

**MINUTES OF THE WORK SESSION
OF THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF STARKVILLE, MISSISSIPPI
DECEMBER 12, 2025**

Be it remembered that the Mayor and members of the Board of Aldermen met in a Work Session on Friday, December 12, 2025 at 11:00 a.m. in the second-floor conference room of City Hall located at 110 West Main Street, Starkville, MS. Present were Mayor D. Lynn Spruill, Alderwoman Kim Moreland, Alderwoman Sandra Sistrunk, Alderman Mike Brooks, Vice Mayor Roy A'. Perkins, Alderman Henry Vaughn, Sr., Alderman William Pochop appeared telephonically as well as City Attorney Berk Huskison and City Clerk Joanna McLaurin were also present.

Mayor Spruill opened the work session. The work session was properly noticed pursuant to Miss. Code Ann. §25-41-13 and a copy of that notice is included in the minutes. The work session was live streamed on Facebook. The public and media were welcomed and attended. The session is also available for viewing on the City website.

Stein McMullen and Mark McCurdy gave a summary of the 2024 Building Code changes to consider for adoption.

The Mayor and members of the Board discussed items on the upcoming December 16, 2025 agenda. Department Directors were available to answer questions related to the items. All agenda items were discussed.

SIGNED AND SEALED THIS THE 6th DAY OF JANUARY, 2025.

MAYOR D. LYNN SPRUILL

Attest:

Seal

JOANNA MCLAURIN
CITY CLERK



WORK SESSION

CITY OF STARKVILLE, MISSISSIPPI

DECEMBER 12, 2025

11:00 a.m.

- A. CALL THE WORK SESSION TO ORDER**
- B. PRESENTATION BY STEIN MCMULLEN OF A SUMMARY OF THE 2024 BUILDING CODE CHANGES TO CONSIDER FOR ADOPTION**
- C. DISCUSSION OF THE AGENDA ITEMS FOR THE DECEMBER 16, 2025, MEETING OF THE BOARD OF ALDERMEN FOR THE CITY OF STARKVILLE.**
- D. ADJOURN MEETING**



2024 ICC Code Changes

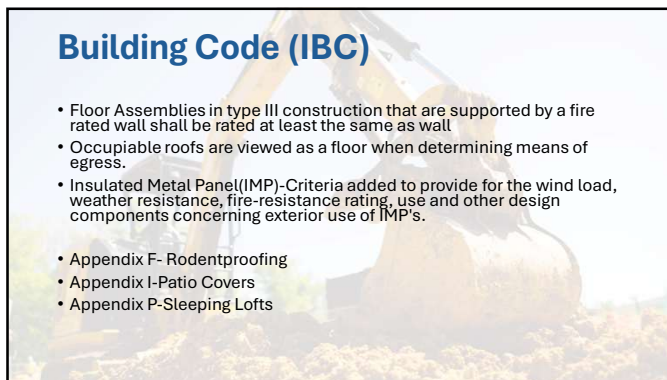
Why update to the 2024?

1. We will be on the same cycle as the state.
2. Only Minimal Changes Necessary
3. New Technologies are being addressed:
 - Lithium Batteries
 - EV Charging – Home and Commercial



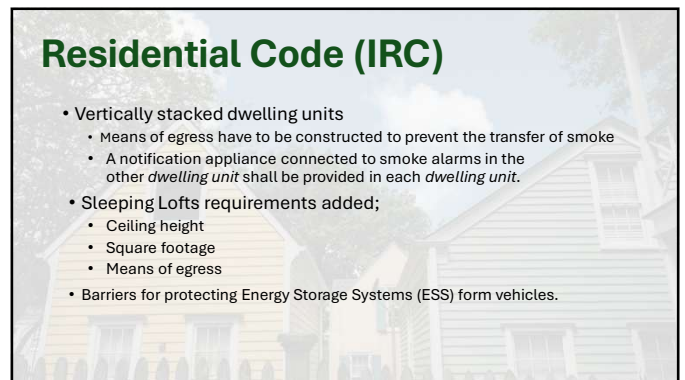
Building Code (IBC)

