

CHANGES IN INSPECTIONS DUE TO THE ADOPTION OF THE 2015 FAMILY OF INTERNATIONAL CODES

The City of Ridgeland recently adopted the 2015 International Residential, Building, Plumbing, Mechanical, Fuel Gas and Energy Conservation Codes. As with any new code adoption, there are some changes. The following is a list of what we plan to inspect differently, with notes and narratives as necessary:

1. When you turn in plans, include a brace wall line plan. Narrow wall bracing methods, types and locations must be shown. This requirement pertains to wood-framed structures. Have your person drawing your plans figure out where the brace wall lines are, and if you need narrow wall bracing, how it will be done. Just packing the cavity with studs and strapping the header down to it will not be sufficient any more. You will be required to purchase the correct factory brace walls and install them correctly, or you will be required to construct the proper wall per the diagrams in the code book. Bear in mind, all nails in shear panels must be hand-driven. Nail guns sink them too far. Where sheetrock will provide some of your interior brace wall panels, nail at 7" on the edge and in the field. OSB is nailed at 6" on the edge and 12" in the field.
2. Windows within 24" horizontally of doors must be of tempered or safety glass.
3. Windows beside a stairway or within 60" of the bottom of a stairway must be of tempered or safety glass.
4. Install carbon monoxide detectors in the hallway outside of a bedroom. Better yet, outside of bedrooms install combination smoke/carbon monoxide detectors.
5. Rafters that span over 16' must be secured to the top plate with "hurricane clips". You must also use the proper fasteners. Roofing tacks, common nails, sinker nails or clip head gun nails will not work.
6. Studs over 10' tall must be minimum 2x6, 16" oc. Studs over 18' tall to 20' tall must be 2x6, 12" oc. Over 20' tall must be engineered. (this means plans stamped and signed by an engineer)
7. Do not taper cut the ends of ceiling joists or ceiling beams to clear the roof deck more than $\frac{1}{4}$ of the depth of that joist or beam. Short pony walls secured back to the ceiling joists can get your plate height up to clear.
8. CSST gas piping-the system must have a bond wire attached to the gas piping system. This can be a clamp on the black iron pipe portion or the proper CSST fitting with a ground lug. The other end of the bare copper must be attached to one of the ground rods at the electrical meter base. The wire cannot be more than 75' long.
9. Purple primer is no longer required on PVC fittings smaller than 4" diameter.

10. Garage receptacles-you must have one for each car that can fit in the garage. The garage receptacles must now be on their own circuit.
11. Dishwasher receptacles and laundry washing machine receptacles must be on a GFI circuit.
12. The Energy Code-we adopted a very simple version. Put R-13 in the walls, R-38 in the ceilings, R-19 between the garage and a bonus room above. Windows and doors must have a U-factor and a SHGC of .35 or less. HVAC Ductwork must have an insulated wrap of R-8 or better. In metal buildings with insulation directly above or below the roof, install R-20 insulation.
13. Maximum dryer exhaust length is 35'.
14. A 3'x3' clear area in front of the electrical meter base is required.

I know all of these changes are for residential construction. There are some changes to the commercial codes, but they are so obscure that we don't see their application very often. For example, now you must have a separate 50 cfm ventilation system for each manicure and pedicure chair. Also, we will observe the tenant separation requirements set forth by the IBC instead of the more stringent requirements that we have used since 2003.

LUMBER SPANS-#2 SOUTHERN YELLOW PINE

Floor Joists-Bedrooms

	2x6	2x8	2x10	2x12
12" oc	11'-3"	14'-11"	18'-1"	21'-4"
16" oc	10'-3"	13'-3"	15'-8"	18'-6"
24" oc	8'-6"	10'-10"	12'-10"	15'-1"

Floor Joists-Remainder of House

	2x6	2x8	2x10	2x12
12" oc	10'-3"	13'-6"	16'-2"	19'-1"
16" oc	9'-4"	11'-10"	14'-0"	16'-6"
24" oc	7'-7"	9'-8"	11'-5"	13'-6"

