **Administration.** The Code Official shall take immediate action in accordance with the decision of the Board.
- (f) **Court review.** Any aggrieved person shall have the right to appeal in the manner and time required by law following the decision of the Board.

## ARTICLE III

### **DOCUMENT SUBMITTAL AND APPROVAL**

The following language shall be incorporated into, and along with, the adopted National and International Codes:

#### **SECTION 14 - CONSTRUCTION DOCUMENTS**

- (a) **Submittal.** Submittal documents consisting of construction documents, statement of special inspections, geotechnical report, engineering calculations, diagrams, and other data shall be submitted in three (3) or more identical hard-copy sets. All submitted construction plans shall be legible as described in Section 14(b), and, where required by the Building Official and/or Fire Code Official, in a digital format with each permit application.
1. **Exception:** The Building Official and/or the Fire Code Official is authorized to waive the submission of construction documents, and other data, not required to be prepared by a registered design professional in accordance with Section 14(c), or not required to be prepared by a registered landscape architect in accordance with Section 14(d), if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this Ordinance, these adopted codes, or other Ordinances; as it relates to the Building Official's and/or Fire Code Official's respective departments.
- (b) **Legibility.** The construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that the work conforms to the provisions of this Ordinance, the adopted codes, and other Ordinances.
- (c) **Registered design professional.** The construction documents shall be prepared by a registered design professional (sealed, signed, and dated), prior to submittal, for any of the following:
1. All foundation, structural, and civil plans.
  2. All structures and buildings, systems within structures or buildings, or tenant renovations and/or additions within said structures and buildings where the gross area is five thousand (5,000) square feet or greater and/or more than two stories in height.
  3. All automatic sprinkler system plans.
  4. Exceptions:



- (i) **Exception #1:** Other than foundation and civil plans, detached one- and two-family dwellings and townhouses, which are governed by the provisions of the International Residential Code, and their accessory structures, shall not be required to be designed by a registered design professional, unless required in accordance with Section 14(c)(4)(iii).
  - (ii) **Exception #2:** Construction documents shall not be required to be prepared by a registered design professional where the Building Official and/or Fire Code Official, as it relates to their specific departments, determines the proposed scope of work is minimal in nature and professional design is not critical to ensure that the minimum requirements of this Ordinance, the adopted codes, and other Ordinances can be met.
  - (iii) **Exception #3:** Any construction not specifically covered by the provisions of the adopted codes, or where any special conditions exist, the construction documents shall be designed by a registered design professional where deemed necessary by the Building Official and/or Fire Code Official, as it relates to their specific departments.
- (d) **Registered landscape architect.** All landscape plans shall be prepared by a registered landscape architect (sealed, signed, and dated) prior to submittal.
- 1. **Exception #1:** Landscape plans shall not be required to be prepared by a registered landscape architect where the Director of Public Works, or his designee, determines the proposed scope of work is minimal in nature and professional design is not critical to ensure that the minimum requirements of this Ordinance, the adopted codes, and other Ordinances can be met.
  - 2. **Exception #2:** Detached one- and two-family dwellings and townhouses, which are governed by the provisions of the International Residential Code, and their accessory structures, shall not be required to be designed by a registered landscape architect.

#### **SECTION 15 - REVIEW AND APPROVAL**

- (a) **Review.** Before the Building Official issues a permit, the construction documents shall be reviewed and approved, in writing or by stamp, as Reviewed for Code Compliance.” Where the Building Official issues a permit, the dispersion of said reviewed and approved construction documents shall be as follows:
- 1. One retained by the Building Official.
  - 2. One sent to the County for record.
  - 3. One returned to the applicant.

- (b) **Approved documents.** Construction documents approved by the Building Official are approved with the intent that such construction documents comply in all respects with this Ordinance, the adopted codes, and other ordinances. Review and approval by the Building Official, or his designee, shall not relieve the applicant of the responsibility of compliance with this Ordinance, the adopted codes, or other Ordinances of this jurisdiction.
- (c) **Readily available.** The applicant's returned set of stamped construction documents required by Section 15 shall be kept at the site of work and shall be readily available for the Building Official or a duly authorized representative.
- (d) **Amended construction documents.** Any changes that are made during permitted construction that are not in compliance with the approved construction documents shall be resubmitted for review and approval as an amended set of construction documents.

