

Ordinance Adopting the 2021 International Residential Building Code, the 2021 International Building Code and the 2021 International Property Maintenance Code; and Establishing Building Permit Fees and Permit Requirements for Residential and Commercial Construction in Unincorporated Areas of Scott County, MS

WHEREAS, the Board of Supervisors of Scott County, Mississippi, ("Board"), desires to promote the public health, safety, and welfare of the citizens of Scott County, Mississippi, through the adoption of the 2021 International Residential Building Code, the 2021 International Building Code, and the 2021 International Property Maintenance Code which are appropriate codes to be applied to the standards for electrical, plumbing, mechanical and/or heating, ventilation and/or air conditioning components required in connection with the construction of residences and commercial buildings and for the maintenance of property and improvements within the unincorporated areas of Scott County pursuant to MCA Section 19-5-9

WHEREAS, the Board desires to promote the public health, safety, and welfare of the citizens of Scott County, Mississippi, through the adoption of building permit requirements for construction of residential and commercial structures in the unincorporated areas of Scott County, Mississippi, in furtherance of the provisions and requirements of Mississippi Code § 19-5-9; and

WHEREAS, the Board has established the Office of Community Development and employed a Director and staff to implement the issuance of building permit requirements for construction of residential and commercial properties and the maintenance thereof in unincorporated areas of Scott County, Mississippi, and to conduct inspections of construction to verify compliance with the 2021 International Building Code, 2021 International Residential Code and the 2021 International Property Maintenance Code, as adopted by the Board of Supervisors pursuant to Mississippi Code § 19-5-9; and

WHEREAS, pursuant to Mississippi Code § 19-5-9(11), regardless of whether a county has adopted building codes, each and every county in this state shall require permitting as a condition to construction within the unincorporated areas of the county; and

WHEREAS, the Board finds that it is important for the health, safety, and welfare of the citizens of Scott County, Mississippi, that such construction and maintenance codes be adopted and the same shall be in operation and force sixty (60) days following adoption of this Ordinance, or immediately upon a unanimous vote of the Board and subsequent publication in the Scott County Times, a newspaper having general circulation in Scott County, Mississippi, for the time and in the manner provided by Mississippi Code § 19-5-9.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY, MISSISSIPPI, as follows:

SECTION I. INTERNATIONAL BUILDING CODES ADOPTED

For the purpose of regulating the construction, alteration, and repair of buildings in Scott County, the 2021 International Residential Building Code, and Appendices A,B,E,G,H,J,K,M,N,O and Q, with exceptions and the 2021 International Building Code, with exceptions, are hereby adopted by reference as fully as if set out at length herein, and after this article takes effect such codes shall control the above matters as provided in Mississippi Code § 19-5-9 and such other applicable authority. These codes shall not apply to the erection, maintenance, repair or extension of farm buildings or structures except as permitted by Mississippi Code § 19-5-9.

The exceptions to the 2021 International Residential Code are as follows:

R313 (automatic fire sprinklers), Section R112 (appeals process), Appendix AV (board of appeals), Section 2904 (sprinkler systems) and E3606.5 (surge protective devices).

The exceptions to the 2021 International Building Code are as follows:

Chapter 13 (energy efficiency), and Section 113 (means of appeal).

SECTION II. International Property Maintenance Code Adopted.

For the purposes of establishing minimum requirements to provide a reasonable level of health, safety, property protection and general welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises, the 2021 International Property Maintenance Code is hereby adopted by reference as if fully set out at length herein, and after this article takes effect such code shall control the above matters as provided in Mississippi Code § 19-5-9, and such other applicable authority. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a reasonable minimum level of health, safety and general welfare as required therein. This code shall not apply to the erection, maintenance, repair or extension of farm buildings or structures as except as permitted by Mississippi Code § 19-5-9.

The exceptions to the 2021 International Property Maintenance Code are as follows:

Section 107 (means of appeal), and Section 108 (board of appeals).

SECTION III. Copy Of Codes On File.

The 2021 International Residential Building Code, the 2021 International Building Code and the 2021 International Property Maintenance Code as adopted herein shall be kept in the Community Development Department.

SECTION IV - Adoption of Building Permit Requirements

There is hereby adopted and approved the "Scott County Building Permit Requirements" attached hereto as Exhibit "A" and incorporated herein by reference, which shall govern residential and commercial construction in the unincorporated areas of Scott County, Mississippi. In addition no building permit shall be issued for any residential construction where the construction or improvement is located any nearer than 40 feet from the nearest public street right of way, or 10 feet from the nearest property line.

