

By: Senator(s) Chaney, Hewes, Morgan, Doxey, Albritton, Kirby, Moffatt, Gollott To: Insurance

SENATE BILL NO. 2807  
(As Passed the Senate)

1 AN ACT TO ENACT THE "BUILDING A SAFER AND STRONGER  
2 MISSISSIPPI ACT"; TO STATE PUBLIC POLICY FOR BUILDING CODES; TO  
3 AUTHORIZE MUNICIPALITIES AND COUNTIES TO ENFORCE THE BUILDING  
4 CODES PROVIDED IN THIS ACT; TO AUTHORIZE AGREEMENTS WITH OTHER  
5 GOVERNMENTAL ENTITIES TO PROVIDE SERVICES REQUIRED BY THIS ACT; TO  
6 AUTHORIZE THE APPOINTMENT OF A COUNCIL CERTIFIED BUILDING  
7 OFFICIAL; TO REQUIRE CERTAIN COASTAL COUNTIES TO ADOPT AND ENFORCE  
8 EMERGENCY WIND AND FLOOD MITIGATION REQUIREMENTS; TO REQUIRE THE  
9 MISSISSIPPI BUILDING CODES COUNCIL TO ADOPT CERTAIN NATIONALLY  
10 RECOGNIZED CODES AND STANDARDS; TO PROVIDE FOR LOCAL AMENDMENTS TO  
11 THE STATE BUILDING CODES; TO CREATE THE MISSISSIPPI BUILDING CODES  
12 COUNCIL AND PROVIDE FOR ITS MEMBERSHIP; TO EXEMPT FARM STRUCTURES  
13 FROM BUILDING CODE REGULATIONS; TO PROVIDE INJUNCTIVE RELIEF AND  
14 AUTHORIZE CIVIL PENALTIES FOR VIOLATION OF BUILDING CODES OR  
15 REGULATIONS; TO EXEMPT CERTAIN INDUSTRIAL BUILDINGS FROM THE  
16 PROVISIONS OF THIS ACT; TO AMEND SECTIONS 19-5-9 AND 21-19-25,  
17 MISSISSIPPI CODE OF 1972, TO ESTABLISH A DATE OF REPEAL ON THE  
18 LAWS PROVIDING FOR THE ADOPTION OF BUILDING CODES BY  
19 MUNICIPALITIES AND COUNTIES; TO AMEND SECTION 45-11-103,  
20 MISSISSIPPI CODE OF 1972, IN CONFORMITY THERETO; AND FOR RELATED  
21 PURPOSES.

22 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MISSISSIPPI:

23 **SECTION 1.** This act shall be known as the "Building a Safer  
24 and Stronger Mississippi Act."

25 **SECTION 2.** (1) The public policy of the State of  
26 Mississippi is to maintain minimum standards of construction in  
27 buildings and other structures consistent with the public health,  
28 safety and welfare, including housing affordability, of its  
29 citizens.

30 (2) This act is enacted to adopt a state building code for  
31 the State of Mississippi to govern the construction,  
32 reconstruction, alteration and repair of buildings and other  
33 structures and the installation of mechanical devices and  
34 equipment therein. The state building codes shall establish  
35 uniform performance standards providing reasonable safeguards for  
36 health, safety, welfare, housing affordability, comfort and

37 security of the residents of this state who are occupants and  
38 users of buildings, and will provide for the use of modern  
39 methods, devices, materials and techniques.

40 (3) To clarify the intent of the Legislature and address  
41 questions that might arise or have arisen with respect to  
42 provisions of the nationally known codes that have been or are  
43 adopted by this act.

44 (4) To further clarify the intent of the Legislature, except  
45 as otherwise provided in Section 6 of this act concerning  
46 emergency wind and flood mitigation requirements, this act  
47 continues to apply to a person who may act under authority of the  
48 State Fire Marshal's Office, except that the allocation of  
49 inspection duties among local officials is not dictated by this  
50 act but remains a matter for the local authority.

51 **SECTION 3.** (1) Except as provided in Section 6 of this act,  
52 all municipalities and counties may enforce building, residential,  
53 electrical, plumbing, mechanical, fire and fuel gas codes,  
54 hereafter referred to as "state building codes" in this act,  
55 relating to the construction, livability, sanitation, erection,  
56 installation of equipment, alteration, repair, occupancy,  
57 classification or removal of structures located within their  
58 jurisdictions and promulgate regulations to implement their  
59 enforcement. If any municipality or county enforces building  
60 codes, then such municipality or county shall enforce only the  
61 codes and guidelines provided in this act.