## ARTICLE IV

### **CERTIFICATES**

The following language shall be incorporated into, and along with, the adopted National and International Codes:

#### SECTION 16 - CERTIFICATE OF OCCUPANCY

- (a) **Certificate issued.** A new building or structure, or portion thereof, shall not be occupied or used until after the Building Official has issued a Certificate of Occupancy. Said certificate shall not be issued until after the Building Official, or designee, inspects the building or structure of any permitted work, or change of occupancy within an existing building or structure as described in Section 16(b), and does not find any violations of the provisions of this Ordinance or adopted codes or other laws that are enforced by the City of Ridgeland, and the scope of work covered by the permit is complete in its entirety. The Certificate of Occupancy shall contain the following:
1. The permit number.
  2. The address of the building or structure.
  3. The name and address of the owner or the owner's authorized agent.
  4. A statement that the described portion of the permitted work has been inspected for compliance with the requirements of the adopted codes and Ordinances.
  5. The name of the Building Official.

6. The use and occupancy, in accordance with the provisions of Chapter 3 within the adopted International Building Code (IBC).
  7. The type of construction as defined in Chapter 6 within the adopted IBC.
- (b) **Change of Occupancy.** A “change of occupancy”, as defined within the adopted International Existing Building Code (IEBC), of a building or structure or portion thereof shall not be made and a building or structure shall not be used or occupied, in whole or in part, until the Building Official has issued a Certificate of Occupancy.
- (c) **Temporary certificate.** The Building Official is authorized to issue a Temporary Certificate of Occupancy, before the completion of the entire scope of work covered by the permit, provided that such portion or portions meet all of the following criteria:
1. All life-safety and accessibility related items must be complete as it relates to the specific permit.
  2. Incomplete minor architectural features must not prohibit the functional, complete, and safe use of the permitted project and shall not exceed an overall combined value of one percent (1%) of the total permitted construction cost.
  3. Incomplete landscaping must not prohibit the functional, complete, and safe use of the permitted project.
  4. Incomplete site work must not prohibit the functional, complete, and safe use of the permitted project and shall not exceed an overall combined value of two percent (2%) of the permitted construction costs of the entire project.
  5. Signage, other than addressing handicap and safety requirements, shall be considered optional.
  6. Estimates for incomplete work must be submitted by the licensed contractor engaged to complete the specified incomplete work. Schedule of completion should be reasonable as determined by the Building Official or his designated representative.
  7. Construction of incomplete work shall not interfere with the normal operation of the business(s) that are operating under the Temporary Certificate of Occupancy. Appropriate safety fencing may be required by the Building Official. Failure to maintain safety requirements shall result in a “stop work order” until safety measures are restored.
  8. Failure to comply with the aforementioned requirements may result in appropriate enforcement actions as defined in this Ordinance.

- (d) **Revocation.** The Building Official is authorized to, in writing, suspend or revoke a Certificate of Occupancy or Temporary Certificate of Occupancy issued under the provisions of this Ordinance or adopted codes wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure, premise or portion thereof is in violation of the provisions of this Ordinance, adopted codes, or any other Ordinances adopted by the City of Ridgeland.
- (e) **Invalid.** Issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Ordinance, adopted codes, or other Ordinances of the City of Ridgeland. Certificates presuming to give authority to violate or cancel the provisions of this Ordinance, adopted codes, or other Ordinances that or enforced by the City of Ridgeland shall not be valid.

### **SECTION 17 - CERTIFICATE OF COMPLETION**

- (a) **Certificate issued.** Upon satisfactory completion of a building, structure, electrical, gas, mechanical, pool, plumbing, or other permitted installations that do not meet the criteria to require a Certificate of Occupancy, in accordance with Section 16, and provided the Building Official, or designee, does not find any violations to the provisions of this Ordinance, the adopted codes, or any other Ordinances after inspection, shall be issued a Certificate of Completion. This certificate is proof that a structure or system is complete, as it pertains to the permit, but does not grant authority to occupy or use a building, such as a shell building, prior to the issuance of a Certificate of Occupancy. The Certificate of Completion shall contain the following:
1. The permit number.
  2. The address of the permitted work.
  3. The name and address of the owner or the owner's authorized agent.
  4. A description of the specific work completed.
  5. A statement that the described portion of the permitted work has been inspected for compliance with the requirements of the adopted codes and Ordinances.
  6. The name of the Building Official.
- (b) **Revocation.** The Building Official is authorized to, in writing, suspend or revoke a Certificate of Completion issued under the provisions of this Ordinance or adopted codes wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the work completed or portion thereof is in violation of the

provisions of this Ordinance, adopted codes, or any other Ordinances adopted by the City of Ridgeland.