SECTION V. Adoption of Permit Fee Schedule

There is hereby adopted and approved the schedule of permit fees and the prerequisites and requirements for the issuance and continuance of a building permit for residential and commercial construction in the unincorporated areas of Scott County, Mississippi, as set forth in the "Scott County Permit Fee Schedule" attached hereto as Exhibit "B" and incorporated herein by reference. Such fees may be amended from time to time by order of the Board of Supervisors.

SECTION VI. Permits Required

Residential and commercial building permits are required to perform any new, repair, or alteration work within the scope of these codes. Residential and commercial building permits must be secured by a licensed and bonded contractor. When the person who undertakes residential construction or improvement is exempt from the residential builder licensing requirements in accordance with Mississippi Code § 73-59-15, in conjunction with the submission of all required permit information and fees, he shall submit a completed a Homeowner Waiver/Certificate of Compliance provided by the Scott County Department of Community Development.

SECTION VII. - Exemptions

Agricultural Exemptions

In accordance with Mississippi Code § 19-5-9(1) and (7), building permits and building codes adopted under this ordinance shall not apply to:

1. Farm Buildings and Farm Structures: The erection, maintenance, repair, or extension of farm buildings or farm structures used for agricultural purposes, except as may be required under the terms of the "Flood Disaster Protection Act of 1973."
2. Agricultural Purpose Definition: For purposes of this exemption, "agricultural purposes" means the use of land for the production of crops, livestock, poultry, or other farm products, including the processing, storage, and marketing of such products on the premises where produced.
3. Affidavit Requirement: Property owners claiming agricultural exemption must execute an affidavit indicating the agricultural purpose for which the structure will be constructed and certifying that the structure will not be used for retail trade or non-agricultural purposes.

Other Exemptions

This ordinance shall not apply to:

1. Master Planned Communities: As defined in Mississippi Code § 19-5-10, and only to the extent allowed in that section.
2. Utility Infrastructure: Installation, repair, or maintenance of electric wires, pipelines, apparatus, equipment, or devices by or for a utility rendering public utility services, required by it to be utilized in the rendition of its duly authorized service to the public. (Such permitting is separate and not contemplated by this ordinance.)

SECTION VIII. - Required Permit Information.

In accordance with Mississippi Code § 19-5-9(11), all building permits shall contain, on their face, in conspicuous print:

1. Contractor Information:

- (i) The contractor's material purchase certificate number (if furnished by the Department of Revenue pursuant to Mississippi Code § 27-65-21(4)) OR the contractor's Taxpayer Identification Number as furnished by the Internal Revenue Service.

- (ii) A copy of such material purchase certificate OR a copy of the contractor's W-9 shall be required as part of the prime contractor's application prior to permit issuance.
- 2. License Information:
 - (i) The contractor's license or certificate of responsibility number as required by Mississippi Code § 31-3-14 et seq., § 51-5-1 et seq., or § 73-59-1 et seq.

SECTION IX. - Publication and Objection Process

1. Publication: Within five (5) days after adoption, the Chancery Clerk shall publish the full text of this ordinance in the Scott County Time (or paper of local circulation) at least three (3) times, to be completed within thirty (30) days after passage.
2. Objection Period: Any person objecting to this ordinance may object in writing within sixty (60) days after passage.
3. Special Election: If the Board adjudicates that ten percent (10%) or more of qualified electors residing in unincorporated areas have objected in writing, the ordinance shall be inoperative unless approved by special election, except if adopted for immediate preservation of public health, safety, and general welfare.

SECTION X. - Conflicting Ordinances

Any other ordinances of the County which conflict or are inconsistent with this Ordinance are hereby repealed to the extent of any inconsistencies or conflicts.

SECTION XI. - Effective Date

This Ordinance for the immediate and temporary preservation of the public peace, health, safety and welfare and for other good cause shown, upon unanimous vote of the members of the Board of Supervisors, shall go into effect immediately. If the vote of the members is less than unanimous, the Ordinance shall go into effect thirty (30) days after the adoption hereof.

The above and foregoing Ordinance was first reduced to writing, and offered by Supervisor Crotwell who moved its adoption, which motion was seconded by Supervisor McBee and which Ordinance was duly considered and adopted with the vote on the final passage thereof as follows:

District 1 Supervisor, Michael Robinson voted:	<u>Yes</u>
District 2 Supervisor, Joe McGee voted:	<u>Yes</u>
District 3 Supervisor, Steven Crotwell voted:	<u>Yes</u>
District 4 Supervisor, Johnny P. Harrell voted:	<u>Yes</u>
District 5 Supervisor, Tommy Harrison voted:	<u>Yes</u>

WHEREUPON, the President declared the motion as having been passed and the Ordinance approved as adopted on this the 21 day of November, 2025.

