

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2012 Legislative Session

Bill No. CB-45-2012

Chapter No. 82

Proposed and Presented by The Chair (by request – County Executive)

Introduced by Council Members Lehman and Turner

Co-Sponsors _____

Date of Introduction October 23, 2012

BILL

1 AN ACT concerning

2 Building Code

3 For the purpose of amending the Prince George’s County Building ordinance, adopting certain
4 amendments to the 2012 Edition of the International Building Code, International Mechanical
5 Code, International Energy Conservation Code, and International Residential Code for One and
6 Two Family Dwellings, and amending certain sections to include modifications as it relates to
7 building standards.

8 BY repealing and reenacting with amendments:

9 SUBTITLE 4. BUILDING.

10 Sections 4-101, 4-106, 4-109, 4-111, 4-112, 4-113, 4-116, 4-117, 4-
11 118, 4-119, 4-120, 4-131, 4-135, 4-137, 4-138, 4-141, 4-142, 4-149, 4-
12 151, 4-153, 4-156, 4-158, 4-163, 4-164, 4-165, 4-171, 4-172, 4-180, 4-
13 185, 4-186, 4-188, 4-189, 4-189.01, 4-190, 4-191, 4-194, 4-195, 4-196,
14 4-197, 4-200, 4-201, 4-202, 4-203, 4-204, 4-205, 4-208, 4-209, 4-211,
15 4-212, 4-222, 4-240, 4-241, 4-244, 4-245, 4-246, 4-249, 4-251, 4-253,
16 4-254, and 4-255

17 The Prince George's County Code
18 (2011 Edition).

19 BY repealing:

20 SUBTITLE 4. BUILDING.

21 Sections 4-130, 4-140, 4-145, 4-146, 4-150, 4-188, 4-210, and 4-243

The Prince George's County Code
(2011 Edition).

BY adding:

SUBTITLE 4. BUILDING.

Sections 4-173, 4-181, 4-250, 4-256, 4-257, 4-258, 4-259, 4-260,
4-261, 4-262, and 4-263

The Prince George's County Code
(2011 Edition).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
Maryland, that Sections 4-101, 4-106, 4-109, 4-111, 4-112, 4-113, 4-116, 4-117, 4-118, 4-119, 4-
120, 4-131, 4-135, 4-137, 4-138, 4-141, 4-142, 4-149, 4-150, 4-151, 4-153, 4-156, 4-158, 4-163,
4-164, 4-165, 4-171, 4-172, 4-180, 4-185, 4-186, 4-189,4-189.01, 4-190, 4-191, 4-194, 4-195, 4-
196, 4-197, 4-200, 4-201, 4-202, 4-203, 4-204, 4-205, 4-208, 4-209, 4-211, 4-212, 4-222, 4-240,
4-241, 4-244, 4-245, 4-246, 4-249, 4-251, 4-253, 4-254, and 4-255 of the Prince George's
County Code be and the same are hereby repealed and reenacted with the following
amendments:

SUBTITLE 4. BUILDING.

DIVISION 1. BUILDING CODE.

SUBDIVISION 1. ADOPTION BY REFERENCE.

Sec. 4-101. Code - Adopted by Reference.

The following codes and standards are hereby adopted by reference and made a part of this
Subtitle with the same force and effect as those set out in full herein as the official Building Code
of Prince George's County, together with the changes, deletions, or modifications prescribed in
this Subtitle:

The International Building Code, [2006] 2012 Edition (hereinafter referred to as the 'IBC');

The International Mechanical Code, [2006] 2012 Edition (hereinafter referred to as the
'IMC');

The International Energy Conservation Code, [2006] 2012 Edition (hereinafter referred to
as the 'IECC'); and

The International Residential Code for One-and Two-Family Dwellings, [2006] 2012
Edition (hereinafter referred to as the 'IRC').

1 The International Existing Building Code [2006] 2012 Edition (hereinafter referred to as the
2 'IEBC').

3 * * * * *

4 **SUBDIVISION 2. AMENDMENTS TO THE INTERNATIONAL BUILDING CODE.**

5 * * * * *

6 **Sec. 4-106. Administration; Section 101, General.**

7 * * * * *

8 (b) Subsection [101.4.1] 101.4.1.7 is [amended] added to read as follows: "Electrical."
9 The provisions of Subtitle 9 of this Code and the National Electrical Code shall apply to the
10 installation of electrical systems, including alterations, repairs, replacement, equipment,
11 appliances, fixtures, fittings and appurtenances thereto.

12 (c) Subsection [101.4.2] 101.4.1 is amended to read as follows: "Gas." The provisions of
13 the Washington Suburban Sanitary Commission ("WSSC") known as the WSSC Plumbing and
14 Fuel Gas Code; the International Plumbing Code ("IPC"); and the International Fuel Gas Code
15 ("IFGC") shall apply to the installation of gas piping from point of delivery, gas appliances, and
16 related accessories as covered in this Code.

17 (d) Subsection [101.4.4] 101.4.3 is amended to read as follows: "Plumbing." The
18 provisions of the Washington Suburban Sanitary Commission ("WSSC") known as the WSSC
19 Plumbing and Fuel Gas Code shall apply to the installation, alterations, repair, or replacement of
20 plumbing systems including alterations, repairs, replacement, equipment, appliances, fixtures,
21 fittings and appurtenances thereto.

22 (e) Subsection [101.4.6.1] 101.4.5.1 is added to read as follows: "Applicability."
23 Whenever this Code makes reference to the International Fire Code, the requirements of NFPA 1
24 and Subtitle 11 of the Prince George's County Code shall apply except where referenced in
25 Section 413, 2012 IBC Combustible Storage.

26 * * * * *

27 **Sec. 4-109. Administration; Section 104, Duties and Powers of Building Official.**

28 * * * * *

29 (b) Section 104.7 is amended to read as follows: "Departmental Records." The Code
30 Official shall keep official records of applications received, permits and certificates issued, fees

1 collected, and reports of inspection hours. Construction Documents shall be retained in
2 accordance with Section [106.5] 107.5 of this Code.

3 * * * * *

4 **Sec. 4-111. Administration: Section 105, Permits.**

5 * * * * *

6 (d) Section 105.3.1.1 "Required Documents for Permits Application" is added to read as
7 follows: The application shall include: (1) any and all documents showing the business partners
8 of the owner or lessee that are involved in the operation and or ownership of the building
9 structure or use for which the permit is being sought (2) any and all organizational
10 documentation of the entity that owns, uses or leases the building or structure (3) any and all
11 documents showing who will operate the business (4) any other data and information supported
12 by documentation that is required by the building official and or is deemed by the Director of
13 Environmental Resources to be necessary for furtherance of the intent of this Code.

14 (e) Section 105.3.1.2 "Review of Application: is added to read as follows: The application
15 will be reviewed to ensure that it conforms with all the requirements of the pertinent laws,
16 including but not limited to the requirements of this Code, State and local laws and ordinances.
17 An application for a permit will be reviewed by the Director of Environmental Resources or their
18 designee in consultation with the Police Department and the Fire/EMS Department, as
19 appropriate and shall have the authority to deny any application under the provisions of this
20 Division and shall also have the authority to deny an application upon a violation of this
21 Division.

22 [d] (f) Section [105.3.1.1] 105.3.1.3 is added to read as follows: "Application
23 Exemption." The Director of Environmental Resources may refuse to accept an application for a
24 permit from any applicant[as principal] (1) who is or was in default on a previously issued permit
25 or who is the permittee listed on an expired permit which is not currently in the process of being
26 extended by County administrative action (2) has not fully complied with the application process
27 (3) any other reason the Director of Environmental Resources deems necessary in furtherance of the
28 intent of this Code (4) or for any reason that is necessary to maintain the health, safety and welfare
29 of the public.

30 [e] (g) Section [105.3.1.2] 105.3.1.4 is added to read as follows: "By Whom Application is
31 Made."

1 Application for a permit shall be made by the owner or lessee of the building or structure, or the
2 agent of either, or by the licensed engineer or architect employed in connection with the
3 proposed work. If the application is made by a person other than the owner in fee, the applicant
4 shall attest on the permit application or by separate written statement, that the proposed work is
5 authorized by the owner in fee and that the applicant is authorized to make such application. The
6 full names and addresses of the owner, lessee, applicant, and the responsible officer if the owner
7 or lessee is a corporate body, shall be stated on the application. Subsequent permits will be
8 issued in the name of the owner of record at time of permit issuance.

9 [f] (h) Section 105.3.2 is amended to read as follows: "Time Limitation of Application."
10 An application for a permit for any proposed work shall be deemed to have been abandoned
11 twenty-four (24) months after the date of filing, unless such application has been diligently
12 pursued in good faith or a permit has been issued. Extensions of time may be authorized by the
13 Director. The Director may request any documentation or certification deemed necessary and
14 assess an extension fee as appropriate.

15 [g] (i) Section 105.5 is amended to read as follows: "Expiration." Every permit issued
16 shall become invalid unless the work on the site authorized by such permit is commenced within
17 one hundred eighty (180) days after the issuance, or if the work authorized on the site by such
18 permit is suspended or abandoned for a period of one hundred eighty (180) days after the time
19 the work is commenced. The Code Official is authorized to grant, in writing, one or more
20 extensions of time, for periods not more than one hundred eighty (180) days each. The extension
21 shall be requested in writing and justifiable cause shall be demonstrated. Any permit issued for
22 property within the area of a pending Sectional Map Amendment (as provided for in the County
23 Zoning Ordinance) that is rezoned to a less intense zone, shall expire on its own terms upon
24 approval of the Sectional Map Amendment by the District Council if a completed building
25 foundation for a use not permitted in the less intense zone has not been completed. The Building
26 Official shall notify the permit holder of the expiration of the permit.

27 [h] (j) Section 105.5.1 is added to read as follows: "Expiration of Permit and Correction
28 of Code Violations." Any permit issued for residential property to correct a building code or
29 housing code violation issued pursuant to Subtitle 4 or Subtitle 13 of the County Code shall be
30 issued only for a period of time reasonably necessary to correct the violation, not to exceed
31 ninety (90) days. The initial period of the permit shall be established by the Building Official

1 based upon the extent of the work required to correct the violation. The permit may be extended
2 or renewed for an additional period of one hundred eighty (180) days if, in the opinion of the
3 Building Official, the applicant has demonstrated substantial progress to complete the work in
4 accordance with the permit and has demonstrated substantial justification for failure to complete
5 the work within the period of the permit. The Board of Administrative Appeals shall have no
6 authority to grant an extension to the period of the permit.

7 [i] (k) Section 105.8 is added to read as follows: "Rural Tier." Where the property is
8 located in the Rural Tier, as delineated in the Approved General Plan, the validity period of
9 building permits and the requirements for granting extensions to the validity periods of expired
10 building permits shall conform to Subtitle 27, Part 18 of the County Code (Interim Development
11 Ordinance).

12 [j] (l) Section 105.9 is added to read as follows: "Building Location." No permit for
13 building shall be issued for a structure that overlaps the County line. Location of the County line
14 on the site plan shall be certified by a Professional Land Surveyor.

15 [k] (m) Section 105.10 is added to read as follows: "Date and Hours of Operation
16 Limits." All permits shall be issued with date and hours of operation limits listed as determined
17 by the Building Official. All permits shall be issued indicating that no work shall be performed
18 during the hours of 9:00 p.m. to 7:00 a.m., unless work is performed pursuant to Section 4-120 of
19 this Subtitle.

20 **Sec. 4-112. Administration; Section 105, Permits.**

21 * * * * *

22 (c) Section 105.6 is amended to read as follows: "Suspension or Revocation and
23 Reissuance of Permits." The Building Official is authorized to suspend or revoke a permit issued
24 under the provisions of this Code as follows, or (1) whenever the permit is issued in error, (2)
25 incorrectly, (3) inaccurately, (4) in an incomplete manner, (5) or for any reason that is necessary to
26 maintain the health, safety and welfare of the public, (6) or in violation of any ordinance,
27 regulation or any of the provisions of this Code, (7) and The Director of Environmental
28 Resources in consultation with the Police Department and the Fire/EMS Department, as
29 appropriate, shall have the authority to deny, suspend, or revoke any application or permit under
30 the provisions of this Division and upon a violation of this Division. In addition, the failure to
31 have utility lines located on site through the Utility Service Protection Center ("Miss Utility")

1 and any nonmember utilities prior to starting any excavation deeper than twelve (12) inches will
2 result in permit revocation.”

3 * * * * *

4 **Sec. 4-113. Administration; Section [106, Construction] 107, Submittal Documents.**

5 (a) Section [106.2.1] 107.2.5.2 is added to read as follows: "Location of Underground
6 Utility Lines prior to Commencement of Work." For all work that requires excavation deeper
7 than twelve (12) inches, the permit holder (permittee) accepting the permit agrees to contact the
8 Utility Service Protection Center, "Miss Utility," and nonmember utility companies, as known, in
9 due time and prior to beginning any excavation work for the purpose of having each utility
10 company locate its lines on site. In the event that the permittee fails to obtain the services of the
11 utilities, then in such event, and irrespective of whether or not a utility line is ruptured, the
12 Building Official may revoke the building or grading permit, or both. In such event, all fees paid
13 to the County shall be forfeited and, in order to continue work, a new application with requisite
14 fee for a permit shall be filed. Drawings shall be reexamined to determine that all utilities have
15 been located and verified by the utility companies having knowledge of the location of such
16 underground utilities. However, in the event any or all of the respective utility companies fail to
17 furnish the requisite information to the permittee within a reasonable period of time as
18 determined by the Building Official under all of the circumstances, then, in such event, the
19 foregoing revocation provisions shall not apply.

20 (b) Section [106.2.2] 107.2.6 is added to read as follows: "Acknowledgement of Final
21 Grade." Builders and developers shall place on record with each utility company a written
22 acknowledgment that final grade has been achieved to within six (6) inches. Utility lines shall
23 not be installed until such acknowledgment has been received by the utilities.

24 (c) Section [106.3.4.3] 107.3.4.2 is added to read as follows: "Fire Protection Engineering
25 Design Evaluation (FPEDE)." All plans and specifications for which a building permit is
26 required for buildings of the Use Groups listed in this Section shall be evaluated in accordance
27 with the requirements of this Section for design compliance with adopted fire related code
28 requirements concerning:

- 29 (1) Documentation of the title and edition of all applicable State and local Building
30 and Fire codes and standards, and amendments thereto, on which the design is based;
- 31 (2) Designated Use Group Classification(s) of all spaces;

- 1 (3) Type of Construction requirements identified, with supportive calculations;
 2 (4) Documentation of fire endurance ratings of structural elements and [re rated]
 3 related components (walls, floors, roofs, parapets, opening protectives);
 4 (5) Height and area calculations and [limits] limitation compliance and required
 5 property line setback criteria;
 6 (6) Occupant load calculations and egress capacity and travel distance analysis;
 7 (7) Interior finishes analysis;
 8 (8) Fire protection systems required (suppression, fire alarm, smoke detection, heat
 9 detection, smoke control, other required fire protection systems);
 10 (9) Fire hydrant locations, fire department connection locations, and emergency fire
 11 and medical vehicle access;
 12 (10) Emergency lighting and emergency power systems;
 13 (11) Applicable provisions of Chapter 4 of the IBC, "Special Detailed Requirements
 14 Based on Use and Occupancy"; and
 15 (12) Compliance with applicable NFPA Codes and Standards for specific processes,
 16 materials, or hazards which are referenced within the IBC or the NFPA 101, Life Safety Code.
 17 A written Fire Protection Engineering Design Evaluation (FPEDE) concerning these items shall
 18 be submitted with the plans accompanying the application for a building permit. It shall be in the
 19 format established by the Fire Code Official and shall be signed and sealed by the preparer. If, in
 20 the course of performing the FPEDE, the evaluating fire protection engineer determines that
 21 there are fire related code deficiencies in the drawing or specifications, all such deficiencies shall
 22 be remedied prior to the submittal of the FPEDE and the building permit application and
 23 drawings. The FPEDE must include a signed and sealed statement by both the evaluating fire
 24 protection engineer and the engineer or architect of record attesting: "These drawings and
 25 specifications are in full compliance with the fire safety provisions of all adopted State and local
 26 Building Code, Fire Codes, Mechanical Codes, local amendments and referenced codes and
 27 standards to the best of their knowledge and belief."
 28 (d) Section [106.3.4.3.1] 107.3.4.2.1 is added to read as follows: "Use Groups and Fire
 29 Protection Systems Requiring a Fire Protection Engineering Design Evaluation (FPEDE)." An
 30 FPEDE is required for the following buildings or fire protection systems for which a building
 31 permit application is made:

1 (1) Use Group "A", Assembly, with an occupant load of one thousand (1,000)
2 persons or more;

3 (2) Use Group "H", High Hazard;

4 (3) Use Groups "I-2" and "I-3", Institutional;

5 (4) Use Group "M", all covered malls and open malls exceeding thirty thousand
6 (30,000) square feet in gross area;

7 (5) All Use Groups with an estimated construction cost of Five Million Dollars
8 (\$5,000,000.00) or more;

9 (6) Any Use Group when deemed necessary by the Fire Code Official due to
10 complexity or scope of the design;

11 (7) Any automatic fire suppression, fire detection, fire alarm or smoke management
12 system shop drawings when deemed necessary by the Fire Code Official due to complexity or
13 scope of the design;

14 (8) Any building design for [an] a Use Group when deemed necessary by the Fire
15 Code Official due to submission of drawings containing extensive or repeated code deficiencies,
16 which create an undue burden upon the review process.

