

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2015 Legislative Session

Bill No. CB-90-2015

Chapter No. 79

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

Introduced by Council Members Turner, Lehman, Harrison, Franklin, Davis, Taveras,
and Glaros

Date of Introduction October 20, 2015

BILL

1 AN ACT concerning the

2 Building Code of Prince George’s County

3 For the purpose of updating the provisions of the Building Code of Prince George’s County (the
4 “County”) to conform to the 2015 editions of the International Building Code, the International
5 Mechanical Code, the International Energy Conservation Code and the International Residential
6 Code for One- and Two-Family Dwellings.

7 BY repealing and reenacting with amendments:

8 SUBTITLE 4. BUILDING.

9 Sections 4-101, 4-106, 4-107, 4-111, 4-112, 4-113, 4-118, 4-119, 4-
10 120, 4-121, 4-123, 4-125, 4-127, 4-131, 4-138, 4-141, 4-142, 4-149, 4-
11 156, 4-157, 4-158, 4-163, 4-165, 4-172, 4-173, 4-180, 4-187, 4-189, 4-
12 190, 4-191, 4-196, 4-244, 4-245, 4-247, 4-249, 4-250, 4-251, 4-253, 4-
13 258, 4-259, 4-260, 4-261, 4-263, 4-345 and 4-352,

14 The Prince George's County Code
15 (2011 Edition; 2014 Supplement).

16 BY repealing:

17 SUBTITLE 4. BUILDING.

18 Sections 4-216, 4-217, 4-218, 4-219, 4-222, 4-223, 4-224, 4-254 and 4-
19 255,

20 The Prince George's County Code
21 (2011 Edition; 2014 Supplement).

1 BY adding:

2 SUBTITLE 4. BUILDING.

3 Sections 4-104, 4-143, 4-152,4-240.1, 4-243, 4-248
4 and 4-252,

5 The Prince George's County Code
6 (2011 Edition; 2014 Supplement).

7 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
8 Maryland, that Sections 4-101, 4-106, 4-107, 4-111, 4-112, 4-113, 4-118, 4-119, 4-120, 4-121, 4-
9 123, 4-125, 4-127, 4-131, 4-138, 4-141, 4-142, 4-149, 4-156, 4-157, 4-158, 4-163, 4-165, 4-172,
10 4-173, 4-180, 4-187, 4-189, 4-190, 4-191, 4-196, 4-244, 4-245, 4-247, 4-249, 4-250, 4-251, 4-
11 253, 4-258, 4-259, 4-260, 4-261, 4-263, 4-345 and 4-352 of the Prince George's County Code be
12 and the same are hereby repealed and reenacted with the following amendments:

13 SUBTITLE 4. BUILDING.

14 DIVISION 1. BUILDING CODE.

15 SUBDIVISION 1. ADOPTION BY REFERENCE.

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

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

21 The International Building Code, [2012] 2015 Edition (hereinafter referred to as the 'IBC');

22 The International Mechanical Code, [2012] 2015 Edition (hereinafter referred to as the
23 'IMC');

24 The International Energy Conservation Code, [2012] 2015 Edition (hereinafter referred to
25 as the 'IECC'); and

26 The International Residential Code for One- and Two-Family Dwellings, [2012] 2015
27 Edition (hereinafter referred to as the 'IRC').

28 The International Existing Building Code 2012 Edition (hereinafter referred to as the
29 'IEBC').

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

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

3 (a) [Subsection 101.2.2 is added to read as follows: "Additional Regulations." In
4 addition, the regulations as embodied in Divisions 3 and 4 of this Subtitle shall control and
5 establish minimum requirements for grading, drainage, surface structures, erosion control of land
6 and stormwater management within Prince George's County, Maryland, and shall establish
7 procedures by which such requirements are to be administered and enforced. Accordingly,
8 whenever the words "buildings" or "structures," or both, appear in the IBC and elsewhere, as
9 may be applicable, the words "premises, site, and land" are to be considered as having been
10 added to the text of such provisions.] Exception to 101.2. Detached one- and two-family
11 dwelling and multiple single-family dwellings (townhouses) not more than three (3) stories
12 above grade plan in height with a separate means of egress, and their accessory structures not
13 more than one-story above grade plan in height and less than three thousand (3,000) square feet
14 in area, shall comply with the International Residential Code.

15 (b) Subsection [101.4.1.7 is added to read as follows: "Electrical"] 101.4.7, Electrical.
16 The provisions of Subtitle 9 of this Code and the National Electrical Code shall apply to the
17 installation of electrical systems, including alterations, repairs, replacements, equipment,
18 appliances, fixtures, fittings and appurtenances thereto.

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

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

29 (e) Subsection 101.4.5.1 [is added to read as follows: "Applicability."] , Applicability.
30 Whenever this Code makes reference to the International Fire Code, the requirements of the
31 National Fire Protection Association (NFPA) 1 and Subtitle 11 of the Prince George's County

1 Code shall apply except where referenced in Section 413, [2012] 2015 IBC Combustible Storage
 2 and Section 426, 2015 IBC Combustible Dusts, Grain Processing and Storage.

3 **Sec. 4-107. Administration; Section 102, Applicability.**

4 (a) Section 102.1 [is amended to read as follows: "General."] , General. Where, in any
 5 specific case, different sections of this Code specify different materials, methods of construction,
 6 or other requirements, the most restrictive standard shall apply. In addition, where there is
 7 conflict between a general requirement and a specific requirement, the specific requirement shall
 8 apply. [In addition, the regulations as embodied in Division 3 of this Subtitle, shall control and
 9 establish minimum requirements for grading, drainage, surface structures, erosion control of land
 10 and stormwater management and shall establish procedures by which such requirements are to be
 11 administered and enforced. Accordingly, whenever the words "buildings" or "structures," or
 12 both, appear in the IBC and elsewhere, as may be applicable, the words "premises, site and land"
 13 are to be considered as having been added to the text of such provisions.]

14 (b) Section 102.2.1 [is added to read as follows: "Other requirements."] , Other
 15 Requirements. The requirement of Chapter 11, "Accessibility," that buildings which use
 16 turnstiles, cart corrals, or other interior or exterior traffic control devices and which are required
 17 to have a clearly marked route which shall not be obstructed by locked gates during normal
 18 business hours, shall apply to all existing buildings.

19 (c) Section 102.3.1 [is added to read as follows: "Suspension of Approval."] , Suspension
 20 of Approval. Whenever it is determined, however, that there is documentary evidence that the
 21 use of a material or method approved herein would constitute a distinct threat to life or property,
 22 the [Building Official] Director or the Director's designee shall have the authority to
 23 administratively suspend approval granted herein of such material or method. The [Building
 24 Official] Director or the Director's designee shall, within five (5) working days, request, in
 25 writing, the County Council to confirm such administrative suspension by resolution of the
 26 Council. Such written request of the [Building Official] Director or the Director's designee shall
 27 be submitted with sufficient technical data and record of national or local testing to substantiate
 28 that the use of an approved method or material would constitute a distinct hazard to life or
 29 property.

30 (d) Section 102.4.1 [is added to read as follows:] , Updated Standards. Where existing
 31 standards or requirements adopted herein have been updated or superseded by the promulgating

1 authority, such revised standard or requirement shall be deemed as prima facie evidence of
2 compliance with the intent of the Subtitle.

3 **Sec. 4-111. Administration; Section 105, Permits.**

4 (a) Section 105.2 [is amended to read as follows: "Work Exempt from Permit."] , Work
5 Exempt from Permit. Notwithstanding the foregoing, except for classified historic sites and
6 property located within Chesapeake Bay Critical Area Overlay Zones, permits shall not be
7 required for the following, provided that the construction does not result in any violation of this
8 Subtitle: a one- story detached accessory structure (tool, storage shed, playhouse and similar
9 uses) on one- and two-family dwelling properties with less than one hundred fifty (150) square
10 feet of floor space not designed or intended for occupation or habitation and limited to one (1)
11 accessory structure only per property; all forms of paving less than five hundred (500) square
12 feet except for parking surfaces; a retaining wall not greater than two (2) feet in height unless
13 supporting a structure; fence not greater than four (4) feet in height; and satellite dishes not
14 greater than two (2) feet in diameter and height. Except for classified Historic Sites, permits
15 shall not be required for installation of siding, roofing, or storm door[s or windows, or retrofit
16 insulations] installations, provided that no construction is involved.

17 (b) Section 105.2.2 [is amended to read as follows: "Repairs."] , Repairs. Application or
18 notice to the [Code Official] Director or the Director's designee is not required for ordinary
19 repairs to structures, replacement of lamps or the connection of approved portable electrical
20 equipment to approved permanently installed receptacles. Ordinary repairs shall include the
21 replacement in kind of the following: siding, roofing, gutters, leaders and downspouts, private
22 sidewalks, driveways, patios, awnings and canopies, equipment, cabinets, slabs, handrails,
23 window screens, storm doors and [windows,] recirculation range hoods[, and windows].

