



**Mayor & Board of Aldermen  
SPECIAL CALL MEETING**

**Thursday, June 4, 2026 @ 10:15 AM**

**Location: City Hall Boardroom - 1018 Porter Avenue - Ocean Springs, MS 39564**

**The object of the meeting will be any matters pertaining to:**

1. Adoption of 2024 International Building Codes and Related Local Amendments
2. Executive Session: Purchase of Land, Lease of Land, and Litigation Update — Garriga

**ORDINANCE 2026 - DRAFT**

**AN ORDINANCE ADOPTING THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE; REPEALING ORDINANCE NO. 2018-22; ADOPTING LOCAL AMENDMENTS; AND FOR RELATED PURPOSES.**

**WHEREAS**, the City of Ocean Springs, Mississippi, previously adopted the 2018 Edition of the International Fire Code through Ordinance No. 2018-22; and

**WHEREAS**, the Mayor and Board of Aldermen find it necessary and desirable to adopt the most current edition of the International Fire Code to promote the public health, safety, and welfare of the citizens of Ocean Springs; and

**WHEREAS**, the Building Department has recommended adoption of the 2024 Edition of the International Fire Code with certain local amendments deemed appropriate for application within the City;

**NOW, THEREFORE, BE IT ORDAINED** BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OCEAN SPRINGS, MISSISSIPPI, AS FOLLOWS:

**SECTION 1.** That the City of Ocean Springs, Mississippi, does hereby adopt the 2024 Edition of the International Fire Code, including all Appendix Chapters as published by the International Code Council, for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials, and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions, and terms of said Fire Code on file in the office of the Building Official for the City of Ocean Springs, Mississippi, are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions, and changes prescribed in Section 2 of this Ordinance.

**SECTION 2.** The local amendments to the 2024 Edition of the International Fire Code adopted herein are hereby incorporated as part of the City's fire code requirements.

**SECTION 3.** That Ordinance No. 2018-22 entitled "An Ordinance Adopting the 2018 Edition of the International Fire Code " and all other ordinances or parts of laws in conflict herewith are hereby repealed.

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### SECTION 4. LOCAL AMENDMENTS TO THE 2024 INTERNATIONAL FIRE CODE.

The following provisions of the 2024 Edition of the International Fire Code including Appendix Chapters as published by the International Code Council are hereby amended as follows:

- A. **101.1 Title.** These regulations shall be known as the Fire Code of the City of Ocean Springs hereinafter referred to as “this code.”
- B. **103.1 Creation of agency.** The Ocean Springs Fire Department is hereby created and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.
- C. **113.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor and shall be punishable as such. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
- D. **114.4 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 to remove a violation or unsafe condition, shall be liable to a fine of not less than \$100.00 or more than \$1,000.00.
- E. **1015.8 Window openings.** Windows in Group R-2 and R-3 buildings including dwelling units, where the bottom of the clear opening of an operable window is located less than 24 inches (610 mm) above the finished floor and more than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, shall comply with one of the following:
  - 1. Where the bottom of the clear opening of the window is located more than 72-inches (1829 mm) and less than 75 feet (22 860 mm) above the finished grade or other surface below on the exterior of the building, the window shall comply with one of the following:
    - 1.1. Operable windows where the openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position, provided that the opening is not required for emergency escape or rescue.

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- 1.2. Operable windows where the openings are provided with window fall prevention devices that comply with ASTM F2090.
  - 1.3. Operable windows where the openings are provided with window opening control devices that comply with ASTM F2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section 1031.3.1 for emergency escape and rescue openings.
2. Where the bottom of the clear opening of the window is located 75 feet (22,860 mm) or more above the finished grade or other surface below on the exterior of the building, the window shall comply with one of the following:
    - 2.1. Operable windows where the openings are provided with window fall prevention devices that comply with ASTM F2090.
    - 2.2. Operable windows where the openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position.
    - 2.3. Window fall prevention devices that comply with ASTM F2006.

**F. Appendix A amendments:**

**A101.3 Membership of board.** The Building Board of Adjustment and Appeals shall serve as the board of appeals for this code and operate under the provisions detailed in the Building Code of the City of Ocean Springs.

Delete in entirety Sections **A101.3.1** through **A101.8**.

**SECTION 5.** If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 6.** Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, any rights acquired, liabilities incurred, or causes of action existing under any ordinance hereby repealed.

**SECTION 7.** Nothing in this Ordinance shall be construed to impose liability upon the City of Ocean Springs for damages to persons or property resulting from defective fire protection systems,

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equipment, or work, nor shall the City be deemed to have assumed such liability by reason of inspections or approvals conducted pursuant to this Ordinance.

**SECTION 8.** Upon adoption, the City Clerk shall record this Ordinance in the official Book of Ordinances and publish the same in the manner allowed pursuant to Mississippi Code Section 21-17-19.

**SECTION 9.** This Ordinance shall become effective thirty (30) days after its final passage and adoption.

The above Ordinance having been first reduced to writing, the vote was as follows:

Alderman Hinton	Voted	_____
Alderman Tillis	Voted	_____
Alderman Stennis	Voted	_____
Alderman Wade	Voted	_____
Alderman Pfeiffer	Voted	_____
Alderman Blackman	Voted	_____
Alderman Messenger	Voted	_____

**BY ORDER OF THE MAYOR AND BOARD OF ALDERMAN** of the City of Ocean Springs, Mississippi, on this the \_\_\_ day of June 2026.

