

**ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OLIVE
BRANCH, MISSISSIPPI ADOPTING VARIOUS 2017/2018 INTERNATIONAL CODES
AND STANDARDS WITH ASSOCIATED FEE SCHEDULE**

An Ordinance adopting the 2018 International Residential Code (IRC), 2018 International Building Code (IBC), 2018 International Plumbing Code (IPC), 2018 International Mechanical Code (IMC), 2018 International Fuel Gas Code (IFGC), 2018 International Energy Conservation Code (IECC), 2017 National Electrical Code (NEC), the 2018 Swimming Pool and Spa Code (ISPSC), and the 2018 International Existing Building Code (IEBC), along with an associated Fee Schedule.

BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Olive Branch, Mississippi:

WHEREAS, it is necessary for the general public health, safety and welfare and in the public interest that the City of Olive Branch, Mississippi update its present building codes and fee schedule, and

WHEREAS, the Mayor and Board of Aldermen are desirous of adopting the 2018 International Residential Code, 2018 International Building Code, 2018 International Plumbing Code, 2018 International Mechanical Code, 2018 International Fuel Gas Code, 2018 International Energy Conservation Code, 2017 National Electric Code, 2018 International Swimming Pool and Spa Code, and the 2018 International Existing Building Code, subject to certain modifications, as follows:

1. Adopt the 2018 IRC (International Residential Code), which regulates all one and two-family dwellings:
 - A. Adopt all of the appendices **except**:
 1. Appendix D Recommended Procedure for Safety Inspection of Existing Appliance Installation
 2. Appendix E Manufactured Housing Used as Dwelling
 3. Appendix F Radon Control Methods
 4. Appendix I Private Sewage Disposal
 5. Appendix K Sound Transmission
 6. Appendix L Permit Fees
 7. Appendix M Home Day Care - R-3 Occupancy
 8. Appendix O Automatic Vehicular Gates
 9. Appendix R Light Straw-Clay Construction
 10. Appendix S Straw Bale Construction

- B. Adopt all of the chapters **except**:
1. Chapter 11: Replaced by the 2018 International Energy Conservation Code (IECC) as amended.
 2. Chapters 12-23: Replaced by the 2018 International Mechanical Code (IMC) as amended.
 3. Chapter 24: Replaced by the 2018 International Fuel Gas Code (IFGC) as amended.
 4. Chapters 25-33: Replaced by the 2018 International Plumbing Code (IPC) as amended.
 5. Chapters 34-43: Replaced by the 2017 National Electric Code (NEC) as amended.
- C. Amend Section R 105 Permits, Section R 105.2, Work exempt from permit: Removing the following:
1. One-story detached accessory structures, provided that the floor area does not exceed 200 square feet.
 2. Fences not over 7 feet high.
- D. As an alternative to complying with the seismic requirements of Section R 301 Design Criteria, Section R 301.2.2 thru R 301.2.2.9 and Map Section R 301.2(2), homebuilders are allowed to sheath structures in plywood or OSB material as opposed to the use of brace wall panels and metal tie downs.
- E. Amend Section R 313, Automatic Fire Sprinkler Systems, Section R 313.2, adding a note defining one family dwellings to which the automatic fire sprinkler requirement is applicable as those residences having heated floor areas of 5,000 square feet or larger in finished or un-finished living area.
- F. Amend Section R 302 Fire Resistant Construction, Section R 302.5.1 Opening Protection: Remove the wording "equipped with a self-closing or automatic-closing device."
- G. Amend Section R 905 Requirements for Roof Coverings, Section R 905.2.8.5 Drip Edge: Add the wording "Drip Edges will not be required if gutters and downspouts are installed on all the eaves and rake edges of shingled roofs."

2. Adopt the 2018 IBC (International Building Code), which regulates all other structures, with the following amendments:
 - A. Delete all appendices as their subjects are all covered by other existing City Ordinances and regulations.
 - B. Amend Section R 105, Permits, Section R 105.2, Work exempt from permit: Removing the following:
 1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is no greater than 120 square feet.
 2. Fences not over 7 feet high.
 - C. Amend Section 406, Motor-Vehicle-Related Occupancies, Section 406.3.2.1, Dwelling Unit Separation: Remove the wording "Doors shall be self-closing and self-latching."
 - D. Amend Section 1011, Stairways, Section 1011.7: Add the wording "All stairways used for a means of egress in all buildings exceeding two (2) stories in height, except single-family dwellings, shall be of noncombustible construction."
 - E. Amend Section 2902, Minimum Plumbing Facilities, Section 2902.1, Minimum Plumbing Fixtures: Add the wording "Drinking fountains shall not be required in restaurants and similar establishments that serve drinking water."
3. Adopt 2018 IPC (International Plumbing Code) with all appendices and with the following amendments:
 - A. Delete Section 701.2, Exceptions.
 - B. Delete Section 802.1.4, Swimming Pools (Indirect Wastes), as their subjects are all covered by other existing City Ordinances and regulations.
4. Adopt 2018 IMC (International Mechanical Code) with all appendices **except** B.
5. Adopt 2018 IFGC (International Fuel Gas Code) with all appendices **except** D.
6. Adopt 2018 IECC (International Energy Conservation Code) with all appendices.