24 (c) Section 105.2.2.1 [is added to read as follows: "Repairs to Residential Structures."] ,
25 Repairs to Residential Structures. Use Group R-1, Use Group R-2, Use Group R-3, and Use
26 Group R-4 which, because of lack of maintenance or structural damage due to a fire, explosion,
27 or natural causes, [undergo repairs or renovations] which, in the opinion of the [Fire Code
28 Official] Director or the Director's designee, exceed fifty percent (50%) [of the assessed value]
29 of the building shall have an approved automatic fire sprinkler system installed throughout the
30 building as part of the scope of repairs to be completed. Computation of the cost of repairs for
31 purposes of this Section shall exclude carpeting replacement, electrical panel capacity upgrades,

1 painting, wallpapering, re-grading and landscaping, lighting fixture replacements, appliance
 2 replacements, bathroom cabinetry and fixture replacements, and modifications necessary to
 3 comply with the Americans with Disabilities Act ("ADA") requirements. Each street address
 4 shall be considered a separate dwelling for application of this Section. All repairs for which a
 5 building permit is required that are conducted within a 365-day period shall be deemed a single
 6 cumulative repair cost for purposes of the application of this Section.

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

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

25 (f) Section 105.3.1.3 [is added to read as follows: "Application Exemption."] ,
 26 Application Exemption. The Director [of Permitting, Inspections, and Enforcement] or the
 27 Director's designee may refuse to accept an application for a permit from any applicant[,]; (1)
 28 who is or was in default on a previously issued permit, or who is the permittee listed on an
 29 expired permit which is not currently in the process of being extended by County administrative
 30 action [(2)] , or who has not fully complied with the application process [(3)] ; (2) for any other
 31 reason the Director [of Permitting, Inspections, and Enforcement] or the Director's designee

1 | deems necessary in furtherance of the intent of this Code [(4)] ; or (3) for any reason that is
2 | necessary to maintain the health, safety and welfare of the public.

3 | (g) Section 105.3.1.4 [is added to read as follows: "By Whom Application is Made."] , By
4 | Whom an Application is Made. Application for a permit shall be made by the owner or lessee of
5 | the building or structure, or the agent of either, or by the licensed engineer or architect employed
6 | in connection with the proposed work. If the application is made by a person other than the
7 | owner in fee, the applicant shall attest on the permit application or by separate written statement,
8 | that the proposed work is authorized by the owner in fee and that the applicant is authorized to
9 | make such application. The full names and addresses of the owner, lessee, applicant, and the
10 | responsible officer if the owner or lessee is a corporate body, shall be stated on the application.
11 | Subsequent permits will be issued in the name of the owner of record at time of permit issuance.

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

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

1 (j) Section 105.5.1 [is added to read as follows: "Expiration of Permit and Correction of
 2 Code Violations."], Expiration of Permit and Correction of Code Violations. Any permit issued
 3 for residential property to correct a building code or housing code violation issued pursuant to
 4 Subtitle 4 or Subtitle 13 of the County Code shall be issued only for a period of time reasonably
 5 necessary to correct the violation, not to exceed ninety (90) days. The initial period of the permit
 6 shall be established by the [Building Official] Director or the Director's designee based upon the
 7 extent of the work required to correct the violation. The permit may be extended or renewed for
 8 an additional period of one hundred eighty (180) days if, in the opinion of the [Building Official]
 9 Director or the Director's designee, the applicant has demonstrated substantial progress to
 10 complete the work in accordance with the permit and has demonstrated substantial justification
 11 for failure to complete the work within the period of the permit. The Board of Administrative
 12 Appeals shall have no authority to grant an extension to the period of the permit.

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

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

21 (m) Section 105.10 [is added to read as follows: "Date and Hours of Operation Limits."],
 22 Date and Hours of Operation Limits. All permits shall be issued with date and hours of
 23 operation limits listed as determined by the [Building Official] Director or the Director's
 24 designee. All permits shall be issued indicating that no work shall be performed during the hours
 25 of 9:00 p.m. to 7:00 a.m., unless work is performed pursuant to Section 4-120 of this Subtitle.

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

27 (a) A new Subsection 105.5.1, [titled "Expiration of permit," is added to read as follows:]
 28 Expiration of Permit. Any permit issued for property within the area of a pending Sectional Map
 29 Amendment, as provided for in Subtitle 27 of this Code, that is rezoned to a less intense zone,
 30 shall expire on its own terms upon approval of the Sectional Map Amendment by the District
 31 Council, if a completed building foundation for a use not permitted in the less intense zone has

1 not been completed. The [Building Official] Director or the Director's designee shall notify the
2 permit holder of the expiration of the permit.

3 (b) A new Subsection 105.5.2, [titled "Expiration of permit; correction of code violations,"
4 is added to read as follows:] Expiration of Permit; Correction of Code Violations. Any permit
5 issued for residential property to correct a building code or housing code violation, issued
6 pursuant to Subtitle 4 or Subtitle 13 of this Code, shall be issued only for a period of time
7 reasonably necessary to correct the violation, not to exceed 90 days. The initial period of the
8 permit shall be established by the [Building Official] Director or the Director's designee based
9 upon the extent of the work required to correct the violation. The permit may be extended or
10 renewed for an additional period of 180 days if, in the opinion of the [Building Official] Director
11 or the Director's designee, the applicant has demonstrated substantial progress to complete the
12 work in accordance with the permit and has demonstrated substantial justification for failure to
13 complete the work within the period of the permit. The Board of Appeals shall have no authority
14 to grant an extension to the period of the permit.

15 (c) Section 105.6 [is amended to read as follows: "Suspension or Revocation and
16 Reissuance of Permits."], Suspension or Revocation and Reissuance of Permits. The [Building
17 Official] Director or the Director's designee is authorized to suspend or revoke a permit issued
18 under the provisions of this Code as follows: (1) whenever the permit is issued in error, (2)
19 incorrectly, (3) inaccurately, (4) in an incomplete manner, (5) [or] for any reason that is
20 necessary to maintain the health, safety and welfare of the public, (6) [or] in violation of any
21 ordinance, regulation or any of the provisions of this Code, and (7) [and The Director of
22 Permitting, Inspections, and Enforcement] the Director or the Director's designee, in
23 consultation with the Police Department and the Fire/EMS Department, [as appropriate,] shall
24 have the authority to deny, suspend, or revoke any application or permit under the provisions of
25 this Division and upon a violation of this Division. In addition, the failure to have utility lines
26 located on site through the Utility Service Protection Center ("Miss Utility") and any nonmember
27 utilities prior to starting any excavation deeper than twelve (12) inches will result in permit
28 revocation.”

29 (1) A permit under which no work is commenced within one hundred eighty (180)
30 days after issuance shall expire and become null and void; provided, however, that the [Building

1 Official] Director or the Director's designee may extend the time herein not to exceed an
2 additional one hundred eighty (180) days upon sufficient justification shown.

3 (2) A permit under which work has been started and later suspended or discontinued
4 shall expire and become null and void six (6) months after the work has stopped. Work will be
5 considered suspended or discontinued when the builder fails to prosecute the work so as to
6 ensure completion within a reasonable period of time considering the type of construction
7 involved. The [Building Official] Director or the Director's designee may extend the time herein
8 not to exceed an additional twelve (12) months upon sufficient justification shown.

9 (3) A permit issued in error or not in compliance with County Code at time of
10 issuance may be suspended by the [Building Official] Director or the Director's designee.

11 (4) When a permit has expired for failure to commence work, it may be renewed
12 within a period of thirty (30) days from the date of expiration if the conditions under which the
13 permit was originally issued have remained unchanged and there has been no change in law or
14 ordinance that would adversely affect the permit. A fee shall be collected for each renewal;
15 [provided,] however, [that] no permit may be renewed more than two (2) times.

16 (5) Whenever the [Building Official] Director or the Director's designee determines
17 by inspection that work started on any building or structure for which a permit has been issued
18 has been suspended for a period of six (6) months, the owner of the property upon which the
19 structure is located, or other person or agent in control of said property, shall, within thirty (30)
20 days from the receipt of written notice from the Department, obtain a new or renewal permit to
21 complete the required work and diligently pursue the work to completion, or shall remove work
22 not completed or demolish the incomplete structures or buildings within sixty (60) days from the
23 date of the printed notice.

24 (6) Permits suspended for failure to comply with the County Code or ordinances may
25 be reinstated by the [Building Official] Director or the Director's designee upon compliance or
26 approved validation.

27 (7) A permit issued for property within the area of a pending Sectional Map
28 Amendment, as provided for in Subtitle 27 of this Code, that is rezoned to a less intense zone,
29 shall expire if a completed building foundation for a use not permitted in the less intense zone
30 has not been constructed pursuant to a validly issued permit prior to District Council approval of
31 the Sectional Map Amendment. The determination of the [Building Official] Director or the

1 Director's designee made in accordance with Subsection 105.5.1 of this Subtitle shall not be
2 appealable to the Board of Appeals.