BOARD OF SUPERVISORS OF
SCOTT COUNTY

By: Tommy Harrison
Tommy Harrison, President

Attest:

Tom Miles
TOM MILES, *Chancery Clerk*



EXHIBIT A: SCOTT COUNTY BUILDING PERMIT REQUIREMENTS

Application Requirements

To obtain a building permit in Scott County, applicants must submit:

1. **Address Assignment:** Printout of address assigned by County 911 Department (601-469-4100)
2. **Solid Waste:** Account number assigned by Solid Waste Department (601-469-5181)
3. **Septic System:** Form 335 Soil and Site Evaluation/System Recommendation from Mississippi State Department of Health (1-855-220-0192, www.HealthyMS.com/wwapply)
 - Hours: Monday - Friday, 8 a.m. - 5 p.m.
 - Not required if serviced by municipality
 - Final 910 form required before permanent power release
4. **Water Service:** If serviced by municipality or community water system, provide copy of completed water service application. Approval required prior to certificate of occupancy issuance.
5. **Property Documentation:** Deed or legal property description
6. **Construction Plans:** Three (3) complete sets plus PDF including:
 - Site plan with all structures (existing and proposed)
 - Foundation drawing
 - Floor plan
 - Electrical plans
 - Plumbing plans
 - Elevations
 - Access routes and street locations
 - Drainage/stormwater plan (if required)
 - For metal buildings: plans stamped by Mississippi licensed engineer with minimum 115 mph wind speed rating
7. **Plan Submission:** Email PDF to cd@scottcountymiss.gov

Agricultural Exemption Process

Structures erected for agricultural purposes may be exempt from building permit requirements. Property owner must execute affidavit indicating:

- Agricultural purpose of the structure
- Certification that structure will not be used for retail trade
- Compliance with Flood Disaster Protection Act of 1973 (if applicable)

Contractor Requirements

All contractors must:

1. Report to Community Development Office to sign permit application before permit issuance
2. Hold appropriate state licenses:
 - General contractors: Projects over \$50,000 require Mississippi Board of Contractors license
 - Residential remodeling/additions over \$10,000 require license
3. Pay \$50 annual fee to Community Development Office
4. Provide proof of general liability insurance (minimum \$300,000 per occurrence)

Required Inspections

Contractors must notify the Community Development Office at least 48 hours in advance for inspections at these stages:

1. **Rough Plumbing:** Before any plumbing lines are covered
2. **Foundation:** Before pouring concrete (steel, framework, vapor barrier, termite treatment, post-tension cables, ditches, wiring, reinforcing, plumbing by specification)
3. **Framing:** Before wall covering installation (includes framing, electrical and HVAC rough-in, plumbing top-out)
4. **Gas Inspection:** Pipes pressured to 15 psi and held for 15 minutes
5. **Final Inspection:** All work completed, house numbers visible from street (contrasting color, minimum 4-inch height)

Inspection Failures and Delays

Contractors must pay \$150.00 per occurrence when:

- Scheduled inspection cannot be completed due to contractor fault
- Construction fails inspection
- Inspector cannot complete inspection at scheduled time due to contractor's actions

Code Compliance

All construction must comply with:

- County and state laws and regulations
- 2021 International Building Code and amendments
- 2021 International Residential Code and amendments
- Other applicable adopted codes

Building inspector will not authorize permanent electrical power until full compliance and approval of final inspection.

**EXHIBIT B: SCOTT COUNTY FEE SCHEDULE
CONTRACTOR LICENSE FEE**

TYPE	FEE
General Contractor	\$50.00
Electrical	\$50.00
HVAC	\$50.00
Plumbing	\$50.00

Requirements for All Contractor Licenses:

- Current State Board of Contractors License
- Proof of General Liability Insurance (minimum \$300,000 per occurrence)
- Annual renewal required

PERMIT FEE SCHEDULE

CONSTRUCTION VALUE	BREAK DOWN OF FEES
\$0 to \$100,000	\$250
\$100,001 and up	\$550

“Penalties”

PERMIT FEES ARE DOUBLED IF WORK BEGINS WITHOUT PERMIT

Additional Fees

- **Inspection Delay/Failure Fee:** \$150.00 per occurrence
- **Re-inspection Fee:** \$150.00 per occurrence
- **The fee schedule may be amended from time to time by Order of the Board of Supervisors**