7. Adopt 2017 NEC (National Electrical Code) with all appendices and with the following amendments:

- A. Amend Article 210, Branch Circuits Part (1), General Provisions, 210.8 (A) #2 Garage: Dwelling Units Ground-fault Circuit-Interrupter protection (GFCI) requirements. Add the wording "GFCI protection will not be required for garage door opener, freezers, refrigerators, provided they are wired to a listed and labeled dedicated circuit that will service each of the garage door openers, freezers, and refrigerators."
- B. Amend Article 210, Branch Circuits Part (1), General Provisions, 210.8(A), Dwelling Units (#6) Kitchens: Remove the wording "if the receptacle is more than six (6) feet from the inside edge of the top of the sink bowl" and "if the receptacle is more than six (6) feet from the outside edge of the sink."
- C. Amend Article 210, Branch Circuits Part (1), General Provisions, 210.12, Arc-Fault Circuit-Interrupter Protection (A), Dwelling Units: Remove the wording "kitchens" and "laundry areas."
- D. Amend Article 230, Services, 230.1, Scope: Add the wording, "The City of Olive Branch requires all New Residential, New Commercial and New Industrial Services to be installed underground."

The Building Official has the authority to waive this requirement. A request to waive Underground Electrical Service and allow Overhead Electrical Service may be granted by the Building Official. All waiver requests shall be in writing, stating the reason(s) for the waiver. Waiver Request Forms for Underground Electrical Service can be obtained at the City of Olive Branch Building Department Office, located at 9200 Pigeon Roost Road.

8. Adopt 2018 ISPSC (International Swimming Pool and Spa Code) with the following amendments:

- A. Delete Section 302.6, Wastewater Discharge. This Section will be covered by ISPSC Section 320, Waste Water Disposal, with amendments.
- B. Amend Section 320, Wastewater Disposal, Section 320.1, Backwash water or draining water to read as follows:
"Backwash water and draining water shall be discharged to

the sanitary sewer. If backwash water or draining water discharge is hard piped directly to the sanitary sewer from the pool an approved connection with a deep-seal trap shall be installed. If backwash water or draining water discharge is not hard piped directly to the sanitary sewer from the pool a deep-seal trap will not be required."

9. Adopt 2018 IEBC (International Existing Building Code) with all appendices.
10. That the various building permit fees required by the City of Olive Branch are to be adopted as set forth in the attached Exhibit "A."
11. The Mayor and Board of Aldermen are authorized by law to offer certain incentives as an encouragement for industrial prospects to select Olive Branch as a location. The incentives may include the waiver of certain fees, including building permit fees.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Olive Branch, Mississippi as follows, to wit:

Section 1. The 2018 International Residential Code, 2018 International Building Code, 2018 International Plumbing Code, 2018 International Mechanical Code, 2018 International Fuel Gas Code, 2018 International Energy Conservation Code, and the 2017 National Electric Code, 2018 International Swimming Pool and Spa Code, and the 2018 International Existing Building Code, along with specified appendices, amendments, deletions, and special conditions as set forth above, and the Fee Schedule attached hereto as Exhibit "A," are hereby approved and adopted.

Section 2. The Codes and Fee Schedule adopted herein shall take effect on October 1, 2019, and shall, on the date specified, supersede any previously adopted codes, until further amended.

Section 3. All prior versions of the Codes referenced and adopted herein are hereby repealed. Specifically, the 2011/2012 Codes and all prior versions are repealed, and the City Clerk is directed to forward a copy of this Ordinance to Municode in order to codify the necessary amendment to Chapter 14 of the City of Olive Branch Code of Ordinances.

Section 4. On a case by case basis, the Mayor and Board of Aldermen may consider approving a building permit fee waiver for any company that is eligible for an ad valorem tax exemption pursuant to state law. Additionally, the Building Department may waive fees for other branches of local, state, or federal government, and to the extent allowed by applicable law, for houses of worship.