3 (8) The Director or the Director's designee may [authorize the Building Official to]
4 reissue a permit subject to all applicable laws or regulations in effect at the time the permit was
5 originally issued, for a period not to exceed one (1) year after expiration provided that:

6 (A) The County Executive, by Executive Order, has made a finding of severe
7 economic factors adversely affecting real estate development and construction in the County
8 during a specified period and the County Council has been notified by the County Executive of
9 such finding at least seven (7) days prior to issuance of the Executive Order;

10 (B) There is a reasonable showing that these economic factors contributed to the
11 expiration of the permit;

12 (C) There has been no change in the zoning of the property which would affect
13 the issuance of the permit; and

14 (D) A processing fee has been paid in an amount equal to the amount that would
15 be required if the permit was renewed.

16 (d) [The following sentence is added to] Subsection 105.6.1, ["Revocation of permits:"]
17 Revocation of Permits. In addition, the failure to locate utility lines on site, prior to starting any
18 excavation deeper than twelve (12) inches, by not contacting in due time the Utility Service
19 Protection Center, "Miss Utility," and nonmember utilities, as known, and having such utilities
20 locate lines on site, shall be cause - irrespective of whether or not a utility line is ruptured - for
21 revocation of the permit. In order to continue work for which a permit has been revoked, a new
22 application shall be required as specified in Section 105, Permits of IBC/IRC.

23 **Sec. 4-113. Administration; Section 107, Submittal Documents.**

24 (a) Section 107.2.5.2 [is added to read as follows: "Location of Underground Utility Lines
25 prior to Commencement of Work."], Location of Underground Utility Lines Prior to
26 Commencement of Work. For all work that requires excavation deeper than twelve (12) inches,
27 the permit holder (permittee) accepting the permit agrees to contact the Utility Service Protection
28 Center, "Miss Utility," and nonmember utility companies, as known, in due time and prior to
29 beginning any excavation work for the purpose of having each utility company locate its lines on
30 site. In the event that the permittee fails to obtain the services of the utilities, then in such event,
31 and irrespective of whether or not a utility line is ruptured, the [Building Official] Director or the

1 Director's designee may revoke the building or grading permit, or both. In such event, all fees
 2 paid to the County shall be forfeited and, in order to continue work, a new application with
 3 requisite fee for a permit shall be filed. Drawings shall be reexamined to determine that all
 4 utilities have been located and verified by the utility companies having knowledge of the location
 5 of such underground utilities. However, in the event any or all of the respective utility
 6 companies fail to furnish the requisite information to the permittee within a reasonable period of
 7 time as determined by the [Building Official] Director or the Director's designee under all of the
 8 circumstances, then, in such event, the foregoing revocation provisions shall not apply.

9 (b) Section [107.2.6] 107.2.7 [is added to read as follows: "Acknowledgement of Final
 10 Grade."], Acknowledgement of Final Grade. Builders and developers shall place on record with
 11 each utility company a written acknowledgment that final grade has been achieved to within six
 12 (6) inches. Utility lines shall not be installed until such acknowledgment has been received by
 13 the utilities.

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

- 19 (1) Documentation of the title and edition of all applicable State and local Building
 20 and Fire codes and standards, and amendments thereto, on which the design is based;
- 21 (2) Designated Use Group Classification(s) of all spaces;
- 22 (3) Type of [C]construction requirements identified, with supportive calculations;
- 23 (4) Documentation of fire endurance ratings of structural elements and related
 24 components (walls, floors, roofs, parapets, opening protectives);
- 25 (5) Height and area calculations and limitation compliance and required property line
 26 setback criteria;
- 27 (6) Occupant load calculations and egress capacity and travel distance analysis;
- 28 (7) Interior finishes analysis;
- 29 (8) Fire protection systems required (suppression, fire alarm, smoke detection, heat
 30 detection, smoke control, other required fire protection systems);

1 (9) Fire hydrant locations, fire department connection locations, and emergency fire
2 and medical vehicle access;

3 (10) Emergency lighting and emergency power systems;

4 (11) Applicable provisions of Chapter 4 of the IBC, "Special Detailed Requirements
5 Based on Use and Occupancy"; and

6 (12) Compliance with applicable NFPA Codes and Standards for specific processes,
7 materials, or hazards which are referenced within the IBC or the NFPA 101, Life Safety Code.

8 A written Fire Protection Engineering Design Evaluation (FPEDE) concerning these items shall
9 be submitted with the plans accompanying the application for a building permit. It shall be in the
10 format established by the [Fire Code Official] Director or the Director's designee and shall be
11 signed and sealed by the preparer. If, in the course of performing the FPEDE, the evaluating fire
12 protection engineer determines that there are fire related code deficiencies in the drawing or
13 specifications, all such deficiencies shall be remedied prior to the submittal of the FPEDE and
14 the building permit application and drawings. The FPEDE must include a signed and sealed
15 statement by both the evaluating fire protection engineer and the engineer or architect of record
16 attesting: "These drawings and specifications are in full compliance with the fire safety
17 provisions of all adopted State and local Building Code, Fire Codes, Mechanical Codes, local
18 amendments and referenced codes and standards to the best of their knowledge and belief."

19 (d) Section 107.3.4.2.1 [is added to read as follows: "] Use Groups and Fire Protection
20 Systems Requiring a Fire Protection Engineering Design Evaluation (FPEDE).[" A[n] FPEDE
21 is required for the following buildings or fire protection systems for which a building permit
22 application is made:

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

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

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

27 (4) Use Group "M", all covered malls and open malls exceeding thirty thousand
28 (30,000) square feet in gross area;

29 (5) All Use Groups with an estimated construction cost of Five Million Dollars
30 (\$5,000,000.00) or more;

1 (6) Any Use Group when deemed necessary by the [Fire Code Official] Director or
2 the Director's designee due to complexity or scope of the design;

3 (7) Any automatic fire suppression, fire detection, fire alarm or smoke management
4 system shop drawings when deemed necessary by the [Fire Code Official] Director or the
5 Director's designee due to complexity or scope of the design;

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

9 (e) Section 107.3.4.2.2 [is added to read as follows: "Qualifications of Fire Protection
10 Engineering Design Evaluation (FPEDE) Preparer."], Qualifications of Fire Protection
11 Engineering Design Evaluation (FPEDE) Preparer. The FPEDE must be prepared by a Fire
12 Protection Engineer who is a registered [P]professional [E]engineer in the State of Maryland.
13 The preparer must also possess:

14 (1) A Bachelor of Science degree in Fire Protection Engineering from an
15 Accreditation Board for Engineering and Technology (ABET) accredited University; or

16 (2) At least five (5) years of documented experience as a [P]professional [E]engineer
17 in the review and evaluation of buildings and fire protection systems for code compliance, plus
18 certification in fire protection plan review from a major model code organization.

19 **Sec. 4-118. Administration; Section 111, Certificate of Use and Occupancy.**

20 (a) Section 111.1.1 [is added to read as follows: "New One-Family Dwelling Units."],
21 One-Family Dwelling Units. Prior to the consummation of the sale (settlement) of any new, one-
22 family dwelling, including the sale of a new condominium unit which is offered for sale for the
23 first time, there shall be an inspection of the unit and premises by the [Building Official] Director
24 or the Director's designee and a [c]Certificate of [use and o]Occupancy issued or a list of the
25 violations or deficiencies requiring correction prior to issuance of such certificate. At the time of
26 consummation of such sale, the [c]Certificate of [use and o]Occupancy, or a list of the
27 deficiencies or violations which remain to be corrected prior to issuance of such [c]Certificate,
28 shall be presented to the [buyer] builder. Unless contractually relieved of such responsibility, the
29 seller shall be responsible for correction of any violations or deficiencies necessary for the
30 [c]Certificate to be issued. When a [c]Certificate of [use and o]Occupancy has not been issued
31 prior to consummation of the sale, there shall be required a separate, written contractual

1 agreement indicating responsibility for correction of all deficiencies or violations cited by the
 2 Department of Permitting, Inspections, and Enforcement by a date certain. The provisions of
 3 this Section are not applicable when a new dwelling unit is purchased for resale as a new
 4 dwelling unit.

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

9 (b) Section 111.1.2 [is added to read as follows: "Issuance of Certificates of Use and
 10 Occupancy."] , Issuance of Certificates of Occupancy. No [c]Certificate of [use and
 11 o]Occupancy for any building or structure, erected, altered, repaired, changed to a different use
 12 group, or transferred to a new owner or occupant shall be issued unless such building or structure
 13 was erected, altered, or repaired and is otherwise in compliance with the provisions of this
 14 Division and other provisions of State or local laws, ordinances, and regulations.