- (c) **Invalid.** Issuance of a Certificate of Completion shall not be construed as an approval of a violation of the provisions of this Ordinance, adopted codes, or other Ordinances of the City of Ridgeland. Certificates presuming to give authority to violate or cancel the provisions of this Ordinance, adopted codes, or other Ordinances of this jurisdiction shall not be valid.

## ARTICLE V

### ADOPTED NATIONAL AND INTERNATIONAL CODES

#### SECTION 18 - COMMERCIAL/INDUSTRIAL/RESIDENTIAL BUILDINGS

- (a) **Adoption.** There is hereby approved and adopted the International Building Code (IBC), 2021 edition, as published by the International Code Council, Inc., along with the additions, substitutions, deletions, and/or modifications as amended herein.
- (b) **Amendments.** The following IBC sections, 2021 edition, are hereby amended as follows:
1. **Deletions.** Sections 103, 105.2 (Building #1), 106.1, 106.2, 111, 113, 114, 1010.2.4 (#3), 1010.2.4 (#8.3), 2902.1.1 (Exception #2), 2902.1.1 (Exception #3), 2902.2 (Exception #5), and 2902.2 (Exception #6) shall be deleted and removed in its entirety, as described.
  2. **Modifications.** The following code section(s) of the International Building Code, 2021 edition, is hereby modified as follows:
    - i. **Section 101.1** – Replace “name of jurisdiction” with “City of Ridgeland, Mississippi”.
    - ii. **Section 101.4.4** – Replace “International Property Maintenance Code” with “Property Maintenance Code of the City of Ridgeland”.
    - iii. **Section 102.6** - Replace “International Property Maintenance Code” with “Property Maintenance Code of the City of Ridgeland”.
    - iv. **Section 102.6.2** - Replace “International Property Maintenance Code” with “Property Maintenance Code of the City of Ridgeland”.
    - v. **Section 106.6.2** - Replace “International Property Maintenance Code” with “Property Maintenance Code of the City of Ridgeland”.

- vi. **Section 104.10** – Delete the language “The details of action granting modification shall be recorded and entered in the files of the department of building safety”.
- vii. **Section 105.2** – Add the language “**Exception:** Any proposed work that has an associated cost equal to or greater than ten-thousand dollars (\$10,000.00) and/or is a significant change to the exterior of a structure(s) and/or site surrounding a structure(s), as determined by the Director of Public Works or his appointee, shall apply for a Building Permit”.
- viii. **Section 105.3** – Replace “department of building safety” with “Community Development Division”.
- ix. **Section 116.4** – Delete the language in its entirety and replace with “Such notice shall be served in accordance with Section 11(c) of the adopting ordinance”.
- x. **Section 311.1.1** – Delete the language in its entirety and replace with “A room or space used for storage that is less than 100 square feet in area and accessory to another occupancy shall be classified as that occupancy. The aggregate area of such rooms or spaces shall not exceed the allowable area limits of Section 508.2”.
- xi. **Section 507.4** – Add “**Exemption 2.4:** Approved by the Fire Code Official”.
- xii. **Section 2902.6** – Delete the language “15 or fewer” and replace with “25 or fewer”.

### **SECTION 19 - ONE AND TWO-FAMILY DWELLINGS**

- (a) **Adoption.** There is hereby approved and adopted the International Residential Code (IRC), 2021 edition, as published by the International Code Council, Inc., along with the additions, substitutions, deletions, and/or modifications as amended herein.
- (b) **Amendments.** The following IRC sections, 2021 edition, are hereby amended as follows:
  - 1. **Deletions.** Sections R103, R105.2 (#1), R110, R112, R113, R313, R905.2.8.5, E4002.14, N1101.14, N1103.3.3, N1103.5.1, N1105.3.2.2, N1106.7.2.2, and P2904 shall be deleted and removed in its entirety, as described.
  - 2. **Modifications.** The following code section(s) of the International Residential Code, 2021 edition, is hereby modified as follows:
    - i. **Section R101.1** – Replace “name of jurisdiction” with “City of Ridgeland, Mississippi”.