17 (e) Section [106.3.4.3.2] 107.3.4.2.2 is added to read as follows: "Qualifications of Fire
18 Protection Engineering Design Evaluation (FPEDE) Preparer." The FPEDE must be prepared by
19 a Fire Protection Engineer who is a registered Professional Engineer in the State of Maryland.
20 The preparer must also possess:

21 (1) A Bachelor of Science degree in Fire Protection Engineering from [a] an
22 Accreditation Board for Engineering and Technology (ABET) accredited University; or

23 (2) At least five (5) years of documented experience as a Professional Engineer in the
24 review and evaluation of buildings and fire protection systems for code compliance, plus
25 certification in fire protection plan review from a major model code organization.

26 * * * * *

27 **Sec. 4-116. Administration; Section [113] 114, Violations.**

28 (a) Section [113.4] 114.4 is amended to read as follows: "Violation Penalties." Any
29 person, firm, association, partnership, or corporation, or combination thereof, who shall violate a
30 provision of the IBC/IRC, or of this Subtitle, or fail to comply with any of the requirements
31 thereof, violates a lawful order issued thereunder, or any person who shall erect, construct, alter,

1 or repair a building or structure in violation of an approved plan or directive of the Building
 2 Official, or of a permit or certificate issued under the provisions of the IBC/IRC, shall be guilty
 3 of a misdemeanor punishable by a fine of not more than One Thousand Dollars (\$1,000.00) per
 4 day that the violation persists or by imprisonment for six (6) months, or both. Each day that a
 5 violation continues shall be deemed a separate offense.

6 **Sec. 4-117. Administration; Section [114] 115, Stop Work Order.**

7 (a) Section [114.3] 115.3 is amended to read as follows: "Unlawful Continuance." Any
 8 person, firm, association, partnership, or corporation, or combination thereof, who shall continue
 9 work in violation of the provisions of a "Stop Work Order," or shall remove or cause to be
 10 removed a "Stop Work Order" sign still in effect and operation, shall be guilty of a misdemeanor,
 11 punishable by a fine of not more than One Thousand Dollars (\$1,000.00) per day that the
 12 unlawful work continues, or imprisonment for six (6) months, or both.

13 **Sec. 4-118. Administration; Section [110] 111, Certificate of Use and Occupancy.**

14 (a) Section [110.1.1] 111.1.1 is added to read as follows: "New One-Family Dwelling
 15 Units." Prior to the consummation of the sale (settlement) of any new, one-family dwelling,
 16 including the sale of a new condominium unit which is offered for sale for the first time, there
 17 shall be an inspection of the unit and premises by the Building Official and a certificate of use
 18 and occupancy issued or a list of the violations or deficiencies requiring correction prior to
 19 issuance of such certificate. At the time of consummation of such sale, the certificate of use and
 20 occupancy, or a list of the deficiencies or violations which remain to be corrected prior to
 21 issuance of such certificate, shall be presented to the buyer. Unless contractually relieved of
 22 such responsibility, the seller shall be responsible for correction of any violations or deficiencies
 23 necessary for the certificate to be issued. When a certificate of use and occupancy has not been
 24 issued prior to consummation of the sale, there shall be required a separate, written contractual
 25 agreement indicating responsibility for correction of all deficiencies or violations cited by the
 26 Department of Environmental Resources by a date certain. The provisions of this Section are not
 27 applicable when a new dwelling unit is purchased for resale as a new dwelling unit.

28 (1) Nothing herein shall be construed to relieve a builder or seller of a dwelling unit
 29 from any responsibility for correction of building code violations which were caused, created, or
 30 constructed by the builder or seller, and the transfer of title to the property to a subsequent owner
 31 shall not relieve the builder or seller of the responsibility for making such corrections.

1 (b) Section [110.1.2] 111.1.2 is added to read as follows: "Issuance of Certificates of Use
2 and Occupancy." No certificate of use and occupancy for any building or structure, erected,
3 altered, repaired, changed to a different use group, or transferred to a new owner or occupant
4 shall be issued unless such building or structure was erected, altered, or repaired and is otherwise
5 in compliance with the provisions of this Division and other provisions of State or local laws,
6 ordinances, and regulations.

7 Exception: All buildings which undergo a change of owner or tenant only with no change
8 of intended use group are not required to meet the fire safety requirements for a new building in
9 order to obtain a Use and Occupancy Certificate. Such buildings are required to comply with the
10 provisions of state and local laws, ordinances, and regulations with respect to fire safety for
11 existing buildings.

12 (c) Section [110.2.1] 111.2.1 is added to read as follows: "Change of Use Group, Owner
13 or Tenant." No change in use group, owner, or tenant of a building, structure, or land shall be
14 permitted, wholly or in part, until a new use and occupancy permit has been issued by the
15 Building Official certifying compliance with applicable parts of this Subtitle and other applicable
16 State or local laws, ordinances, and regulations. This provision shall not apply to a change of
17 tenant for R-2, change of owner or tenant for R-3, or change of tenant for R-4 structures.

18 (d) Section [110.5.1] 111.5 is added to read as follows: "Uninhabitable Dwellings." When
19 the Director of Environmental Resources has determined that a dwelling is unfit for human
20 habitation pursuant to Subtitle 13 of the County Code and the dwelling has remained unoccupied
21 for a subsequent period of one hundred eighty (180) days, the Director shall revoke the
22 certificate of use and occupancy, or if no certificate had been issued, the Director shall revoke
23 authorization for the dwelling to be occupied and require that a certificate of use and occupancy
24 be obtained prior to any occupancy of the dwelling. The notice of revocation shall specify the
25 violations of Subtitle 13 and the corrective action required for each violation. Within one
26 hundred eighty (180) days after the date of the revocation of the certificate of use and occupancy,
27 the owner of the dwelling shall apply for a building permit to correct the violations. The
28 application for a building permit shall include a rehabilitation plan which identifies all of the
29 work required to be performed and a schedule for performing the work. The permit shall be
30 issued for a period of one hundred eighty (180) days and may be renewed once for another one
31 hundred eighty (180) day period if, in the opinion of the Director, the applicant has demonstrated

1 substantial progress in accordance with the rehabilitation plan and has demonstrated substantial
 2 justification for failure to complete the work in accordance with the rehabilitation plan. If the
 3 owner of the dwelling does not submit a rehabilitation plan within one hundred eighty (180) days
 4 after the date that the certificate of use and occupancy was revoked, or if the owner of the
 5 dwelling fails to complete the work required to be performed by the rehabilitation plan prior to
 6 the expiration of the building permit, including any renewal period, the dwelling shall be
 7 considered abandoned and the Director shall cause the dwelling to be demolished in accordance
 8 with the provisions of Subtitle 13.

9 **Sec. 4-119. Administration; Section [115] 116, Unsafe Structures and Equipment.**

10 (a) Section [115.3] 116.3 is amended to read as follows: "Notice." If an unsafe condition
 11 is found in a building or structure, the Building Official shall serve on the owner, agent, or
 12 person in control of the building or structure a written notice describing the building or structure
 13 deemed unsafe and specifying the required repairs or improvements to be made to render the
 14 building or structure safe and secure, or requiring the unsafe building or structure, or portion
 15 thereof, to be demolished within a stipulated time. Such notice shall require the person thus
 16 notified to immediately declare to the Building Official his acceptance or rejection of the terms
 17 of the order.

18 (b) Section [115.3.1] 116.3.1 is added to read as follows: "Notice Involving Historic
 19 Resources." If a building or structure found to be unsafe by the Building Official is an identified
 20 historic resource on the Adopted and Approved Historic Sites and District Plan of Prince
 21 George's County, Maryland, a copy of the notice shall also be sent to the Historic Preservation
 22 Commission and demolition shall not be authorized without approval of the Historical
 23 Preservation Commission, except when an emergency situation exists where there is actual and
 24 immediate danger of collapse or failure of the building or structure, or any part thereof, which
 25 would endanger human life.

26 **Sec. 4-120. Administration; Section [116] 117, Emergency Measures.**

27 (a) Section [116.1] 117.1 is added to read as follows: "Imminent Danger." When, in the
 28 opinion of the Code Official, there is imminent danger of failure or collapse of a building or
 29 structure or any part thereof which endangers life or when any structure or part of a structure has
 30 fallen and life is endangered by the occupation of the building or structure, the Code Official is
 31 hereby authorized and empowered to order and require the occupants to vacate the same

1 | forthwith. The Code Official shall cause to be posted at each entrance to such structure, a notice
2 | reading as follows: 'This structure is unsafe and its occupancy has been prohibited by the Code
3 | Official.' It shall be unlawful for any person to enter such structure except for the purpose of
4 | making the required repairs or of demolishing the same.

5 | (b) Subsection [116.1.1] 117.1.1 is added to read as follows: "Abatement of Uncompleted
6 | Structures." In the event the responsible party fails to complete construction of a structure at the
7 | time of expiration, abandonment, or revocation of the building permit, and in the event the
8 | responsible party fails to comply with the lawful order of the Building Official to make safe by
9 | the completion of the construction or demolish an unsafe and uncompleted structure, the
10 | Building Official shall proceed, when in the Building Official's opinion emergency action is
11 | required, to abate the unsafe conditions by appropriate means, including demolition and removal
12 | of dangerous structures, using such public or private resources required and available.

13 | (c) Section [116.1.2] 117.1.2 is added to read as follows: "Abatement of Unsafe
14 | Conditions." When, in the opinion of the Building Code Official, with the concurrence of the
15 | Director, there is an imminent danger to human life or the public welfare due to an unsafe
16 | condition, the Building Code Official shall cause the necessary work to be done to eliminate the
17 | condition including, but not limited to, the demolition of the structure or structures. The
18 | Building Official shall cause to be published, for three (3) consecutive days, in a County
19 | newspaper of record, notice setting forth the address of the building; a description of the real
20 | estate sufficient for its identification; a statement that the property is unsafe and constitutes an
21 | immediate and continuing hazard to the community; and a statement that the County intends to
22 | demolish same if the owner fails to do so. The provisions of Section 4-121(a) shall not apply. A
23 | person objecting to the proposed actions of the County may file an objection in an appropriate
24 | form in a court of competent jurisdiction. If the building is not demolished within thirty (30)
25 | days of mailing the notice to the owners of record, or within thirty (30) days of the last day of
26 | publication of the notice in a County newspaper of record, whichever is later, the Building Code
27 | Official shall have the power to demolish the structure or structures.

28 | (d) Section [116.2] 117.2 is added to read as follows: "Temporary Safeguards." When, in
29 | the opinion of the Building Code Official, there is an imminent danger due to an unsafe
30 | condition, the Building Code Official shall cause the necessary work to be done to render such
31 | structure temporarily safe, whether or not the legal procedure herein described has been

1 instituted. The Building Official shall cause the necessary work to be completed in the following
2 manner: to secure doors and windows [,] the material shall be cut to fit either within the recess
3 of the exterior finish wall if the door or window is recessed or to fit on the door or window trim
4 if the trim is applied on top of the exterior wall. The preferred material for windows shall be a
5 transparent material such as [lexan] Lexan or [plexiglas] Plexiglas. If solid materials are used to
6 secure either windows or doors, the solid material shall be painted either white or to match the
7 color of the trim. At the time the structure is secured, the Building Official shall notify the
8 owner that the temporary measures have been taken and that the owner is required to restore the
9 structure within thirty (30) days and that the owner is subject to citation directing that the
10 building be repaired to restore the building envelope. If the structure is not restored within thirty
11 (30) days, the owner shall be fined \$1,000 for each month that the structure is not restored and
12 that the violation continues. For damage to the building as a result of a storm or fire, the
13 Building Official may exercise discretion to extend the initial 30-day period without assessing a
14 fine where the owner and insurer are promptly and actively undertaking repairs to the building.

15 (e) Section [116.3] 117.3 is added to read as follows: "Closing Streets." When necessary
16 for the public safety, the Code Official shall temporarily close structures and close, or order the
17 authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to the
18 unsafe structure and prohibit the same from being used.

19 (f) Section [116.4] 117.4 is added to read as follows: "Emergency Repairs." For the
20 purpose of this Section, the Code Official shall employ the necessary labor and materials to
21 perform the required work as expeditiously as possible.

22 (g) Section [116.5] 117.5 is added to read as follows: "Cost of Emergency Repairs".
23 Costs incurred in the performance of emergency work shall be paid from the treasury of the
24 jurisdiction on certificate of the Building Official. The legal counsel of the jurisdiction shall
25 institute appropriate action against the owner of the premises where the unsafe condition was
26 located for recovery of such costs, including, but not limited to, certification for a tax lien as
27 provided by Section [116.7] 117.7.

28 (h) Section [116.6] 117.6 is added to read as follows: "Unsafe Equipment." Equipment
29 deemed unsafe by the Code Official shall not be operated after the date stated in the notice unless
30 the required repairs or changes have been made and the equipment has been approved, or unless
31 an extension of time has been secured from the Code Official in writing.

1 (i) Section [116.6.1] 117.6.1 is added to read as follows: "Authority to Seal Equipment."
2 In the case of an emergency, the Code Official shall have the authority to seal out of service
3 immediately any unsafe device or equipment regulated by this Code.

4 (j) Section [116.6.2] 117.6.2 is added to read as follows: "Unlawful to Remove Seal."
5 Any device or equipment sealed out of service by the Code Official shall be plainly identified in
6 an approved manner. The identification shall not be tampered with, defaced or removed except
7 by the Code Official and shall indicate the reason for such sealing.

8 (k) Section [116.7] 117.7 is added to read as follows: "Creation of a Tax Lien." There is
9 created a tax lien on real property for monies expended by the County for the making safe of
10 buildings or structures and/or abatement of other unsafe nuisances or conditions constituting a
11 danger to the public health and safety. Upon certification from the County Attorney that a tax
12 lien has been created, the amount of such lien shall be collected by the Director of Finance in the
13 same manner as other County real estate taxes.

14 * * * * *

15 **Sec. 4-131. Special Detailed Requirements Based on Use and Occupancy; Section 403,**
16 **High-Rise Buildings.**

17 * * * * *

18 (c) Section [403.8.1] 403.4.6.1 is added to read as follows: "Fire Command Center
19 Construction Features." The central control room shall be located with convenient access to, and
20 in close proximity to, the grade level entrance lobby, unless an alternate location is approved.
21 The room shall be used for no other purpose than a central control station or guard location. The
22 room shall be equipped with a U.L. listed battery operated emergency lighting unit. The type,
23 arrangement, and functions of the fire command station and emergency fire alarm must comply
24 with Section 911, "Fire Command Center" and shall be subject to approval by the Fire Code
25 Official or the Fire Code Official's authorized representative.