Ceiling Joists-Roof less than 3:12 Pitch, no Attic Storage

	2x6	2x8	2x10	2x12
12" oc	18'-8"	14'-7"	26'+	26'+
16" oc	16'-11"	21'-7"	25'-7"	26'+
24" oc	13'-11"	17'-7"	20'-11"	26'+

Ceiling Joists with Attic Storage

	2x6	2x8	2x10	2x12
12" oc	13'-11"	17'-7"	20'-11"	26'+
16" oc	12'-0"	15'-3"	18'-1"	26'+
24" oc	9'-10"	12'-6"	14'-9"	26'+

Rafters without Ceiling Attached

	2x6	2x8	2x10	2x12
12" oc	15'-7"	19'-8"	23'-5"	26'+
16" oc	13'-6"	17'-1"	20'-3"	23'-10"
24" oc	11'-0"	13'-11"	16'-6"	19'-6"

Rafters with Sheetrock Ceiling Attached to Underside

	2x6	2x8	2x10	2x12
12" oc	14'-9"	19'-6"	23'-5"	26'+
16" oc	13'-5"	17'-1"	20'-3"	23'-10"
24" oc	11'-0"	13'-11"	16'-6"	19'-6"

**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**

WHEREAS, it is the desire of the City of Ridgeland, Madison County, Mississippi, to adopt, in all respects, the various International Codes relating to building, fire prevention, gas, mechanical, plumbing, swimming pools, energy conservation, building abatement, and

WHEAREAS, the adoption of these codes is done to facilitate proper 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

WHEAREAS, 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 it 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 INTERATIONAL CODE CONGRESS and NATIONAL FIRE PREVENTION ASSOCIATION are hereby adopted by reference as though they were copied herein fully along with the following additions / deletions / modifications:

Section 1: Adopt 2015 International Codes

International Building Code – 2015 Edition, as amended herein
International Residential Code – 2015 Edition, as amended herein
International Fuel Gas Code – 2015 Edition, as amended herein
International Plumbing Code – 2015 Edition, as amended herein
International Mechanical Code – 2015 Edition, as amended herein
International Fire Code – 2015 Edition, as amended herein
International Swimming Pool and Spa Code – 2015 Edition, as amended herein

Section 2: International Building Code – 2015 Edition, amendments

The following additions / deletions / modifications shall be incorporated with the adoption of the International Building Code – 2015 Edition:

- A. Delete Section 103, Section 105.2 #1, Section 111.2 #11, Section 113, and Section 114.
- B. In Section 101.1 replace “name of jurisdiction” to “City of Ridgeland, MS.”
- C. To the end of Section 109.4 add “and equal to the required permit fees.”
- D. To the end of Section 107.1 add “All foundation plans must be stamped and signed by a design professional.”
- E. Replace Section 1301.1.1 with Tables C402.1.3 of the 2015 International Energy Conservation Code attached as Appendix A to this ordinance, and C402.4 of the 2015 International Energy Conservation Code attached as Appendix B to this ordinance.

Section 3: International Residential Code – 2015 Edition, amendments

The following additions / deletions / modifications shall be incorporated with the adoption of the International Residential Code – 2015 Edition:

- A. Delete Section R110.3 #8, Section R112, Section R113, Section R105.2 #1, Section 2904, and Section E3902.16.
- B. Adopt Appendix E.
- C. In Section R101.1 change “Name of Jurisdiction” to “City of Ridgeland, MS.”
- D. In Section R108.6 delete “established by the applicable governing body” and replace with “equal to the building permit fee.”
- E. To the end of Section R106.1 add “All foundation plans must be stamped and signed by a design professional.”
- F. In Section R403.1.6 delete “approved fasteners” and replace with “minimum 3/8” diameter by 4” long fasteners.”
- G. In Section R303.3 Exception add to the end “or to a ventilated attic.”
- H. Delete Chapter 11 Section N1101.1 through Section N1111 and add Section N1101.1 **Insulation.** In nominal 2x4 exterior walls, R-13 insulation shall be installed. In nominal 2x6 exterior walls R-19 insulation shall be installed. Insulation in a garage ceiling under conditioned space shall be R-30. Attic insulation above conditioned space shall be R-38. Fenestration shall have a U-factor of .35 or less and a Solar Heat Gain Coefficient of .35 or less. One door or window in the building may be exempt from the fenestration requirement. Ductwork for heating and /or cooling shall have R-8 insulation in un-conditioned spaces.
- I. In Section R311.5.6 add-“**Exception.** A handrail shall not be required for exterior stairs and pool stairs on single-family residential projects having four thousand square feet or more of conditioned space, provided a registered architect submits a letter, stamped and signed, that details and explains the visually adverse effects the handrail will have on the project.”
- J. Replace Section R312.1 with- Guards. Porches, balconies, ramps or raised floor surfaces located more than 48 inches above the floor or grade below shall have guards not less than 28 inches in height. Open sides of stairs with a total rise of more than 48 inches above the floor or grade below shall have guards not less than 28 inches in height measured vertically from the nosing of the treads. **Exception.** A guard shall not be required for exterior porches and balconies of single-family residential projects having four thousand square feet or more of conditioned space, provided a registered architect submits a letter, stamped and signed, that details and explains the visually adverse effects the guardrail will have on the project.
- K. In Section R312.2 add “**Exception #3-**When vertical balustrades of guards do not have a consistent horizontal cross-section, the maximum clear spacing between balustrades shall be 6 inches, measured at the closest point between the two balustrades.”

Section 4: International Fuel Gas Code – 2015 Edition, amendments

The following additions / deletions / modifications shall be incorporated with the adoption of the International Fuel Gas Code – 2015 Edition:

- A. Delete Section 103.1, Section 103.2, Section 103.3, Section 106.6.2, Section 106.6.3, Section 108.2, Section 108.3, Section 108.4, Section 108.6, and Section 109.
- B. In Section 106.6 delete “in Section 106.6.2” and replace with “by law”.
- C. In Section 101.1 replace “name of jurisdiction” with “City of Ridgeland”.

Section 5: International Plumbing Code – 2015 Edition, amendments

The following additions / deletions / modifications shall be incorporated with the adoption of the International Plumbing Code – 2015 Edition:

- A. Delete Section 103.1, Section 103.2, Section 103.3, Section 106.6.2, Section 106.6.3, Section 108.2, Section 108.3, Section 108.4, and Section 109.
- B. In Section 106.6 delete “in Section 106.6.2” and replace with “by law”.
- C. In Section 101.1 replace “name of jurisdiction” with “City of Ridgeland”.

Section 6: International Mechanical Code – 2015 Edition, amendments

The following additions / deletions / modifications shall be incorporated with the adoption of the International Mechanical Code – 2015 Edition:

- A. Delete Section 103.1, Section 103.2, Section 103.3, Section 106.5.2, Section 106.5.3, Section 108.2, Section 108.3, Section 108.4, and Section 109.
- B. In Section 106.5 delete “in Section 106.5.2” and replace with “by law”.
- C. In Section 101.1 replace “name of jurisdiction” with “City of Ridgeland”.

Section 7: International Fire Code – 2015 Edition, amendments

The following additions / deletions / modifications shall be incorporated with the adoption of the International Mechanical Code – 2015 Edition:

- A. In Section 109.3 replace [specify offense] with misdemeanor, replace [amount] with \$1,000.00, replace [number of days] with 90 days.
- B. In Section 111.4 replace [amount] with \$1,000.00.

Section 8: International Swimming Pool and Spa Code – 2015 Edition, amendments

The following additions / deletions / modifications shall be incorporated with the adoption of the International Swimming Pool and Spa Code – 2015 Edition:

- A. Delete Section 103.1, Section 103.2, Section 103.3, Section 105.6.2, Section 105.6.3, Section 107.2, Section 107.3, Section 107.4, and Section 108.
- B. In Section 101.1 replace “name of jurisdiction” with “City of Ridgeland.”
- C. In Section 105.6.1 delete “as indicated in the adopted fee schedule” and replace with “equal to the required permit fee.”
- D. In Section 305.2.1 item #1 delete “48 inches” and replace with “72 inches”.
- E. In Section 305.2 add “**Exception:** Properties zoned R-EA and R-E per the City of Ridgeland Zoning Ordinance shall be exempt from the requirements of this section.”

