

# CITY OF SOUTHAVEN

*Top of Mississippi*

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Southaven, MS 38671



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## **NOTICE OF SPECIAL CALLED MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF SOUTHAVEN, MISSISSIPPI**

In accordance with Mississippi Code Annotated §21-3-21, notice is hereby given that a Special Meeting of the Mayor and Board of Aldermen of the City of Southaven shall be held on Thursday, the 27th day of February, 2020 from 10:00 AM to 12:00 PM in the City of Southaven Municipal Courtroom located at 8889 Northwest Drive, Southaven, Mississippi.

The subject matters of business (Agenda) to be acted upon at this Special Meeting are as follows, to-wit:

1. 2018 Building Code Adoption Public Hearing

This Special Meeting of the Mayor and Board of Aldermen is hereby called by the Mayor, Darren Musselwhite, on this, the 10th day of February, 2020:

A handwritten signature in blue ink, appearing to read "Darren Musselwhite", is written over a horizontal line.

Darren Musselwhite, Mayor



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**City of Southaven**  
**Department of Building Safety**  
**8710 Northwest Drive**  
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Date: January 6, 2020

To: Ordinance Committee

The following is a brief summary of our proposed adoption of the 2018 International Codes.

Included in the set of codes that we propose to adopt are:

2018 International Residential Code  
2018 International Building Code including the 2018 International Energy Conservation Code by reference.  
2018 International Fire Code  
2018 International Plumbing Code  
2018 International Mechanical Code  
2018 International Fuel Gas Code  
2017 International Electrical Code as referenced by the International Building Code  
2018 Swimming Pool and Spa Code  
2018 International Existing Building Code

There have been some changes each year to the various codes but the main focus from 2012 to 2015 and from 2015 to 2018 has been to consolidate and simplify the language and charts and make it easier to find parts that go together. The issue that is of most concern for Southaven is to address any addendums that might be of concern to our specific area. The better option is to adopt the codes in their entirety but there are things that must be considered in each area and jurisdiction and adjusted as necessary by the governing Boards.

Here are the items that we feel are most likely to create discussion from our local builders and proposed adjustments.

- 1) Adopt the Energy Conservation Code with adjustments to the residential section. Delete the requirement for door blower testing for leakage.
- 2) Adjust the R-value factor of insulation in the walls of residential buildings to remain the same as we have done in the past.
- 3) Commercial buildings will require an air-lock so that when the door is open all the conditioned air is not affected by the door being held open. There are some design alternates such as revolving doors or air curtain devices over the doors.
- 4) We are suggesting amendment of electrical requirements that are similar to that Olive Branch adopted. Arc fault breakers will be required in all occupied areas of the home. That has been expanded from bedrooms only in the past.

- 5) Ground-fault interrupters have been expanded to all rooms that might have a wet condition. We suggest eliminating the outlet for the garage door and installing a dedicated single receptacle. In addition a single dedicated receptacle can be provided in the garage for a freezer or refrigerator. All other receptacles within the garage must be ground faults.
- 6) I propose that we approach wind and seismic provisions for residential in a manner similar to what Shelby County and Olive Branch has done but more specific. Following are the items that have not been properly addressed. Our focus is wind because a significant portion of seismic is met if the wind requirements are met.
- 7) Hold-downs are to be provided in all corners to hold the walls to the slab.
- 8) The exterior walls and interior load-bearing walls must be anchored with bolts and 3 inch by 3 inch washers to attach those walls to the slab.
- 9) 18 gauge steel strapping to be installed at 48 centers across floor joist spaces to walls to connect stories together.
- 10) 18 gauge steel clips must be installed on 48 inch centers to connect roof rafter to the top plates of walls to connect the roof to the walls.
- 11) 18 gauge steel clips must provide at window and door headers to connect support the openings in the walls. 20 gauge steel plate connectors must be used to connect king or jack studs to wall plates top and bottom.
- 12) Residential plans must include all of the details necessary to determine structural stability and wind and seismic devices shall be shown on the plans to avoid them being done wrong the first time.
- 13) Brace walls 4 feet in width must be provided within 10 feet of all corners and within 20 feet of each other. Where this cannot be met or when more than one story prefabricated panels must be used. These must be shown on the plans so that the materials supplier can provide the proper materials on the front end.

Respectfully,

James S. Gentry  
Chief Building Official