26 * * * * *

27 **Sec. 4-135. Special Detailed Requirements Based on Use and Occupancy; Section 406,**
28 **Motor-Vehicle-Related Occupancies.**

29 (a) Section [406.2.10] 406.4.9 is added to read as follows: "Elevation Change." Every
30 opening located between a public garage and another occupancy shall be designed to prevent the
31 transmission of liquids and vapors from entering adjacent occupancies.

1 * * * * *
2 **Sec. 4-137. Special Detailed Requirements Based on Use and Occupancy; Section 410;**
3 **Stages, [and] Platforms and Technical Production Areas.**

4 (a) Section 410.4.1 is amended to read as follows: "Temporary Platforms." Platforms
5 installed for a period of not more than thirty (30) days shall be considered temporary platforms.
6 Temporary platforms that exceed four hundred (400) square feet in area in places of assembly
7 use shall be of fire-retardant treated lumber. Temporary platforms in other uses may be
8 constructed of any materials permitted by this Code. The space between the floor and the
9 platform above shall only be used for plumbing and electrical wiring to platform equipment.

10
11 **Table 410**
12 **Temporary Platforms**

<u>TYPE OF BUILDING CONSTRUCTION</u>	<u>REQUIRED TYPE OF PLATFORM CONSTRUCTION</u>
<u>Type 1</u>	<u>Type 2 Note (1)</u>
<u>Type 2</u>	<u>Type 2 Note (1)</u>
<u>Type 3</u>	<u>5B</u>
<u>Type 4</u>	<u>5B</u>
<u>Type 5</u>	<u>5B</u>

13
14 Note 1: When the platform is not larger than 20% of the room and not more than 200
15 square feet, fire-retardant treated wood may be used.

16 * * * * *
17 **Sec. 4-138. Special Detailed Requirements Based on Use and Occupancy; Section 415, Use**
18 **Groups H-1, H-2, H-3, H-4 and H-5.**

19 (a) Section [415.7.2.2.1] 415.8.2.2.1 is added to read as follows: "Underground Storage."
20 All underground storage tanks for flammable or combustible liquids shall be separated from
21 adjacent property lines and buildings by not less than five (5) feet.

22 * * * * *

1 **Sec. 4-141. [Special Detailed Requirements Based on Use and Occupancy; Section 1008,**
2 **Doors, Gates and Turnstiles] General Building Heights and Areas; Section 506,**
3 **Building Area Modifications.**

4 [(a) Section 1008.1.8.8 IBC is added to read as follows:]

5 [(1) Locks on swinging entrance doors to all individual motel and hotel rooms and
6 multifamily dwelling units shall have dead bolts with a one (1) inch minimum throw and
7 hardened steel inserts in addition to dead latches with one-half (1/2) inch minimum throw locks.
8 The devices shall be so constructed that both dead bolt and dead latch can be retracted by a
9 single action of the inside door knob. Alternate devices may be substituted subject to prior
10 approval of the Building Official. In addition, a visual detection device (magnifying peephole)
11 shall be provided to allow inspection before allowing entry.]

12 [(2) Locks on sliding entrance doors to all individual motel and hotel rooms and
13 multifamily dwelling units shall be of hardened steel inserts with mounting screws for the lock
14 case inaccessible from the outside. The lock bolts shall engage the strike sufficiently to prevent
15 its being disengaged by any possible movement of the door with the space or clearance provided
16 for installation and operation. Alternate devices may be substituted subject to prior approval of
17 the Building Official. These requirements shall apply to sliding doors opening onto patios or
18 balconies which are one- (1) story or less above grade or are otherwise accessible from the
19 outside.]

20 [(3) Approved surface mounted hardware shall only be allowed for existing dwelling
21 units; all new dwelling units shall be provided with mortise type hardware meeting the
22 requirements of this Subsection.]

23 [(4) Entrance doors to laundry rooms, storage areas, trash rooms, and other similar
24 non-habitable areas within multifamily dwellings shall be provided with locking hardware with a
25 minimum one-half (1/2) inch throw and the respective apartment tenants provided with access
26 keys.]

27 (a) Section 506.2.3 is added to read as follows: "Minimum Accessible Perimeter." All
28 buildings and structures must have at least twenty-five (25) percent of the building perimeter
29 fronting on a street or other unoccupied space not less than thirty (30) feet in width which is
30 accessible from a road or a posted fire lane not less than twenty (22) feet in width. The access

1 road or fire lane and the unoccupied space must be capable of providing fire apparatus access
 2 under all weather conditions to within one hundred (100) feet of the building or structure.

3 Exceptions: (1) Buildings which are fully sprinklered in accordance with Section 903, and
 4 (2) Structures and buildings in Use Group U and U-PU.

5 (b) Section 506.2.4 is added to read as follows: "Arrangement of Access." Access shall be
 6 in accordance with NFPA 1141, "Fire Protection in Planned Building Groups," except as
 7 otherwise provided for in this Subtitle.

8 * * * * *

9 **Sec. 4-142. [Special Detailed Requirements Based on Use and Occupancy; Section 421,**
 10 **Screens for Dwellings] General Building Heights and Areas; Section 507,**
 11 **Unlimited Area Buildings.**

12 [(a) Section 421 (IBC) and Section R325 (IRC) are added to read as follows:]

13 [(1) "Locations." Every door which opens directly from any dwelling or multifamily
 14 dwelling to the outdoors; fifty percent (50%) of the nominal area of every double-hung and
 15 horizontal sliding window, and that portion of every other type window normally used for
 16 ventilation; and all other openings, unless specifically exempt or modified by the Building
 17 Official in accordance with the hardship or modification provisions of this Subtitle and the
 18 IBC/IRC, shall be screened with not less than sixteen (16) mesh per inch material. In addition,
 19 every hinged screen door shall have a self-closing device in good working condition; except that
 20 no screens shall be required for a dwelling unit on a floor above the fifth floor. Screen doors
 21 shall not be required on the main entrance door.]

22 [(2) "Governing Code." Screens required by this Section shall be installed or be
 23 available to be installed on all dwelling units. The actual times that screens must be provided
 24 and installed for use on all dwellings will be governed by the Prince George's County Housing
 25 Code. These provisions shall be applicable to all dwelling structures irrespective of the date of
 26 construction.]

27 (a) Section 507.3 is amended to read as follows: "Sprinklered one-story." The area of a
 28 one-story Group A-4, B, F, M or S building, of other than Type 5 construction, shall not be
 29 limited when the building is provided with an automatic sprinkler system throughout in
 30 accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not
 31 less than sixty (60) feet in width.

1 Exceptions: Buildings and structures of Types I and II construction for rack storage
2 facilities which do not have access by the public shall not be limited in height provided that such
3 buildings conform to the requirements of Section 507.1 and NFPA 13. In addition, the automatic
4 sprinkler system shall not be required directly over the sports floor areas or swimming areas of
5 buildings occupied for indoor participant sports, such as tennis, skating, swimming and
6 equestrian activities in occupancies in Group A-4, provided that (1) exit doors directly to the
7 outside are provided for occupants of the participant sports area; (2) the building is equipped
8 with a fire alarm system with manual fire alarm boxes installed in accordance with Section 907;
9 and (3) the building owner furnishes to the Fire Code Official a notarized statement
10 acknowledging that future use of the unprotected sporting floor areas of the facility will be
11 limited to sporting activities of a low hazard nature with minimal occupant loadings and no
12 combustibility of contents and furnishings other than necessary to the sporting events.

13 * * * * * * * * *

14 **Sec. 4-149. [Fire-Resistance-Rated Construction; Section 704,] Fire and Smoke Protection**
15 **Features; Section 705, Exterior Walls.**

16 (a) Section [704.11] 705.11 is amended to read as follows: "Parapets." Parapets shall be
17 provided on exterior walls of buildings. However, a parapet is not required on an exterior wall
18 where any of the following conditions (1) through (6) exist:

- 19 (1) The wall is not required to be fire-resistance rated in accordance with Table 602
20 because of fire separation distance;
- 21 (2) The building has an area of not more than one thousand (1,000) square feet on any
22 floor;
- 23 (3) The walls terminate at roofs of not less than two (2) hour fire-resistance-rated
24 construction or at a roof, including the deck and supporting construction, constructed entirely of
25 noncombustible materials;
- 26 (4) The exterior walls are one (1) hour fire-resistance-rated that terminate at the
27 underside of the roof sheathing, deck or slab, provided that conditions A through D below are
28 met:
 - 29 (A) Where the roof or ceiling framing elements are parallel to the walls, such
30 framing and elements supporting such framing shall not be of less than one (1) hour fire-

1 resistance-rating construction for a width of four (4) feet, measured from the interior side of the
 2 wall for Groups R and U and ten (10) feet for other occupancies;

3 (B) Where roof or ceiling framing elements are not parallel to the walls, the
 4 entire span of such framing and elements supporting such framing shall not be of less than one
 5 (1) hour fire-resistance-rated construction;

6 (C) Openings in the roof are not located within five (5) feet of the One (1) hour
 7 fire-resistance-rated exterior wall for Groups R and U and ten (10) feet for other occupancies;
 8 and

9 (D) The entire building is provided with not less than a Class B roof covering.

10 (5) In occupancies of Use Groups R-2 and R-3 as applicable in Section 101.2, both
 11 provided with a Class C roof covering, the exterior wall shall be permitted to terminate at the
 12 roof sheathing or deck in Types III, IV and V construction provided that:

13 (A) The roof sheathing or deck is constructed of approved noncombustible
 14 materials or of fire-retardant-treated wood for the distance of four (4) feet, or

15 (B) The roof is protected with 0.625 inch Type X gypsum board directly beneath
 16 the underside of the roof sheathing or deck, supported by a minimum of nominal two (2) inch
 17 ledgers attached to the sides of the roof framing members for a minimum distance of four (4)
 18 feet. **Exception:** Occupancies of Use Groups R-2 and R-3 are exempt from the requirements of
 19 Subsections (5)(A) and (5)(B) of this Section when equipped with residential sprinkler systems
 20 installed in accordance with Section 903 of this Code, and the roof is covered with a minimum of
 21 a Class C roof covering.

22 (6) Where the wall is permitted to have at least twenty-five (25%) percent of the
 23 exterior wall areas containing unprotected openings based on the location from a lot line as
 24 determined in accordance with Section [704.8] 705.8.1 of this Code.

25 * * * * *

26 **Sec. 4-151. [Fire-Resistance-Rated Construction] Fire and Smoke Protection Features;**
 27 **Section 708, Fire Partitions.**

28 (a) [Section 708.1 is amended to read as follows: "General." Wall assemblies installed as
 29 required by Section 310.3, 402.7.2 and 1004.3.2.1 and as otherwise required herein, shall comply
 30 with this Section. These include:]

31 [(1) Walls separating dwelling units;]

1 [(2) Walls separating sleeping units in occupancies in Use Group R-1, R-2, and I-1
 2 occupancies;]

3 [(3) Walls separating tenant spaces; and]

4 [Exceptions:

5 1. Mall kiosks meeting the requirements of Section 402.10 of this Code; and

6 2. Ancillary Use Group M or B tenant spaces which do not exceed three thousand
 7 (3,000) square feet, which are ancillary to a main Use Group M occupancy, provided that both
 8 the main Mercantile occupancy building and the ancillary space(s) are equipped with an
 9 automatic sprinkler system in accordance with Section 903.3 of the IBC. Examples of such
 10 spaces are, but are not limited to, opticians, prescription drugstores, beauty shops, and similar
 11 tenant spaces located within mercantile stores.]

12 [(4) Corridor walls; and]

13 [(5) Elevator lobby separation.]

14 Section 708.1.1 is added to read as follows: "Tenant Separations." Walls separating
 15 tenant spaces in all occupancies shall be in accordance with Section 708.3.

16 Exception: Ancillary tenant spaces of use groups M or B that do not exceed three thousand
 17 (3,000) square feet located within a main mercantile occupancy do not have to be separated.

18 Examples of such spaces are, but not limited to, optical services, banking services, prescription
 19 services, beauty shops and similar tenant spaces located within mercantile occupancies.

20 (b) Section 708.4 is amended to read as follows: "Continuity." Fire partitions shall extend
 21 from the top of the floor assembly below to the underside of the floor/ceiling or roof ceiling
 22 assembly above, and shall be securely attached thereto. If the partitions are not continuous to the
 23 deck and where constructed of combustible construction, the space between the ceiling and the
 24 deck above shall be fireblocked or draftstopped in accordance with Section [716.2.1 and 716.3.1]
 25 718.2 and 718.3 of this Code at the partition line. The supporting construction shall be protected
 26 to afford the required fire resistance rating of the wall supported, except for tenant and sleeping
 27 unit separation walls and exit access corridor walls in buildings of Type IIB, IIIB, and VB
 28 construction. All hollow vertical spaces shall be fire stopped at every floor level as required in
 29 Section 721.0.

1 Exception: Tenant and guest room separation walls may terminate at the underside of a
2 noncombustible ceiling in Use Group B, buildings having a complete supervised automatic
3 sprinkler system.

4 (1) The wall need not be extended into the crawlspace below where the floor above
5 the crawlspace has a minimum one (1) hour fire-resistance-rating;

6 (2) Where the room-side fire-resistance-rated membrane of the corridor is carried
7 through to the underside of a fire-resistance-rated floor or roof above, the ceiling or the corridor
8 shall be permitted to be protected by the use of ceiling materials as required for a one (1) hour
9 fire-resistance-rated floor or roof system;

10 (3) Where the corridor ceiling is constructed as required for the corridor walls, the
11 walls shall be permitted to terminate at the upper membrane of such ceiling assembly;

12 (4) Fireblocking or draftstopping is not required at the partition line in Group R-2
13 buildings that do not exceed four (4) stories in height, provided that the attic space is subdivided
14 by draftstopping in to areas not exceeding three thousand (3,000) square feet or above every two
15 dwelling units, whichever is smaller;

16 (5) Fireblocking or draftstopping is not required at the partition line in Use Group B,
17 F, and S buildings equipped with an automatic sprinkler system installed throughout in
18 accordance with Section [903.3.1] 903.3.1.1 or 903.3.1.2 of this Code, and provided that
19 automatic sprinklers are installed in combustible floor/ceiling and roof/ceiling spaces.

20 (c) Section 708.4.1 is added to read as follows: "Continuity of Tenant Separation Fire
21 Partitions." Tenant Separation Walls required by Section 708.1 and 708.1.1 of this Code shall be
22 constructed to the floor or roof deck above, or may terminate at a ceiling where permitted, as
23 provided in Table 708.4.1.
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Table 708.4.1
Continuity of Tenant Separation Partitions

USE GROUP	WITHOUT FULL AUTOMATIC SPRINKLERS	WITH FULL AUTOMATIC SPRINKLERS PER 903.3	NOTES D= TENANT WALL TO DECK ABOVE, C= TENANT WALL TO CEILING ABOVE
A	D	D	
B	D	C	See Exception 708.4, (5)
E	D	D	
F	D	C	See Exception 708.4, (5)
H	D	D	
I	D	D	
M	D	D	See Section 708.1, Exception 1. for Kiosks See Section 708.1, Exception 2. for ancillary tenant spaces
R-1, Guestrooms	D	D	See 708.1, (b)
R, Dwelling Units	D	D	See Exception 708.4, (4) for R-2
S	D	C	See Exception 708.4, (5)

3
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Sec. 4-153. [Fire-Resistance-Rated Construction; Section 714,] Fire and Smoke Protection Features; Section 704, Fire-Resistance Rating of Structural Members.

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(a) Section [714.8] 704.14 is added to read as follows: "Protection of Truss Framing Members." All combustible truss framing members which comprise a portion of a nonrated floor assembly shall be protected by the installation of a ceiling. The ceiling material shall not be less than one-half (1/2) inch gypsum board or an approved equivalent alternative material. The ceiling must be adequately supported by direct mechanical fastening to the structural framing or be suspended by not less than No. 12 MSG galvanized steel wire or by an equivalent method. Where combustible truss joist framing is used as a portion of a required rated floor-ceiling assembly, the structural members shall be protected in accordance with an appropriate tested and listed design.

16

Exceptions:

17
18

1. Buildings protected throughout, excluding crawlspaces less than forty-two (42) inches in depth by an automatic sprinkler system; and

2. Crawl spaces of not more than forty-two (42) inches in depth, measured from the top of the floor surface above to the surface of the crawl space floor.

