

# Code Adoption

ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN CITY OF FLOWOOD, MISSISSIPPI  
ADOPTING THE INTERNATIONAL CODES AND NFPA CODES.

WHEREAS, it is the desire of the Board of Aldermen of the City of Flowood to repeal the adoption of all standard codes and N.F.P.A. codes previously adopted.

WHEREAS, it is the desire of the Board of Aldermen of the City of Flowood to adopt, in all respects, the various International Codes relating to Building, Residential Building, Fire Prevention, Fuel Gas, Plumbing, Mechanical, N.F.P.A. Electric and 101 Life Safety Code, and

WHEREAS, the adoption of these codes is done to facilitate proper inspection activities by the City of Flowood, relating to construction and to maintenance of buildings within the corporate limits of said city and relating to public safety, health and general welfare, and;

NOW THERE BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Flowood, Mississippi as follows:

**Section 1** – Pursuant to and in accordance with Section 21-19-25, MS Code of 1972, annotated, the following codes are hereby adopted by reference as if copied herein in full.

International Building Code – 2015 Edition  
International Residential Code – 2015 Edition  
International Fire Prevention Code – 2015 Edition  
International Mechanical Code – 2015 Edition  
International Plumbing Code – 2015 Edition  
International Property Maintenance Code 2015  
N.F.P.A. National Electric Code – 2014 Edition  
N.F.P.A. 101 Life Safety Code – 2015 Edition

Note G of Table 601 of the International Building Code: Wood Truss or Wood I Beam Construction used in floor ceiling or roof ceiling assemblies, in Type IV or V construction must be 1 hour protected or the structure must be equipped with an automatic fire sprinkler system in compliance with NFPA 13.

Note I of Table 504.4 of the International Building Code: R-1, Residential occupancies where the occupants are primarily transient in nature including boarding housing (transient), hotels and motels, shall not be allowed to be Type III, IV or V construction and must be equipped with an Automatic Fire Sprinkler system in compliance with NFPA 13.

Note J of Table 504.4 of the International Building Code: R-4 Residential Care/Assisted Living Facilities Housing six or more occupants, these occupancies include in the following:

- Alcohol and Drug Abuse Centers
- Assisted Living Facilities
- Congregate Care Facilities
- Convalescent Facilities
- Halfway Houses
- Group Homes
- Residential Board and Care Facilities
- Social Rehabilitation Facilities
- Adult Day Care Facilities

The above shall not be allowed to be Type III, IV, or V construction and must be equipped with an automatic fire sprinkler system in compliance with N.F.P.A. 13.

The following additions, deletions and modifications shall be incorporated with the adoption of the International and Residential Code:

Section P2904 – Dwelling Unit Fire Sprinklers, delete entire section.

Section 508 Table 508.4 of the International Building Code is amended to read as follows;

**(REFER TO TABLE 508.4) (AMENDED ATTACHED HERETO).**

Section 903.3.1.2 Sprinkler system on all Group R occupancy will only be allowed to be N.F.P.A. 13 Sprinkler System.

Section 210.12 of N.F.P.A. National Electric Code: delete section 210.12 of the N.F.P.A. electric code requiring Arc-Fault Circuit-Interrupter Protection in its entirety.

Section 301 of International Property Maintenance Code 2015:

Add Section 301.5 – Storage. It shall be unlawful for any owner or tenant to store any items such as, but not limited to, washers, dryers, refrigerators, ovens, freezers, lawn mowers, string trimmers, edgers, tillers, rakes, shovels, other gardening supplies, toys, recliners, ice chests, boxes, crates, storage bins, storage tubs, file cabinets, grills, kennels, barrels, drums, cans, bottles, wood, metal, plastic, rags, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; scrap iron, tin, and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation on a porch, breezeway, balcony, front yard or side yard if the porch, breezeway, balcony, front yard or side yard is visible from any street.

Section 302 of International Property Maintenance Code 2015:

Modify Section to 302.4 – Weeds. 18 inches in developed areas including undeveloped lots. 30 inches in undeveloped areas and 8 inches in residential areas.