62 (2) To the extent that federal regulations preempt state and  
63 local laws, nothing in this act conflicts with the federal  
64 Department of Housing and Urban Development regulations regarding  
65 manufactured housing construction.

66 (3) In connection with the construction of any building,  
67 structure or other improvement to immoveable property, neither the  
68 performance of any enforcement procedure nor any provision of the  
69 state building codes shall constitute or be construed as a

70 warranty or guarantee by a governmental enforcement agency as to  
71 durability or fitness, or as a warranty or guarantee by a  
72 governmental enforcement official that the building, structure or  
73 other improvement to immovable property or any materials,  
74 equipment or method or type of construction used therein is or  
75 will be free from defects, will perform in a particular manner, is  
76 fit for a particular purpose, or will last any amount of time.

77 **SECTION 4.** Municipalities and counties may establish  
78 agreements with other governmental entities of the state or  
79 certified third-party providers to issue permits and enforce state  
80 building codes in order to provide the services required by this  
81 act. The council may assist in arranging for municipalities,  
82 counties or third-party providers to provide the services required  
83 by this act to other municipalities or counties if a written  
84 request from the governing body of the municipality is submitted  
85 to the council. A third-party provider shall be any individual  
86 certified by the International Code Council. During the time  
87 period that the provisions of Section 6 of this act are in effect,  
88 every certified third-party provider doing business within the  
89 state shall notify the State Fire Marshal of their intention to do  
90 business within the state, and the State Fire Marshal shall  
91 maintain a listing of the name of the provider and the name and  
92 location of the person or entity with whom the provider has  
93 contracted to provide enforcement services. Once the council  
94 meets for the first time, certified third-party providers shall  
95 notify the council of their intention to do business within the  
96 state and the council shall maintain a listing of all certified  
97 third-party providers.

98 **SECTION 5.** Each county may appoint a council certified  
99 building official or contract with other political subdivisions or  
100 third parties as authorized in Section 4 of this act so that the  
101 unincorporated area of the counties is under the jurisdiction of a  
102 council certified building official. Each municipality may

103 appoint a council certified building official or contract for a  
104 council certified building official within the municipal limits.  
105 Based on the needs established by each municipality or county, the  
106 council certified building official may appoint and employ other  
107 council certified personnel and assistants necessary to perform  
108 the required inspections and technical duties.

109 **SECTION 6.** (1) From and after ninety (90) days of the  
110 effective date of this act, the counties of Jackson, Harrison,  
111 Hancock, George, Stone, Pearl River, Perry and Greene, including  
112 all municipalities therein, shall enforce, on an emergency basis,  
113 all the wind and flood mitigation requirements prescribed by:

114 (a) The 2003 International Residential Code, as  
115 modified in Section 8(1)(b) of this act, and the 2003  
116 International Building Code, and as supplemented by,

117 (b) The Federal Emergency Management Agency (FEMA)  
118 Coastal Construction Guidelines for Flooding.

119 (2) From and after July 1, 2007, the counties of Forrest and  
120 Lamar, including all municipalities therein, shall enforce, on an  
121 emergency basis, all the wind and flood mitigation requirements  
122 prescribed by:

123 (a) The 2003 International Residential Code, as  
124 modified in Section 8(1)(b) of this act, and the 2003  
125 International Building Code, and as supplemented by,

126 (b) The Federal Emergency Management Agency (FEMA)  
127 Coastal Construction Guidelines for Flooding.

128 (3) Emergency wind and flood building requirements adopted  
129 in this section shall remain in force until the state building  
130 codes adopted by the council have become effective, at which time  
131 the counties listed in subsections (1) and (2) of this section  
132 shall enforce the state building codes.

133 (4) If the municipalities and counties listed in subsection  
134 (1) are unable to enforce the emergency wind and flood mitigation  
135 requirements prescribed in this section within ninety (90) days of

136 the effective date of this act, the Mississippi State Fire  
137 Marshal's Office shall enforce them as long as they remain in  
138 effect.