- Floor Assemblies in type III construction that are supported by a fire rated wall shall be rated at least the same as wall
- Occupiable roofs are viewed as a floor when determining means of egress.
- Insulated Metal Panel(IMP)-Criteria added to provide for the wind load, weather resistance, fire-resistance rating, use and other design components concerning exterior use of IMP's.
- Appendix F- Rodentproofing
- Appendix I-Patio Covers
- Appendix P-Sleeping Lofts



Residential Code (IRC)

- Vertically stacked dwelling units
 - Means of egress have to be constructed to prevent the transfer of smoke
 - A notification appliance connected to smoke alarms in the other *dwelling unit* shall be provided in each *dwelling unit*.
- Sleeping Lofts requirements added;
 - Ceiling height
 - Square footage
 - Means of egress
- Barriers for protecting Energy Storage Systems (ESS) from vehicles.



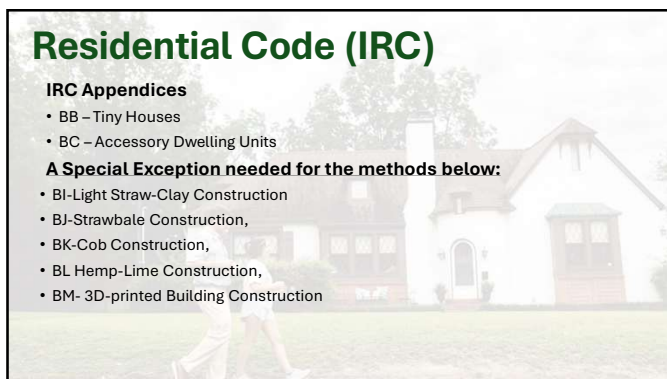
Residential Code (IRC)

IRC Appendices

- BB – Tiny Houses
- BC – Accessory Dwelling Units

A Special Exception needed for the methods below:

- BI-Light Straw-Clay Construction
- BJ-Strawbale Construction,
- BK-Cob Construction,
- BL Hemp-Lime Construction,
- BM- 3D-printed Building Construction



Fire Code (IFC)

- Lithium-ION and Lithium Battery - Storage Requirements
- Sprinkler Requirements for Lithium Batteries
- Fire Alarm Systems for Use and Storage of Lithium Batteries
- Carbon Monoxide Detector Requirements –New Construction and Existing Buildings
- Appendix B Fire-Flow Requirements for Buildings
- Appendix C Fire Hydrant Locations and Distribution
- Appendix D Fire Apparatus Access Roads
- Appendix E Hazard Categories
- Appendix F Hazard Ranking
- Appendix I Fire Protection Systems - Noncompliant Conditions
- Appendix O Valet Trash and Recycling Collection in Group R-2 Occupancies



National Electrical Code (2023 NEC)

- **Kitchen receptacles** - Required to be GFCI protected regardless of location.
- **Receptacles** - Optional on kitchen islands, but if installed must be install above the countertop or be of pop-up type.
- **GFCI for Specific Appliances** - Electric ranges, wall-mounted ovens, and microwaves clothes dryers no matter the location.
- **10 amp Branch Circuits** - Allowed now for lighting circuits and exhaust fans within homes.

Plumbing (IPC), Mechanical (IMC), Fuel & Gas Codes (IFGC)

- **Tracer Wire** - for plastic sewer piping (IPC)
- **Soap Dispenser** - for public lavatories (IPC)
- **Appendix C** - Structural Safety (IPC)
- **Appendix A** - Chimney Connector Pass-Throughs (IMC)
- **Appendix A** - Sizing and Capacities of Gas Piping (IFGS)
- **Appendix B** - Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents (IFGS)

Property Maintenance(IPMC) & Existing Building Code(IEBC)

- **Accessibility Features** - Have to be maintained. (IPMC)
- **Storm Shelters** - Community storm shelters are required to be evaluated yearly. (IPMC)
- **Addition to the IPMC** - Adding a section for Cooling requirements with a max temperature of 80°.
- **Appendix E** - Temporary Emergency Uses (IEBC)

Summary of 2024 ICC Code Changes

The 2024 ICC Code Updates introduce targeted revisions across multiple disciplines with the goal of maintaining alignment with state adoption cycles, addressing emerging technologies, and improving safety, clarity, and usability. Overall, the update requires **minimal changes** for most jurisdictions while incorporating important new provisions for modern construction practices and risk mitigation.