Section 9: Violations, Notices and Orders, and Means of Appeal

The following language shall be incorporated into the adopted International Codes:

SECTION 117: VIOLATIONS

117.1 Unlawful acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

117.2 Notice of Violation. The Code Official shall serve a notice of violation or order in accordance with Section 118.

117.3 Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with Section 118 shall be deemed guilty of a misdemeanor

or civil infraction as determined by the local municipality, 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 code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

117.4 Violation penalties. Any person, individual, corporation, company, partnership, association or any other entity failing to comply with this code or any of the requirements thereof or otherwise violating this code 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 (\$1000) 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 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 code.

117.5 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the building official of the jurisdiction from instituting appropriate action 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.

SECTION 118: NOTICES AND ORDERS

118.1 Notice to person responsible. Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 115.2 and 115.3 to the person responsible for the violation as specified in this code. The notice shall be in the form prescribed in Section 118.2.

118.2 Form. Such notice prescribed in Section 118.1 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.

118.3 Method of service. Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally;
2. Sent by certified or first-class mail addressed to the last known address; or
3. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.

118.4 Penalties. Penalties for noncompliance with orders and notices shall be as set forth in Section 117.4.

118.5 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.

SECTION 119 - MEANS OF APPEAL

119.1 Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under the code shall have the right to appeal to the Board of Aldermen, provided that a written application for appeal is filed within 10 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of the code or the rules legally adopted there under have been incorrectly interpreted, the provisions of the code do not fully apply, or the requirements of the code are adequately satisfied by other means.

119.2. Appeals. All appeals shall be heard by the Mayor and Board of Aldermen (“board”).

119.3 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.

119.3.1 Procedure. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received.

119.4 Board decision. The board shall modify or reverse the decision of the code official only by a concurring vote of a majority of the total number of appointed board members.

119.4.1 Records and copies. The decision of the board shall be recorded. Copies shall be furnished to the appellant and to the code official.

119.4.2 Administration. The code official shall take immediate action in accordance with the decision of the board.

119.5 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

119.6 Stays of enforcement. Appeals of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is heard by the appeals board.

Section 10: Conflicts

If any matters in said International Codes are contrary to existing Ordinances of the City of Ridgeland, Madison County, Mississippi, the International Codes shall prevail, except when the conflict is with the Official Zoning Ordinance, and the Ordinance establishing fines for the violation to the International Fire Code; and the Ordinance Requiring the Installation of Automatic Sprinkler Systems in certain structures dated September 18, 2001: and further, that Ordinance No. 200622, entitled City of Ridgeland Ordinance to Adopt Various International Codes with Amendment No. 200702 are hereby repealed and, to that extent any existing Ordinances to the contrary are hereby repealed in that respect only.

Section 11: Responsible Official

Within said codes, when reference is made to the duties of a certain official named therein, 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 code shall be deemed to be the responsible official insofar as enforcing the provisions of said codes as amended are concerned.

Section 12: Effective Date

This ordinance shall take effect and be in force thirty days (30) from and after its passage, the public welfare requiring it.

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 _____ day of _____ 2015.

A MOTION to adopt the foregoing Ordinance was made by _____ and SECONDED by _____ 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: _____
- Alderman Chuck Gautier (Ward 2) voted: _____
- Alderman Kevin Holder (Ward 3) voted: _____
- Alderman Brian Ramsey (Ward 4) voted: _____
- Alderman Scott Jones (Ward 5) voted: _____
- Alderman Wesley Hamlin (Ward 6) voted: _____
- Alderman D.I. Smith (At large) voted: _____

CITY OF RIDGELAND, MISSISSIPPI

BY: _____
GENE F. MCGEE, MAYOR

ATTEST:

PAULA TIERCE, CITY CLERK