- ii. **Section R102.7** - Replace “International Property Maintenance Code” with “Property Maintenance Code of the City of Ridgeland”.
- iii. **Section R105.2** – Under the “Building” column, add the language “11. Roof coverings and flashings, provided that the roof decking and/or supporting assemblies do not require repair or replacement.”
- iv. **Section R105.3** - Replace “department of building safety” with “Community Development Division”.
- v. **Section R311.7.8** – At the end of this section add “Exception: A handrail shall not be required for exterior stairs on single-family residential projects having four thousand (4,000) square feet or more of conditioned space, provided that a registered architect submits a letter (sealed, signed, and dated) that details and explains the visually adverse effects the handrail will have on the project, and the minimal impact it will have for occupant safety, for review and approval by the designated official, or his designee. At no point shall the allowable height exceed forty-eight inches (48”) above the adjacent grade without a hand-rail installed in accordance with this section and a guard as required in Section R312”.
- vi. **Section R312.1** – At the end of the section add “Exception: Porches, balconies, ramps or other raised floor surfaces located more than thirty inches (30”) above the floor or grade below shall not be required to install guards for exterior elevated surfaces on single-family residential projects having four thousand (4,000) square feet or more of conditioned space, provided that a registered architect submits a letter (sealed, signed, and dated) that details and explains the visually adverse effects the guard will have on the project, and the minimal impact it will have for occupant safety, for review and approval by the designated official, or his designee. At no point shall the allowable height exceed forty-eight inches (48”) above the adjacent grade without a guard installed”.
- vii. **Section N1101.1** – At the end, add the language “The provisions of this chapter, as it relates to energy efficiency, shall apply fully as published herein, except for specified amendments in the adopting ordinance or this section”.
- viii. **Section N1101.1.1** Create this section in conjunction with Section N1101.1, and add the language “Regardless of the language, calculations, installation methods, or other requirements specified in this chapter, the following values and factors shall not be less than, nor required to be more than, the following specifications:
  - a. The R-value of nominal 2x4 exterior walls shall be a minimum of R-13.

- b. The R-value of any horizontal assembly above an unconditioned garage and below a conditioned space, except when the values of the required thermal envelope encapsulates the entire garage, shall be a minimum of R-30.
- c. The R-value of the attic insulation above a conditioned space, except when the values of the required thermal envelope encapsulates the entire exterior of the attic space, shall be a minimum of R-38.
- 1. **Exception:** Where installing R-30 insulation over 100 percent of the ceiling or attic area requiring insulation shall satisfy the requirement for R-38 insulation wherever the full height of uncompressed R-30 insulation extends over the wall top plate at the eaves.
- d. The R-value for all insulation required for ductwork utilized for heating and/or cooling, located in unconditioned spaces, shall be a minimum of R-8.
- e. The R-value of insulation installed directly above or below the roof, and exterior walls, in metal buildings shall be a minimum of R-20.
- f. Other than an approved decorative glazing permitted on one door or window, all fenestration shall have a minimum U-factor and Solar Heat Gain Coefficient of 0.35”.
- ix. **Section G2417.4.1** – Remove the language “but not less than 3 psig” and replace with “but not less than 10 psig on newly installed systems or not less than 5 psig on existing systems”.
- x. **Section P3002.3.2** - Add this section and add the language “Except for sewer tap connections, all mechanical joint/fitting connections on underground horizontal drainage piping, as permitted by this code, shall be required to be of a banded, shielded, or similar type and installed per the manufacture’s requirements and in a manner to prevent movement, shifting, and/or shearing of the joint and/or connection”.
- xi. **Section E3601.7** – Delete the language in this section and subsections in its entirety and replace with “The service disconnecting means shall consist of not more than six switches or six circuit breakers mounted in a single enclosure or in a group of separate enclosures”.
- xii. **Section E3902.17** – Replace the language “kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas” and replace with



“designated sleeping areas, such as bedrooms, including accessory rooms, or similar”.