Key Themes

- **Alignment with state code cycles** to streamline enforcement and compliance.
- **Integration of new technologies**, particularly lithium-ion battery storage, EV charging infrastructure, and energy storage systems.
- **Expanded clarity and safety requirements** in structural, fire protection, electrical, and residential construction practices.

Major Code Area Highlights

International Building Code (IBC)

Key changes include fire-resistance alignment for Type III construction, clearer treatment of occupiable roofs in egress calculations, and the addition of design criteria for insulated metal panels. New appendices address rodent proofing, patio covers, and sleeping lofts.

International Residential Code (IRC)

Updates focus on smoke migration control in vertically stacked dwelling units, required cross-unit notification appliances, new standards for sleeping lofts, and protection measures for energy storage systems. Several appendices—tiny houses, ADUs, and alternative construction methods—are expanded or newly added.

International Fire Code (IFC)

Significant additions address lithium-ion and lithium battery storage, associated fire suppression and alarm requirements, and updated CO detector mandates for both new and existing buildings. Several appendices related to fire flow, hydrant placement, access roads, hazard categories, and noncompliant fire protection systems were revised or expanded.

2023 National Electrical Code (NEC)

Changes include universal GFCI protection for kitchen receptacles, optional island receptacle installation rules, expanded GFCI requirements for major appliances, and allowance of 10-amp branch circuits for certain residential loads.

Plumbing (IPC), Mechanical (IMC), and Fuel Gas (IFGC)

Updates include tracer wire requirements for plastic sewer lines, mandatory soap dispensers in public lavatories, and multiple updated appendices dealing with structural safety, chimney connector pass-throughs, and gas piping/venting sizing methodologies.

Property Maintenance (IPMC) & Existing Building Codes (IEBC)

Accessibility features must be maintained, community storm shelters must undergo annual evaluations, and new guidance is provided for temporary emergency uses within existing buildings. Additional section added to the IPMC for Cooling Requirements in residential structures with provisions for temporary cooling.

Conclusion

The 2024 ICC Codes deliver a **targeted, modernization-focused update** that strengthens safety, incorporates new technology demands, and simplifies compliance without imposing sweeping regulatory shifts. These changes help ensure jurisdictions remain aligned with state adoption cycles and better equipped to address emerging building and safety challenges.

Appendices

2024-IBC

Appendix F-Rodentproofing

The provisions of Appendix F are minimum mechanical methods to prevent the entry of rodents into a building. These standards, when used in conjunction with cleanliness and maintenance programs, can significantly reduce the potential of rodents invading a building.

Appendix I- Patio Covers

Appendix I provides standards applicable to the construction and use of patio covers. It is limited in application to patio covers accessory to dwelling units. Covers of patios and other outdoor areas associated with restaurants, mercantile buildings, offices, nursing homes or other nondwelling occupancies would be subject to standards in the main code and not this appendix.

Appendix P- Sleeping Lofts

Appendix P provides allowances for, and limitations on, spaces intended to be used as sleeping lofts, while differentiating these spaces from mezzanines and other habitable space.

2024-IRC

Appendix BB -Tiny Houses

Appendix BB relaxes various requirements in the body of the code as they apply to houses that are 400 square feet in area or less. Attention is specifically paid to features such as compact stairs, including stair handrails and headroom, ladders, reduced ceiling heights in lofts and guard and emergency escape and rescue opening requirements at lofts.

Appendix BC -Accessory Dwelling Units (ADU)

Appendix BC provides for the design and construction of accessory dwelling units (ADUs), an alternative to two- and multiple-family residential construction that promotes increased housing supply and affordability.