\_\_\_\_\_  
**MAYOR COX**

\_\_\_\_\_  
**CITY CLERK MILLARD**

**ORDINANCE 2026 - DRAFT**

**AN ORDINANCE ADOPTING THE 2024 EDITION OF THE INTERNATIONAL FUEL GAS CODE; REPEALING ORDINANCE NO. 2018-18; ADOPTING LOCAL AMENDMENTS; AND FOR RELATED PURPOSES.**

**WHEREAS**, the City of Ocean Springs, Mississippi, previously adopted the 2018 Edition of the International Fuel Gas Code through Ordinance No. 2018-18; and

**WHEREAS**, the Mayor and Board of Aldermen find it necessary and desirable to adopt the most current edition of the International Fuel Gas Code to promote the public health, safety, and welfare of the citizens of Ocean Springs; and

**WHEREAS**, the Building Department has recommended adoption of the 2024 Edition of the International Fuel Gas Code with certain local amendments deemed appropriate for application within the City;

**NOW, THEREFORE, BE IT ORDAINED** BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OCEAN SPRINGS, MISSISSIPPI, AS FOLLOWS:

**SECTION 1.** That the City of Ocean Springs, Mississippi, does hereby adopt the 2024 Edition of the International Fuel Gas Code, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use, or maintenance of fuel gas systems in the City of Ocean Springs, Mississippi; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Fuel Gas Code on file in the office of the Building Official for the City of Ocean Springs, Mississippi, are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions, and changes prescribed in Section 2 of this Ordinance.

**SECTION 2.** The local amendments to the 2024 Edition of the International Fuel Gas Code adopted herein are hereby incorporated as part of the City's fuel gas code requirements.

**SECTION 3.** That Ordinance No. 2018-18 entitled "An Ordinance Adopting the 2018 Edition of the International Fuel Gas Code " and all other ordinances or parts of laws in conflict herewith are hereby repealed.

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### SECTION 4. LOCAL AMENDMENTS TO THE 2024 INTERNATIONAL FUEL GAS CODE.

The following provisions of the 2024 Edition of the International Fuel Gas Code including Appendix Chapters (Appendix A- Sizing and Capacity of Gas Piping; Appendix B - Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category 1 Appliances and Appliances Listed for Use with Type B Vents; Appendix C- Recommended Procedure for Safety Inspection of an Existing Appliance Installation) are hereby amended as follows:

- A.** Section (A) 101.1 Title. These regulations shall be known as the Fuel Gas Code of the City of Ocean Springs, Mississippi, hereinafter referred to as "this code."
  
- B.** Section (A) 103.1 Creation of agency. The City of Ocean Springs Building Department is hereby created and the official in charge thereof shall be known as the Building Official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.
  
- C.** Section (A) 108.6 Refunds. The Building Official shall authorize the refunding of fees as follows:
  - 1. The full amount of any fee paid hereunder which was erroneously paid or collected.
  - 2. The full amount of the permit fee when no work has been done and no inspections have been made under a permit issued in accordance with this code.The building official shall not authorize the refunding of any fee paid, except upon written application filed by the original applicant not later than 180 days after the date of fee payment.
  
- D.** Section (A) 113.4 Violation Penalties. Persons who shall violate a provision of this code, fail to comply with any of the requirements thereof or erect, install, alter or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be liable to a fine of up to five (5) times the normal permit fee. Additional violations may be referred to City Court for additional penalties/fines.

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**E.** Section (A) 114.4 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 to remove a violation or unsafe condition, shall be liable for a fine of not less than \$100.00 or more than \$1,000.00

**SECTION 5.** If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 6.** Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, any rights acquired, liabilities incurred, or causes of action existing under any ordinance hereby repealed.

**SECTION 7.** Nothing in this Ordinance shall be construed to impose liability upon the City of Ocean Springs for damages to persons or property resulting from defective fuel gas work, nor shall the City be deemed to have assumed such liability by reason of inspections or approvals conducted pursuant to this Ordinance.

**SECTION 8.** Upon adoption, the City Clerk shall record this Ordinance in the official Book of Ordinances and publish the same in the manner allowed pursuant to Mississippi Code Section 21-17-19.

**SECTION 9.** This Ordinance shall become effective thirty (30) days after its final passage and adoption.

The above Ordinance having been first reduced to writing, the vote was as follows:

Alderman Hinton	Voted	_____
Alderman Tillis	Voted	_____
Alderman Stennis	Voted	_____
Alderman Wade	Voted	_____
Alderman Pfeiffer	Voted	_____
Alderman Blackman	Voted	_____
Alderman Messenger	Voted	_____

**ORDINANCE 2026 - DRAFT**

**BY ORDER OF THE MAYOR AND BOARD OF ALDERMAN** of the City of Ocean Springs, Mississippi, on this the \_\_\_\_ day of June 2026.

\_\_\_\_\_  
**MAYOR COX**

\_\_\_\_\_  
**CITY CLERK MILLARD**

**ORDINANCE 2026 - DRAFT**

**AN ORDINANCE ADOPTING THE 2024 EDITION OF THE INTERNATIONAL MECHANICAL CODE; REPEALING ORDINANCE NO. 2018-23; ADOPTING LOCAL AMENDMENTS; AND FOR RELATED PURPOSES.**

**WHEREAS**, the City of Ocean Springs, Mississippi, previously adopted the 2018 Edition of the International Mechanical Code through Ordinance No. 2018-23; and

**WHEREAS**, the Mayor and Board of Aldermen find it necessary and desirable to adopt the most current edition of the International Mechanical Code to promote the public health, safety, and welfare of the citizens of Ocean Springs; and

**WHEREAS**, the Building Department has recommended adoption of the 2024 Edition of the International Mechanical Code with certain local amendments deemed appropriate for application within the City;

**NOW, THEREFORE, BE IT ORDAINED** BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OCEAN SPRINGS, MISSISSIPPI, AS FOLLOWS:

**SECTION 1.** That the City of Ocean Springs, Mississippi, does hereby adopt the 2024 Edition of the International Mechanical Code, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use, or maintenance of mechanical systems in the City of Ocean Springs, Mississippi; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Mechanical Code on file in the office of the Building Official for the City of Ocean Springs, Mississippi, are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions, and changes prescribed in Section 2 of this Ordinance.

