

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2021 Legislative Session**

Bill No. CB-095-2021

Chapter No. 74

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

Introduced by Council Members Hawkins, Turner, Davis and Franklin

Co-Sponsors \_\_\_\_\_

Date of Introduction October 19, 2021

**BILL**

1 AN ACT concerning the

2 Building Code of Prince George’s County

3 For the purpose of amending the International Building and Residential Codes regarding the  
4 placement and construction of guard rails.

5 BY reenacting and amending:

6 SUBTITLE 4. BUILDING

7 Sections 4-172, 4-243

8 The Prince George's County Code

9 (2018 Edition).

10 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
11 Maryland, that Sections 4-172 and 4-243 of the Prince George's County Code be and the same  
12 are hereby repealed and reenacted with the following amendments:

13 **SUBTITLE 4. BUILDING.**

14 **DIVISION 1. BUILDING CODE.**

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

16 **Sec. 4-172. - Means of Egress; Section 1015, Guards.**

17 (a) Section 1015.2.2, All retaining walls thirty (30) inches or higher shall be provided with  
18 guard rails in accordance with this Section.

19 (b) Section 1015.4.1, Ladder Effect. Guards shall not have an ornamental pattern that would  
20 provide a ladder effect for any of the following uses: Assembly (A), Education (E), Mercantile  
21 (M) Residential (R) or any other uses open to the public.

1 (c) Exceptions: Section (b) above shall not apply where A, E, M, and R are accessory uses  
2 only.

3 \* \* \* \* \*

4 **Sec. 4-243. - Building Planning; Section R-311, Means of Egress.**

5 (a) Section R-311.4., Minimum Number of Exits in Existing One-and Two-Family  
6 Dwellings. One- and two-family dwellings that undergo basement improvements for which a  
7 building permit is required, and the work performed will render the area as "Habitable" shall  
8 have a minimum of two (2) exits. All basements must have an exit door or an emergency escape  
9 and rescue opening leading directly to the outside grade in addition to an interior stair leading to  
10 the primary means of egress of the dwelling unit.

11 (b) Section R-311.7.5, Stair Treads and Risers. The maximum riser height shall be eight and  
12 one-fourth (8¼) inches, and the minimum tread depth shall be nine (9) inches. The riser height  
13 shall be measured vertically between the vertical planes of the foremost projection of adjacent  
14 treads and at a right angle to the tread's leading edge. The walking face of treads and landings of  
15 a stairway shall be sloped no steeper than one (1) unit vertical in forty-eight (48) units horizontal  
16 two percent (2%) slope. The greatest riser height within any flight of stairs shall not exceed the  
17 smallest by more than three-eighths (3/8) inch. The greatest tread depth within any flight of stairs  
18 shall not exceed the smallest by more than three-eighths (3/8) inch.

19 (c) Section R-312.1.3, Ladder Effect. Guards where required shall not be constructed so as  
20 to have an ornamental pattern that would provide a ladder effect.

21 \* \* \* \* \*

22 SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby  
23 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,  
24 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of  
25 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining  
26 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this  
27 Act, since the same would have been enacted without the incorporation in this Act of any such  
28 invalid or unconstitutional word, phrase, clause, sentence, subparagraph, subsection, or section.

29 SECTION 3. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45)  
30 calendar days after it becomes law.

Adopted this 16<sup>th</sup> day of November, 2021.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Calvin S. Hawkins, II  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council

APPROVED:

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Angela D. Alsobrooks  
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.

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