

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

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

WHEREAS it is the desire of the Mayor and Board of Aldermen of the City 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.

WHEREAS adoption of the aforesaid codes is for the purpose of facilitating proper inspection activities by the City relating to construction and to maintenance of buildings within its corporate limits and is in the interest of the public safety, health, and general welfare of the citizens.

THEREFORE, 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 —2021 Edition  
International Residential Code —2021 Edition  
International Fire Prevention Code —2021 Edition  
International Mechanical Code —2021 Edition  
International Plumbing Code —2021 Edition  
International Property Maintenance Code - 2021  
N.F.P.A. National Electric Code — 2014 Edition  
N.F.P.A. 101 Life Safety Code – 2021 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 one (1) hour protected or the structure must be equipped with an automatic fire sprinkler system in compliance with NFPA 13.

Note I of Table 310.2 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 310.5 of the International Building Code: R-4 Residential Care/Assisted Living Facilities housing six or more occupants, include 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 adoption of the International and Residential Code:

Section P2904 — Dwelling Unit Fire Sprinklers; delete entire section,

Section 423 — Storm Shelters; 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 in all Group R occupancy will only be allowed to be a 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 2021:

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 2021:

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

Section 304 of International Property Maintenance Code 2021:

Add to Section 304.13 the following language: 304.13.3 No window, door, or building exterior 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 be in need of repair or replacement.

Any person falling 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:** 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:** When said codes reference the duties of certain officials named therein, designated officials in the City having duties corresponding to those of the official named in said code, shall be deemed the responsible official insofar as enforcing the provisions of said codes.

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

**Section 5:** This ordinance shall take effect and be in force thirty (30) days after its passage.

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

SO ORDAINED this the 1<sup>st</sup> day of May 2023.

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Gary Rhoads, Mayor

ATTEST:

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Josh Carlisle, City Clerk

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

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

For SI: 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 H-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.