**SECTION 2.** The local amendments to the 2024 Edition of the International Mechanical Code adopted herein are hereby incorporated as part of the City's mechanical code requirements.

**SECTION 3.** That Ordinance No. 2018-23 entitled "An Ordinance Adopting the 2018 Edition of the International Mechanical Code " and all other ordinances or parts of laws in conflict herewith are hereby repealed.

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### SECTION 4. LOCAL AMENDMENTS TO THE 2024 INTERNATIONAL MECHANICAL CODE.

The following provisions of the 2024 Edition of the International Mechanical Code including Appendix Chapters (Appendix A- Chimney Connector Pass - Throughs.) are hereby amended as follows:

- A. Section (A) 101.1 Title. These regulations shall be known as the Mechanical Code of the City of Ocean Springs, Mississippi, hereinafter referred to as "this code."
- B. Section (A) 103.1 Creation of agency. The City of Ocean Springs Building Department is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.
- C. Section (A) 105.2 Permits not required. Omit under this section item number 4 complete as listed. (Permits will be required for the previously listed item.)
- D. Section (A) 108.6 Refunds. The Building Official shall authorize the refunding of fees as follows:
  - 1. The full amount of any fee paid hereunder which was erroneously paid or collected.
  - 2. The full amount of the permit fee paid when no work has been done, and no inspections have been done under a permit issued in accordance with this code.The Building Official shall not authorize the refunding of any fee paid, except upon written application filed by the original applicant not later than 180 days after the date of fee payment.
- E. Section (A) 114.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be liable to a fine of up to five (5) times the normal permit fee.

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- F.** Section (A) 115.4 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 to remove a violation or unsafe condition, shall be subject to fines of not less than \$100.00 or more than \$1,000.00.
  
- G.** Section 1109.2.5 Refrigerant Pipe Shafts: Remove “using Group A-1 refrigerant” from exception #2
  
- H.** Section 1109.2.7 Pipe Identification: add exception: for refrigeration systems used in residential occupancies serving only a single-family dwelling unit or sleeping unit pipe identification shall not be required.
  
- I.** Section 1109.3.2 Shaft Ventilation: Add: for refrigeration systems used in residential occupancies serving only a single-family dwelling unit or sleeping unit, shaft ventilation shall not be required where the pipe or tube is continuous without fittings in the shaft.

**SECTION 5.** If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 6.** Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, any rights acquired, liabilities incurred, or causes of action existing under any ordinance hereby repealed.

**SECTION 7.** Nothing in this Ordinance shall be construed to impose liability upon the City of Ocean Springs for damages to property or person caused by defects in mechanical systems or equipment, nor shall the City be deemed to have assumed such liability by reason of inspections or approvals conducted pursuant to this Ordinance.

**SECTION 8.** Upon adoption, the City Clerk shall record this Ordinance in the official Book of Ordinances and publish the same in the manner allowed pursuant to Mississippi Code Section 21-17-19.

**SECTION 9.** This Ordinance shall become effective thirty (30) days after its final passage and adoption.

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The above Ordinance having been first reduced to writing, the vote was as follows:

Alderman Hinton	Voted	_____
Alderman Tillis	Voted	_____
Alderman Stennis	Voted	_____
Alderman Wade	Voted	_____
Alderman Pfeiffer	Voted	_____
Alderman Blackman	Voted	_____
Alderman Messenger	Voted	_____

**BY ORDER OF THE MAYOR AND BOARD OF ALDERMAN** of the City of Ocean Springs, Mississippi, on this the \_\_\_\_ day of June 2026.

\_\_\_\_\_  
**MAYOR COX**

\_\_\_\_\_  
**CITY CLERK MILLARD**

## **ORDINANCE 2026 - DRAFT**

### **AN ORDINANCE ADOPTING THE 2024 EDITION OF THE INTERNATIONAL PLUMBING CODE; REPEALING ORDINANCE NO. 2018-19; ADOPTING LOCAL AMENDMENTS; AND FOR RELATED PURPOSES.**

**WHEREAS**, the City of Ocean Springs, Mississippi, previously adopted the 2018 Edition of the International Plumbing Code through Ordinance No. 2018-19; and

**WHEREAS**, the Mayor and Board of Aldermen find it necessary and desirable to adopt the most current edition of the International Plumbing Code to promote the public health, safety, and welfare of the citizens of Ocean Springs; and

**WHEREAS**, the Building Department has recommended adoption of the 2024 Edition of the International Plumbing Code with certain local amendments deemed appropriate for application within the City;

**NOW, THEREFORE, BE IT ORDAINED** BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OCEAN SPRINGS, MISSISSIPPI, AS FOLLOWS:

**SECTION 1.** That the City of Ocean Springs, Mississippi, does hereby adopt the 2024 Edition of the International Plumbing Code, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use, or maintenance of plumbing systems in the City of Ocean Springs, Mississippi; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Plumbing Code on file in the office of the Building Official for the City of Ocean Springs, Mississippi, are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions, and changes prescribed in Section 2 of this Ordinance.

**SECTION 2.** The local amendments to the 2024 Edition of the International Plumbing Code adopted herein are hereby incorporated as part of the City's plumbing code requirements.

**SECTION 3.** That Ordinance No. 2018-19 entitled "An Ordinance Adopting the 2018 Edition of the International Plumbing Code " and all other ordinances or parts of laws in conflict herewith are hereby repealed.