* * * * *

Sec. 4-156. Fire Protection Systems; Section 909, Smoke Control Systems.

Section 909.2.1 is added to read as follows: "Smoke Control Systems Design Report." All active mechanical smoke exhaust systems shall be reviewed, signed and stamped by a Professional Engineer meeting the requirements of Section [106.3.4.3] 107.3.4 prior to submission for review. The Professional Engineer shall submit a Design Report with supportive calculations to the Fire Code Official attesting to the design's compliance with Section 909.8 and 909.9 of this Code, as well as applicable adopted NFPA Codes for smoke control systems.

* * * * *

Sec. 4-158. Fire Protection Systems; Section 903, Automatic Sprinkler Systems.

* * * * *

(f) Section [903.2.6] 903.2.7 is amended to read as follows: "Group M." An automatic sprinkler system shall be provided throughout buildings where the fire area containing a Group M occupancy exceeds six thousand (6,000) square feet, or where more than two (2) stories in height or where the combined fire area on all floors, including any mezzanines, exceeds twelve thousand (12,000) square feet or when used for the sales or display of upholstered furniture or mattresses over 5,000 square feet.

(g) Section [903.2.6.1] 903.2.7.1 is amended to read as follows: "High-Piled Storage." An automatic sprinkler system shall be provided in all buildings of Group M where storage of merchandise is in high-piled or rack storage arrays. High-piled storage shall be considered storage in excess of twelve (12) feet above the floor for purposes of this Section.

[(h) Section 903.2.7 is amended to read as follows: "Group R-1." An automatic sprinkler system shall be provided throughout buildings with a Group R-1 fire area.]

[(i)] (h) Section 903.2.8 is amended to read as follows: "Group R-2." An automatic sprinkler system shall be provided throughout buildings with a Group R-2 fire area. The following reductions in construction requirements are permitted when a building of use Group R-2 is fully sprinklered and is not over four (4) stories above grade on any side of the building:

(1) Attic sprinklers may be omitted provided that the ceiling of the top level is of five-eighths (5/8) inch fire code type gypsum board and the attic is draftstopped at each two (2)

1 units maximum and all ceiling ductwork penetrations are provided with UL listed ceiling
2 dampers;

3 (2) Section 11-258 of the County Code (County Fire Safety Law) requiring heat
4 detectors in apartments is not applicable;

5 (3) Balconies of apartments may be of combustible construction, provided the
6 balconies are sprinklered;

7 (4) Sprinklers may be omitted from open-air exterior stair enclosures provided that a
8 Class A finish is used in the stairs;

9 (5) Standpipes are not required for apartments of three (3) or less stories. Four- (4)
10 story apartments may utilize dry standpipes; and

11 (6) Balcony soffit vents in unsprinklered attics are permitted.

12 [(j)] (i) Section [903.2.10] 903.2.9 is amended to read as follows: "Group S-1." An
13 automatic sprinkler system shall be provided throughout buildings where the fire area containing
14 a Group S-1 occupancy exceeds six thousand (6,000) square feet or where more than two (2)
15 stories in height, or where the combined fire area on all floors including mezzanines exceeds
16 twelve thousand (12,000) square feet.

17 [(k)] (j) Section 903.3.5.1.3 is added to read as follows: "Cross Connection." A
18 connection from a sprinkler system designed in accordance with NFPA 13D to a single remote
19 commode (water closet) shall be permitted. Such connection shall be from the sprinkler system
20 piping to the water closet supply piping.

21 [(l)] (k) Section 903.3.8 is added to read as follows: "Riser and Water Supply
22 Requirements." Every building which is required to be fully sprinklered shall be provided with a
23 complete and separate sprinkler system riser. The riser shall include an alarm check valve or
24 indicating device and check valve, a drain and connection for a fire department pumping
25 connection and a control valve. The arrangement and location shall be subject to the approval of
26 the authority having jurisdiction. A separate main supply source shall be required for each
27 system riser. The system supply shall be based upon the low hydraulic grade shown on the
28 Hydraulic Information Sheet, as determined by the Washington Suburban Sanitary Commission.

29 [(m)] (l) Section 903.6 is added to read as follows: "Zones." Automatic fire suppression
30 system zones shall coincide with the fire alarm zones required in Section 907.8 of this Code
31 unless specifically exempted by the Fire Code Official.

1 [(n)] (m) Section 903.7.1 is added to read as follows: "Thermal Protection." Heat tracing
 2 tape shall not be an acceptable means of thermal protection for any portion of a fire suppression
 3 system.

4 [(o)] (n) Section 903.7.2 is added to read as follows: "Mechanical Protection." All piping
 5 comprising any portion of a fire protection system shall be protected against reasonable
 6 mechanical vehicular damage.

7 * * * * *

8 **Sec. 4-163. Fire Protection Systems; Section 903, Automatic Sprinkler Systems.**

9 (a) Section [903.3.7.1] 903.3.7 is added to read as follows: "Number of Inlets." The
 10 number of inlets shall comply with Table 903.3.

11 **TABLE 903.3**

12 The number of 2 1/2-inch fire department connection inlets shall be based on the following
 13 schedule:

TOTAL INSIDE SYSTEM WATER DEMAND	NUMBER OF 2 1/2 INCH INLETS
0 gpm to 300 gpm	1
301 gpm to 750 gpm	2
Each additional 250 gpm	1 additional inlet
Note A: For systems exceeding 1,000 gpm of fire sprinkler flow demand, the number and arrangement of the fire department connection inlets shall be as directed by the Fire Code Official.	

14 * * * * *

15
 16 **Sec. 4-164. Fire Protection Systems; Section 912, [Yard Hydrants] Fire Department**
 17 **Connections.**

18 (a) Section [912.1] 912.2.3 is added to read as follows: "Location and Performance of Fire
 19 Hydrants." Every building of more than one thousand (1,000) square feet in area shall be
 20 provided with sufficient fire hydrants located such that no exterior portion of the building is
 21 located more than five hundred (500) feet from a fire hydrant. The distance shall be measured as
 22 a hose line would be laid along paved streets, through parking lot entrances, and around
 23 obstructions, in accordance with the determination of the authority having jurisdiction. A fire
 24 hydrant is required within two hundred (200) feet of any required fire department connection, as
 25 hose is laid. The fire department connection must be located on the front, address side of the
 26 building and be visible from a fire hydrant or as approved by the Fire Code Official. Each

1 hydrant shall provide a minimum of one thousand (1,000) gpm at a residual pressure of twenty
2 (20) psi.

3 Exception: An approved alternate water supply source may be acceptable in areas not
4 served by a public water supply. In addition, a fire hydrant is not required to be situated within
5 two hundred (200) feet of any required fire department connection that is intended to supply an
6 automatic fire sprinkler system that has been retrofitted into an existing building of any use
7 group, provided that the area of the building has not been increased in size or the use group
8 classification has not been changed to require an automatic fire suppression system under any
9 other provision of this Division.

10 **Sec. 4-165. Fire Protection Systems; Section 907, Fire Alarm and Detection Systems.**

11 * * * * *

12 (b) Section [907.8] 907.6.3 is amended to read as follows: "Zones." Each floor shall be
13 zoned separately and a zone shall not exceed twenty-two thousand, five hundred (22,500) square
14 feet. The length of any zone shall not exceed three hundred (300) feet in any direction.
15 Annunciation shall be provided in all buildings that contain more than one zone. A floor shall be
16 subdivided into zones when the maximum area for a sprinkler, smoke control or alarm system is
17 exceeded. The zones' coverage areas shall be arranged to coincide.

18 Exception: Automatic sprinkler system zones shall not exceed the area permitted by NFPA
19 13. Fire alarm zones may exceed twenty-two thousand, five hundred (22,500) square feet where
20 necessary to match sprinkler zones.

21 (c) Section [907.8.1] 907.6.3.1 is amended to read as follows: "Zoning Indicator Panel."
22 A zoning indicator panel with a graphic display and the associated controls shall be provided at
23 the main entrance(s) of the building or structure. If the building is not constantly attended, the
24 display shall be visible and discernible from the exterior. The visual zone indication shall lock in
25 until the system is reset and shall not be canceled by the operation of an audible alarm-silencing
26 switch.

27 * * * * *

28 **Sec. 4-171. Means of Egress; Section [1003, General Means of Egress] 1004, Occupant**
29 **Load.**

30 (a) Section [1003.2.2.4] 1004.2 is amended to read as follows: "Increased Occupant
31 Load." Upon written approval of the Fire Code Official, the occupant load permitted in any

1 building or portion thereof is permitted to be increased from that number established for the
 2 occupancies in Table [1003.2.2.2] 1004.1.2, provided that all other requirements of this Code are
 3 also met based on such modified number and the occupant load shall not exceed one (1)
 4 occupant per five (5) square feet of occupied floor space. Where required by the Fire Code
 5 Official, an approved aisle, seating or fixed equipment diagram substantiating any increase in
 6 occupant load shall be submitted. Where required by the Fire Code Official, such diagram shall
 7 be posted in a conspicuous location.

8 **Sec. 4-172. Means of Egress; Section 1013, Guards.**

9 (a) Section [1013.1.1] 1013.1.2 is added to read as follows: All retaining walls thirty (30)
 10 inches or higher shall be provided with guard rails in accordance with this Section.

11 (b) Section [1013.3] 1013.4 is [amended] added to read as follows: [“Opening
 12 limitations”.] “Ladder Effect.” [Open guards shall have balusters or ornamental patterns such
 13 that a four (4) inch-diameter sphere cannot pass through any opening up to a height of thirty-four
 14 (34) inches. From a height of thirty-four (34) inches to forty-two (42) inches above the adjacent
 15 walking surfaces, a sphere eight (8) inches in diameter shall not pass.] Guards shall not have an
 16 ornamental pattern that would provide a ladder effect.

17 [Exceptions:]

18 [(1) The triangular openings formed by a riser, tread and bottom rail at the open side
 19 of a stairway shall be of a maximum size such that a sphere of six (6) inches in diameter cannot
 20 pass through the opening.]

21 [(2) At elevated walking surfaces for access to and use of electrical, mechanical or
 22 plumbing systems or equipment, guards shall have balusters or be of solid materials such that a
 23 sphere with a diameter of twenty-one (21) inches cannot pass through any opening.]

24 [(3) In areas that are not open to the public within occupancies in Group I-3, F, H, or
 25 S, balusters, horizontal intermediate rails or other construction shall not permit a sphere with a
 26 diameter of twenty-one (21) inches to pass through any opening.]

27 [(4) In assembly seating areas, guards at the end of aisles where they terminate at a
 28 fascia of boxes, balconies and galleries shall have balusters or ornamental patterns such that a
 29 four (4) inch diameter sphere cannot pass through any opening up to a height of twenty-six (26)
 30 inches. From a height of twenty-six (26) inches to forty-two (42) inches above the adjacent
 31 walking surfaces, a sphere of eight (8) inches in diameter shall not pass.]

1 [(5) Within individual dwelling units and sleeping units in Group R-2 and R-3
2 occupancies, openings for required guards on the sides of stair treads shall not allow a sphere of
3 4.375 inches to pass through.]

4 * * * * *

5 **Sec. 4-180. Chapter 11 - Accessibility.**

6 * * * * *

7 (b) The following provisions shall supplement the Maryland Accessibility Code.
8 Swimming pool access: All public swimming pools shall have an approved lift with a capacity of
9 not less than three hundred (300) pounds for ingress to and egress from the pool or a suitable
10 system of ramps which would readily and safely accomplish the same purpose. [Exit-way ramps
11 shall have a width of not less than five (5) feet.]

12 (c) Ramps serving as the main means of egress or ingress for a building shall have a width
13 of not less than five (5) feet measured between the handrails.

14 Exception: When exit-way ramps are constructed for R-3 and One- and Two-Family
15 Dwellings, they shall comply with IRC [R313] R311.

16 * * * * *

17 **Sec. 4-185. Exterior Walls; Section 1406, Combustible Materials on the Exterior Side of**
18 **Exterior Walls.**

19 (a) Section [1406.3] 1406.3.1 is [added] amended to read as follows: "Balconies and
20 Similar Projections." Existing balconies which are subject to repair or replacement due to
21 deterioration or damage shall comply with this Section.

22 (b) Section 1406.5 is [amended] added to read as follows: "Soffits of Roof Projections."
23 [In R-1 and R-2 uses soffit openings shall be covered with a noncombustible material of
24 minimum one-half (1/2) inch thickness.] Exterior walls in R-1 and R-2 occupancies meeting the
25 requirements of Section 705 shall be provided soffits comprised of noncombustible material one-
26 half (1/2) inch in thickness. No soffit screens or openings are permitted within the soffits.

27 Exception: Buildings equipped with an automatic sprinkler system in habitable areas are
28 permitted to have unlimited soffit vents.

29 **Sec. 4-186. Roof Assemblies and Rooftop Structures; Section 1503, Weather Protection.**

30 Section [1503.4.2] 1503.4.4 is added to read as follows: "Gutters and Downspouts."
31 Unless constructed with parapet walls and coping, all exterior walls shall be provided with

1 gutters and downspouts or leaders to dispose of roof drainage to comply with the WSSC
2 Plumbing Code.

3 * * * * *

4 **Sec. 4-189. Soils and Foundations; Section [1805, Footings and Foundations] 1809,**
5 **Shallow Foundation.**

6 (a) Section [1805.2.1] 1809.5 is amended to read as follows: "Frost Protection." Except
7 when erected upon solid rock or otherwise protected from frost, foundation walls, piers, and
8 other permanent supports of all buildings and structures shall extend thirty (30) inches below
9 finished grade and placed on undisturbed ground or compacted fill material, certified by a
10 geotechnical engineer licensed to practice in the State of Maryland, and spread footings of
11 adequate size shall be provided when necessary to properly distribute the load within the
12 allowable bearing value of the soil, or such structures shall be supported on piles when solid
13 earth to rock is not available. Footings shall not be founded on frozen soils unless such frozen
14 condition is of a permanent character.

15 (b) Section [1805.3] 1808.7 is amended to read as follows: "Footings on or Adjacent to
16 Slopes." The placement of buildings and structures on or adjacent to slopes steeper than one (1)
17 unit vertical in three (3) units horizontal (or a 33.3% slope) shall conform to Section [1805.3.1]
18 1808.7.1 through [1805.3.5] 1808.7.5 of this Code. However, if there is a conflict between the
19 requirements of this Section and Division 3 of Subtitle 4 of the County Code, the more restrictive
20 requirements shall apply.

21 * * * * *

22 **Sec. 4-189.01. Soils and Foundations; Section [1806] 1805, Dampproofing and**
23 **Waterproofing.**

24 Section [1806.4.3.1] 1805.4.3.1 is added to read as follows: "Foundation Drainage."
25 [Where required, foundation drains shall be constructed to provide an outlet for the discharge to
26 a storm drainage facility, surface outlet or other approved outfall; in no case shall such discharge
27 pipe be connected to a public sanitary sewer or septic system.] In no case shall a discharge pipe
28 of foundation drainage be connected to a public sanitary sewer or a septic system.

1 **Sec. 4-190. [Structural Tests and Special Inspections; Section 1704, Special Inspections.]**
 2 **Special Inspections and Tests; Section 1705, Required Verification and**
 3 **Inspections.**

4 Section [1704.7] 1705.6 is amended to read as follows: "Soils." The special inspections for
 5 existing site soil conditions, fill placement and load bearing requirements shall follow Division 3
 6 of Subtitle 4 of the County Code entitled, "Grading, Drainage and Pollution Control." [.]