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

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

27 (d) Section 111.5 [is added to read as follows: "Uninhabitable Dwellings."],
 28 Uninhabitable Dwellings. When the Director [of Permitting, Inspections, and Enforcement] or
 29 the Director's designee has determined that a dwelling is unfit for human habitation pursuant to
 30 Subtitle 13 of the County Code and the dwelling has remained unoccupied for a subsequent
 31 period of one hundred eighty (180) days, the Director or the Director's designee shall revoke the

1 [c]Certificate of [use and o]Occupancy, or if no [c]Certificate of Occupancy [had] has been
 2 issued, the Director or the Director's designee shall revoke authorization for the dwelling to be
 3 occupied and require that a [c]Certificate of [use and o]Occupancy be obtained prior to any
 4 occupancy of the dwelling. The notice of revocation shall specify the violations of Subtitle 13
 5 and the corrective action required for each violation. Within one hundred eighty (180) days after
 6 the date of the revocation of the [c]Certificate of [use and o]Occupancy, the owner of the
 7 dwelling shall apply for a building permit to correct the violations. The application for a
 8 building permit shall include a rehabilitation plan which identifies all of the work required to be
 9 performed and a schedule for performing the work. The permit shall be issued for a period of
 10 one hundred eighty (180) days and may be renewed once for another one hundred eighty (180)
 11 day period if, in the opinion of the Director or the Director's designee, the applicant has
 12 demonstrated substantial progress in accordance with the rehabilitation plan and has
 13 demonstrated substantial justification for failure to complete the work in accordance with the
 14 rehabilitation plan. If the owner of the dwelling does not submit a rehabilitation plan within one
 15 hundred eighty (180) days after the date that the [c]Certificate of [use and o]Occupancy was
 16 revoked, or if the owner of the dwelling fails to complete the work required to be performed by
 17 the rehabilitation plan prior to the expiration of the building permit, including any renewal
 18 period, the dwelling shall be considered abandoned and the Director or the Director's designee
 19 shall cause the dwelling to be demolished in accordance with the provisions of Subtitle 13.

20 **Sec. 4-119. Administration; Section [116, Unsafe Structures and Equipment] 113, Board of**
 21 **Appeals.**

22 (a) [Section 116.3 is amended to read as follows: "Notice." If an unsafe condition is
 23 found in a building or structure, the Building Official shall serve on the owner, agent, or person
 24 in control of the building or structure a written notice describing the building or structure deemed
 25 unsafe and specifying the required repairs or improvements to be made to render the building or
 26 structure safe and secure, or requiring the unsafe building or structure, or portion thereof, to be
 27 demolished within a stipulated time. Such notice shall require the person thus notified to
 28 immediately declare to the Building Official his acceptance or rejection of the terms of the
 29 order.] Section 113.1.1, Application for Appeal. The owner or occupant of a building or
 30 structure or any directly aggrieved person may appeal to the Board of Administrative Appeals
 31 from a final decision of the Director or the Director's designee. An application for appeal may

1 be made when it is claimed that the true intent of the IBC/IRC or of this Subtitle has been
 2 incorrectly interpreted or applied. Notice of an appeal shall be in writing and filed within thirty
 3 (30) days after the decision is rendered by the Director or the Director's designee; provided,
 4 however, that in the case of a structure or dwelling unit which is unsafe or dangerous, or where
 5 inadequate sediment control measures exist and sediment is leaving a site, and in any other
 6 situation when the Director or the Director's designee has determined that immediate corrective
 7 action is necessary, the Director or the Director's designee may, in the Director's or the
 8 Director's designee's order, limit the time for an appeal to a shorter period. The Board of
 9 Administrative Appeals shall not have the power or duty to hear and decide an appeal regarding
 10 the expiration of a permit pursuant to Section 4-352 of the County Code. Appeals hereunder
 11 shall be in accordance with Subtitle 2, Division 4, of the County Code.

12 (b) [Section 116.3.1 is added to read as follows: "Notice Involving Historic Resources."
 13 If a building or structure found to be unsafe by the Building Official is an identified historic
 14 resource on the Adopted and Approved Historic Sites and District Plan of Prince George's
 15 County, Maryland, a copy of the notice shall also be sent to the Historic Preservation
 16 Commission and demolition shall not be authorized without approval of the Historical
 17 Preservation Commission, except when an emergency situation exists where there is actual and
 18 immediate danger of collapse or failure of the building or structure, or any part thereof, which
 19 would endanger human life.] Section 113.2, Construction in the One Hundred (100) Year
 20 Floodplain.

21 (1) Variances for construction in the One Hundred (100) Year Floodplain shall be
 22 issued by the Board of Administrative Appeals upon:

23 (A) A showing of good and sufficient cause;

24 (B) A determination that failure to grant the variance would result in exceptional
 25 hardship to the applicant;

26 (C) A determination that the granting of a variance will not result in increased
 27 flood heights, additional threats to public safety, extraordinary public expense, create nuisances,
 28 cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;

29 (D) A determination that the variance is the minimum necessary to afford relief
 30 upon consideration of the flood hazard; and

1 (E) Upon meeting the performance standards of Section 401.2 or 401.3 of the
 2 “Flood Proofing Regulations,” promulgated by the Office of the Chief of Engineers, U.S. Army,
 3 Washington, District of Columbia.

4 (2) The Board of Administrative Appeals shall notify the aggrieved party, in writing,
 5 of its decision that:

6 (A) The issuance of a variance to construct a structure below the base flood level
 7 will result in increased premium rates for flood insurance up to twenty five dollars (\$25.00) for
 8 one hundred dollars (\$100.00) of insurance coverage; and

9 (B) Such construction below the base flood level increases the risks to life and
 10 property. Such notification shall be maintained with a record of all variance actions, as required
 11 in Section (4)(B).

12 (3) Each decision of the Board of Administrative Appeals, with respect to the
 13 granting or denial of a variance, as described herein, shall be forwarded to the Department of
 14 Permitting, Inspections and Enforcement and to the Prince George’s County Planning Board.

15 (4) The Department of Permitting, Inspections and Enforcement shall:

16 (A) Maintain a record of all variance actions, including justification for their
 17 issuance; and

18 (B) Report such variances issued in its annual report submitted to the Federal
 19 Insurance Administrator.

20 **Sec. 4-120. Administration; Section [117, Emergency Measures] 116, Unsafe Structures**
 21 **and Equipment.**

22 (a) [Section 117.1 is added to read as follows: "Imminent Danger." When, in the opinion
 23 of the Code Official, there is imminent danger of failure or collapse of a building or structure or
 24 any part thereof which endangers life or when any structure or part of a structure has fallen and
 25 life is endangered by the occupation of the building or structure, the Code Official is hereby
 26 authorized and empowered to order and require the occupants to vacate the same forthwith. The
 27 Code Official shall cause to be posted at each entrance to such structure, a notice reading as
 28 follows: 'This structure is unsafe and its occupancy has been prohibited by the Code Official.' It
 29 shall be unlawful for any person to enter such structure except for the purpose of making the
 30 required repairs or of demolishing the same.] Section 116.3, Notice. If an unsafe condition is
 31 found in a building or structure, the Director or the Director’s designee shall serve on the owner,

1 agent, or person in control of the building or structure a written notice describing the building or
 2 structure deemed unsafe and specifying the required repairs or improvements to be made to
 3 render the building or structure safe and secure, or requiring the unsafe building or structure, or
 4 portion thereof, to be demolished within a stipulated time. Such notice shall require the person
 5 thus notified to immediately declare to the Director or the Director's designee his acceptance or
 6 rejection of the terms of the order.

7 (b) [Subsection 117.1.1 is added to read as follows: "Abatement of Uncompleted
 8 Structures." In the event the responsible party fails to complete construction of a structure at the
 9 time of expiration, abandonment, or revocation of the building permit, and in the event the
 10 responsible party fails to comply with the lawful order of the Building Official to make safe by
 11 the completion of the construction or demolish an unsafe and uncompleted structure, the
 12 Building Official shall proceed, when in the Building Official's opinion emergency action is
 13 required, to abate the unsafe conditions by appropriate means, including demolition and removal
 14 of dangerous structures, using such public or private resources required and available.] Section
 15 116.3.1, Notice Involving Historic Resource. If a building or structure found to be unsafe by the
 16 Director or the Director's designee is an identified historic resource on the Adopted and
 17 Approved Historic Sites and District Plan of Prince George's County, Maryland, a copy of the
 18 notice shall also be sent to the Historic Preservation Commission and demolition shall not be
 19 authorized without approval of the Historic Preservation Commission, except when an
 20 emergency situation exists where there is actual and immediate danger of collapse or failure of
 21 the building or structure, or any part thereof, which would endanger human life.

22 [(c) Section 117.1.2 is added to read as follows: "Abatement of Unsafe Conditions."
 23 When, in the opinion of the Building Code Official, with the concurrence of the Director, there is
 24 an imminent danger to human life or the public welfare due to an unsafe condition, the Building
 25 Code Official shall cause the necessary work to be done to eliminate the condition including, but
 26 not limited to, the demolition of the structure or structures. The Building Official shall cause to
 27 be published, for three (3) consecutive days, in a County newspaper of record, notice setting
 28 forth the address of the building; a description of the real estate sufficient for its identification; a
 29 statement that the property is unsafe and constitutes an immediate and continuing hazard to the
 30 community; and a statement that the County intends to demolish same if the owner fails to do so.
 31 The provisions of Section 4-121(a) shall not apply. A person objecting to the proposed actions

1 of the County may file an objection in an appropriate form in a court of competent jurisdiction.
2 If the building is not demolished within thirty (30) days of mailing the notice to the owners of
3 record, or within thirty (30) days of the last day of publication of the notice in a County
4 newspaper of record, whichever is later, the Building Code Official shall have the power to
5 demolish the structure or structures.]