## ORDINANCE 2026 - DRAFT

### SECTION 4. LOCAL AMENDMENTS TO THE 2024 INTERNATIONAL PLUMBING CODE.

The following provisions of the 2024 Edition of the International Plumbing Code including Appendix Chapters (Appendix B - Rates of rainfall for various Cities; Appendix C- Structural Safety; Appendix D - Degree Day and Design Temperatures; Appendix - E Sizing of Water Piping System) are hereby amended as follows:

- A. Section (A) 101.1 Title. These regulations shall be known as the Plumbing Code of the City of Ocean Springs hereinafter referred to as "this code."
- B. Section (A) 103.1 Creation of Agency. The City of Ocean Springs Building Department is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.
- C. Section (A) 108.6 Refunds. The building official shall authorize the refunding of fees as follows:
  - 1. The full amount of any permit fee paid hereunder which was erroneously paid or collected.
  - 2. The full amount of the permit fee paid when no work has been done, and inspections have not been made under a permit issued in accordance with this code.The building official shall not authorize the refunding of any fee paid except upon written application filed by the original applicant not later than 180 days after the date of fee payment.
- D. Section (A) 114.4 Violation Penalties. Any person who shall violate a provision of this code or fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be liable to a fine of up to five (5) times the permit fee.
- E. Section (A) 115.4 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 to remove a violation or unsafe condition, shall be subject to fines not less \$100.00 nor more than \$1,000.00.
- F. Section 403.2 Separate Facilities Exception #2 Separate Toilet Facilities. Change: 15 occupant load to 30 occupant load.

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**G.** Section 403.5 Drinking Fountain. Add: where drinking fountains are required, water bottles may be substituted.

**H.** Section 504.7.2 Pan drain termination. The pan drain shall extend full size and terminate over a suitably located indirect waste receptor or floor drain or extend to the exterior of the building and terminate not less than 6 inches and not more than 6 inches above the adjacent ground Surface. Where a pan drain was not previously installed, a pan drain shall not be required for a replacement water heater installation.

**SECTION 5.** If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 6.** Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, any rights acquired, liabilities incurred, or causes of action existing under any ordinance hereby repealed.

**SECTION 7.** Nothing in this Ordinance shall be construed to impose liability upon the City of Ocean Springs for damages to persons or property resulting from defective plumbing work, nor shall the City be deemed to have assumed such liability by reason of inspections or approvals conducted pursuant to this Ordinance.

**SECTION 8.** Upon adoption, the City Clerk shall record this Ordinance in the official Book of Ordinances and publish the same in the manner allowed pursuant to Mississippi Code Section 21-17-19.

**SECTION 9.** This Ordinance shall become effective thirty (30) days after its final passage and adoption.

The above Ordinance having been first reduced to writing, the vote was as follows:

Alderman Hinton	Voted	_____
Alderman Tillis	Voted	_____
Alderman Stennis	Voted	_____
Alderman Wade	Voted	_____
Alderman Pfeiffer	Voted	_____
Alderman Blackman	Voted	_____

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Alderman Messenger          Voted          \_\_\_\_\_

**BY ORDER OF THE MAYOR AND BOARD OF ALDERMAN** of the City of Ocean Springs, Mississippi, on this the \_\_\_\_ day of June 2026.

\_\_\_\_\_  
**MAYOR COX**

\_\_\_\_\_  
**CITY CLERK MILLARD**

**ORDINANCE 2026 - DRAFT**

**AN ORDINANCE ADOPTING THE 2024 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE; REPEALING ORDINANCE NO. 2018-20; ADOPTING LOCAL AMENDMENTS; AND FOR RELATED PURPOSES.**

**WHEREAS**, the City of Ocean Springs, Mississippi, previously adopted the 2018 Edition of the International Property Maintenance Code through Ordinance No. 2018-20; and

**WHEREAS**, the Mayor and Board of Aldermen find it necessary and desirable to adopt the most current edition of the International Property Maintenance Code to promote the public health, safety, and welfare of the citizens of Ocean Springs; and

**WHEREAS**, the Building Department has recommended adoption of the 2024 Edition of the International Property Maintenance Code with certain local amendments deemed appropriate for application within the City;

**NOW, THEREFORE, BE IT ORDAINED** BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OCEAN SPRINGS, MISSISSIPPI, AS FOLLOWS:

**SECTION 1.** That the City of Ocean Springs, Mississippi, does hereby adopt the 2024 Edition of the International Property Maintenance Code, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use, or maintenance of property in the City of Ocean Springs, Mississippi; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Property Maintenance Code on file in the office of the Building Official for the City of Ocean Springs, Mississippi, are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions, and changes prescribed in Section 2 of this Ordinance.

**SECTION 2.** The local amendments to the 2024 Edition of the International Property Maintenance Code adopted herein are hereby incorporated as part of the City's property maintenance code requirements.

**SECTION 3.** That Ordinance No. 2018-20 entitled "An Ordinance Adopting the 2018 Edition of the International Property Maintenance Code " and all other ordinances or parts of laws in conflict herewith are hereby repealed.

## **ORDINANCE 2026 - DRAFT**

### **SECTION 4. LOCAL AMENDMENTS TO THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE.**

The following provisions of the 2024 Edition of the International Property Maintenance Code are hereby amended as follows:

- A.** Section (A) 101.1 Title. These regulations shall be known as the Property Maintenance Code of the City of Ocean Springs hereinafter referred to as "this code."
  
- B.** Section (A) 103.1 Creation of agency. The City of Ocean Springs Building Department is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.
  
- C.** Section (A) 103.2 Appointment. The building official shall be appointed by the chief appointing authority of the jurisdiction.
  