7 **Sec. 4-191. [Dampproofing and Waterproofing; Section 1807] Soils and Foundations;**
 8 **Section 1805, Dampproofing and Waterproofing.**

9 (a) Section [1807.4.3] 1805.4.3.4 is amended to read as follows: "[1807.4.3] 1805.4.3.4
 10 Sump Pumps and Pits. Where subsoil drains do not discharge by gravity, the drains shall
 11 discharge to an accessible sump pit with an automatic electric pump. A battery back-up or
 12 water-powered back-up sump pump will also be provided. Sump pit shall be a minimum of
 13 twenty-four (24) inches in diameter, or eighteen (18) inches square and twenty-four (24) inches
 14 in depth and be provided with a fitted cover. The sump pump shall have adequate capacity to
 15 discharge all water coming into the sump as it accumulates, but in no case shall the capacity of
 16 the pump be less than fifteen (15) gallons per minute. The discharge from the pump shall be a
 17 minimum of one and one-fourth (1 ¼) inches and shall have a union in the discharge piping to
 18 make the pump accessible for servicing. Subsoil drains and sump pump discharge may
 19 discharge to a properly graded open area provided the point of discharge is ten (10) feet from any
 20 property line or Building Restriction Line (BRL). Where a continuous flowing spring or
 21 groundwater is encountered, subsoil and sump pump discharge lines must be piped to a storm
 22 drain or approved water course. When piped to a storm drain all drainage lines shall be provided
 23 with an accessible backwater valve."

24 (b) Section [1807.4.4] 1805.4.3.5 is added to read as follows: "[1807.4.4] 1805.4.3.5
 25 Areaway Drains. All open subsurface space adjacent to a building serving as an exit or entrance
 26 shall be provided with a drain or drains. Such areaway drains shall be of approved material in
 27 accordance with Chapter 29 of this Building Code and not less than two (2) inches in diameter
 28 and shall discharge by gravity or mechanical means in accordance with 1807.4.2. Areaway
 29 drains for areas exceeding 100 square feet shall be sized in accordance with Section 1113 of the
 30 2006 International Plumbing Code and be a pre-approved design."

31 (c) Section [1807.4.5] 1805.4.3.6 is added to read as follows: "[1807.4.5] 1805.4.3.6

1 Window Well Drains. Window well areaways shall have drains. Window well areaways 10
2 square feet or less may discharge to the subsoil drain through a 2-inch minimum diameter pipe.”

3 (d) Section [1807.4.6] 1805.4.3.7 is added to read as follows: “[1807.4.6] 1805.4.3.7
4 Foundation Weep Holes. Where subsoil drains are required by Section 1807.4.2, foundations of
5 hollow core masonry shall have foundation weep holes. Weep holes shall be placed a maximum
6 of 4-foot o/c intervals and shall discharge into the aggregate of interior subsoil drainage system.”

7 (e) Section [1807.4.7] 1805.4.3.8 is added to read as follows: “[1807.4.6] 1805.4.3.8 Site
8 Grading. The ground immediately adjacent to the foundation shall be sloped away from the
9 building at a slope of not less than one unit vertical in 12 units horizontal (1:12) for a minimum
10 distance of 5 feet (914 mm) measured perpendicular to the face of the wall or an approved
11 alternate method of diverting water away from the foundation shall be used. Consideration shall
12 be given to the possible additional settlement of the backfill when establishing the final ground
13 level adjacent to the foundation.”

14 * * * * *

15 **Sec. 4-194. Masonry; Section 2109, Empirical Design of Masonry.**

16 (a) Section [2109.6.3.3] 2109.2.3 is added to read as follows: "Masonry Wall
17 Reinforcement." All masonry walls and cavity walls, except those systems which encompass
18 engineered systems in accordance with standards of Chapter 35, of this Code shall be bonded by
19 joint reinforcement (approved type) at vertical intervals not to exceed sixteen (16) inches.

20 **Sec. 4-195. [Dampproofing, Residential Construction; Section R-406, Foundation -**
21 **Waterproofing and Dampproofing] Electrical; Section 2701, General.**

22 [Section R406.1 is deleted.]

23 Section 2701.1 is amended to read as follows: "Scope." This Chapter governs the electrical
24 components, equipment and systems used in buildings and structures covered by this Code.
25 Electrical components, equipment and systems shall be designed and constructed in accordance
26 with the provisions of the National Electrical Code, as adopted and amended by Subtitle 9 of the
27 County Code.

1 **Sec. 4-196. [Waterproofing, Residential Construction; Section R-406, Foundation -**
 2 **Waterproofing and Dampproofing] Electrical; Section 2702, Emergency and**
 3 **Standby Power Systems.**

4 [Section R406.2.1 is added to read as follows: "Approval of Concrete and Masonry
 5 Foundation Waterproofing." The waterproofing material shall be evaluated by the International
 6 Code Council's Evaluation Services Committee and approved by the Building Code Official.
 7 The waterproofing shall be applied according to the manufacturer's recommendations.
 8 Dampproofing is not permitted.]

9 Section 2702.2 is amended to read as follows: "Where Required." Emergency and standby
 10 power systems shall be installed in accordance with the National Electrical Code, NFPA 110 and
 11 NFPA 111, and shall be provided where required by Section 2702.2.1 through 2702.2.20 of this
 12 Code.

13 Note: A connection ahead of the service disconnecting means is not considered an
 14 emergency system power source.

15 **Sec. 4-197. [Column Design, Residential Construction; Section R-407, Columns] Electrical;**
 16 **Section 2704, Parking Lots and Exterior Passageways.**

17 [Section R407.3 shall be amended to read as follows: "Structural Requirements." The
 18 columns shall be restrained to prevent lateral displacement at the bottom end. Wood columns
 19 shall not be less in nominal size than four (4) inches by four (4) inches and steel columns shall
 20 not be less than a three (3) inch diameter standard pipe according to the American Institute of
 21 Steel Construction, Inc. (AISC) Manual of Steel Construction (eleven (11) gage pipe columns
 22 are not allowed).]

23 (a) Section 2704.1 is added to read as follows: "Scope." This Section applies to all new
 24 construction as well as existing multiunit dwellings, except for use group R-3.

25 (b) Section 2704.2 is added to read as follows: "Exterior Passageways." All exterior
 26 walkways serving all use groups other than R-3 and R-4 between buildings, between parking
 27 lots, and between buildings and parking lots shall be illuminated with no less than a one foot-
 28 candle.

29 (c) Section 2704.3 is added to read as follows: "Parking Lots." Parking facilities serving
 30 all use groups other than R-3 shall be illuminated with no less than a one foot-candle in the
 31 darkest portion of the parking facility.

1 * * * * *
 2 **Sec. 4-200. [Electrical; Section 2701, General] Mechanical Systems; Section 2802, Existing**
 3 **Buildings.**

4 [Section 2701.1 is amended to read as follows: "Scope." This Chapter governs the
 5 electrical components, equipment and systems used in buildings and structures covered by this
 6 Code. Electrical components, equipment and systems shall be designed and constructed in
 7 accordance with the provisions of the National Electrical Code, as adopted and amended by
 8 Subtitle 9 of the County Code.]

9 (a) Section 2802 is added to read as follows: "Imminent Hazard." Any boiler or pressure
 10 vessel which is deemed an immediate hazard to the general public shall be removed from service
 11 and secured safe. The Building Official shall have the authority to take or cause to be taken any
 12 and all measures to enforce this Section. The Building Official or the Building Official's
 13 authorized representative may request assistance of Police or Fire Services, public utility
 14 companies, or others to lend assistance in securing any boiler or vessel deemed an immediate and
 15 imminent hazard. Upon deeming an immediate hazard, the Building Official shall cause to be
 16 posted on each unsafe device a notice reading as follows: "This device is unsafe and its use or
 17 operation has been prohibited by the Building Official and it shall be unlawful for any person or
 18 persons to operate such equipment except for the purpose of making required repairs."

19 (b) Section 2802.1 is added to read as follows: "Notification of Repairs." Except for one-
 20 and two-family dwellings, notification within one (1) business day shall be given to the Building
 21 Official for any repairs to pressure side of boilers or unfired pressure vessels.

22 **Sec. 4-201. [Electrical; Section 2702, Emergency and Standby Power Systems] Mechanical**
 23 **Systems; Section 2803, Minimum Heating Standards.**

24 [Section 2702.2 is amended to read as follows: "Where Required." Emergency and
 25 standby power systems shall be installed in accordance with the National Electrical Code, NFPA
 26 110 and NFPA 111, and shall be provided where required by Section 2702.2.1 through 2702.2.19
 27 of this Code.

28 Note: A connection ahead of the service disconnecting means is not considered an
 29 emergency system power source.]

30 (a) Section 2803 is added to read as follows: "Scope." To provide minimum protection of
 31 health, every dwelling unit shall be provided with a heating system or heat supply in compliance

1 with the IBC and IMC that will maintain a temperature of seventy (70) degrees Fahrenheit in all
 2 habitable spaces, bathrooms, and toilet compartments when the outdoor ambient temperature is,
 3 at design condition of fourteen (14) degrees Fahrenheit.

4 (b) Section 2803.1 is added to read as follows: "Design Standards." Heating system
 5 design shall be based on accepted engineering practice standards and/or methods established by
 6 accredited authoritative agencies listed in Appendix A. Certification of calculations and design
 7 by a registered professional engineer may be accepted by the Building Official as to compliance
 8 with this Section of the IBC.

9 (c) Section 2803.2 is added to read as follows: "Plans." The actual design conditions used
 10 shall be stated on plans submitted for permit. The minimum design condition required by this
 11 Section shall be met.

12 (d) Section 2803.3 is added to read as follows: "Maximum Temperature Differentials."
 13 The system shall be designed, installed, and balanced to maintain a maximum temperature
 14 differential in those spaces specified in Subsection 2810.1 of not greater than eight (8) degrees
 15 Fahrenheit as specified in Subsection (a) of this Section.

16 **Sec. 4-202. [Electrical; Section 2703, Parking Lots and Exterior Passageways] Plumbing**
 17 **Systems; Section 2901, General.**

18 [(a) Section 2703.1 is added to read as follows: "Scope." This Section applies to all new
 19 construction as well as existing multiunit dwellings, except for use group R-3.]

20 [(b) Section 2703.2 is added to read as follows: "Exterior Passageways." All exterior
 21 walkways serving all use groups other than R-3 and R-4 between buildings, between parking
 22 lots, and between buildings and parking lots shall be illuminated with no less than a one foot-
 23 candle.]

24 [(c) Section 2703.3 is added to read as follows: "Parking Lots." Parking facilities serving
 25 all use groups other than R-3 shall be illuminated with no less than a one foot-candle in the
 26 darkest portion of the parking facility.]

27 Section 2901.1 is amended to read as follows: "Scope." The provisions of this Chapter and
 28 the Plumbing and Fuel Gas Code adopted by the Washington Suburban Sanitary Commission
 29 known as the WSSC International Plumbing Code and International Fuel Gas (natural and
 30 liquefied petroleum) Code and WSSC addendums shall govern the erection, installation,

1 alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing
 2 equipment and systems.

3 **Sec. 4-203. [Gutters and Downspouts; Section R801.3, Roof Drainage] Elevators and**
 4 **Conveying Systems; Section 3001, General.**

5 [(a) Section R801.3, Roof Drainage is amended as follows: No person shall construct and
 6 maintain any dwelling, garage or other building in Prince George's County which has a total roof
 7 area of more than 150 square feet, without providing and equipping such structure with eave
 8 troughs or gutters and downspouts to catch and carry off the water from the roof of such
 9 structure by using one or more of the following methods:]

10 [(1) Each downspout or drain must discharge water to the ground surface on a splash-
 11 block at least 5 feet (1524 mm) from foundation walls or to an approved drainage system.]

12 [(2) Concentrated surface drainage from each lot or parcel shall discharge directly, or
 13 through no more than one (1) adjacent lot unless suitable easements are granted, to accommodate
 14 its flow into a publicly maintained drainage system, street, or continuously flowing natural
 15 watercourse. Easements may not be required if, in the opinion of the Director, it can be
 16 demonstrated by a Maryland registered professional engineer that the concentrated surface
 17 drainage is insignificant and/or will not adversely affect adjacent properties. For more
 18 information related to site grading, refer to Section 4-297, Site Grades.]

19 [(3) Each downspout or drain discharging water into any street shall be constructed
 20 underground or under the sidewalk for proper discharge into swales or storm drain.]

21 [(4) No downspout or drain shall, in any event, be so constructed as to discharge water
 22 into any alley, unless such alley is so constructed as to drain such water into a storm drain.]

23 [(b) Property owner(s) must obtain permits from the Department of Public Works and
 24 Transportation for construction inside the right-of-way and storm drain system tie-ins.]

25 (a) Section 3001.2 is amended to read as follows: "Reference Standards." Except as
 26 otherwise provided for in this Code, the design, construction, installation, alteration, repair and
 27 maintenance of elevators and conveying systems and their components shall conform to the State
 28 of Maryland Elevator Code, ASME A17.1, Safety Code for Elevators and Escalators, as adopted
 29 by the Maryland Department of Labor, Licensing and Regulation.

1 (b) Section 3001.4.1 is added to read as follows: "Standby Power." Elevator cars required
 2 by Section 3002.4 of this Code to accommodate ambulance stretchers shall be furnished with
 3 standby power, meeting the requirements of Section 3003.0 of this Code.

4 **Sec. 4-204. [Mechanical Systems; Section 2803, Existing Buildings] Special Construction;**
 5 **Section 3103, Temporary Structures.**

6 [(a) Section 2803.2 is added to read as follows: "Imminent Hazard." Any boiler or
 7 pressure vessel which is deemed an immediate hazard to the general public shall be removed
 8 from service and secured safe. The Building Official shall have the authority to take or cause to
 9 be taken any and all measures to enforce this Section. The Building Official or the Building
 10 Official's authorized representative may request assistance of Police or Fire Services, public
 11 utility companies, or others to lend assistance in securing any boiler or vessel deemed an
 12 immediate and imminent hazard. Upon deeming an immediate hazard, the Building Official
 13 shall cause to be posted on each unsafe device a notice reading as follows: "This device is
 14 unsafe and its use or operation has been prohibited by the Building Official and it shall be
 15 unlawful for any person or persons to operate such equipment except for the purpose of making
 16 required repairs."]

17 [(b) Section 2803.4 is added to read as follows: "Notification of Repairs." Except for one-
 18 and two-family dwellings, notification within one (1) business day shall be given to the Building
 19 Official for any repairs to pressure side of boilers or unfired pressure vessels.]

20 (a) Section 3103.5 is added to read as follows: "Certification." An affidavit or affirmation
 21 shall be submitted to the Code Official and a copy retained on the premises on which the tent or
 22 air-supported structure is located. The affidavit shall attest to the following information relative
 23 to the flame-resistance of the fabric:

- 24 (1) Names and addresses of the owners of the tent or air-supported structure;
- 25 (2) Date the fabric was last treated with flame resistant solution;
- 26 (3) Trade name or kind of chemical used in treatment;
- 27 (4) Name of person or firm treating the material; and
- 28 (5) Name of testing agency and test standard by which the fabric was tested.

Sec. 4-205. [Mechanical Systems; Section 2802, Minimum Heating Standards] Special Construction; Section 3104, Pedestrian Walkways and Tunnels.

[(a) Section 2802.1 is added to read as follows: "Scope." To provide minimum protection of health, every dwelling unit shall be provided with a heating system or heat supply in compliance with the IBC and IMC that will maintain a temperature of seventy (70) degrees Fahrenheit in all habitable spaces, bathrooms, and toilet compartments when the outdoor ambient temperature is, at design condition of fourteen (14) degrees Fahrenheit.]

[(b) Section 2802.2 is added to read as follows: "Design Standards." Heating system design shall be based on accepted engineering practice standards and/or methods established by accredited authoritative agencies listed in Appendix A. Certification of calculations and design by a registered professional engineer may be accepted by the Building Official as to compliance with this Section of the IBC.]

[(c) Section 2802.3 is added to read as follows: "Plans." The actual design conditions used shall be stated on plans submitted for permit. The minimum design condition required by this Section shall be met.]

[(d) Section 2802.4 is added to read as follows: "Maximum Temperature Differentials." The system shall be designed, installed, and balanced to maintain a maximum temperature differential in those spaces specified in Subsection 2810.1 of not greater than eight (8) degrees Fahrenheit as specified in Subsection (a) of this Section.]

Section 3104.3 is amended to read as follows: "Construction." The pedestrian walkway shall be of noncombustible construction.

* * * * *

Sec. 4-208. [Plumbing Systems; Section 2901, General] Special Construction; Section 3108, Telecommunications and Broadcast Towers.