- (c) **Appendices adopted.** The following listed appendices of the International Residential Code, 2021 edition, are hereby adopted as published by the International Code Council, Inc., along with the additions, substitutions, deletions, and/or modifications:
1. **Appendix AE.** The provisions contained in Appendix AE regulating the installation, relocation, maintenance and repair of manufactured housing, including mobile homes, are hereby adopted with the following amendments:
    - i. **Section AE106.1** - Replace “APPROVED” with “Reviewed for Code Compliance”.
    - ii. **Section AE115.1** – Delete the language “only where specifically required by other laws or ordinances.” The other language shall remain.
  2. **Appendix AJ.** The provisions contained in Appendix AJ regulating the repair, renovation, alteration, and reconstruction of existing buildings and its intention to encourage the continued safe use of existing detached one- and two- family dwelling buildings, and accessory structures, and to ensure that new work conforms to the intent of the adopted codes, separate from this appendix, and that existing conditions remain at their current level of compliance, or improved, is hereby adopted.

## **SECTION 20 – EXISTING BUILDINGS**

- (a) **Adoption.** There is hereby approved and adopted the International Existing Building Code (IEBC), 2021 edition, as published by the International Code Council, Inc., along with the additions, substitutions, deletions, and/or modifications as amended herein.
- (b) **Amendments.** The following IEBC sections, 2021 edition, are hereby amended as follows:
1. **Deletions.** Sections 103, 110, 112, and 113 shall be deleted and removed in its entirety, as described.
  2. **Modifications.** The following code section(s) of the International Existing Building Code, 2021 edition, is hereby modified as follows:
    - i. **Section 101.1** - Replace “name of jurisdiction” with “City of Ridgeland, Mississippi”.
    - ii. **Section 101.4.2** - Replace “International Property Maintenance Code” with “Property Maintenance Code of the City of Ridgeland”.

- iii. **Section 105.3** – Replace “Department of Building Safety” with “Community Development Division”.
- iv. **Section 115.4** - Delete the language in its entirety and replace with “Such notice shall be served in accordance with Section 11(c) of the adopting ordinance”.
- v. **Section 117.2** - Delete the language in its entirety and replace with “Notices and orders shall comply with Section 11 of the adopting ordinance”.

## **SECTION 21 - FUEL GAS**

- (a) **Adoption.** There is hereby approved and adopted the International Fuel Gas Code (IFGC), 2021 edition, as published by the International Code Council, Inc., along with the additions, substitutions, deletions, and/or modifications as amended herein.
- (b) **Amendments.** The following IFGC sections, 2021 edition, are hereby amended as follows:
  - 1. **Deletions.** Sections 103, 108, 113, and 114 shall be deleted and removed in its entirety, as described.
  - 2. **Modifications.** The following code section(s) of the International Fuel Gas Code 2021 edition is hereby modified as follows:
    - i. **Section 101.1** – Replace “name of jurisdiction” with “City of Ridgeland, Mississippi”.
    - ii. **Section 106.5.1** - Replace “APPROVED” with “Reviewed for Code Compliance”.
    - iii. **Section 115.4** – Delete the language “shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment.” And replace with “shall be subject to penalties as prescribed by Section 10 of the adopting ordinance”.
    - iv. **Section 406.4.1** - Remove the language “but not less than 3 psig” and replace with “but not less than 10 psig on newly installed systems or not less than 5 psig on existing systems”.

## **SECTION 22 - PLUMBING**

- (a) **Adoption.** There is hereby approved and adopted the International Plumbing Code (IPC), 2021 edition, as published by the International Code Council, Inc., along with the additions, substitutions, deletions, and/or modifications as amended herein.