139 **SECTION 7.** The council shall adopt, modify and promulgate  
140 the state building codes referenced in Section 8 of this act in  
141 accordance with the Administrative Procedures Law, Section  
142 25-43-1.101 et seq. The state building codes shall be updated  
143 every three (3) years.

144 **SECTION 8.** (1) The council shall adopt by reference and  
145 amend only the latest editions of the following as the statewide  
146 minimum codes:

147 (a) International Building Code and the standards  
148 referenced in that code for regulation of construction within this  
149 state. The appendices of that code may be adopted as needed, but  
150 the specific appendix or appendices must be referenced by name or  
151 letter designation at the time of adoption.

152 (b) International Residential Code (IRC) and the  
153 standards referenced in that code are included for regulation of  
154 construction within this state. The appendices of that code may  
155 be adopted as needed, but the specific appendix or appendices must  
156 be referenced by name or letter designation at the time of  
157 adoption, with the exception of Appendix J, Existing Buildings and  
158 Structures, which is hereby adopted by this reference.

159 (c) International Mechanical Code and the standards  
160 referenced in that code for regulation of construction within this  
161 state. The appendices of that code may be adopted as needed, but  
162 the specific appendix or appendices must be referenced by name or  
163 letter designation at the time of adoption.

164 (d) International Plumbing Code and the standards  
165 referenced in that code for regulation of construction within this  
166 state. The appendices of that code may be adopted as needed, but  
167 the specific appendix or appendices must be referenced by name or  
168 letter designation at the time of adoption.

169 (e) International Fuel Gas Code and the standards  
170 referenced in that code for regulation of construction within this  
171 state. The appendices of that code may be adopted as needed, but  
172 the specific appendix or appendices must be referenced by name or  
173 letter designation at the time of adoption.

174 (f) National Electric Code and the standards referenced  
175 in that code for regulation of construction within this state.  
176 The appendices of that code may be adopted as needed, but the  
177 specific appendix or appendices must be referenced by name or  
178 letter designation at the time of adoption.

179 (g) International Fire Code and the standards  
180 referenced in that code for regulation of construction within this  
181 state. The appendices of that code may be adopted as needed, but  
182 the specific appendix or appendices must be referenced by name or  
183 letter designation at the time of adoption.

184 (h) Appendix B of the Standard Building Code, 1999, for  
185 administrative purposes as required by this section.

186 (2) Within six (6) months of the effective date of this act,  
187 the council shall adopt the latest versions of the 2003 edition  
188 codes referenced in this section.

189 (3) The initial code adopted by this council under the  
190 provisions of this act shall become effective from and after July  
191 1, 2008.

192 **SECTION 9.** (1) Counties and municipalities may adopt  
193 amendments to the administrative provisions of the state building  
194 codes not more than once every twelve (12) months. The  
195 administrative amendments shall meet the following criteria:

196 (a) Be more stringent than the minimum standard in the  
197 code;

198 (b) Transmitted to the council within thirty (30) days;

199 and

200 (c) Be made available to the general public in  
201 legislative format, additions to the state building code  
202 underlined and omissions from the code stricken through.

203 (2) Counties and municipalities may adopt technical  
204 amendments to the provisions of the state building codes not more  
205 than once every twelve (12) months. The technical amendments  
206 shall meet the following criteria:

207 (a) Be more stringent than the minimum technical  
208 requirements in the code, but no more stringent than necessary to  
209 address the local need identified;

210 (b) Public hearing advertised in a newspaper of general  
211 circulation at least ten (10) days prior to the hearing;

212 (c) Evidence or data supporting the determination of  
213 need to strengthen code requirements to address local conditions;

214 (d) May not discriminate against materials, products or  
215 construction techniques of demonstrated capabilities;

216 (e) May not introduce a new subject not addressed in  
217 the code;

218 (f) Available in legislative usable format, additions  
219 to the state building code underlined and omissions from the code  
220 stricken through;

221 (g) Transmitted to the council within thirty (30) days;

222 (h) Must have established a countywide compliance  
223 review board prior to adoption. The board's determination of  
224 compliance may be appealed to the council by either the local  
225 government or the substantially affected party;

226 (i) Must include a fiscal impact statement, although  
227 the statement may not form the basis for a compliance challenge;  
228 and

229 (j) The council may review and make nonbinding  
230 recommendations regarding compliance with these requirements.