6 [(d) Section 117.2 is added to read as follows: "Temporary Safeguards." When, in the
7 opinion of the Building Code Official, there is an imminent danger due to an unsafe condition,
8 the Building Code Official shall cause the necessary work to be done to render such structure
9 temporarily safe, whether or not the legal procedure herein described has been instituted. The
10 Building Official shall cause the necessary work to be completed in the following manner: to
11 secure doors and windows the material shall be cut to fit either within the recess of the exterior
12 finish wall if the door or window is recessed or to fit on the door or window trim if the trim is
13 applied on top of the exterior wall. The preferred material for windows shall be a transparent
14 material such as Lexan or Plexiglas. If solid materials are used to secure either windows or
15 doors, the solid material shall be painted either white or to match the color of the trim. At the
16 time the structure is secured, the Building Official shall notify the owner that the temporary
17 measures have been taken and that the owner is required to restore the structure within thirty (30)
18 days and that the owner is subject to citation directing that the building be repaired to restore the
19 building envelope. If the structure is not restored within thirty (30) days, the owner shall be
20 fined \$1,000 for each month that the structure is not restored and that the violation continues.
21 For damage to the building as a result of a storm or fire, the Building Official may exercise
22 discretion to extend the initial 30-day period without assessing a fine where the owner and
23 insurer are promptly and actively undertaking repairs to the building.]

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

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

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

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

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

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

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

24 **Sec. 4-121. Administration; Section 117, [Means of Appeals] Emergency Measures.**

25 (a) [Section 117.1 is added to read as follows: "Application for Appeal." The owner or
 26 occupant of a building or structure or any directly aggrieved person may appeal to the Board of
 27 Administrative Appeals from a final decision of the Building Official. Application for appeal
 28 may be made when it is claimed that the true intent of the IBC/IRC or of this Subtitle has been
 29 incorrectly interpreted or applied. Notice of such appeal shall be in writing and filed within
 30 thirty (30) days after the decision is rendered by the Building Official; provided, however, that in
 31 the case of a structure or dwelling unit which is unsafe or dangerous, or where inadequate

1 sediment control measures exist and sediment is leaving a site, and in any other situation when
 2 the Building Official has determined that immediate corrective action is necessary, the Building
 3 Official may, in the Building Official's order, limit the time for such appeal to a shorter period.
 4 The Board of Administrative Appeals shall not have the power or duty to hear and decide an
 5 appeal regarding the expiration of a permit pursuant to Section 4-352 of the County Code.
 6 Appeals hereunder shall be in accordance with Subtitle 2, Division 4, of the County Code.]
 7 Section 117.1, Imminent Danger. When, in the opinion of the Director or the Director's
 8 designee, there is imminent danger of failure or collapse of a building or structure or any part
 9 thereof which endangers life or when any structure or part of a structure has fallen and life is
 10 endangered by the occupation of the building or structure, the Director or the Director's
 11 designee is hereby authorized and empowered to order and require the occupants to vacate the
 12 same forthwith. The Director or the Director's designee shall cause to be posted at each entrance
 13 to such structure, a notice reading as follows: 'This structure is unsafe and its occupancy has
 14 been prohibited by the Director or the Director's designee.' It shall be unlawful for any person to
 15 enter such structure except for the purpose of making the required repairs or of demolishing the
 16 same.

17 (b) [Section 117.2 is added to read as follows: Construction in the one hundred (100) year
 18 floodplain.]

19 [(1) Variances for construction in the one hundred (100) year floodplain shall be
 20 issued by the Board of Administrative Appeals upon:

21 [(A) A showing of good and sufficient cause;]

22 [(B) A determination that failure to grant the variance would result in exceptional
 23 hardship to the applicant;]

24 [(C) A determination that the granting of a variance will not result in increased
 25 flood heights, additional threats to public safety, extraordinary public expense, create nuisances,
 26 cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;]

27 [(D) A determination that the variance is the minimum necessary, to afford relief
 28 upon consideration of the flood hazard, to afford relief; and]

29 [(E) Upon meeting the performance standards of Section 401.2 or 401.3 of
 30 "Flood Proofing Regulations," promulgated by the Office of the Chief of Engineers, U.S. Army,
 31 Washington, District of Columbia (June 1972).]

1 [(2) The Board of Administrative Appeals shall notify the aggrieved party, in writing,
2 of its decision that:]

3 [(A) The issuance of a variance to construct a structure below the base flood level
4 will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100
5 of insurance coverage; and]

6 [(B) Such construction below the base flood level increases risks to life and
7 property. Such notification shall be maintained with a record of all variance actions as required
8 in Section (4)(B).]

9 [(3) Each decision of the Board of Administrative Appeals with respect to the grant or
10 denial of a variance as described herein shall be forwarded to the Department of Permitting,
11 Inspections, and Enforcement and to the Prince George's County Planning Board.]

12 [(4) The Department of Permitting, Inspections, and Enforcement shall:]

13 [(A) Maintain a record of all variance actions, including justification for their
14 issuance; and]

15 [(B) Report such variances issued in its annual report submitted to the Federal
16 Insurance Administrator.] Subsection 117.1.1, Abatement of Uncompleted Structures. In the
17 event that the responsible party fails to complete construction of a structure at the time of
18 expiration, abandonment, or revocation of the building permit, and in the event that the
19 responsible party fails to comply with the lawful order of the Director or the Director's designee
20 to make safe by the completion of the construction or to demolish an unsafe and uncompleted
21 structure, the Director or the Director's designee shall cause emergency work to be completed as
22 required, to abate the unsafe conditions by appropriate means, including the demolition and
23 removal of dangerous structures, using such public or private resources required and available.

24 (c) Section 117.1.2, Abatement of Unsafe Conditions. When, in the opinion of the
25 Director or the Director's designee, there is an imminent danger to human life or the public
26 welfare due to an unsafe condition, the Director or the Director's designee shall cause the
27 necessary work to be done to eliminate the condition including, but not limited to, the demolition
28 of the structure or structures. The Director or the Director's designee shall cause to be published,
29 for three (3) consecutive days, in a County newspaper of record, notice setting forth the address
30 of the building; a description of the real estate sufficient for its identification; a statement that the
31 property is unsafe and constitutes an immediate and continuing hazard to the community; and a

1 statement that the County intends to demolish same if the owner fails to do so. The provisions of
2 Section 4-121(a) shall not apply. A person objecting to the proposed actions of the County may
3 file an objection in an appropriate form in a court of competent jurisdiction. If the building is not
4 demolished within thirty (30) days of mailing the notice to the owners of record, or within thirty
5 (30) days of the last day of publication of the notice in a County newspaper of record, whichever
6 is later, the Director or the Director's designee shall have the power to demolish the structure or
7 structures.

8 (d) Section 117.2, Temporary Safeguards. When, in the opinion of the Director or the
9 Director's designee, there is imminent danger due to an unsafe condition, the Director or the
10 Director's designee shall cause the necessary work to be done to render such structure
11 temporarily safe, whether or not the legal procedure herein described has been instituted. The
12 Director or the Director's designee shall cause the necessary work to be completed in the
13 following manner: to secure doors and windows the material shall be cut to fit either within the
14 recess of the exterior finish wall if the door or window is recessed or to fit on the door or window
15 trim if the trim is applied on top of the exterior wall. The preferred material for windows shall
16 be a transparent material such as Lexan or Plexiglas. If solid materials are used to secure either
17 windows or doors, the solid material shall be painted either white or to match the color of the
18 trim. At the time the structure is secured, the Director or the Director's designee shall notify the
19 owner that the temporary measures have been taken and that the owner is required to restore the
20 structure within thirty (30) days and that the owner is subject to citation directing that the
21 building be repaired to restore the building envelope. If the structure is not restored within thirty
22 (30) days, the owner shall be fined one thousand dollars (\$1,000) for each month that the
23 structure is not restored and that the violation continues. For damage to the building as a result
24 of a storm or fire, the Director or the Director's designee may exercise discretion to extend the
25 initial 30-day period without assessing a fine where the owner and insurer are promptly and
26 actively undertaking repairs to the building.

27 (e) Section 117.3, Closing Streets. When necessary for the public safety, the Director or
28 the Director's designee shall temporarily close structures and close, or order the authority having
29 jurisdiction to close, sidewalks, streets, public ways and places adjacent to the unsafe structure
30 and prohibit the same from being used.

1 (f) Section 117.4, Emergency Repairs. For the purpose of this Section, the Director or the
 2 Director's designee shall employ the necessary labor and materials to perform the required work
 3 as expeditiously as possible.

4 (g) Section 117.5, Cost of Emergency Repairs. Costs incurred in the performance of
 5 emergency work shall be paid from the treasury of the jurisdiction on certificate of the Building
 6 Official. The legal counsel of the jurisdiction shall institute appropriate action against the owner
 7 of the premises where the unsafe condition was located for recovery of such costs, including, but
 8 not limited to, certification for a tax lien as provided by Section 117.7.

9 (h) Section 117.6, Unsafe Equipment. Equipment deemed unsafe by the Director or the
 10 Director's designee shall not be operated after the date stated in the notice unless the required
 11 repairs or changes have been made and the equipment has been approved, or unless an extension
 12 of time has been secured from the Director or the Director's designee in writing.