(b) **Amendments.** The following IPC sections, 2021 edition, are hereby amended as follows:

1. **Deletions.** Sections 103, 111, 114, 403.1.1 (Exception #2), and 403.2 (Exception #6) shall be deleted and removed in its entirety, as described.
2. **Modifications.** The following code section(s) of the International Plumbing Code, 2021 edition, is hereby modified as follows:
  - i. **Section 101.1** - Replace “name of jurisdiction” with “City of Ridgeland, Mississippi”.
  - ii. **Section 106.5.1** - Replace “APPROVED” with “Reviewed for Code Compliance”.
  - iii. **Section 115.4** - Delete the language “shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment.” And replace with “shall be subject to penalties as prescribed by Section 10 of the adopting ordinance”.
  - iv. **Section 410.2** - Delete the language “15 or fewer” and replace with “25 or fewer”.
  - v. **Section 603.3** - Add this section and add the language “Nonmetallic water service piping two inches (2”) or larger that connects to public systems shall be locatable. An insulated copper tracer wire, 18 AWG minimum in size and suitable for direct burial or an equivalent product, shall be utilized. The wire shall be installed in the same trench as the water service piping and within structure wall to the point where the building or structure water service pipe connects with the public water supply. At a minimum, one end of the wire shall terminate above grade to provide access to the wire in a location that is resistant to physical damage, such as with a meter box or at the building or structure wall.”
  - vi. **Section 702.4.1** - Add this section and add the language “Except for sewer tap connections, all mechanical joint/fitting connections on underground horizontal drainage piping, as permitted by this code, shall be required to be of a banded, shielded, or similar type and installed per the manufacture’s requirements and in a manner to prevent movement, shifting, and/or shearing of the joint and/or connection”.

(c) **Appendices adopted.** The following listed appendices of the International Plumbing Code, 2021 edition, are hereby adopted as published by the International Code Council, Inc., along with the additions, substitutions, deletions, and/or modifications:

1. **Appendix C.** The provisions contained in Appendix C regulating limits on the sizes and locations of any cutting, notching, boring, and punching that are permitted in various types of framing members are hereby adopted.

### **SECTION 23 - MECHANICAL**

- (a) **Adoption.** There is hereby approved and adopted the International Mechanical Code (IMC), 2021 edition, as published by the International Code Council, Inc., along with the additions, substitutions, deletions, and/or modifications as amended herein.
- (b) **Amendments.** The following IMC sections, 2021 edition, are hereby amended as follows:
  1. **Deletions.** Sections 103, 111, and 114 shall be deleted and removed in its entirety, as described.
  2. **Modifications.** The following code section(s) of the International Mechanical Code, 2021 edition, is hereby modified as follows:
    - i. **Section 101.1** - Replace “name of jurisdiction” with “City of Ridgeland, Mississippi”.
    - ii. **Section 106.4.1** - Replace “APPROVED” with “Reviewed for Code Compliance”.
    - iii. **Section 115.4** - Delete the language “shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment.” And replace with “shall be subject to penalties as prescribed by Section 10 of the adopting ordinance”.

### **SECTION 24 - FIRE PREVENTION**

- (a) **Adoption.** There is hereby approved and adopted the International Fire Code (IFC), 2021 edition, as published by the International Code Council, Inc., along with the additions, substitutions, deletions, and/or modifications as amended herein.
- (b) **Amendments.** The following IFC sections, 2021 edition, are hereby amended as follows:
  1. **Deletions.** Sections 103, 111, 112, 1010.2.4 (#3), and 1010.2.4 (#8.3) shall be deleted and removed in its entirety, as described.
  2. **Modifications.** The following code section(s) of the International Fire Code, 2021 edition, is hereby modified as follows:

- i. **Section 101.1** - Replace “name of jurisdiction” with “City of Ridgeland, Mississippi”.
- ii. **Section 102.3 (Exception)** – For clarity, delete the language in its entirety and replace with “Where approved by the fire code official, a change of occupancy shall be permitted without complying with the requirements of this code and the International Existing Building Code, as it pertains to any fire safety and egress requirements, provided that the new or proposed use or occupancy is less hazardous than the existing use or occupancy”.
- iii. **Section 114.5** - Delete the language in its entirety and replace with “Notices and orders shall comply with Section 11 of the adopting ordinance”.