231 (3) Any amendment to the state building codes adopted by a  
232 local government pursuant to this section shall be effective only

233 upon notification to the council. The council shall review such  
234 amendment for consistency with the criteria in Section 10 of this  
235 act and may consider adopting such amendment as part of the state  
236 building codes.

237 **SECTION 10.** The council may approve technical amendments to  
238 the state building codes once each year for general applicability  
239 upon finding that the amendment is more stringent than the  
240 requirements of the minimum state building codes. The amendment  
241 shall not diminish the health, welfare and life safety of the  
242 general public. The council shall consider the housing  
243 affordability of the citizens when making the technical  
244 amendments.

245 **SECTION 11.** (1) There is hereby created the Mississippi  
246 Building Codes Council. Each member of the council shall be  
247 appointed by the executive director of his respective professional  
248 association unless otherwise stated herein. Each member shall  
249 serve for a term of three (3) years and until a successor is  
250 appointed and qualifies. No person who has previously been  
251 convicted of a felony in this state or any other state may be  
252 appointed to the council. The council shall consist of  
253 twenty-three (23) members composed of:

254 (a) One (1) representative of the American Institute of  
255 Architects of Mississippi;

256 (b) Three (3) representatives of the Home Builders  
257 Association of Mississippi;

258 (c) One (1) representative of the Associated General  
259 Contractors of Mississippi;

260 (d) One (1) representative of the Associated Builders  
261 and Contractors of Mississippi;

262 (e) One (1) representative of the American Council of  
263 Engineering Companies of Mississippi;

264 (f) Two (2) representatives of the Building Officials  
265 Association of Mississippi;



266 (g) One (1) disabled person to be appointed by the  
267 Governor;

268 (h) One (1) representative of the property/casualty  
269 insurance industry to be appointed by the Governor;

270 (i) One (1) representative of the Mississippi Municipal  
271 League;

272 (j) One (1) representative of the Mississippi  
273 Manufactured Housing Association;

274 (k) One (1) representative of the electrical industry  
275 who is a master electrician to be appointed by the American  
276 Subcontractors Association;

277 (l) One (1) representative of the mechanical or gas  
278 industry who is a master mechanic to be appointed by the American  
279 Subcontractors Association;

280 (m) One (1) representative of the plumbing industry who  
281 is a master plumber to be appointed by the American Subcontractors  
282 Association;

283 (n) One (1) representative of the Mississippi Fire  
284 Chiefs Association;

285 (o) One (1) representative of the Mississippi  
286 Association of Supervisors;

287 (p) One (1) representative of the Mississippi Minority  
288 Contractors Association to be appointed by the Governor;

289 (q) One (1) representative of the Energy Division,  
290 Mississippi Development Authority, to serve ex officio, nonvoting;

291 (r) One (1) person representing the consumer who shall  
292 have no interest in the construction industry to be appointed by  
293 the Governor;

294 (s) The Mississippi State Fire Marshal, or his  
295 designee, to serve ex officio, nonvoting; and

296 (t) The Executive Director of the State Board of  
297 Professional Geologists, or his designee, to serve ex officio,  
298 nonvoting.

299 (2) A vacancy must be filled in the manner of the original  
300 appointment for the unexpired portion of the term.

301 (3) The primary function of the council is to review and  
302 adopt the state building codes, provide requirements for training,  
303 education and certification of code officials and accept all  
304 requests for amendments of the code to determine which amendments,  
305 if any, are justified by local conditions and can be enacted after  
306 a finding on the record that the modification does not minimize  
307 public health, safety and welfare. Certification of code  
308 officials shall include the International Code Council's  
309 certification programs and the appropriate category or level of  
310 certification shall be verified by the council.

311 (4) The State Fire Marshal shall convene the first meeting  
312 of the council within ninety (90) days of the effective date of  
313 this act and shall act as temporary chairman until the council  
314 elects from its members a chairman and vice chairman. The council  
315 shall adopt regulations consistent with this act. A meeting may  
316 be called by the chairman on his own initiative and must be called  
317 by him at the request of three (3) or more members of the council.  
318 Each member must be notified by the chairman in writing of the  
319 time and place of the meeting at least seven (7) days before the  
320 meeting. Fourteen (14) members constitute a quorum. Each meeting  
321 is open to the public. An official decision of the council may be  
322 made only by a vote of at least two-thirds (2/3) of those members  
323 in attendance at the meeting.