Appendix BI- Light Straw-Clay Construction

These lighter forms of straw-clay construction are intended as infill materials in nonload-bearing walls. The advantages of light straw-clay construction, such as regulated by Appendix BI, include thermal performance and low environmental impact.

Appendix BJ- Strawbale Construction

Appendix BJ provides prescriptive requirements for the construction of exterior and interior walls, both structural and nonstructural, in buildings that are under the scope of this code.

Appendix BK- Cob Construction (Monolithic Adobe)

This appendix provides prescriptive and performance-based requirements for the use of natural cob as a building material. Buildings using cob walls shall comply with this code except as otherwise stated in this appendix.

Appendix BL- Hemp-Lime (Hempcrete) Construction

This appendix shall govern the use of hemp-lime as a nonstructural building material and wall infill system

Appendix BM- 3D-Printed Building Construction

Appendix BM provides for the design, construction and inspection of 3D building construction

2024-IFC

Appendix B- Fire-Flow Requirements for Buildings

Appendix B provides a tool for the use of jurisdictions in establishing a policy for determining fire-flow requirements.

Appendix C- Fire Hydrant Locations and Distribution

Appendix C focuses on the location and spacing of fire hydrants, which is important to the success of firefighting operations.

Appendix D- Fire Apparatus Access Roads

Appendix D contains more detailed elements for use with the basic access requirements found in Section 503, which gives some minimum criteria, such as a maximum length of 150 feet and a minimum width of 20 feet, but in many cases does not state specific criteria

Appendix E -Hazard Categories

Appendix E contains guidance for designers, engineers, architects, code officials, plans reviewers and inspectors in the classifying of hazardous materials so that proposed designs can be evaluated intelligently and accurately.

Appendix F Hazard Ranking

Appendix F is intended to be a companion to the specific requirements of Chapters 51 through 67, which regulate the storage, handling and use of all hazardous materials classified as either physical or health hazards.

Appendix I- Fire Protection Systems—Noncompliant Conditions

Appendix I, which was developed by the ICC Hazard Abatement in Existing Buildings Committee, is intended to provide the fire code official with a list of conditions that are readily identifiable by the inspector during the course of an inspection utilizing this code.

Appendix O -Valet Trash and Recycling Collection in Group R-2 Occupancies

Appendix O provides for valet trash and recycling collection services in Group R-2 occupancies. These collection services are formally defined in Section 202 as “Valet Trash Collection,” which includes recycling.

2024-IPC

Appendix C -Structural Safety

The installation of plumbing systems frequently requires piping to pass through building framing members. Appendix C provides the regulations for limits on the sizes and locations of holes that can be drilled or punched in various types of framing members.

2024-IMC

Appendix A- Chimney Connector Pass-Throughs

Appendix A is a depiction of how to accomplish requirements in Chapter 8-Chimneys and Vents.

2024-IFGS

Appendix A -Sizing and Capacities of Gas Piping (IFGS)

Appendix A provides commentary, guidance and examples for sizing of gas piping systems.

Appendix B -Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents

Appendix B provides commentary, guidance and examples for the design of venting systems for the types of appliances that vent by natural draft and have draft hoods or are listed as Category I or are listed for use with Type B vents.

2024-IPMC

Appendix E- Temporary Emergency Uses

The primary purpose for Appendix E is to provide guidance for designers, engineers, architects and fire and building officials to allow temporary emergency uses of existing buildings with respect to the minimum code requirements



**THERE WILL BE A WORK SESSION OF THE
MAYOR AND BOARD OF ALDERMEN ON
FRIDAY, DECEMBER 12, 2025.**

**AT 10:00 AM IN THE STARKVILLE CITY HALL
LOCATED AT 110 WEST MAIN STREET
IN THE SECOND FLOOR CONFERENCE ROOM**

The public and media are invited to attend.

The City of Starkville is accessible to persons with disabilities. Please call the ADA Coordinator at (662) 323-2525 ext. 3119, in advance for any services requested.