### **SECTION 25 - SWIMMING POOL AND SPA**

- (a) **Adoption.** There is hereby approved and adopted the International Swimming Pool and Spa Code (ISPSA), 2021 edition, as published by the International Code Council, Inc., along with the additions, substitutions, deletions, and/or modifications as amended herein.
- (b) **Amendments.** The following ISPSA sections, 2021 edition, are hereby amended as follows:
  - 1. **Deletions.** Sections 103, 107, 111, and 112 shall be deleted and removed in its entirety, as described.
  - 2. **Modifications.** The following code section(s) of the International Swimming Pool and Spa Code, 2021 edition, is hereby modified as follows:
    - i. **Section 101.1** - Replace “name of jurisdiction” with “City of Ridgeland, Mississippi”.
    - ii. **Section 104.12.4** - Delete the language in its entirety and replace with “Construction Documents shall be submitted in accordance with the provisions of Section 14 of the adopting ordinance”.
    - iii. **Section 105.4.1** - Replace “APPROVED” with “Reviewed for Code Compliance”.
    - iv. **Section 113.4** - Delete the language “shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment.” And replace with “shall be subject to penalties as prescribed by Section 10 of the adopting ordinance”.

- v. **Section 305.2.1 (#1)** - Delete the language “not less than 48 inches” and replace with “not less than 72 inches”.

## **SECTION 26 - ENERGY CONSERVATION**

- (a) **Adoption.** There is hereby approved and adopted the International Energy Conservation Code (IECC), 2021 edition, as published by the International Code Council, Inc., along with the additions, substitutions, deletions, and/or modifications as amended herein.
- (b) **Amendments.** The following IECC sections and/or tables, 2021 edition, are hereby amended as follows:
1. **Deletions.** Sections C103.6, C106, C110, C401.3, C402.4.2.1, C402.5.1.5 (#3), C402.5.2, C402.5.3, C403.4.1.4, C403.7.6, C405.2.1 (#1, #7, and #5), C405.2.4, C405.12, C406.9, C406.10, C408, R106, R110, R401.3, R403.3.3, and R406.7.2.2 shall be deleted and removed in its entirety, as described.
  2. **Modifications.** The following code section(s) and/or table(s) of the International Energy Conservation Code, 2021 edition, is hereby modified as follows:
    - i. **Section C101.1** - Replace “name of jurisdiction” with “City of Ridgeland, Mississippi”.
    - ii. **Section C101.2** - At the end, add the language “ The provisions of this code, as it relates to energy efficiency, shall apply fully as published herein, except for specified amendments in the adopting ordinance and this section”.
    - iii. **Section C101.2.1** - Create this section in conjunction with Section C101.2, and add the language “Regardless of the language, calculations, installation methods, or other requirements specified in this code, the following values and factors shall not be less than, nor required to be more than, the following specifications:
      - a. The R-value of nominal 2x4 exterior walls shall be a minimum of R-13 cavity insulation plus a minimum of R-5 continuous insulation.
      - b. The R-value of nominal 2x6 exterior walls shall be a minimum of R-19.
      - c. The R-value of any horizontal assembly above an unconditioned space and below a conditioned space, except when the values of the required thermal envelope encapsulates the entire unconditioned space, shall be a minimum of R-30.

- d. The R-value of the attic insulation above a conditioned space, except when the values of the required thermal envelope encapsulates the entire exterior of the attic space, shall be a minimum of R-38.

**Exception:** Where installing R-30 insulation over 100 percent of the ceiling or attic area requiring insulation shall satisfy the requirement for R-38 insulation wherever the full height of uncompressed R-30 insulation extends over the wall top plate at the eaves.

- e. The R-value for all insulation required for ductwork utilized for heating and/or cooling, located in unconditioned spaces, shall be a minimum of R-8.
- f. The R-value of insulation installed directly above or below the roof, and exterior walls, in metal buildings shall be a minimum of R-20.
- g. Entrance doors shall have a minimum U-factor of 0.83 and a Solar Heat Gain Coefficient of 0.40.
- h. Other than entrance doors, all other fenestrations shall have a minimum U-factor of 0.65 and a Solar Heat Gain Coefficient of 0.35”.
- iv. **Table C402.1.3** - Remove the values depicted under CLIMATE ZONE 3/ Group R/ Slab-on-grade floors/Unheated slabs that read “R-10 for 24 (inches) below” and replace with “NR”.
- v. **Table C402.1.4** - Remove the values depicted under CLIMATE ZONE 3/ Group R/ Slab-on-grade floors/unheated slabs that read “F-0.54” and replace with “F-0.73<sup>e</sup>”.
- vi. **C403.4.2.3** - Delete the language in its entirety and replace with “Automatic start controls shall be provided for each HVAC system. The controls shall be capable of automatically adjusting the daily start time of the HVAC system in order to bring each space to the desired occupied temperature immediately prior to scheduled occupancy.”
- vii. **C403.7.4.2 - Exception # 6** – Add “Climate Zone 3A”.
- viii. **R101.1** - Replace “name of jurisdiction” with “City of Ridgeland, Mississippi”.
- ix. **R101.2** - At the end, add the language “The provisions of this code, as it relates to energy efficiency, shall apply fully as published herein, except for specified amendments in the adopting ordinance and this section”.