Section 5. The City Clerk shall certify the Codes adopted herein and maintain them on file in the Clerk's office. Further, the Clerk shall publish the notice of this ordinance as required by Miss. Code Ann. Section 21-19-25.

Passage of this Ordinance is now official and the same shall take effect on October 1, 2019 and be enforced as provided by law.

ADOPTED, ORDAINED AND APPROVED this 7th day of May, 2019.

SCOTT B. PHILLIPS, MAYOR

ATTEST:

TINA R. GRIFFITH, CITY CLERK

The foregoing Ordinance was read, discussed and voted upon in a public meeting pursuant to Miss. Code Ann. Section 21-19-25, section by section, and as a whole with no member requesting a reading, and whereas a motion was duly made by Alderman Collins, and seconded by Alderman Dickerson, with the following results:

Alderwoman Janet Aldridge	AYE
Alderman George Collins	AYE
Alderman Dale Dickerson	AYE
Alderman Gil Earhart	AYE
Alderwoman Pat Hamilton	AYE
Alderwoman Joy Henderson	AYE
Alderman David Wallace	AYE

The foregoing Ordinance was passed, adopted and approved on the 7th day of May, 2019.

SCOTT B. PHILLIPS, MAYOR

ATTEST:

TINA R. GRIFFITH, CITY CLERK

Building Permit Fee Schedule
Exhibit “A” to Ordinance dated May 7, 2019

Valuation to determine building permit fees are calculated as follows:

- A. \$1,000.00 to \$50,000.00 - \$15.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof
- B. \$50,001.00 to \$100,000.00 - \$260.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof
- C. \$100,001.00 to \$500,000.00 - \$460.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof
- D. \$500,001.00 to \$1,000,000.00 - \$1,660.00 for the first \$500,000.00 plus \$2.00 for each thousand or fraction thereof
- E. \$1,000,001.00 to \$5,000,000.00 - \$2,660.00 for the first \$1,000,000.00 plus \$1.50 for each thousand or fraction thereof
- F. \$5,000,001.00 and up - \$8,660.00 for the first \$5,000,000.00 plus \$1.00 for each thousand or fraction thereof

1. Residential Construction:

- A. New Construction (Gross square footage under roof) \$40.00 per sq. ft.
- B. Additions (carports, garages, living areas) \$40.00 per sq. ft.
- C. Enclosing (carports, garages, patios, decks, porches) \$30.00 per sq. ft.
- D. Accessory Buildings (storage, covered patio, covered decks, detached garages/shop) \$30.00 per sq. ft.
- E. Renovations and Finishing Expandable Areas \$20.00 per sq. ft./or
*valuation

2. Commercial/Industrial Construction:

- A. New Construction (Gross square footage under roof) \$60.00 per sq. ft.
- B. Plan Review ½ Building permit fee
- C. Additions/Enclosures/Accessory Buildings \$60.00 per sq. ft.
- D. Renovations/ Remodel \$40.00 per sq. ft. or
*valuation

*Valuation for the purpose of determining permit fees shall be established by the itemized valuation, including all equipment, material, and labor bid by the contractor, as embodied in the actual contract between the parties.

3. Temporary Trailers:

- A. Construction Office – Residential \$40.00 per sq. ft.

	B. Construction Office – Commercial/Industrial	\$60.00 per sq. ft.
	C. Real Estate Sales Office – Residential	\$60.00 per sq. ft.
	D. Real Estate Sales Office – Commercial/Industrial	\$60.00 per sq. ft.
4.	Temporary Tents:	
	A. Residential	\$60.00 per sq. ft.
	B. Commercial/Industrial	\$60.00 per sq. ft.
5.	Moving Buildings:	
	A. Residential (each building)	\$300.00
	B. Commercial/Industrial (each building)	\$600.00
6.	Demolition of Buildings:	
	A. Residential (each building)	\$300.00
	B. Commercial/Industrial (each building)	\$600.00
7.	Signage: (Gross square footage of the sign face)	\$2.00 per sq. ft.
	A. Off-Premise Subdivision Directional Signs (each)	\$250.00/year
	B. Co-Located Off-Premise Subdivision Directional Signs (each)	\$350.00/year total for both signs
8.	Fences:	
	A. Agricultural/Residential (flat fee per fence)	\$35.00
	B. Commercial/Industrial (including walls, subdivision fences flat fee)	\$50.00
9.	Swimming Pools:	
	A. Public Pools (each)	\$300.00
	B. Private Pools (each)	\$100.00
	C. Swimming Pool Heater (each)	\$25.00
	D. Swimming Pool Gas Piping (each outlet)	\$4.00
10.	Brick Tie Inspection: (Optional Inspection)	\$25.00
11.	Re-inspection Fee: (For all Inspection Types)	
	A. First Inspection Failure	No Charge
	B. Second Inspection Failure (of the same type and each succeeding inspection failure of the same type)	\$100.00
	C. Brick Tie Inspection	\$25.00/each
	D. Gas pressure Re-Inspection (Outside City Limits)	\$50.00