13 (i) Section 117.6.1, Authority to Seal Equipment. In the case of an emergency, the
 14 Director or the Director's designee shall have the authority to seal out of service immediately
 15 any unsafe device or equipment regulated by this Code.

16 (j) Section 117.6.2, Unlawful to Remove Seal. Any device or equipment sealed out of
 17 service by the Director or the Director's designee shall be plainly identified in an approved
 18 manner. The identification shall not be tampered with, defaced or removed except by the
 19 Director or the Director's designee and shall indicate the reason for such sealing.

20 (k) Section 117.7, Creation of a Tax Lien. There is created a tax lien on real property for
 21 monies expended by the County for the making safe of buildings or structures and/or abatement
 22 of other unsafe nuisances or conditions constituting a danger to the public health and safety.
 23 Upon certification from the County Attorney that a tax lien has been created, the amount of such
 24 lien shall be collected by the Director of Finance in the same manner as other County real estate
 25 taxes.

26 **Sec. 4-123. Definitions; Section 202, General Definitions.**

27 [(a) The following amendments, additions, and/or deletions are made to Sections 202 of the
 28 IBC and the IRC:] The following definition shall apply to Section 105 as set forth in Section 4-
 29 11 of this Code:

30 [(1) The following definitions are inserted alphabetically into Section 202:]

1 **Building Foundation:** The placement of a shallow foundation, a deep
 2 foundation, or DPIE-approved ground-improvement methods placed or performed to adequately
 3 and safely support all superimposed live and special loads of the building or structure for which
 4 the building permit has been issued, and that complies with all requirements of Chapter 18 of the
 5 IBC and Chapter 4 of the IRC.

6 The following amendments, additions, and/or deletions are made to Sections 202 of the IBC
 7 and the IRC:

8 **Condominium:** The ownership of single units in a multiunit structure with
 9 common elements.

10 **Condominium [p]Project:** A real estate condominium project; a plan or project
 11 whereby five or more apartments, rooms, office spaces, or other units in any existing or proposed
 12 building or buildings are offered or proposed to be offered for sale.

13 **Condominium [u]Unit:** An enclosed space consisting of one or more rooms
 14 occupying all or part of one or more floors in buildings of one or more floors or stories
 15 regardless of whether they are designed for residence, for office, for the operation of any
 16 industry or business, for any other type of independent use, and shall include such accessory
 17 facilities as may be related thereto, such as garage space, storage space, balcony, terrace or patio,
 18 provided said unit has a direct exit to a thoroughfare or to a given common element leading to a
 19 thoroughfare.

20 **[Conservation Agreement:** A formal agreement which commits a grading or
 21 building permit applicant to the execution of various approved elements of a Conservation Plan,
 22 including a stormwater management concept plan, an erosion and sedimentation concept plan, a
 23 vegetation management plan, and other plans which may be required by the Department of
 24 Permitting, Inspections, and Enforcement or the Prince George's County Planning Board.]

25 **[Conservation Manual:** The manual which describes how a Conservation Plan
 26 is to be prepared in order to meet the requirements of the Chesapeake Bay Critical Area program,
 27 and which is adopted by the District Council and revised and amended from time to time by the
 28 District Council.]

29 **[Conservation Plan:** A plan developed in accordance with the Conservation
 30 Manual, which demonstrates how a project has been designed to meet the specific Chesapeake
 31 Bay Critical Area criteria. The Conservation Plan consists of a stormwater management concept

1 plan, an erosion and sedimentation concept plan, a vegetation management plan, and such other
 2 plans relating to environmental systems as may be required by the Washington Suburban
 3 Sanitary Commission, the Maryland-National Capital Park and Planning Commission, the Prince
 4 George's County Health Department, the Prince George's County Department of the
 5 Environment, the Prince George's County Department of Permitting, Inspections, and
 6 Enforcement or the Prince George's Soil Conservation District.]

7 **Director:** The Director of the Prince George's County, Maryland, Department of
 8 Permitting, Inspections, and Enforcement or the Director's designee.

9 **Hot Water Supply Heater:** A pressure vessel directly fired by oil, gas, or
 10 electricity and which does not exceed the following limitation: two hundred thousand (200,000)
 11 British thermal units per hour (Btu/hr) input, and two hundred (200) degrees Fahrenheit
 12 temperature, and nominal water capacity of one hundred twenty (120) gallons.

13 [(2) The definition of "occupancy" is amended to read as follows:]

14 **Local Fire Department:** Any full-time or volunteer fire department located
 15 within three (3) miles of the building.

16 **Occupancy:** The ownership or tenancy of a building, structure, or land.

17 [(3) The following definition shall apply to Section 105 as set forth in Section 4-111
 18 of this Code:]

19 **Building Foundation:** The placement of footings that will adequately and safely
 20 support all superimposed live and special loads of the building or structure for which the
 21 building permit has been issued, and that complies with all requirements of Chapter 18 of the
 22 IBC and Chapter 4 of the IRC.]

23 **Public Way:** A paved thoroughfare at least twenty-one (21) feet in width which
 24 is located on privately owned, privately maintained property but is designated for public use or
 25 which is publicly owned and maintained and which must be kept accessible at all times to the
 26 local fire department. This public way shall not be farther from the building than will allow the
 27 fire department aerial equipment to reach seventy-five (75) feet in height.

28 **Sec. 4-125. Use and Occupancy Classification; Section 302; Classification.**

29 (a) Section 302.1 [is amended to read as follows: "General."], General. Structures, or
 30 portions of structures, shall be classified with respect to occupancy in one or more of the groups
 31 listed [below] in this section. A room or space that is intended to be occupied at different times

1 for different purposes shall comply with all of the requirements that are applicable to each of the
 2 purposes for which the room or space will be occupied. Structures with multiple occupancies or
 3 uses shall be classified according to Section [302.3] 508. Where a structure is proposed for a
 4 purpose [which] that is not specifically provided for in this Code, such structure shall be
 5 classified in the group [which] that the occupancy most nearly resembles, according to the fire
 6 safety and relative hazard involved.

- 7 (1) Assembly (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5[;]
- 8 (2) Business (see Section 304): Group B[;]
- 9 (3) Educational (see Section 305): Group E[;]
- 10 (4) Factory and Industrial (see Section 306): Groups F-1 and F-2[;]
- 11 (5) High Hazard (see Section 307): Groups H-1, H-2, H-3, H-4, and H-5[;]
- 12 (6) Institutional (see Section 308): Groups I-1, I-2, I-3, and I-4[;]
- 13 (7) Mercantile (see Section 309): Group M[;]
- 14 (8) Residential (see Section 310): Groups R-1, R-2, R-3 and R-4 as applicable in
 15 Section 101.2[, and R-3 (Residential, one- and two-family dwellings);]
- 16 (9) Storage (see Section 311): Groups S-1 and S-2[;]
- 17 (10) Utility and Miscellaneous (see Section 312): Group U[;]
- 18 (11) Use Group U-PU- public utility facilities (see Section 313.0).

19 (b) Section [302.2.1 is added to read as follows: "Other Provisions."] 302.1.1, Other
 20 Provisions. Where a type of occupancy, system, or use is not specifically governed by this Code,
 21 the [Fire Code Official or the Fire Code Official's authorized representative] Director or the
 22 Director's designee may utilize a recognized standard which addresses the occupancy, system, or
 23 use adequately.

24 **Sec. 4-127. Use and Occupancy Classification; Section 313, Use Group U-PU, Public Utility**
 25 **Facilities.**

26 (a) Section 313.1 [is added to read as follows: "General."] General. This use group is
 27 specifically intended to apply to installations constructed by public utilities or similar public
 28 service agencies to house equipment and/or mechanical facilities within or on buildings or
 29 premises used exclusively by the owning utility or agency which are designed and constructed in
 30 accordance with the recognized practices and requirements of the specific utility industry. To

1 qualify for inclusion in use group U-PU, the building or structure, designated portion of a mixed
2 use occupancy shall:

3 (1) Be exclusively for the use of housing equipment or facilities of the public utility
4 or public service agency which operates the installation;

5 (2) Not permit entrance or access to the general public;

6 (3) Provide that access for employees or designated contractors be controlled and
7 limited to certain designated persons and not accessible to all employees;

8 (4) Provide that there be no other designated use within the limits of the special
9 purpose use group area;

10 (5) Specify that design and construction be done in accordance with recognized
11 industry practices or codes, and shall be so noted on original drawings, to clearly indicate
12 deviations from this IBC; and

13 (6) Not degrade the applicable requirements of this IBC where such other code is
14 used.

15 (b) Section 313.2 [is added to read as follows: "Exceptions."] , Exceptions. By the special
16 purpose nature of structures and/or buildings, in use group U-PU, and the limited or controlled
17 access thereto, and denial of access to the public, the structures shall not be subject to the
18 provisions of [Chapter 13 of the IBC regarding Energy Conservation] the International Energy
19 Conservation Code (IECC).