[Section 2901.1 is amended to read as follows: "Scope." The provisions of this Chapter and the Plumbing and Fuel Gas Code adopted by the Washington Suburban Sanitary Commission known as the WSSC International Plumbing Code and International Fuel Gas (natural and liquefied petroleum) Code and WSSC addendums shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems.]

1 (a) Section 3108.3 is added to read as follows: “Antennae.” No satellite dish antennae
 2 greater than twenty-four (24) inches in diameter or twenty-five (25) inches in length, fifteen (15)
 3 inches in width and ten (10) inches in height may be installed or erected without obtaining a
 4 building permit, except as provided in this Section. An application for a permit shall be
 5 accompanied by detailed drawings of the antenna structure and methods of anchorage. All
 6 connections to a roof shall be properly flashed to maintain water tightness. All antennae must
 7 meet manufacturers' specifications, be of noncombustible and non-corrosive materials, and be
 8 erected in a secure, wind-resistant manner. An electrical permit shall be required for all
 9 installations in accordance with the requirements of Subtitle 9 of the County Code. A satellite
 10 dish antenna which is designed to be installed on a flat roof may be installed or erected without
 11 obtaining a building permit under the following conditions:

12 (1) The antenna requires no mechanical penetration of the roof structure;

13 (2) The permissible loading of the roof is not exceeded; and

14 (3) The maximum diameter is twenty-four (24) inches or the maximum dimensions
 15 are twenty-five (25) inches in length, fifteen (15) inches in width and ten (10) inches in height.

16 (b) Section 3108.4 is added to read as follows: “Grounding.” Towers shall be permanently
 17 and effectively grounded according to Subtitle 9 of the County Code entitled “Electricity.”

18 **Sec. 4-209. [Concrete and Masonry Foundation Walls] Special Construction; Section 3109,**
 19 **Swimming Pool Enclosures and Safety Devices.**

20 [(a) Section R404.1 is amended as follows: Concrete and masonry foundation walls shall
 21 be selected and constructed in accordance with the provisions of Section R404 or in accordance
 22 with ACI 318, ACI 332, NCMA TR68–A or ACI 530/ASCE 5/TMS 402 or other approved
 23 structural standards. When ACI 318, ACI 332 or ACI 530/ASCE 5/TMS 402 or the provisions
 24 of Section R404 are used to design concrete or masonry foundation walls, project drawings,
 25 typical details and specifications are not required to bear the seal of the architect or engineer
 26 responsible for design, unless otherwise required by the state law of the jurisdiction having
 27 authority.]

28 [(1) Tables R404.1(1) “Top Reactions and Perspective Support for Foundation Walls,”
 29 R404.1(2) “Maximum Plate Anchor-Bolt Spacing for Supported Foundation Walls” and
 30 R404.1(3) “Maximum Aspect Ratio, L/W for Unbalanced Foundations” are deleted without
 31 substitution.]

1 [(2) Foundation walls that meet all of the following shall be considered laterally
2 supported:

3 (A) Full basement floor shall be 3.5 inches (89 mm) thick concrete slab poured
4 tight against the bottom of the foundation wall.

5 (B) Where the floor joists run perpendicular to the basement wall, every joist
6 must be fastened to the sole plate with 3-8d toe nails.

7 (i) The band joist must be nailed to the sole plate with 8d at six (6) inches
8 on center at all times. Table R602.3 (1) must be followed.

9 (ii) Anchor Bolt Spacing shall be limited to forty-eight (48) inches
10 maximum for transferring lateral forces to the foundation.

11 (iii) Where the floor joists run parallel to the basement wall, floor shall be
12 blocked perpendicular to the floor joists. Blocking shall be full depth within two joist spaces of
13 the foundation wall at forty-eight (48) inch intervals.]

14 [(3) In no case would plain concrete or unreinforced masonry construction be allowed.
15 Table 404.1.1(1) Plan Masonry Foundation Walls has been deleted without substitution.]

16 [(4) Concrete walls shall be reinforced with minimum No. 5 rebars spaced not more
17 than twenty-four (24) inches or No. 4 rebars spaced at sixteen (16) inches horizontally and
18 vertically.]

19 [(5) In no case is the basement wall thickness allowed to be less than eight (8) inches.]

20 [(6) For concrete masonry construction, longitudinal reinforcement consisting of not
21 less than two continuous wires each with a minimum aggregate cross-sectional area of 0.017
22 square inch (9 gauge) shall be provided in horizontal bed joints spaced not more than sixteen
23 (16) inches on center vertically. Vertical reinforcement shall consist of one No. 5 rebar spaced
24 not more than twenty-four (24) inches or one No. 4 rebar spaced not more than sixteen (16)
25 inches horizontally.]

26 [(7) Masonry block walls shall be filled solid with pea gravel concrete, mixed per ACI
27 211, Guidelines for Proportioning Optimized Concrete Mixtures.]

28 (a) Section 3109.3 is amended to read as follows: "Public Swimming Pools." Public
29 swimming pools shall be completely enclosed by a fence of at least six (6) feet in height or a
30 screen enclosure. Openings in the fence shall not permit the passage of a four (4) inch diameter
31 sphere. The fence or screen enclosure shall be equipped with self-closing and self-latching gates.

1 (b) Section 3109.4 is amended to read as follows: "Residential Swimming Pools."
2 Residential swimming pools shall comply with Section 3109.4.1 through 3109.4.3 of this Code.

3 (c) Section 3109.4.1 (IBC) is amended to read as follows: "Barrier Height and
4 Clearances." The top of the barrier shall be at least six (6) feet above finished ground level
5 measured on the side of the barrier which faces away from the swimming pool. The maximum
6 vertical clearance between finished ground level and the barrier shall be two (2) inches measured
7 on the side of the barrier which faces away from the swimming pool. Where the top of the pool
8 structure is above finished grade level such as an above-ground pool, the barrier shall be at
9 finished ground level, such as the pool structure or shall be mounted on top of the pool structure.
10 Where the barrier is mounted on top of the pool structure, the maximum vertical clearance
11 between the top of the pool structure and the bottom of the barrier shall be four (4) inches. A
12 natural barrier, hedge, pool cover or other protection device approved by the Building Official
13 may be used so long as the degree of protection afforded by the substituted device or structure is
14 not less than the protection afforded by the enclosure, gate and latch described herein.

15 (d) Section 3109.6 is added to read as follows: "Other Bodies of Water." When a fish
16 pond or other body of water such as a stormwater management wet, dry, or extended detention
17 pond deeper than twenty-four (24) inches is located within a densely populated area, or in the
18 proximity of an elementary school, playground, or other area where small children may
19 congregate without adult supervision, the Building Official may require a protective enclosure of
20 such body of water as described in Section 3109.4 as amended by this Code, except where
21 allowed under the County approved stormwater management pond plans, standards, and
22 specifications.

23 (e) The height of the barrier in AG105 shall be 6 feet.

24 * * * * *

25 **Sec. 4-211. [Exterior Walls] Safeguards During Construction, Section 3314, Accessibility**
26 **for Emergency Vehicles.**

27 [(a) Section R302.1 is amended as proposed in the 2007 Supplement to the International
28 Residential Code to read as follows: Construction, projections, openings and penetrations of
29 exterior walls of dwellings and accessory buildings shall comply with Table R302.1 as proposed
30 in Table R302.1 in the 2007 Supplement to the International Residential Code.]

31 [Exceptions:]

1 Exception: 2012 International Existing Building Code (IEBC), adopted as the Maryland
2 Rehabilitation Code, COMAR 05.16.01, effective July 16, 2007 shall apply to the rehabilitation
3 of existing buildings in Prince George's County by written request.

4 * * * * * * * *

5 **Sec. 4-222. Safeguards During Construction; Section 3303, Demolition.**

6 (a) Section 3303.7 is hereby added to read as follows: "Restoration of Lot." Restoration
7 shall meet the minimum requirements of grading, drainage, sediment and erosion control and
8 stormwater management as specified in [Division 3 of Subtitle 4] Division 2 and Division 3 of
9 Subtitle 32 of the County Code.

10 (b) Section 3304.1.5 is added to read as follows: "Fences." Whenever an excavation is
11 made to a depth of three (3) feet or more, the owner of the premises or the one causing such
12 excavation when it is determined that such excavation would be a hazard, shall erect a fence or
13 other barricade as required by the Building Official.

14 (c) Section 3304.1.6 is added to read as follows: "Minimum Requirements." Whenever
15 the requirements of this Section for any category of site work conflict with the minimum
16 requirements of the grading, drainage, sediment and erosion control and stormwater management
17 as specified in [Division 3 of Subtitle 4] Division 2 and Division 3 of Subtitle 32 of the County
18 Code, the more restrictive requirement shall apply.

19 (d) Section 3307.2 is added to read as follows: "Protection Responsibility." The person
20 who causes any excavation to be made, if afforded the necessary license to enter the adjoining
21 premises, shall preserve and protect from injury at all times and at his own expense such
22 adjoining structure or premises which may be affected by the excavation. If the necessary
23 license is not afforded, it shall be the duty of the owner of the adjoining lot, building, or structure
24 to make safe his or her own property, for the prosecution of which said owner shall be granted
25 the necessary license to enter the premises of the demolition or excavation.

26 (e) Section 3307.3 is added to read as follows: "Restoration of Lot." Where a structure
27 has been demolished or removed and a building permit has not been approved, the vacant lot
28 shall be filled, graded, and maintained in conformity to the established elevation of the street
29 grade at curb level nearest to the point of demolition or excavation. Provision shall be made to
30 prevent the accumulation of water or damage to any foundations on the premises or the adjoining
31 property.

1 Such restoration shall meet the minimum requirements of the grading, drainage, sediment and
2 erosion control, and stormwater management as specified in [Division 3] Division 2 and Division
3 3 of Subtitle 32 of the County Code.

4 * * * * *

5 **SUBDIVISION 4. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY**
6 **DWELLINGS.**

7 **Sec. 4-240. Amendments to the International Residential Code for One and Two Family**
8 **Dwellings.**

9 (a) The following deletions and amendments are made to the International Residential
10 Code for One and Two Family Dwellings:

11 (1) Chapters 25-[32] 33 of Part VII - Plumbing are hereby deleted and replaced with
12 the Plumbing and Gasfitting Regulations adopted by the Washington Suburban Sanitary
13 Commission (WSSC), known as the WSSC Plumbing Code.

14 (2) Chapters [33] 34 through [42] 43 of Part VIII - Electrical are hereby deleted and
15 replaced with Subtitle 9 of the County Code.

16 **Sec. 4-241. Building Planning; Section R-303, Light, Ventilation, and Heating.**

17 (a) Section R-303.3.1 is added to read as follows: "Illumination of Toilet Rooms and
18 Bathrooms." Illumination of toilet rooms and bathrooms is to be the equivalent of at least three
19 (3) foot candles.

20 (b) Section R-303.4.1 (IRC) is added to read as follows:

21 (1) "Locations." Every door which opens directly from any one or two-family
22 dwelling to the outdoors; fifty percent (50%) of the nominal area of every double-hung and
23 horizontal sliding window, and that portion of every other type window normally used for
24 ventilation; and all other openings, unless specifically exempt or modified by the Building
25 Official in accordance with the hardship or modification provisions of this Subtitle and the IRC,
26 shall be screened with not less than sixteen (16) mesh per inch material. In addition, every
27 hinged screen door shall have a self-closing device in good working condition. Screen doors
28 shall not be required on the main entrance door.

29 (2) "Governing Code." Screens required by this Section shall be installed or be
30 available to be installed on all dwelling units. The actual times that screens must be provided
31 and installed for use on all dwellings will be governed by the Prince George's County Housing

1 Code. These provisions shall be applicable to all dwelling structures irrespective of the date of
 2 construction.

3 [(b)] (c) Section [R-303.4.2] R-303.7.2 is added to read as follows: "Minimum
 4 Illumination of Stairwells." Minimum illumination of stairwells is to be the equivalent of at least
 5 three (3) foot candles. In all one- and two-family dwellings, at least one (1) light illuminating a
 6 stair shall be controlled by wall switches at each end of the stair. All exterior steps shall be
 7 lighted by an interior switch.

8 * * * * *

9 **Sec. 4-244. Building Planning; Section R-311, Means of Egress.**

10 (a) Section R-311.4.5 is added to read as follows: ["Minimum Number and Second
 11 Basement or Cellar Exits in Existing One- and Two-Family Dwellings Which Undergo
 12 Improvements."] "Minimum Number of Exits in Existing One-and-Two Family Dwellings."
 13 One- and two-family dwellings that undergo basement improvements for which a building
 14 permit is required shall have a minimum of two (2) exits. All basements and cellars [, when
 15 provided in one- and two-family dwellings,] must have a basement or cellar exit door [leading
 16 directly to the outside grade and additionally,] or an emergency escape and rescue opening
 17 leading directly to the outside grade and additionally [or] an interior stair leading to the primary
 18 means of egress of the dwelling unit, [are acceptable alternatives for the second basement exit.]

19 [Exceptions:

20 (1) In basements or cellars that undergo interior alteration without altering the
 21 basement footprint, an emergency escape and rescue opening is an acceptable alternative to the
 22 required exit door; and

23 (2) One- and two-family dwellings that are fully sprinklered in accordance with
 24 NFPA 13D are exempt from the requirement of a basement or cellar secondary exit.]

25 (b) Section [R-311.5.3] R-311.7.5 is amended to read as follows: "Stair Treads and
 26 Risers." The maximum riser height shall be eight and one-fourth (8 1/4) inches, and the
 27 minimum tread depth shall be nine (9) inches. The riser height shall be measured vertically
 28 between the vertical planes of the foremost projection of adjacent treads and at a right angle to
 29 the tread's leading edge. The walking face of treads and landings of a stairway shall be sloped no
 30 steeper than one (1) unit vertical in forty-eight (48) units horizontal (2% slope). The greatest
 31 riser height within any flight of stairs shall not exceed the smallest by more than three-eighths

1 (3/8) inch. The greatest tread depth within any flight of stairs shall not exceed the smallest by
2 more than three-eighths (3/8) inch.

3 [(c) Section R-311.5.4 is amended to read as follows. "Landings for stairways." There
4 shall be a floor or landing at the top and bottom of each stairway.]

5 [Exception: A floor or landing is not required at the top of an interior flight of stairs,
6 including stairs in an enclosed garage, provided a door does not swing over the stairs.]

7 **Sec. 4-245. Building Planning; Section [R-325] R-324, Fire Protection Systems.**

8 (a) Section [R-325.1] R-324.1 is added to read as follows: "Automatic Sprinkler System
9 Requirement for New One and Two Family Dwellings and Industrialized Buildings (Modular
10 and Manufactured Homes to be utilized as a new One and Two Family Dwelling)." This
11 Section, R-324, supercedes Section R-313 of the IRC. An automatic sprinkler system shall be
12 provided throughout new one and two family dwellings, including industrialized (modular) and
13 manufactured homes, installed as manufactured homes after December 31, 2010. The following
14 reductions in construction requirements are permitted when a one or two family dwelling is fully
15 sprinklered:

16 (1) A basement exit to grade is not required;

17 (2) A second exit from the dwelling is not required;

18 (3) Escape windows from sleeping rooms and basements (habitable or nonhabitable)
19 will not be required to meet any size except that at least one (1) window shall be provided from
20 each sleeping room and basement which may be opened from the inside without the use of tools
21 or keys;

22 (4) Trusses are not required to be provided with a fire-resistive ceiling membrane;

23 and

24 (5) Fire separations may be reduced from two (2) hours to one (1) hour rating and
25 may be constructed with combustible framing. The one (1) hour rated fire separation wall need
26 not be able to withstand collapse of construction on either side under fire conditions.

27 (b) Section [R-325.2] R-324.2 is added to read as follows: "Connection from Sprinkler
28 Systems." A connection from a sprinkler system designed in accordance with NFPA 13D to a
29 single remote commode (water closet) shall be permitted. Such connection shall be from the
30 sprinkler system piping to the water closet supply piping.