Section 304 of International Property Maintenance Code 2015:

Add to Section 304.13 the following language: 304.13.3 No windows, door, or building exteriors shall be covered with but not limited to, aluminum foil, cardboard, plywood, or plastic, except during construction or pending repairs not exceeding thirty (30) days. Existing screens on doors or windows shall not be torn or in need of repair or replacement.

Any person failing to comply with a notice of violation or order served in accordance with Section 107 of the Maintenance Code shall be subject to a fine of not more than One Thousand Dollars or by imprisonment not to exceed fifteen days, or both, as determined by the court.

If any section, subsection, sentence, clause or phrase of this Regulation is, for any reason, held to be unconstitutional or otherwise unenforceable, such decision shall not affect the validity of the remaining portions of this Regulation.

**Section 2:** That any matters in said codes which are contrary to existing ordinances of the City, shall prevail unless the existing ordinances are more restrictive than the codes in which case the existing ordinances shall prevail.

**Section 3:** That within said codes when reference is made to the duties of certain officials named therein that designated officials in the City of Flowood, who have duties corresponding to those of the named official in said code shall be deemed to be responsible official insofar as enforcing the provisions of said codes are concerned.

**Section 4:** All gated business and residential communities should be required to install a Knox Key Switch on all power operated gates.

**Section 5:** That this ordinance shall take effect and be in force 30 days after its passage, the public welfare requiring it, and notice hereof shall be made in accordance with law.

**Section 6:** That all other ordinances in conflict herewith are hereby repealed.

SO ORDAINED, this the 5th day of December, 2016.

s/b Gary Rhoads  
Gary Rhoads, Mayor

ATTEST:

s/b Josh Carlisle  
Josh Carlisle, City Clerk

Publish: December 14, 2016



TABLE 508.4 (AMENDED)  
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

OCCUPANCY	A <sup>2</sup> B		I		R <sup>d</sup>		F-2,S-2 <sup>e</sup> U <sup>a</sup>		B <sup>1</sup> F-1,M <sup>2</sup> S-1		E-1		E-2		E-3,E-4,E-5	
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
A <sup>2</sup> E <sup>2</sup>	1	2	1	2	1	2	N	1	1	2	NP	NP	3	4	2	3 <sup>a</sup>
I	1	2	1	2	1	2	1	2	1	2	NP	NP	3	NP	2	NP
R <sup>1</sup>	1	2	1	2	1 <sup>a</sup>	1 <sup>a</sup>	1	2	1	2	NP	NP	3	NP	2	NP
F-2,S-2 <sup>e</sup> U <sup>a</sup>	1	2	1	2	1	2	1	2	1	2	NP	NP	3	4	2	3 <sup>a</sup>
B <sup>1</sup> F-1,M <sup>2</sup> S-1	1	2	1	2	1	2	1	2	1	1	NP	NP	2	3	1	2 <sup>a</sup>
E-1	3	3	3	3	3	3	3	3	3	3	3	NP	NP	NP	NP	NP
E-2	2	2	2	2	2	2	2	2	2	2	3	3	2	NP	2	NP
E-3,E-4,E-5	1	2	1	2	1	2	1	2	1	2	3	3	1	2	1	NP

For S1: 1 square foot = 0.0929m<sup>2</sup>.

S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

N = Single Family attached dwelling requires 2 hour wall.

NP = Not permitted.

a. For Group E-5 occupancies, see Section 903.2.4.2.

b. Occupancy separation need not be provided for storage areas within Groups B and M if the:

1. Area is less than 10 percent of the floor area.
  2. Area is equipped with an automatic fire-extinguishing system and is less than 3,000 square feet; or
  3. Area is less than 1,000 square feet.
- c. Area used only for private or pleasure vehicles shall be allowed to reduce separation by 1 hour.
- d. See Section 406.1.4.
- e. Commercial kitchens need not be separated from the restaurant seating areas that they serve.