324 **SECTION 12.** (1) For purposes of this section, "farm  
325 structure" means a structure that is constructed on a farm, other  
326 than a residence or a structure attached to it, for use on the  
327 farm, including, but not limited to, barns, sheds and poultry  
328 houses, but not public livestock areas. For purposes of this  
329 section, "farm structure" does not include a structure originally  
330 qualifying as a "farm structure" but later converted to another  
331 use.

332 (2) The governing body of a county or municipality may not  
333 enforce that portion of a nationally recognized building code that  
334 regulates the construction or improvement of a farm structure.

335 (3) The provisions of this section do not apply unless,  
336 before constructing a farm structure, the person owning the  
337 property on which the structure is to be constructed files an  
338 affidavit with the county or municipal official responsible for  
339 enforcing the building code stating that the structure is being  
340 constructed as a farm structure. The affidavit must include a  
341 statement of purpose or intended use of the proposed structure or  
342 addition.

343 (4) This section does not affect the authority of the  
344 governing body of a county or municipality to issue building  
345 permits before the construction or improvement of a farm  
346 structure.

347 **SECTION 13.** (1) For a violation of the building codes or  
348 regulations adopted pursuant to this act, the local building  
349 officials, municipal or county attorneys or other appropriate  
350 authorities of a political subdivision, in addition to other  
351 remedies, may apply for injunctive relief, mandamus or other  
352 appropriate proceeding. A court may grant temporary injunctive  
353 relief upon receipt of a verified complaint of an imminent danger  
354 or emergency situation.

355 (2) The governing authority of any municipality, the board  
356 of supervisors of any county, and any rural inspection authority,  
357 in its discretion, may adopt an ordinance or resolution to  
358 establish and impose a civil penalty not to exceed Two Hundred  
359 Dollars (\$200.00) upon any person found to be in violation of a  
360 building code or regulation adopted pursuant to the provisions of  
361 this act.

362 **SECTION 14.** The provisions of this act are cumulative to  
363 other local ordinances and do not limit the authority of counties

364 or municipalities as long as they do not diminish the requirements  
365 established in this act.

366 **SECTION 15.** Buildings must be inspected in accordance with  
367 the codes in effect for the locality on the date of the issuance  
368 of the original building permit, except that:

369 (a) If no date of issuance of original building permit  
370 can be found, the date of submission of the completed application  
371 to the local authority must be used.

372 (b) If no date of application for, or date of issuance  
373 of, building permit is available, the director of the applicable  
374 county planning and development service (or similar agency) shall  
375 determine the nearest possible date by using available documents,  
376 such as transfer of property records, mortgage records, tax  
377 records or rent records.

378 **SECTION 16.** The provisions of this act shall not apply to  
379 the construction or improvement of buildings used by industries  
380 designated as manufacturing (sectors 31-33), utilities (sector  
381 22), bulk stations and materials (sector 422710), crude oil  
382 pipelines (sector 486110), refined petroleum products pipelines  
383 (sector 486910), natural gas pipelines (sector 486210), other  
384 pipelines (sector 486990) and natural gas processing plants  
385 (sector 211112), under the North American Industry Classification  
386 System (NAICS).

387 The provisions of this act shall not apply to the  
388 construction or improvement of buildings located on the Neshoba  
389 County Fairgrounds in Neshoba County, Mississippi.

390 **SECTION 17.** Section 19-5-9, Mississippi Code of 1972, is  
391 amended as follows:

392 19-5-9. (1) The construction codes published by a  
393 nationally recognized code group which sets minimum standards and  
394 has the proper provisions to maintain up-to-date amendments are  
395 adopted as minimum standard guides for building, plumbing,  
396 electrical, gas, sanitary, and other related codes in Mississippi.