12. Irrigation Permit: (Landscape Sprinklers)	\$25.00 for the 1 st \$1,000.00 of value, plus \$5.00 for each additional \$1,000.00 of value or fraction thereof.*
13. Generators: New/Replacements/Modifications (old equipment with new)	
Residential/Commercial/Industrial	Valuation
14. Solar Panels New/Replacements/Modifications (old equipment with new)	
Residential/Commercial/Industrial	Valuation
15. Pallet Racking/Conveyor/Sorter Systems New/Replacements/Relocate	
Commercial/Industrial	Valuation
16. Storage Tanks (all types): New/Replacements/Modifications (old equipment with new)	
Commercial/Industrial	Valuation
17. Telecommunication (Cell Towers) Broadcast Towers: New/Replacements/Modifications (old equipment with new)	Valuation
18. Plumbing Permit Fees:	
A. Water Closet (each)	\$4.00
B. Water Basin (each)	\$4.00
C. Tub (each)	\$4.00
D. Shower (each)	\$4.00
E. Urinal (each)	\$4.00
F. Sink (each)	\$4.00
G. Garbage Disposal (each)	\$4.00
H. Dishwasher (each)	\$4.00
I. Washing Machine (each)	\$4.00
J. Sinks (service/mop) (each)	\$4.00
K. Floor/Hub/Roof Drain (each)	\$4.00
L. Vacuum Breaker (hose bib) (each)	\$4.00

M. Backflow Preventer (each)	\$4.00
N. Residential Water Heater (each)	\$4.00
O. Drinking Fountain (each)	\$4.00
P. Gas Piping (each outlet)	\$4.00
Q. Deep Seal Trap (each)	\$4.00
R. Main Water/ Sewer Service (New or Replacement)	\$15.00
S. Oil/Grease Trap (each)	\$15.00
T. Commercial/Industrial Water Heater (each)	\$10.00
U. Commercial/Industrial washing Machine (each)	\$10.00
V. Minimum Permit Fee	\$30.00

19. Electrical Permit Fees:

A. Residential	\$0.50 per Amp
1. New Service	
2. Additions/Renovations	
a. Service Amps Added	\$0.50 per Amp added.
b. Each Additional Circuit	\$10.00 per circuit added.
c. Additions to Existing Circuit(s)	\$25.00 per each circuit added.
3. Minimum Fee	\$30.00
B. Commercial/Industrial	
1. New Service	\$1.00 per Amp
2. Additions/Renovations	
a. Service Amps Added	\$1.00 per Amp added.
b. Each Additional Circuit	\$20.00 per circuit added.
c. Additions to Existing Circuit(s)	\$50.00 per circuit added.
3. Minimum Fee	\$30.00
C. Swimming Pools/Spas/Hot Tubs:	
1. Public Pools/Spas/Hot Tubs (each)	\$150.00
2. Private Pools/Spas/Hot Tubs (each)	\$50.00

20. Mechanical Permit Fees:

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|----|---|---|
| A. | Residential | |
| | 1. Air Conditioning & Heating (New) | \$30.00 plus \$4.00 per ton. |
| | 2. Replacements (A/C only, Heating only, A-Coil only, both A/C & Heating) | \$35.00 flat fee (each) |
| B. | Commercial/Industrial | |
| | 1. New or Replacements (Fee based on value of work) | \$40.00 for the 1 st \$1,000.00 of value plus \$4.00 for each additional \$1,000.00 of value or fraction thereof.* |
| C. | Gas Piping | \$40.00 flat fee |
| D. | Others (boilers, refrigeration, vent hoods, duct work (only), water heaters, all other installations) | \$40.00 for the 1 st \$1,000.00 of value plus \$4.00 for each additional \$1,000.00 of value or fraction thereof.* |

*Valuation for the purpose of determining permit fees shall be established by the itemized valuation, including all equipment, material, and labor bid by the contractor, as embodied in the actual contract between the parties.