- D.** Section (A) 103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with concurrence of the appointing authority, the building official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the building official.
  
- E.** Section (A) 104.2 Refunds. The building official shall authorize the refunding of fees as follows:
  - 1. The full amount of any fee paid hereunder which was erroneously paid or collected.
  - 2. The full amount of the permit fee paid when no work has been done, and no inspections have been under a permit issued in accordance with this code.

The building official shall not authorize the refunding of any fee paid, except upon written application filed by the original applicant no later than 180 days after the date of fee payment.

- F.** Section (A) 108.4 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 to

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remove a violation or unsafe condition, shall be liable in accordance with Mississippi Code Section 21-19-11 and fines or fees as required by City Judge or Mayor and Board of Aldermen.

**G.** Section 302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the cost of such removal shall be paid by the owner or agent responsible for the property.

**H.** Section 304.14 Insect screens. During the period from April 1st to September 30th every door, window and other outside opening required for ventilation of habitable rooms, food preparation area, food service area or any area where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with an approved tightly fitting screens of minimum 16 mesh per inch ( 16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

**I.** Section 602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1st to March 31st to maintain a minimum temperature of 68 degrees F (20 degrees C) in all habitable rooms, bathrooms and toilet rooms.

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Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be indicated in Appendix D of the International Plumbing Code.
2. In areas where the average monthly temperature is above 30 degrees F (1 degree C), a minimum temperature of 65 degrees F (18 degrees C) shall be maintained.

**J. Section 602.4 Occupied Workspaces.** Indoor occupied workspaces shall be supplied with heat during the period from October 1st to March 31st to maintain a minimum temperature of 65 degrees F (18 degrees C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

**K. Section 603.7 HVAC Requirements.** The following section is hereby added to the Property Maintenance Code:

Every owner and operator of any building who rents, leases, or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish HVAC to the occupants thereof shall supply HVAC during the period from July 1st to September 30th to maintain a maximum temperature of 78 degrees F (26 degrees C) in all habitable rooms, bathrooms, and toilet rooms.

**SECTION 5.** If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 6.** Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, any rights acquired, liabilities incurred, or causes of action existing under any ordinance hereby repealed.

**ORDINANCE 2026 - DRAFT**

**SECTION 7.** Nothing in this Ordinance shall be construed to impose liability upon the City of Ocean Springs for damages to persons or property resulting from conditions regulated by the Property Maintenance Code, nor shall the City be deemed to have assumed such liability by reason of inspections or approvals conducted pursuant to this Ordinance.

**SECTION 8.** Upon adoption, the City Clerk shall record this Ordinance in the official Book of Ordinances and publish the same in the manner allowed pursuant to Mississippi Code Section 21-17-19.

**SECTION 9.** This Ordinance shall become effective thirty (30) days after its final passage and adoption.

The above Ordinance having been first reduced to writing, the vote was as follows:

Alderman Hinton	Voted	_____
Alderman Tillis	Voted	_____
Alderman Stennis	Voted	_____
Alderman Wade	Voted	_____
Alderman Pfeiffer	Voted	_____
Alderman Blackman	Voted	_____
Alderman Messenger	Voted	_____

**BY ORDER OF THE MAYOR AND BOARD OF ALDERMAN** of the City of Ocean Springs, Mississippi, on this the \_\_\_\_ day of June 2026.

\_\_\_\_\_  
**MAYOR COX**

\_\_\_\_\_  
**CITY CLERK MILLARD**

**ORDINANCE 2026 - DRAFT**

**AN ORDINANCE ADOPTING THE 2024 EDITION OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE; AND FOR RELATED PURPOSES.**

**WHEREAS**, the Mayor and Board of Aldermen find it necessary and desirable to adopt the most current edition of the International Swimming Pool and Spa Code to promote the public health, safety, and welfare of the citizens of Ocean Springs; and

**WHEREAS**, the Building Department has recommended adoption of the 2024 International Swimming Pool and Spa Code with certain local amendments deemed appropriate for application within the City;

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OCEAN SPRINGS, MISSISSIPPI, AS FOLLOWS:**

**SECTION 1.** That the City of Ocean Springs, Mississippi, does hereby adopt the 2024 International Swimming Pool and Spa Code, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use, or maintenance of swimming pools and spas in the City of Ocean Springs, Mississippi; providing for the issuance of permits and collection of fees therefore and each and all of the regulations, provisions, penalties, conditions, and terms of said Swimming Pool and Spa Code on file in the office of the Building Official for the City of Ocean Springs, Mississippi, are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions, and changes prescribed in Section 2 of this Ordinance.

**SECTION 2. LOCAL AMENDMENTS TO THE 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE.**

The following provisions of the 2024 International Swimming Pool and Spa Code are hereby amended as follows:

**Section [A] 101.1 Title.** These regulations shall be known as the Swimming Pool and Spa code of the City of Ocean Springs hereinafter referred to as "this code."

**Section [A] 103.1 Creation of Agency.** The City of Ocean Springs Building Department is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

**ORDINANCE 2026 - DRAFT**

**Section [A] 113.4 Violation penalties.** Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or shall erect, install, alter or repair a pool or spa in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provision of this code, shall be subject to fines of up to five (5) times normal permit fee.

**Section 305.4** Structure wall as a barrier. Delete this section

**SECTION 3.** If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 4.** Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, any rights acquired, liabilities incurred or causes of action existing under any ordinance hereby repealed.

**SECTION 5.** Nothing in this Ordinance shall be construed to impose liability upon the City of Ocean Springs for damages to persons or property resulting from defective construction, installation, alteration, repair, or maintenance of swimming pools and spas, nor shall the City be deemed to have assumed such liability by reason of inspections or approvals conducted pursuant to this Ordinance.