397 Any county within the State of Mississippi, in the discretion of  
398 the board of supervisors, may adopt building codes, plumbing  
399 codes, electrical codes, sanitary codes, or other related codes  
400 dealing with general public health, safety or welfare, or a  
401 combination of the same, within but not exceeding the provisions  
402 of the construction codes published by nationally recognized code  
403 groups, by order or resolution in the manner prescribed in this  
404 section, but those codes so adopted shall apply only to the  
405 unincorporated areas of the county. However, those codes shall  
406 not apply to the erection, maintenance, repair or extension of  
407 farm buildings or farm structures, except as may be required under  
408 the terms of the "Flood Disaster Protection Act of 1973" and shall  
409 apply to a master planned community as defined in Section 19-5-10,  
410 only to the extent allowed in Section 19-5-10. The provisions of  
411 this section shall not be construed to authorize the adoption of  
412 any code which applies to the installation, repair or maintenance  
413 of electric wires, pipelines, apparatus, equipment or devices by  
414 or for a utility rendering public utility services, required by it  
415 to be utilized in the rendition of its duly authorized service to  
416 the public. Before any such code shall be adopted, it shall be  
417 either printed or typewritten and shall be presented in pamphlet  
418 form to the board of supervisors at a regular meeting. The order  
419 or resolution adopting the code shall not set out the code in  
420 full, but shall merely identify the same. The vote or passage of  
421 the order or resolution shall be the same as on any other order or  
422 resolution. After its adoption, the code or codes shall be  
423 certified to by the president and clerk of the board of  
424 supervisors and shall be filed as a permanent record in the office  
425 of the clerk who shall not be required to transcribe and record  
426 the same in the minute book as other orders and resolutions.

427 (2) All provisions of this section shall apply to amendments  
428 and revisions of the codes mentioned in this section. The  
429 provisions of this section shall be in addition and supplemental

430 to any existing laws authorizing the adoption, amendment or  
431 revision of county orders, resolutions or codes.

432       (3) Any code adopted under the provisions of this section  
433 shall not be in operation or force until sixty (60) days have  
434 elapsed from the adoption of same; however, any code adopted for  
435 the immediate preservation of the public health, safety and  
436 general welfare may be effective from and after its adoption by a  
437 unanimous vote of the members of the board. Within five (5) days  
438 after the adoption or passage of an order or resolution adopting  
439 that code or codes the clerk of the board of supervisors shall  
440 publish in a legal newspaper published in the county the full text  
441 of the order or resolution adopting and approving the code, and  
442 the publication shall be inserted at least three (3) times, and  
443 shall be completed within thirty (30) days after the passage of  
444 the order or resolution.

445       (4) Any person or persons objecting to the code or codes may  
446 object in writing to the provisions of the code or codes within  
447 sixty (60) days after the passage of the order or resolution  
448 approving same, and if the board of supervisors adjudicates that  
449 ten percent (10%) or more of the qualified electors residing in  
450 the affected unincorporated areas of the county have objected in  
451 writing to the code or codes, then in such event the code shall be  
452 inoperative and not in effect unless adopted for the immediate  
453 preservation of the public health, safety and general welfare  
454 until approved by a special election called by the board of  
455 supervisors as other special elections are called and conducted by  
456 the election commissioners of the county as other special  
457 elections are conducted, the special election to be participated  
458 in by all the qualified electors of the county residing in the  
459 unincorporated areas of the county. If the voters approve the  
460 code or codes in the special election it shall be in force and in  
461 operation thereafter until amended or modified as provided in this  
462 section. If the majority of the qualified electors voting in the

463 special election vote against the code or codes, then, in such  
464 event, the code or codes shall be void and of no force and effect,  
465 and no other code or codes dealing with that subject shall be  
466 adopted under the provisions of this section until at least two  
467 (2) years thereafter.

468       (5) After any such code shall take effect the board of  
469 supervisors is authorized to employ such directors and other  
470 personnel as the board, in its discretion, deems necessary and to  
471 expend general county funds or any other funds available to the  
472 board to fulfill the purposes of this section.

473       (6) For the purpose of promoting health, safety, morals or  
474 the general welfare of the community, the governing authority of  
475 any municipality, and, with respect to the unincorporated part of  
476 any county, the governing authority of any county, in its  
477 discretion, are empowered to regulate the height, number of  
478 stories and size of building and other structures, the percentage  
479 of lot that may be occupied, the size of the yards, courts and  
480 other open spaces, the density or population, and the location and  
481 use of buildings, structures and land for trade, industry,  
482 residence or other purposes, but no permits shall be required  
483 except as may be required under the terms of the "Flood Disaster  
484 Protection Act of 1973" for the erection, maintenance, repair or  
485 extension of farm buildings or farm structures outside the  
486 corporate limits of municipalities.

487       (7) The authority granted in this section is cumulative and  
488 supplemental to any other authority granted by law.