20 (c) Section 313.3 [is added to read as follows: "Maintenance and Repairs."] , Maintenance
21 and Repairs. Within this controlled access area of any use group U-PU building, the
22 owner/operator of the equipment shall be responsible for the safe and sanitary maintenance of the
23 building or structure and the equipment and/or facilities at all times. Ordinary repairs of such
24 buildings or structures shall be deemed to include structural and mechanical changes exclusively
25 within the controlled area necessary to maintain proper performance for the intended function.
26 Specifically engineered structural and mechanical components designed for removal and
27 replacement in kind during such maintenance shall be considered as ordinary repairs for
28 purposes of this use group only.

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

31 (a) Section 403.1.1 [is added to read as follows: "Applicability under Sloping Site

1 Conditions."] , Applicability under Sloping Site Conditions. The provisions of this Section shall
 2 also apply to buildings of Use Groups B, R-1, and R-2 when such buildings have floors used for
 3 human occupancy located more than ninety (90) feet above the grade level on any side of the
 4 building.

5 (b) Section 403.1.2 [is added to read as follows: "Applicability under Rescue
 6 Conditions."] , Applicability under Rescue Conditions. The automatic sprinkler provisions of
 7 this Section shall also apply to any building intended for human occupancy which is four (4) or
 8 more stories above grade level or over forty-five (45) feet in height unless such a building
 9 complies with all of the following:

10 (1) Accessibility is provided on two (2) sides of the perimeter of such a building by
 11 virtue of a public way;

12 (2) Height above grade shall be determined by using the lowest evaluation of the
 13 public way as a reference datum; and

14 (3) The local fire department must have at least one (1) approved first line piece of
 15 aerial equipment capable of reaching the roof of the building. Structures or buildings used
 16 exclusively for open-air parking, wherever located, and buildings used exclusively for
 17 agricultural purposes shall not be classified as a high-rise building for the purposes of this
 18 Subtitle.

19 **[Public way** means a paved thoroughfare at least twenty-one (21) feet in width which
 20 is located on privately owned, privately maintained property but is designated for public use or
 21 which is publicly owned and maintained and which must be kept accessible at all times to the
 22 local fire department. This public way shall not be farther from the building than will allow the
 23 fire department aerial equipment to reach seventy-five (75) feet in height.]

24 **[Local fire department** means any full-time or volunteer fire department, located
 25 within three (3) road miles of the building.]

26 (c) Section 403.2.1.2 is deleted.

27 (d) Section 403.4.6.1 [is added to read as follows: "Fire Command Center Construction
 28 Features."] , Fire Command Center Construction Features. The central control room shall be
 29 located with convenient access to, and in close proximity to, the grade level entrance lobby,
 30 unless an alternate location is approved. The room shall be used for no other purpose than a
 31 central control station or guard location. The room shall be equipped with a U.L. listed battery

1 operated emergency lighting unit. The type, arrangement, and functions of the fire command
 2 station and emergency fire alarm must comply with Section 911, "Fire Command Center" and
 3 shall be subject to approval by the {Fire Code Official or the Fire Code Official's authorized
 4 representative} [Director or the Director's designee].

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

7 (a) Section [415.8.2.2.1 is added to read as follows: "Underground Storage."],
 8 415.9.1.2.1, Underground Storage. All underground storage tanks for flammable or combustible
 9 liquids shall be separated from adjacent property lines and buildings by not less than five (5)
 10 feet.

11 **Sec. 4-141. General Building Heights and Areas; Section 506 Building Area Modifications.**

12 (a) Section [506.2.3 is added to read as follows: "Minimum Accessible Perimeter."]
 13 506.3.4 Minimum Accessible Perimeter. All buildings and structures must have at least twenty-
 14 five (25) percent of the building perimeter fronting on a street or other unoccupied space not less
 15 than thirty (30) feet in width which is accessible from a road or a posted fire lane not less than
 16 twenty (22) feet in width. The access road or fire lane and the unoccupied space must be capable
 17 of providing fire apparatus access under all weather conditions to within one hundred (100) feet
 18 of the building or structure.

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

21 (b) Section [506.2.4 is added to read as follows: "Arrangement of Access."] 506.3.5,
 22 Arrangement of Access. Access shall be in accordance with the 2012 NFPA 1141, ["Fire
 23 Protection in Planned Building Groups,"] Standard for Fire Protection Infrastructure for Land
 24 Development in Wildland, Rural and Suburban Area, except as otherwise provided for in this
 25 Subtitle.

26 **Sec. 4-142. General Building Heights and Areas; Section 507, Unlimited Area Buildings.**

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.] The
 13 following deletions are made to Section 507.1 of the IBC: Section 507.1 General. The area of
 14 buildings of the occupancies and configurations specified in Sections 507.1 through 507.12 shall
 15 not be limited. Basements shall not be permitted.

16 (b) Section [507.3] 507.4 [is amended to read as follows: "]Sprinklered one-story
 17 buildings.["] The area of a [one-story] Group A-4[, B, F, M or S building, of other than Type 5
 18 construction,] building no more than one story above grade plane of other than Type V
 19 construction, or the area of a Group B, F, M or S building no more than one story above grade
 20 plane of any construction type, shall not be limited when the building is provided with an
 21 automatic sprinkler system throughout in accordance with Section 903.3.1.1 and is surrounded
 22 and adjoined by public ways or yards not less than sixty (60) feet in width.

23 Exceptions: Buildings and structures of Types I and II construction for rack storage
 24 facilities which do not have access by the public shall not be limited in height provided that such
 25 buildings conform to the requirements of Section [507.1] 507.3 and NFPA 13 and Chapter 32 of
 26 the International Fire Code. In addition, the automatic sprinkler system shall not be required
 27 directly over the sports floor areas or swimming areas of buildings occupied for indoor
 28 participant sports, such as tennis, skating, swimming and equestrian activities in occupancies in
 29 Group A-4, provided that (1) exit doors directly to the outside are provided for occupants of the
 30 participant sports area; and (2) the building is equipped with a fire alarm system with manual fire
 31 alarm boxes installed in accordance with Section 907; and (3) the building owner furnishes to the

1 [Fire Code Official] Director or the Director's designee a notarized statement acknowledging
 2 that future use of the unprotected sporting floor areas of the facility will be limited to sporting
 3 activities of a low hazard nature with minimal occupant loadings and no combustibility of
 4 contents and furnishings other than necessary to the sporting events.

5 **Sec. 4-149. Fire and Smoke Protection Features; Section 705, Exterior Walls.**

6 (a) The following deletions are made to Sections 705.3 of the IBC: Section 705.3
 7 Buildings on the Same Lot. Delete Exception 2.

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

11 (1) The wall is not required to be fire-resistance rated in accordance with Table 602
 12 because of fire separation distance;

13 (2) The building has an area of not more than one thousand (1,000) square feet on any
 14 floor;

15 (3) The walls terminate at roofs of not less than two (2) hour fire-resistance-rated
 16 construction or at a roof, including the deck and supporting construction, constructed entirely of
 17 noncombustible materials;

18 (4) The exterior walls are one (1) hour fire-resistance-rated that terminate at the
 19 underside of the roof sheathing, deck or slab, provided that conditions A through D below are
 20 met:

21 (A) Where the roof or ceiling framing elements are parallel to the walls, such
 22 framing and elements supporting such framing shall not be of less than one (1) hour fire-
 23 resistance-rating construction for a width of four (4) feet, measured from the interior side of the
 24 wall for Groups R and U and ten (10) feet for other occupancies;

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

28 (C) Openings in the roof are not located within five (5) feet of the [O]ne (1)
 29 hour fire-resistance-rated exterior wall for Groups R and U and ten (10) feet for other
 30 occupancies; and

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

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

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

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

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

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

17 Section 909.2.1 [is added to read as follows: "Smoke Control Systems Design Report."],
 18 Smoke Control Systems Design Report. All active mechanical smoke [exhaust] control systems
 19 shall be reviewed, signed and stamped by a [P]professional [E]engineer [meeting] who is
 20 licensed in the State of Maryland and who meets the requirements of Section 107.3.4 prior to
 21 submission for review. The [P]professional [E]engineer shall submit a Design Report with
 22 supportive calculations to the [Fire Code Official] Director or the Director's designee attesting to
 23 the design's compliance with Sections 909.8 and 909.9 of this Code, as well as applicable
 24 adopted NFPA Codes for smoke control systems.

25 **Sec. 4-157. Fire Protection Systems; Section 901, General.**

26 (a) Section 901.2.1 [is added to read as follows: "Fire Protection System Shop
 27 Drawings."], Fire Protection System Shop. Construction documents or shop drawings, or both,
 28 for the installation of all fire protection and suppression systems (i.e., fire sprinkler and alarm
 29 systems etc.) shall be [submitted to indicate conformance with this Code and shall be] required to
 30 be reviewed and certified for compliance to this Code by [the Fire Code Official or the Fire Code
 31 Official's designee] a DPIE-approved Third-Party Peer Reviewer for submission to the Director

1 | or the Director's designee as provided for in the joint Memorandum of Understanding between
 2 | the Fire Department and the Department of Permitting, Inspections and Enforcement prior to the
 3 | issuance of a building permit.

4 | Exception: Plans are not required for automatic sprinkler system modifications [or
 5 | installations] in commercial buildings involving ten (10) sprinkler heads or less[, and] that do not
 6 | [involving] involve the shifting of any cross mains or risers or create a more hydraulically
 7 | demanding remote area. Inspection and testing shall still be required after completion of the
 8 | work.