31 (c) Section [R-325.3] R-324.3 is added to read as follows: "Sprinklers for Replacement

1 Structures or Additions." [Structures that undergo a complete demolition (exclusive of the
 2 foundation) due to lack of maintenance, fire, explosion or natural causes of the structure and
 3 additions to structures which exceed one hundred (100) percent of the total floor area (square
 4 footage) of the existing structure, shall be required to be fully sprinklered.] Structures that
 5 replace structures that undergo a complete demolition (exclusive of the foundation) due to lack
 6 of maintenance, fire, explosion or natural causes shall be required to be fully sprinklered.
 7 Additions to existing structures which exceed one hundred (100) percent of the total floor
 8 (square footage) of the existing structures will cause the altered structure (addition plus existing
 9 structure) to be fully sprinklered.

10 (d) Section [R-325.4] R-324.4 is added to read as follows: "Sprinklers for Additions." All
 11 enclosed or habitable additions to an existing sprinklered one or two family dwelling, including
 12 industrialized (modular and manufactured) homes must also be fully sprinklered.

13 (e) Section [R-325.5] R-324.5 is added to read as follows: "Location and Performance of
 14 Fire Hydrants." Every building of more than one thousand (1,000) square feet in area shall be
 15 provided with sufficient fire hydrants located such that no exterior portion of the building is
 16 located more than five hundred (500) feet from a fire hydrant. The distance shall be measured as
 17 a hose line would be laid along paved streets, through parking lot entrances, and around
 18 obstructions, in accordance with the determination of the authority having jurisdiction. For
 19 multiple single family dwellings (townhouses), provide a fire hydrant within five hundred (500)
 20 feet of all exterior portions of the building, as hose is laid. Each hydrant shall provide a
 21 minimum of one thousand (1,000) gpm at a residual pressure of twenty (20) psi.

22 Exception: An approved alternate water supply source may be acceptable in areas not
 23 served by a public water supply. In addition, a fire hydrant is not required to be situated within
 24 two hundred (200) feet of any required fire department connection that is intended to supply an
 25 automatic fire sprinkler system that has been retrofitted into an existing building of any use
 26 group, provided that the area of the building has not been increased in size or the use group
 27 classification has not been changed to require an automatic fire suppression system under any
 28 other provision of this Division.

29 (f) Section R-324.6 is added to read as follows: "Booster Pump for Automatic
 30 Sprinklers." Where a booster pump is required for the water supply to the automatic sprinklers
 31 the pump driver shall follow the requirements of this Section. FIRE PROTECTION USE ONLY

1 (g) Section R-324.6.1 is added to read as follows: “Water Pressure and Volume Boost
2 with Standard Drip Proof Pump Drive.” Water pressure and volume boost with standard drip
3 proof pump drive shall be installed as follows:

4 (1) Circuit breaker switch must be within the visual line-of-sight of the pump. A sub-
5 panel may be provided within the line-of-sight of the pump, if the main panel is in a remote
6 location to the pump.

7 (2) Passive electrical supervision to the pump will be accomplished through the
8 following wiring diagram of either the main or subpanel. See figure R-324.6.1.

9 (h) Section R-324.6.2 is added to read as follows: “Water Pressure and Volume Boost
10 with Totally Enclosed, Fan Cooled Pump Driver.” Water pressure and volume boost with totally
11 enclosed, fan cooled pump driver shall be installed as follows:

12 (1) Circuit breaker switch must be within the visual line-of-sight of the pump. A sub-
13 panel may be provided within the line-of-sight of the pump, if the main panel is in a remote
14 location to the pump.

15 (2) Passive electrical supervision to the pump will be accomplished through the
16 following wiring diagram of either the main or subpanel. See figure R-324.6.1.

17 (i) Section R-324.6.3 is added to read as follows: “Any Pump with a Stored Water
18 Supply.” Any pump with a stored water supply shall be installed as follows:

19 (1) Circuit breaker switch must be within the visual line-of-sight of the pump. A sub-
20 panel may be provided within the line-of-sight of the pump, if the main panel is in a remote
21 location to the pump.

22 (2) Passive electrical supervision to the pump will be accomplished through the
23 following wiring diagram of either the main or subpanel. See figure R-324.6.1.

24 (j) Section R-324.6.4 is added to read as follows: “Combination Use Standard Wiring
25 Method.” Any pump on a single circuit shall be installed as follows:

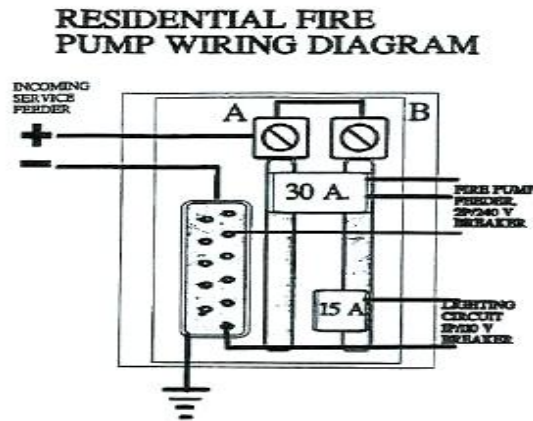
26 (k) Section R-324.6.5 is added to read as follows: “Mounting Considerations for Any
27 Pump Serving a Residential Sprinkler System.” Any pump serving a residential sprinkler system
28 shall be installed as follows:

29 (1) Wall or floor mounted;

30 (2) Accessible for inspection or service;

31 (3) Ensure not located in hazardous area;

- 1 (4) Install as per manufacturer's requirements.



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Figure 324.6.1

Sec. 4-246. Building Planning; Section [R-321, Dwelling Unit Separation] R-302, Fire Resistant Construction.

(a) Section [R-321.2.2] R-302.2.2 is amended to read as follows: "Parapets." Parapets constructed in accordance with Section [R-321.2.3] R-302.2.3 shall be provided for townhouses as an extension of common exterior or walls in accordance with the following:

(1) Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than thirty (30) inches above the roof surfaces; and

(2) Where roof structures adjacent to the wall or walls are at different elevations and the higher roof is not more than thirty (30) inches above the lower roof, the parapet shall extend not less than Thirty (30) inches above the lower roof surface.

Exception: A parapet is not required in Subsections (1) and (2) of this Section when townhouses are provided with residential sprinkler systems installed in accordance with Section 903 of the IBC, or when the roof is covered with a minimum Class C roof covering and the roof decking or sheathing is of noncombustible materials or approved fire-retardant treated wood for a distance of four (4) feet on each side of the wall or walls, or one layer of five-eighths (5/8) inch, or Type X gypsum board is installed directly beneath the roof decking or sheathing for a distance of four (4) feet on each side of the wall or walls.

(3) A parapet is not required where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is more than thirty (30) inches above the lower roof. The common wall construction from the lower roof to the underside of the higher roof deck shall not have less than a one (1) hour fire-resistive rating. The wall shall be rated for exposure from both

1 sides.

2 * * * * *

3 **Sec. 4-249. Foundations; Section R-403, Footings.**

4 (a) The following amendments, additions, and/or deletions are to Section R-403 of the
5 International Residential Code:

6 (1) Section R-403.1.1.1 is added to read as follows: Continuous footings supporting
7 the basement walls that are constructed with concrete masonry blocks must have a minimum of
8 three (3) No. 5 rebars at the upper portion, placed two (2) inches from top of the footing. Those
9 rebars must be held in place by No. 3 holding bars spaced at forty-eight (48) inches on center.

10 (2) Continuous wall footings shall not be less than [twenty (20)] sixteen (16) inches
11 wide and [ten (10)] eight (8) inches thick.

12 (3) Section R-403.1.4 is amended to read as follows: "R-403.1.4 Minimum Depth."
13 All exterior footings and foundation systems shall extend below the frost line. All exterior
14 footings shall be placed at thirty (30) inches below the finished grade.

15 Exception: Frost-protected footings constructed in accordance with Section R-403.3 and
16 footings and foundations erected on solid rock shall not be required to extend below the frost
17 line. In Seismic Design Categories D1 and D2, interior footings supporting bearing or bracing
18 walls and cast monolithically with a slab on grade shall extend to a depth of not less than
19 eighteen (18) inches below the top of the slab.

20 (4) Section R-403.2, titled "Footings for wood foundations ["]" is deleted.

21 * * * * *

22 **Sec. 4-251. Foundations; Section R-405, Foundation Drainage [; Section R-405].**

23 (a) The following amendments, additions, and/or deletions are to Section R-405 of the
24 International Residential Code:

25 (1) Section [R-405.1.1] R-405.1.2 is added to read as: "[R-405.1.1] R-405.1.2 Subsoil
26 Drainage Systems. Subsoil drains shall be required for all buildings having basements, cellars,
27 crawl spaces, or floors below grade. Subsoil drains shall be located inside and outside of the
28 foundation and shall be installed at or below the area to be protected. Drains shall discharge by
29 gravity or mechanical means into an approved drainage system."

30 (2) Section [R-405.1.2] R-405.1.3 is added to read as: "[R-405.1.2] R-405.1.3 Sump
31 Pumps and Pits. Where subsoil drains do not discharge by gravity, the drains shall discharge to

1 an accessible sump pit with an automatic electric pump. A battery back-up or water-powered
 2 back-up sump pump will also be provided. The sump pit shall be a minimum of twenty-four (24)
 3 inches in diameter or eighteen (18) inches square and twenty-four (24) inches in depth, and be
 4 provided with a fitted cover. The sump pump shall have adequate capacity to discharge all water
 5 coming into the sump as it accumulates but in no case shall the capacity of the pump be less than
 6 fifteen (15) gallons per minute. The discharge from the pump shall be a minimum of one and
 7 one-fourth (1 ¼) inches and shall have a union in the discharge piping to make the pump
 8 accessible for servicing. Subsoil drains and sump pump discharge may discharge to a properly
 9 graded open area provided the point of discharge is ten (10) feet from any property line or
 10 Building Restriction Line (BRL). Where a continuous flowing spring or groundwater is
 11 encountered, subsoil and sump pump discharge lines must be piped to a storm drain or approved
 12 water course. When piped to a storm drain all drainage lines shall be provided with an accessible
 13 backwater valve.”

14 (3) Section [R-405.1.3] R-405.1.4 is added to read as: “[R-405.1.3] R-405.1.4
 15 Areaway Drains. All open subsurface space adjacent to a building serving as an exit or entrance
 16 shall be provided with a drain or drains. Such areaway drains shall be of approved material in
 17 accordance with Chapter 30 of this Code and not less than 2 inches in diameter and shall
 18 discharge by gravity or mechanical means in accordance with R-405.1.2. Areaway drains for
 19 areas exceeding 800 square feet shall be sized in accordance with Section 1113 of the 2006
 20 International Plumbing Code.”

21 (4) Section [R-405.1.4] R-405.1.5 is added to read as: “[R-405.1.4] R-405.1.5
 22 Window Well Drains. Window well areaways shall have drains. Window well areaways 10
 23 square feet or less may discharge to the subsoil drain through a 2-inch minimum diameter pipe.
 24 Drains for window well areaways greater than 10 square feet shall be installed in accordance
 25 with Section R-405.1.3.”

26 (5) Section [R-405.1.5] R-405.1.6 is added to read as: “[R-405.1.5] R-405.1.6
 27 Foundation Weep Holes. Where subsoil drains are required by Section R-405.1.1, foundations
 28 of hollow core masonry shall have foundation weep holes. Weep holes shall be placed a
 29 maximum of 4-foot o/c intervals and shall discharge into the aggregate of the interior subsoil
 30 drainage system.”

31 (6) Section [R-405.1.6] R-405.1.7 is added to read as follows: “[R-405.1.16] R-

1 405.1.7 Site Grading. The ground immediately adjacent to the foundation shall be sloped away
 2 from the building at a slope of not less than one unit vertical in 12 units horizontal (1:12) for a
 3 minimum distance of 5 feet (914 mm) measured perpendicular to the face of the wall or an
 4 approved alternate method of diverting water away from the foundation shall be used.
 5 Consideration shall be given to the possible additional settlement of the backfill when
 6 establishing the final ground level adjacent to the foundation.”

7 (7) Section R-405.2, titled “Wood foundations” is deleted in its entirety.

8 * * * * *

9 **Sec. 4-253. [Fire-Resistance-Rated Construction; Section R325, Fire-Resistance Rating of**
 10 **Structural Members] Engineered Floor Truss Systems; Section R-326,**
 11 **Protection of Structural Members.**

12 (a) Section [R325.1] R-326.1 is added to read as follows: "Protection of Truss Framing
 13 Members." All combustible truss framing members which comprise a portion of a nonrated floor
 14 assembly shall be protected by the installation of a ceiling. The ceiling material shall not be less
 15 than one-half (1/2) inch gypsum board or an approved equivalent alternative material. The
 16 ceiling must be adequately supported by direct mechanical fastening to the structural framing or
 17 be suspended by not less than No. 12 MSG galvanized steel wire or by an equivalent method.
 18 Where combustible truss joist framing is used as a portion of a required rated floor-ceiling
 19 assembly, the structural members shall be protected in accordance with an appropriate tested and
 20 listed design.

21 Exceptions:

22 (1) Buildings protected throughout, excluding crawlspaces less than forty-two (42)
 23 inches in depth by an automatic sprinkler system; and

24 (2) Crawl spaces of not more than forty-two (42) inches in depth, measured from the
 25 top of the floor surface above to the surface of the crawl space floor.

26 **Sec. 4-254. [Guards; Section R-312.1, Guards] Building Planning; Section R-312, Guards**
 27 **and Window Fall Protection.**

28 Section [312.1.1] R-312.1.1 is [added] amended to read as follows: [A guardrail shall be
 29 provided in yards where the ground drop-off exceeds thirty (30) inches in height.] Guardrails
 30 shall be located along open-sided walking surfaces, including retaining walls, floors, balconies,
 31 decks, stairs, ramps and landings that are located more than 30 inches (measured vertically)

1 | above the grade or floor below.

2 | **Sec. 4-255. [Appendix G (IRC), Swimming Pools, Spas and Hot Tubs; Section AG105,**
3 | **Barrier Requirements] Swimming Pools, Spas and Hot Tubs; Section R-327,**
4 | **Barrier Requirements.**

5 | Section [AG105.2] R-327.1 is [amended] added to read as follows: "Outdoor Swimming
6 | Pool." An outdoor swimming pool, including an in-ground, above-ground or on-ground pool,
7 | hot tub or spa shall be surrounded by a barrier which shall comply with the following: The top
8 | of the barrier shall be at least six (6) feet above grade measured on the side of the barrier which
9 | faces away from the swimming pool.

10 | * * * * *

11 | SECTION 2. BE IT ENACTED by the County Council of Prince George's County,
12 | Maryland, that Sections 4-130, 4-140, 4-145, 4-146, 4-150, 4-188, 4-210, and 4-243 of the Prince
13 | George's County Code be and the same are hereby repealed:

14 | **SUBTITLE 4. BUILDING.**

15 | **DIVISION 1. BUILDING CODE.**

16 | **SUBDIVISION 2. AMENDMENTS TO THE INTERNATIONAL BUILDING CODE.**

17 | * * * * *

18 | **[Sec. 4-130. Special Detailed Requirements Based on Use and Occupancy; Section 402,**
19 | **Covered Mall Buildings.]**

20 | [(a) Section 402.7.2 is amended to read as follows: "Tenant Separations." Each tenant
21 | space shall be separated from adjacent tenant spaces by a fire barrier having a fire-resistance
22 | rating of not less than one (1) hour. The fire barrier shall extend from the floor to the underside
23 | of the roof or floor deck above, and shall be tightly sealed thereto. A one (1) hour rating fire
24 | barrier is required between the tenant space and the mall from the ceiling to the underside of the
25 | roof or the floor deck above the ceiling. Mechanical penetrations between the tenant space and
26 | the mall which comprise a portion of a smoke removal system are not required to be fire
27 | dampered or smoke dampered.]

28 | * * * * *

29 | **[Sec. 4-140. Special Construction; Section 3109, Swimming Pool Enclosures.]**

30 | [(a) Section 3109.3 is amended to read as follows: "Public Swimming Pools." Public
31 | swimming pools shall be completely enclosed by a fence of at least six (6) feet in height or a

1 screen enclosure. Openings in the fence shall not permit the passage of a four (4) inch diameter
2 sphere. The fence or screen enclosure shall be equipped with self-closing and self-latching
3 gates.]