- x. **R101.2.1** - Create this section in conjunction with Section R101.2, and add the language “Regardless of the language, calculations, installation methods, or other requirements specified in this code, the following values and factors shall not be less than, nor required to be more than, the following specifications:
- a. The R-value of nominal 2x4 exterior walls shall be a minimum of R-13.
  - b. The R-value of any horizontal assembly above an unconditioned garage and below a conditioned space, except when the values of the required thermal envelope encapsulates the entire garage, shall be a minimum of R-30.
  - c. The R-value of the attic insulation above a conditioned space, except when the values of the required thermal envelope encapsulates the entire exterior of the attic space, shall be a minimum of R-38.
- Exception:** Where installing R-30 insulation over 100 percent of the ceiling or attic area requiring insulation shall satisfy the requirement for R-38 insulation wherever the full height of uncompressed R-30 insulation extends over the wall top plate at the eaves.
- d. The R-value for all insulation required for ductwork utilized for heating and/or cooling, located in unconditioned spaces, shall be a minimum of R-8.
  - e. The R-value of insulation installed directly above or below the roof, and exterior walls, in metal buildings shall be a minimum of R-20.
  - f. Other than an approved decorative glazing permitted on one door or window, all fenestration shall have a minimum U-factor and Solar Heat Gain Coefficient) of 0.35”.
- xi. **R403.3.5** - Delete the language “A written report of the results of the test shall be signed by the party conducting the test and provided to the code official”. The remaining language to remain.

## **SECTION 27 – ELECTRICAL**

- (a) **Adoption.** There is hereby approved and adopted the National Electrical Code (NFPA 70), 2020 edition, as published by the National Fire Protection Association, along with the additions, substitutions, deletions, and/or modifications as amended herein.
- (b) **Amendments.** The following National Electrical Code sections, 2020 edition, are hereby amended as follows:



1. **Deletions.** Sections 210.8(F), 406.12 (#1), 406.12 (#5), 406.12 (#6), 406.12 (#7) shall be deleted and removed in its entirety, as described.
2. **Modifications.** The following code section(s) of the National Electrical Code, 2020 edition, is hereby modified as follows:
  - i. **Section 210.8** - Delete the language “or the shortest path without passing through a window” and replace with “or the shortest path without passing through a window, door, or doorway; excluding cabinet doors.”
  - ii. **Section 210.12(A)** - Replace the language “kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas” and replace with “designated sleeping areas, such as bedrooms, including accessory rooms, or similar”.

## ARTICLE VI

### ADOPTION

**ORDAINED, ADOPTED AND APPROVED** by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi at a regular meeting thereof held on the 7<sup>th</sup> day of March, 2023.

A MOTION to adopt the foregoing Ordinance was made by Alderman D. I. Smith and SECONDED by Alderman Chuck Gautier and the foregoing having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderman Ken Heard	(ward 1)	voted: AYE
Alderman Chuck Gautier	(ward 2)	voted: AYE
Alderman Kevin Holder	(ward 3)	voted: AYE
Alderman Brian P. Ramsey	(ward 4)	voted: ABSENT
Alderman Bill Lee	(ward 5)	voted: AYE
Alderman Wesley Hamlin	(ward 6)	voted: AYE
Alderman D.I. Smith	(at-large)	voted: AYE

**CITY OF RIDGELAND, MISSISSIPPI**

BY: Gene F. McGee  
GENE F. MCGEE, MAYOR

**ATTEST:**

Paula W. Tierce  
PAULA W. TIERCE, CITY CLERK