489       (8) Notwithstanding any provision of this section to the  
490 contrary, any code adopted by a county before or after April 12,  
491 2001, is subject to the provisions of Section 41-26-14(10).

492       (9) The provisions of this section shall stand repealed on  
493 July 1, 2008.

494       **SECTION 18.** Section 21-19-25, Mississippi Code of 1972, is  
495 amended as follows:

496           21-19-25. (1) Any municipality within the State of  
497 Mississippi may, in the discretion of its governing authorities,  
498 adopt building codes, plumbing codes, electrical codes, gas codes,  
499 sanitary codes, or any other codes dealing with general public  
500 health, safety or welfare, or a combination of the same, by  
501 ordinance, in the manner prescribed in this section. Before any  
502 such code shall be adopted, it shall be either printed or  
503 typewritten, and it shall be presented in pamphlet form to the  
504 governing authorities of the municipality at a regular meeting.  
505 The ordinance adopting the code shall not set out the code in  
506 full, but shall merely identify the same. The vote on passage of  
507 the ordinance shall be the same as on any other ordinances. After  
508 its adoption, the code shall be certified to by the mayor and  
509 clerk of the municipality, and shall be filed as a permanent  
510 record in the office of the clerk, who shall not be required to  
511 transcribe and record the same in the ordinance book as other  
512 ordinances. It shall not be necessary that the ordinance adopting  
513 the code or the code itself be published in full, but notice of  
514 the adoption of the code shall be given by publication in some  
515 newspaper of the municipality for one (1) time, or if there be no  
516 such newspaper, by posting at three (3) or more public places  
517 within the corporate limits, a notice in substantially the  
518 following form:

519           Notice is given that the city (or town or village)  
520           of \_\_\_\_\_, on the (give date of ordinance adopting  
521           code), adopted (state type of code and other information  
522           serving to identify the same) code.

523           (2) All the provisions of this section shall apply to  
524 amendments and revisions of the code mentioned in this section.  
525 Any code adopted in accordance with this section shall not be in  
526 force for one (1) month after its passage, unless the municipal  
527 authorities in the ordinance authorize to the contrary. The  
528 provisions of this section shall be in addition and supplemental



529 to any existing laws authorizing the adoption, amendment or  
530 revision of municipal ordinances or codes.

531 (3) Notwithstanding any provision of this section to the  
532 contrary, any code adopted by a municipality before or after April  
533 12, 2001, is subject to the provisions of Section 41-26-14(10).

534 (4) The provisions of this section shall apply to all  
535 municipalities of this state, whether operating under the code  
536 charter, a special charter, commission form, or other form of  
537 government.

538 (5) The provisions of this section shall stand repealed on  
539 July 1, 2008.

540 **SECTION 19.** Section 45-11-103, Mississippi Code of 1972, is  
541 amended as follows:

542 45-11-103. The standards embodied in said code shall be  
543 based upon and shall be not less stringent than the standards  
544 established by the International Fire Code as promulgated by the  
545 International Code Council (ICC), Inc., and as the same may be  
546 revised or amended; however, the State Fire Marshal shall have the  
547 authority to deviate from the minimum requirements of such \* \* \*  
548 code when the imposition and enforcement of a specific requirement  
549 of the \* \* \* code would cause unnecessary hardship or when such  
550 deviation would enable builders to take advantage of new methods,  
551 materials or equipment which is of recognized adequacy.

552 The Mississippi Fire Prevention Code shall include provisions  
553 that every new building over seventy-five (75) feet in height in  
554 the state of Mississippi for which a permit is issued after the  
555 passage of Sections 45-11-101 through 45-11-111 shall be equipped  
556 throughout the building with a totally automatic sprinkler system  
557 designed for life safety and fire prevention and protection. This  
558 provision shall include every building over seventy-five (75) feet  
559 in height constructed after the effective date of Sections  
560 45-11-101 through 45-11-111 or to any existing building in which  
561 twenty-five percent (25%) or more of the floor space is being

562 reconstructed or added thereto. However, public utility company  
563 buildings in which water would cause severe damage to equipment  
564 such as telephone equipment, computers or electric services, and  
565 silos, grain elevators and other structures utilized solely for  
566 the storage of agricultural products are exempt from the automatic  
567 sprinkler system provisions of the code.

568         **SECTION 20.** This act shall take effect and be in force from  
569 and after its passage.