4 [(b) Section 3109.4 is amended to read as follows: "Residential Swimming Pools."
5 Residential swimming pools shall comply with Section 3109.4.1 through 3109.4.3 of this Code.]

6 [(c) Section 3109.4.1 (IBC) and Appendix G 105.2 (IRC) are amended to read as follows:
7 "Barrier Heights and Clearances."

8 The top of the barrier shall be at least six (6) feet above finished ground level measured on
9 the side of the barrier which faces away from the swimming pool. The maximum vertical
10 clearance between finished ground level and the barrier shall be two (2) inches measured on the
11 side of the barrier which faces away from the swimming pool. Where the top of the pool
12 structure is above finished grade level such as an above-ground pool, the barrier shall be at
13 finished ground level, such as the pool structure or shall be mounted on top of the pool structure.
14 Where the barrier is mounted on top of the pool structure, the maximum vertical clearance
15 between the top of the pool structure and the bottom of the barrier shall be four (4) inches. A
16 natural barrier, hedge, pool cover or other protection device approved by the Building Official
17 may be used so long as the degree of protection afforded by the substituted device or structure is
18 not less than the protection afforded by the enclosure, gate and latch described herein.]

19 [(d) Section 3109.5 is added to read as follows: "Other Bodies of Water." When a fish
20 pond or other body of water such as a stormwater management wet, dry, or extended detention
21 pond deeper than twenty-four (24) inches is located within a densely populated area, or in the
22 proximity of an elementary school, playground, or other area where small children may
23 congregate without adult supervision, the Building Official may require a protective enclosure of
24 such body of water as described in Section 3109.4 as amended by this Code, except where
25 allowed under the County approved stormwater management pond plans, standards, and
26 specifications.]

27 [(e) The height of the barrier in AG105 shall be 6 feet.]

28 * * * * *

29 **[Sec. 4-145. General Building Heights and Areas; Section 506, Area Modifications.]**

30 [(a) Section 506.2.3 is added to read as follows: "Minimum Accessible Perimeter." All
31 buildings and structures must have at least twenty-five (25) percent of the building perimeter

1 | fronting on a street or other unoccupied space not less than thirty (30) feet in width which is
2 | accessible from a road or a posted fire lane not less than twenty (20) feet in width. The access
3 | road or fire lane and the unoccupied space must be capable of providing fire apparatus access
4 | under all weather conditions to within one hundred (100) feet of the building or structure.

5 | Exceptions: (1) Buildings which are fully sprinklered in accordance with Section 903, and
6 | (2) Structures and buildings in Use Group U and U-PU.]

7 | [(b) Section 506.2.4 is added to read as follows: "Arrangement of Access." Access shall be
8 | in accordance with NFPA 1141, "Fire Protection in Planned Building Groups," except as
9 | otherwise provided for in this Subtitle.]

10 | **[Sec. 4-146. General Building Heights and Areas; Section 507, Unlimited Area Buildings.]**

11 | [(a) Section 507.2 is amended to read as follows: "Sprinklered one-story." The area of a
12 | one-story Group A-4, B, F, M or S building, of other than Type 5 construction, shall not be
13 | limited when the building is provided with an automatic sprinkler system throughout in
14 | accordance with Section 903.1.1 and is surrounded and adjoined by public ways or yards not less
15 | than sixty (60) feet in width.

16 | Exceptions: Buildings and structures of Types I and II construction for rack storage
17 | facilities which do not have access by the public shall not be limited in height provided that such
18 | buildings conform to the requirements of Section 507.1 and NFPA 13. In addition, the automatic
19 | sprinkler system shall not be required directly over the sports floor areas or swimming areas of
20 | buildings occupied for indoor participant sports, such as tennis, skating, swimming and
21 | equestrian activities in occupancies in Group A-4, provided that (1) exit doors directly to the
22 | outside are provided for occupants of the participant sports area; (2) the building is equipped
23 | with a fire alarm system with manual fire alarm boxes installed in accordance with Section 907;
24 | and (3) the building owner furnishes to the Fire Code Official a notarized statement
25 | acknowledging that future use of the unprotected sporting floor areas of the facility will be
26 | limited to sporting activities of a low hazard nature with minimal occupant loadings and no
27 | combustibility of contents and furnishings other than necessary to the sporting events.]

28 | * * * * * * * * *

1 **[Sec. 4-150. Fire-Resistance-Rated Construction; Section 705, Fire Walls.]**

2 [(a) Section 705.6 is amended to read as follows: "Vertical Continuity." Fire walls shall
3 extend from the foundation to a termination point at least thirty (30) inches above both adjacent
4 roofs. The following exceptions shall apply to the requirements of this Section:]

5 [(1) Stepped buildings in accordance with Section 705.6.;

6 [(2) Two (2) hour fire-resistance-rated walls shall be permitted to terminate at the
7 under side of the roof sheathing, deck or slab, provided that:]

8 [(A) The lower roof assembly within four (4) feet of the wall has not less than a
9 One (1) hour fire-resistance-rating and the entire length and span of supporting elements for the
10 rated roof assembly has a fire-resistance-rating of not less than one (1) hour;]

11 [(B) Openings in the roof are not located within four (4) feet of the fire wall; and]

12 [(C) Each building is provided with not less than a Class B roof covering;]

13 [(3) In buildings of Type I or II construction, the wall shall be permitted to terminate
14 at the underside of noncombustible roof sheathing, deck or slabs where both buildings are
15 provided with not less than a Class B roof covering. Openings in the roof shall not be located
16 within four (4) feet of the fire wall;]

17 [(4) In buildings of Types II, IV and V construction, walls shall be permitted to
18 terminate at the underside of noncombustible roof sheathing or decks where both buildings are
19 provided with not less than a Class B roof covering. Openings in the roof shall not be located
20 within four (4) feet of the fire wall;]

21 [(5) In buildings of Types II, IV and V construction, walls shall be permitted to
22 terminate at the underside of fire-retardant-treated wood within four (4) feet of each side of the
23 fire wall where both buildings are provided with not less than a Class B roof covering. Openings
24 in the roof shall not be located within four (4) feet of the fire wall;]

25 [(6) In Use Groups R-2 and R-3 as applicable in Section 101.2 of this Code, walls
26 shall be permitted to terminated at the roof sheathing or deck in Types II, IV and V, provided
27 that:]

28 [(A) The roof sheathing or deck is constructed of approved noncombustible
29 materials or of fire-retardant-treated wood for a distance of four (4) feet on both sides of the
30 wall; or]

1 [(B) The roof is protected with five-eighths (5/8) inch, or 15.9 millimeters, Type
2 X gypsum board directly beneath the underside of the roof sheathing or deck, supported by a
3 minimum of two (2) inch, or 51 millimeters, ledgers attached to the sides of the roof framing
4 members for a minimum distance of four (4) feet, or 1,220 millimeters, on both sides of the fire
5 wall; and]

6 [(C) Openings in the roof shall not be located within four (4) feet of the fire wall;
7 and]

8 [(D) The roof is covered with a minimum Class C roof covering.

9 Exception: Occupancies of Use Groups R-2 and R-3 are exempt from the requirements of
10 Subsections (f)(1) and (f)(2) of this Section when equipped with residential sprinkler systems,
11 installed in accordance with Section 903 of this Code.]

12 [(7) Buildings located above a parking garage designed in accordance with Section
13 508.2(1) shall be permitted to have the fire walls for the buildings located above the parking
14 garage extend from the horizontal separation between the parking garage and the buildings.]

15 [(b) Hollow masonry fire walls and fire rated party walls shall not be broken subsequent to
16 erection to receive electrical boxes, plumbing, or other fixtures. Where recesses are necessary,
17 they shall be constructed in accordance with Subsection 711 of this Code.]

18 * * * * *

19 **[Sec. 4-188. Structural Design; Section 1609, Wind Loads.]**

20 [Section 1609.3 is amended to read as follows: "Basic Wind Speed." The basic wind speed
21 in miles per hour for the determination of the wind loads shall be determined by Figure 1609 or
22 by ASCE 7 Figure 6-1 when using the provisions of ASCE 7. Basic wind speed for the special
23 wind regions indicated near mountainous terrain and near gorges shall be in accordance with
24 local jurisdiction requirements. Basic wind speeds determined by the local jurisdiction shall be
25 in accordance with Section 6.5.4 of ASCE 7. However, in no case shall a building be designed
26 for wind speed less than ninety (90) miles per hour.]

27 * * * * *

28 **[Sec. 4-210. Continuous Wood Structural Panel Sheathing.]**

29 [(a) Section R602.10.5 is amended as proposed in the 2007 Supplement to the International
30 Residential Code: Braced wall panels shall be supported on floor framing or foundations as
31 follows:]

1 [(1) Where joists are perpendicular to braced wall lines above or below, blocking shall
2 be provided between the joists at braced wall panel locations to permit fastening of wall plates in
3 accordance with Table R602.3(1).]

4 [(2) Where joists are parallel to braced wall lines above or below, a rim joist or other
5 parallel framing member shall be provided at the wall to permit fastening of wall plates in
6 accordance with R602.3(1).]

7 [(3) Braced wall panels shall be permitted to be supported on cantilevered floor joists
8 meeting the cantilever limits of Section R502.3.3 provided joists are blocked at the nearest
9 bearing wall location, except such blocking shall not be required in Seismic Design Categories
10 A, B and C for cantilevers not exceeding 24 inches (610 mm) where a full height rim joist is
11 provided.]

12 [(4) Elevated post or pier foundations supporting braced wall panels shall be designed
13 in accordance with accepted engineering practice.]

14 * * * * *

15 **SUBDIVISION 4. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY**
16 **DWELLINGS.**

17 * * * * *

18 **[Sec. 4-243. [Building Planning; Section R-310, Emergency Escape and Rescue Openings.]**

19 [Section R-310.1.2 is amended to read as follows: "Window Minimum Opening Height."
20 For new fully sprinklered single-family dwellings where an emergency exit is not required, the
21 window height opening can be reduced from twenty-four (24) inches to twenty-two (22) inches.
22 Non-sprinklered basements or additions to any dwellings shall remain subject to the current
23 requirements for windows with twenty-four (24) inch net clear opening.]

24 * * * * *

25 SECTION 3. BE IT ENACTED by the County Council of Prince George's County,
26 Maryland, that Sections 4-173, 4-181, 4-250, 4-256, 4-257, 4-258, 4-259, 4-260, 4-261, 4-262,
27 and 4-263 of the Prince George's County Code be and the same are hereby added:

28 **SUBTITLE 4. BUILDING.**

29 **DIVISION 1. BUILDING CODE.**

30 **SUBDIVISION 2. AMENDMENTS TO THE INTERNATIONAL BUILDING CODE.**

31 * * * * *

Sec. 4-173. Means of Egress; Section 1026, Exterior Exit Stairways and Ramps.

Section 1026.6.1 is added to read as follows: "Types of Protection." In other than use group R-3 (one-and-two-family dwellings) treads, platforms and landings that are part of a required exterior stairway or ramp, located more than 30 inches above grade, and are in climates subject to snow or ice shall be protected by either:

- 1. Roof overhang, canopy or awning consistent with the type of construction.
- 2. Heated slab.
- 3. Reliable snow maintenance program approved by the Fire Code Official.

* * * * *

Sec. 4-181. Interior Environment; Section 1203, Ventilation.

(a) Section 1203.4.1.3 (IBC) is added to read as follows:

(1) "Locations." Every door or window which opens directly from any dwelling unit of a multifamily dwelling to the outdoors; fifty percent (50%) of the nominal area of every double-hung and horizontal sliding window, and that portion of every other type window normally used for ventilation; and all other openings, unless specifically exempt or modified by the Building Official in accordance with the hardship or modification provisions of this Subtitle and the IBC, shall be screened with not less than sixteen (16) mesh per inch material. In addition, every hinged screen door shall have a self-closing device in good working condition; except that no screens shall be required for a dwelling unit on a floor above the fifth floor. Screen doors shall not be required on the main entrance door.

(2) "Governing Code." Screens required by this Section shall be installed or be available to be installed on all dwelling units. The actual times that screens must be provided and installed for use on all dwellings will be governed by the Prince George's County Housing Code. These provisions shall be applicable to all dwelling structures irrespective of the date of construction.

* * * * *

SUBDIVISION 4. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS.

* * * * *

Sec. 4-250. Building Planning; Section R-313, Automatic Fire Sprinkler System.

(a) Section R-313 is deleted.

* * * * *

SUBDIVISION 5. INTERNATIONAL ENERGY CONSERVATION CODE.

Sec. 4-256. Building Envelope Requirements. C402.2.1.1. Roof Solar Reflective and Thermal Emittance.

Section C402.2.1.1. is amended to read as follows: Low sloped roofs, with a slope less than 2 units vertical in 12 horizontal, directly above cooled conditioned spaces in Climate Zones 1, 2, 3 and 4 shall comply with one or more options in Table C402.2.1.1.

Sec. 4-257. Building Envelope Requirements. Table C402.3. Fenestration.

Table C402.3 is amended to read as follows: SHGC is Climate Zone 4 is changed from .40 to .35.

Sec. 4-258. Electrical Power and Lighting Systems (Mandatory). C405.2.2.2. Occupancy Sensors.

Section C405.2.2.2 is amended to read as follows: Occupancy sensors shall be installed in all classrooms, conference/meeting rooms, employee lunch and break rooms, private offices, restrooms, storage rooms, janitorial closets, enclosed stairways, and other spaces 300 square feet (28m²) or less enclosed by floor-to-ceiling height partitions. These automatically turn off lights within 30 minutes of all occupants leaving the space, and shall turn the lighting on to not more than 50 percent power.

Sec. 4-259. Electrical Power and Lighting Systems (Mandatory). C405.2.3. Specific Application Controls.

Section C405.2.3 is amended to read as follows: 7. Lighting for parking areas shall have automatic controls so that after 15 minutes of non-activity, lighting power density can be reduced by 30 percent.

Sec. 4-260. Electrical Power and Lighting Systems (Mandatory). C405.8. Solar Energy Systems.

Section C405.8. is added to read as follows: Provide adequate on-site access for solar energy systems and provide interconnection pathways to building distribution. Documentation must be provided through construction documents and the main electrical service panel.

Sec. 4-261. Additional Efficiency Package Options. C406.4. On-site Renewable Energy.

Section C406.4 is amended to read as follows: Total minimum ratings of on-site renewable energy systems shall comply with one of the following: 1. Provide not less than 1.75 Btu (1850

1 W), or not less than 0.50 watts per square foot (5.4 W/m²) or conditioned floor area. 2. Provide
 2 not less than 5 percent of the energy used within the building for building mechanical and service
 3 water hearing equipment and lighting regulated in this chapter.

4 **Sec. 4-262. Additional Efficiency Package Options. C406.5. District Energy Systems.**

5 Section C406.5 is added to read as follows: A minimum of 40 percent of heating and
 6 cooling load as calculated in section C403.2.2 must be provided by a district energy system.

7 **Sec. 4-263. Additional Efficiency Package Options. C406.6. Water Heating Needs.**

8 Section C406.6 is added to read as follows: Hotels, motels, hospitals, restaurants, buildings
 9 with residential occupancies, building with laundry facilities or other high process service water
 10 heating needs or buildings showing a service hot water load of 10 percent or more of total
 11 building energy shall provide at least 40 percent of hot water through instantaneous or tankless
 12 fuel-fired water heating systems, waste heat recovery from equipment or Combined Heat and
 13 Power (CHP), solar water heating system.

14 SECTION 4. BE IT FURTHER ENACTED that the provisions of this Act are hereby
 15 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,
 16 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of
 17 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining
 18 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this
 19 Act, since the same would have been enacted without the incorporation in this Act of any such
 20 invalid or unconstitutional word, phrase, clause, sentence, subparagraph, subsection, or section.

21 SECTION 5. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45)
 22 calendar days after it becomes law.

Adopted this 20th day of November , 2012.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Andrea C. Harrison
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Rushern L. Baker, III
County Executive

KEY:

- Underscoring indicates language added to existing law.
- [Brackets] indicate language deleted from existing law.
- Asterisks *** indicate intervening existing Code provisions that remain unchanged.