**SECTION 6.** Upon adoption, the City Clerk shall record this Ordinance in the official Book of Ordinances and publish the same in the manner allowed pursuant to Mississippi Code Section 21-17-19.

**SECTION 7.** This Ordinance shall become effective thirty (30) days after its final passage and adoption.

The above Ordinance having been first reduced to writing, the vote was as follows:

Alderman Hinton	Voted	_____
Alderman Tillis	Voted	_____
Alderman Stennis	Voted	_____
Alderman Wade	Voted	_____

**ORDINANCE 2026 - DRAFT**

Alderman Pfeiffer	Voted	_____
Alderman Blackman	Voted	_____
Alderman Messenger	Voted	_____

**BY ORDER OF THE MAYOR AND BOARD OF ALDERMAN** of the City of Ocean Springs, Mississippi, on this the \_\_\_\_ day of June 2026.

\_\_\_\_\_  
**MAYOR COX**

\_\_\_\_\_  
**CITY CLERK MILLARD**

**ORDINANCE NO. 2026-DRAFT**

**AN ORDINANCE ADOPTING THE 2024 EDITION OF THE INTERNATIONAL BUILDING CODE; REPEALING ORDINANCE NO. 2018-21; ADOPTING LOCAL AMENDMENTS; AND FOR RELATED PURPOSES.**

**WHEREAS**, the City of Ocean Springs, Mississippi, previously adopted the 2018 Edition of the International Building Code through Ordinance No. 2018-21; and

**WHEREAS**, the Mayor and Board of Aldermen find it necessary and desirable to adopt the most current edition of the International Building Code to promote the public health, safety, and welfare of the citizens of Ocean Springs; and

**WHEREAS**, the Building Department has recommended adoption of the 2024 Edition of the International Building Code with certain local amendments deemed appropriate for application within the City;

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OCEAN SPRINGS, MISSISSIPPI, AS FOLLOWS:**

**SECTION 1.** That the City of Ocean Springs, Mississippi, does hereby adopt the 2024 Edition of the International Building Code with all Appendix Chapters excluding Appendix A (Employee Qualifications), Appendix L (Earthquake Recording Instrument), and Appendix M (Tsunami-Generated Flood Hazard), as published by the International Code Council, together with all regulations, provisions, penalties, conditions, and terms thereof, on file in the office of the Building Official of the City of Ocean Springs, Mississippi, which are hereby referred to, adopted, and made a part hereof as if fully set out in this Ordinance, with the additions, insertions, deletions, and changes prescribed in **Section 4** of this Ordinance.

**SECTION 2.** The local amendments to the 2024 Edition of the International Building Code adopted herein are hereby incorporated as part of the City’s building code requirements.

**SECTION 3.** That Ordinance No. 2018-21 entitled “**An Ordinance Adopting the 2018 Edition of the International Building Code**” and all other ordinances or parts of laws in conflict herewith are hereby repealed.

**SECTION 4. LOCAL AMENDMENTS TO THE 2024 INTERNATIONAL BUILDING CODE.**

## ORDINANCE NO. 2026-DRAFT

The following provisions of the 2024 International Building Code are hereby amended as follows:

### **A. Section [A] 101.1 – Title.**

These regulations shall be known as the **Building Code of the City of Ocean Springs**, hereinafter referred to as “this code.”

### **B. Section [A] 103.1 – Creation of Enforcement Agency.**

The Ocean Springs Building Department is hereby created and the official in charge thereof shall be known as the **building official**. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

### **C. Section [A] 105.2 – Work Exempt from Permit.**

Omit under the section entitled “**Building**” Item Nos. 1, 2, 4, 5, 6, and 10 completely as listed. Permits shall be required for these previously exempted items.

Omit under the section entitled “**Mechanical**” Item No. 4 completely as listed. A permit shall be required for the previously exempted item.

### **D. Section [A] 114.4 – Violation Penalties.**

Any person who violates a provision of this code or fails to comply with any requirement thereof, or who erects, constructs, alters, or repairs a building or structure in violation of approved construction documents, directives of the building official, or permits or certificates issued under the provisions of this code, shall be subject to fines of up to five (5) times the normal permit fee.

### **E. Section 420.4 – Automatic Sprinkler Systems in Group R Units.**

See amendments to Chapter 9 for fire sprinkler requirements for Group R occupancies.

### **F. Section 903.2.1.2 Exception No. 2 – Fire Sprinklers Required for Group A-5.**

Change occupant load from 100 to 300.

### **G. Section 903.2.1.5 – Fire Sprinklers Required for Group A-5.**

## ORDINANCE NO. 2026-DRAFT

Change 1,000 square feet to 5,000 square feet.

### **H. Section 903.2.1.6 – Fire Sprinklers Required for Assembly Occupancies on Roofs.**

Change occupant load from 100 to 300 for Group A-2 occupancies.

### **I. Section 903.2.8 – Fire Sprinklers in Group R.**

Add the following exceptions:

1. Fire sprinklers are not required in R-2 apartment buildings containing four (4) or fewer units and two (2) stories or less in height if a one-hour fire partition in accordance with Section 708 is provided between all dwelling units.
2. Fire sprinklers are not required in R-3 one- and two-family dwellings.

### **J. Section 903.2.9.4 – Fire Sprinklers Required for Group S-1 Used for Storage of Upholstered Furniture or Mattresses.**

Change to: used primarily for the storage of upholstered furniture or mattresses and change 2,500 square feet to 5,000 square feet.

### **K. Section 1015.1 – Guards.**

Change 72 inches to 20 feet.

### **L. Section 1015.2 – Required Guard Locations.**

Remove “equipment platforms.”

### **M. Section 1015.6 – Guard for Mechanical Equipment Service.**

Change 10 feet to 4 feet provided the walking surface is less than 20 feet above the surface below. Change 30 inches to 72 inches.

### **N. Section 1015.7 – Roof Access.**

Change 10 feet to 4 feet provided the walking surface is less than 20 feet above the surface below. Change 30 inches to 72 inches.

### **O. Section 1015.8 – Window Openings.**

**ORDINANCE NO. 2026-DRAFT**

Change 36 inches to 24 inches.

**P. Section 1507.4.3 – Material Standard.**

No metal roof material shall be allowed with a gauge thickness less than 26-gauge on commercial applications.

**SECTION 5.** If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 6.** Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, any rights acquired, liabilities incurred, or causes of action existing under any ordinance hereby repealed.

**SECTION 7.** This Ordinance shall not be construed to affect the responsibility or liability of any party building, rebuilding, altering, repairing, or constructing any building or structure for damages to property or persons caused by defects therein, nor shall the City of Ocean Springs be deemed to have assumed such liability by reason of inspections, reinspections, approvals, or disapprovals conducted pursuant to this Ordinance.

**SECTION 8.** Upon adoption, the City Clerk shall record this Ordinance in the official Book of Ordinances and publish the same in the manner allowed pursuant to Mississippi Code Section 21-17-19.

**SECTION 9.** This Ordinance shall become effective thirty (30) days after its final passage and adoption.

The above Ordinance having been first reduced to writing, the vote was as follows:

Alderman Hinton	Voted	_____
Alderman Tillis	Voted	_____
Alderman Stennis	Voted	_____
Alderman Wade	Voted	_____
Alderman Pfeiffer	Voted	_____

**ORDINANCE NO. 2026-DRAFT**

Alderman Blackman	Voted	_____
Alderman Messenger	Voted	_____

**BY ORDER OF THE MAYOR AND BOARD OF ALDERMAN** of the City of Ocean Springs, Mississippi, on this the \_\_\_\_ day of June 2026.

\_\_\_\_\_  
**MAYOR COX**

\_\_\_\_\_  
**CITY CLERK MILLARD**

**ORDINANCE 2026 - DRAFT**

**AN ORDINANCE ADOPTING THE 2023 EDITION OF THE NATIONAL ELECTRICAL CODE; REPEALING ORDINANCE NO. 2018-16; ADOPTING LOCAL AMENDMENTS; AND FOR RELATED PURPOSES.**

**WHEREAS**, the City of Ocean Springs, Mississippi, previously adopted the 2017 Edition of the National Electrical Code through Ordinance No. 2018-16; and

**WHEREAS**, the Mayor and Board of Aldermen find it necessary and desirable to adopt the most current edition of the National Electrical Code to promote the public health, safety, and welfare of the citizens of Ocean Springs; and

**WHEREAS**, the Building Department has recommended adoption of the 2023 Edition of the National Electrical Code with certain local amendments deemed appropriate for application within the City;

**NOW, THEREFORE, BE IT ORDAINED** BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OCEAN SPRINGS, MISSISSIPPI, AS FOLLOWS:

**SECTION 1.** That the City of Ocean Springs, Mississippi, does hereby adopt the 2023 Edition of the National Electrical Code, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use, or maintenance of electrical systems in the City of Ocean Springs, Mississippi; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Electrical Code on file in the office of the Building Official for the City of Ocean Springs, Mississippi, are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions, and changes prescribed in Section 2 of this Ordinance.

**SECTION 2.** The local amendments to the 2023 National Electrical Code adopted herein are hereby incorporated as part of the City's electrical code requirements.

**SECTION 3.** That Ordinance No. 2018-16 entitled "An Ordinance Adopting the 2017 Edition of the National Electrical Code" and all other ordinances or parts of laws in conflict herewith are hereby repealed.

**SECTION 4. LOCAL AMENDMENTS TO THE 2023 NATIONAL ELECTRICAL CODE.**  
The following provisions of the 2023 National Electrical Code are hereby amended as follows:

## ORDINANCE 2026 - DRAFT

### **A. Section 210.8 – Ground-Fault Circuit-Interrupter Protection for Personnel.**

1. Section 210.8(A)(2) is amended to provide that GFCI protection shall not be required for receptacles installed in residential garage ceilings and utilized exclusively for garage door openers.
2. Section 210.8(A)(6) is amended to provide that GFCI protection for kitchen receptacles shall be required only where the receptacles are installed to serve countertop spaces or within 6 feet of a water source.

### **B. Section 210.8(D) – Specific Appliances Requiring GFCI Protection.**

GFCI protection shall not be required for:

- (8) Electric ranges;
- (9) Wall-mounted ranges;
- (11) Clothes dryers; and
- (12) Microwave ovens;

unless specifically required by the manufacturer's installation instructions to prevent damage to the appliance or to maintain warranty coverage.

**C. Section 210.12 – Arc-Fault Circuit-Interrupter Protection.** Arc-fault circuit-interrupter protection shall be required only for bedroom circuits and shall not be required in other rooms or spaces.

**D. Table 210.24(1) – Copper Conductors.** The use of 14 AWG copper conductors is prohibited. The minimum conductor size for feeders and branch circuits shall be 12 AWG copper.

**E. Table 210.24(2) – Aluminum and Copper-Clad Aluminum Conductors.** Aluminum and copper-clad aluminum conductors may be utilized only for service entrance conductors and feeders supplying distribution panels. Such conductors shall not be permitted for branch circuits.

**F. 406.12 Tamper-Resistant Receptacles.** Omitted in its entirety. Tamper-resistant receptacles shall not be required by the City of Ocean Springs.

**ORDINANCE 2026 - DRAFT**

**SECTION 5.** If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 6.** Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, any rights acquired, liabilities incurred or causes of action existing under any ordinance hereby repealed.

**SECTION 7.** Nothing in this Ordinance shall be construed to impose liability upon the City of Ocean Springs for damage to persons or property resulting from defective electrical work, nor shall the City be deemed to have assumed such liability by reason of inspections or approvals conducted pursuant to this Ordinance.

**SECTION 8.** Upon adoption, the City Clerk shall record this Ordinance in the official Book of Ordinances and publish the same in the manner allowed pursuant to Mississippi Code Section 21-17-19.

**SECTION 9.** This Ordinance shall become effective thirty (30) days after its final passage and adoption.

The above Ordinance having been first reduced to writing, the vote was as follows:

Alderman Hinton	Voted	_____
Alderman Tillis	Voted	_____
Alderman Stennis	Voted	_____
Alderman Wade	Voted	_____
Alderman Pfeiffer	Voted	_____
Alderman Blackman	Voted	_____
Alderman Messenger	Voted	_____

**BY ORDER OF THE MAYOR AND BOARD OF ALDERMAN** of the City of Ocean Springs, Mississippi, on this the \_\_\_\_ day of June 2026.

\_\_\_\_\_  
**MAYOR COX**

\_\_\_\_\_  
**CITY CLERK MILLARD**

**ORDINANCE 2026 - DRAFT**

**AN ORDINANCE ADOPTING THE 2024 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE; REPEALING ORDINANCE NO. 2018-17; ADOPTING LOCAL AMENDMENTS; AND FOR RELATED PURPOSES.**

**WHEREAS**, the City of Ocean Springs, Mississippi, previously adopted the 2018 Edition of the International Existing Building Code through Ordinance No. 2018-17; and

**WHEREAS**, the Mayor and Board of Aldermen find it necessary and desirable to adopt the most current edition of the International Existing Building Code to promote the public health, safety, and welfare of the citizens of Ocean Springs; and

**WHEREAS**, the Building Department has recommended adoption of the 2024 Edition of the International Existing Building Code with certain local amendments deemed appropriate for application within the City;

**NOW, THEREFORE, BE IT ORDAINED** BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OCEAN SPRINGS, MISSISSIPPI, AS FOLLOWS:

**SECTION 1.** That the City of Ocean Springs, Mississippi, does hereby adopt the 2024 Edition of the International Existing Building Code and all appendices and chapters as published by the International Code Council for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal, and demolition of existing structures; also providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Existing Building Code on file in the office of the Building Official of the City of Ocean Springs, Mississippi, are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions, and changes prescribed in Section 2 of this Ordinance.

**SECTION 2.** The local amendments to the 2024 International Existing Building Code adopted herein are hereby incorporated as part of the City's building code requirements.

**SECTION 3.** That Ordinance No. 2018-17 entitled "An Ordinance Adopting the 2018 Edition of the International Existing Building Code" and all other ordinances or parts of laws in conflict herewith are hereby repealed.

**SECTION 4.** LOCAL AMENDMENTS TO THE 2024 INTERNATIONAL EXISTING BUILDING CODE.

## ORDINANCE 2026 - DRAFT

The following provisions of the 2024 International Existing Building Code are hereby amended as follows:

### **A. Section [A] 101.1 – Title.**

These regulations shall be known as the Existing Building Code of the City of Ocean Springs, Mississippi, and shall be referred to herein as "this code."

### **B. Section [A] 103.1 – Creation of Agency.**

The Ocean Springs Building Department is hereby created, and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

### **C. Section [A] 105.2 – Work Exempt from Permits.**

Under the section entitled "Building," Item No. 1 is omitted. A permit shall be required for work previously exempted under this item.

### **D. Section [A] 113.4 – Violation Penalties.**

Any person who violates a provision of this code, fails to comply with any requirement thereof, or who repairs, alters, or changes the occupancy of a building or structure in violation of approved construction documents, directives of the code official, or permits or certificates issued under this code shall be subject to a fine of up to five (5) times the applicable permit fee.

**SECTION 5.** That if any section, subsection, sentence, clause, or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Mayor and Board of Aldermen of the City of Ocean Springs, Mississippi, hereby declare that they would have passed this law and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional.

**SECTION 6.** That nothing in this legislation or in the Existing Building Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this legislation.

**ORDINANCE 2026 - DRAFT**

**SECTION 7.** This ordinance shall not be construed to affect the responsibility or liability of any party building, rebuilding, altering, repairing, or otherwise working on any building or structure as set out in said Existing Building Code for damages to property or person caused by any defects therein, nor shall the City of Ocean Springs, Mississippi, be held to have assumed any such liability by reason of the inspection or reinspection authorized hereby or by reason of the approval or disapproval of any construction, building, or rebuilding.

**SECTION 8.** Upon adoption, the City Clerk shall cause this Ordinance to be recorded in the Book of Ordinances of the City of Ocean Springs, Mississippi, and published in the manner allowed pursuant to Mississippi Code Section 21-17-19.

**SECTION 9.** This Ordinance shall become effective thirty (30) days after its final passage and adoption.

The above Ordinance having first been reduced to writing, the vote was as follows:

Alderman Hinton	Voted	_____
Alderman Tillis	Voted	_____
Alderman Stennis	Voted	_____
Alderman Wade	Voted	_____
Alderman Pfeiffer	Voted	_____
Alderman Blackman	Voted	_____
Alderman Messenger	Voted	_____

**BY ORDER OF THE MAYOR AND BOARD OF ALDERMAN** of the City of Ocean Springs, Mississippi, on this the \_\_\_\_ day of June 2026.

\_\_\_\_\_  
**MAYOR COX**

\_\_\_\_\_  
**CITY CLERK MILLARD**