9 | (b) Section 901.2.1.2 [is added to read as follows: "Review Assumptions."] , Review
 10 | Assumptions. The operational assumption during the review and inspection of all fire
 11 | suppression systems shall be as follows:

12 | (1) Total area protection: All areas shall be protected, including, but not limited to
 13 | attics, bathrooms, closets, combustible concealed spaces, loading docks, and open areas beneath
 14 | the projection of the structure footprint, planned for storage or vehicle traffic; unless specifically
 15 | noted, and supported by a Section of this Code on the shop drawings submitted for review.

16 | (2) Conditioned space: All areas through which any portion of a fire suppression
 17 | system passes shall be provided with an ambient temperature of no less than forty (40) degrees
 18 | Fahrenheit unless specifically noted on the plans submitted for review.

19 | (3) Code compliance: A note shall be placed on all plans submitted for review
 20 | indicating that the installation shall comply with required standards.

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

22 | (a) Section 903.1, [is amended to read as follows: "General."] General. Approved
 23 | automatic sprinkler systems in new buildings and structures shall be provided in the locations
 24 | described in this Section. For the purposes of this Section, the fire area is defined as the
 25 | aggregate floor area enclosed and bounded by firewalls and exterior walls of a building.

26 | [(b) Section 903.2.1 is amended to read as follows: "Group A." An automatic sprinkler
 27 | system shall be provided throughout buildings and portions thereof used as Group A occupancies
 28 | as provided in this Section. The automatic sprinkler system shall be provided throughout the
 29 | floor area where the Group A occupancy is located and in all floors between the Group A
 30 | occupancy and the level of exit discharge.]

1 [(c)](b) Section 903.2.1.1 [is amended to read as follows: "Group A-1."], Group A-1.
 2 An automatic sprinkler system shall be provided throughout a fire area containing Group A-1
 3 occupancy and intervening floors of the building where one of the following conditions exists:

- 4 (1) The fire area exceeds six thousand (6,000) square feet;
- 5 (2) The fire area has an occupant load of three hundred (300) or more;
- 6 (3) The fire area is located on a floor other than the level of exit discharge servicing
 7 such occupancies; or

- 8 (4) The fire area contains a multi-theatre complex.

9 [(d)](c) Section 903.2.1.3 [is amended to read as follows: "Group A-3."], Group A-3.
 10 An automatic sprinkler system shall be provided throughout a fire area containing a Group A-3
 11 occupancy and intervening floors of the building where one of the following conditions exists:

- 12 (1) The fire area exceeds six thousand (6,000) square feet;
- 13 (2) The fire area has an occupant load of three hundred (300) or more; or
- 14 (3) The fire area is located on a floor other than the level of exit discharge.

15 [Exception: Sprinklers shall not be required directly over participant floor areas or
 16 swimming areas of buildings occupied exclusively for indoor participant sports, such as tennis,
 17 skating, swimming and equestrian activities, provided that the main floor area is located at the
 18 same level as the level of exit discharge of the main entrance and exit, and the building owner
 19 furnishes to the Fire Code Official a notarized statement that acknowledges that the future use of
 20 the unprotected sporting floor areas of the facility will be limited to sporting activities of a low
 21 hazard nature with minimal occupant loadings and no combustibility of the contents and
 22 furnishings other than necessary to the sporting events.]

23 [(e)](d) Section 903.2.1.4 [is amended to read as follows: "Group A-4."], Group A-4.
 24 An automatic sprinkler system shall be provided throughout a fire area containing a Group A-4
 25 occupancy and intervening floors of the building where one of the following conditions exists:

- 26 (1) The fire area exceeds six thousand (6,000) square feet;
- 27 (2) The fire area has an occupant load of three hundred (300) or more; or
- 28 (3) The fire area is located on a floor other than the level of exit discharge.

29 Exception: Sprinklers shall not be required directly over participant floor areas or
 30 swimming areas of buildings occupied exclusively for indoor participant sports such as tennis,
 31 skating, swimming and equestrian activities, provided that the main floor area is located at the

1 same level as the level of exit discharge of the main entrance and exit, and the building owner
 2 furnishes to the [Fire Code Official] Director or the Director's designee a notarized statement
 3 acknowledging that the future use of the unprotected sporting floor areas of the facility will be
 4 limited to sporting activities of a low hazard nature with minimal occupant loadings and no
 5 combustibility of the contents and furnishings other than necessary to the sporting events.

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

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

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

21 (1) Attic sprinklers may be omitted provided that the ceiling of the top level is of
 22 five-eighths (5/8) inch fire code type gypsum board and the attic is draftstopped at each two (2)
 23 units maximum and all ceiling ductwork penetrations are provided with UL listed ceiling
 24 dampers;

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

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

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

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

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

4 [(i)](h) Section 903.2.9 [is amended to read as follows: "Group S-1."], Group S-1. An
5 automatic sprinkler system shall be provided throughout buildings where the fire area containing
6 a Group S-1 occupancy exceeds six thousand (6,000) square feet [or where more than two (2)
7 stories in height, or where the combined fire area on all floors including mezzanines exceeds
8 twelve thousand (12,000) square feet] , or where a Group S-1 fire area used for the storage of
9 commercial motor vehicles where the fire area exceeds five thousand (5,000) square feet, or
10 where a Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds
11 two thousand five hundred (2,500) square feet.

12 [(j)](i) Section [903.3.5.1.3 is added to read as follows: "Cross Connection."], 903.3.5.3,
13 Cross Connection. A connection from a sprinkler system designed in accordance with NFPA
14 13D to a single remote commode (water closet) shall be permitted. Such connection shall be
15 from the sprinkler system piping to the water closet supply piping.

16 [(k)](j) Section [903.3.8 is added to read as follows: "Riser and Water Supply
17 Requirements."], 903.3.9, Riser and Water Supply Requirements. Every building which is
18 required to be fully sprinklered shall be provided with a complete and separate sprinkler system
19 riser. The riser shall include an alarm check valve or indicating device and check valve, a drain
20 and connection for a fire department pumping connection and a control valve. The arrangement
21 and location shall be subject to the approval of the authority having jurisdiction. A separate
22 main supply source shall be required for each system riser. The system supply shall be based
23 upon the low hydraulic grade shown on the Hydraulic Information Sheet, as determined by the
24 Washington Suburban Sanitary Commission. The demand for the automatic sprinkler system
25 plus 5 psi must be below the available water supply curve.

26 [(l)](k) Section 903.6 [is added to read as follows: "Zones."], Zones. Automatic fire
27 suppression system zones shall coincide with the fire alarm zones required in Section [907.8]
28 907.6.4 of this Code unless specifically exempted by the [Fire Code Official] Director or the
29 Director's designee.

1 [(m)](l) Section [903.7.1 is added to read as follows: "Thermal Protection."] 903.7,
 2 Thermal Protection. Heat tracing tape shall not be an acceptable means of thermal protection for
 3 any portion of a fire suppression system.

4 Exception: Wet pipe suppression systems with heat trace tape specifically listed for
 5 intended application and installed in accordance with the listing as acceptable as approved by the
 6 [Fire Code Official] Director or the Director’s designee.

7 (m) Section [903.7.2 is added to read as follows: "Mechanical Protection."] 903.3.7.1,
 8 Mechanical Protection. All piping comprising any portion of a fire protection system shall be
 9 protected against reasonable mechanical vehicular damage.

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

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

13 **TABLE 903.3**

14 The number of 2 1/2-inch fire department connection inlets shall be based on the following
 15 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] <u>Director or the Director’s designee.</u>	

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

17 (a) Section 907.2.1.1 [is amended to read as follows: “System initiation in Group A
 18 occupancies with an occupant load of 300 or more.”] , System initiation in Group A occupancies
 19 with an occupant load of 300 or more. Activation of the fire alarm in Group A occupancies with
 20 an occupant load of 300 or more shall initiate a signal using an emergency voice/alarm
 21 communications system in accordance with NFPA 72.

22 Exception: Where approved, the prerecorded announcement is allowed to be manually
 23 deactivated for a period of time, not to exceed 3 minutes, for the sole purpose of allowing a live
 24 voice announcement from an approved, constantly attended location.

1 (b) Section [907.6.3 is amended to read as follows: "Zones."] 907.6.4, Zones. Each floor
 2 shall be zoned separately and a zone shall not exceed twenty-two thousand[,] five hundred
 3 (22,500) square feet. The length of any zone shall not exceed three hundred (300) feet in any
 4 direction. Annunciation shall be provided in all buildings that contain more than one zone. A
 5 floor shall be subdivided into zones when the maximum area for a sprinkler, smoke control or
 6 alarm system is exceeded. The zones' coverage areas shall be arranged to coincide.

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

10 (c) Section [907.6.3.1 is amended to read as follows: "Zoning Indicator Panel."] 907.6.4.1,
 11 Zoning Indicator Panel. A zoning indicator panel with a graphic display and the associated
 12 controls shall be provided at the main entrance(s) of the building or structure. If the building is
 13 not constantly attended, the display shall be visible and discernible from the exterior. The visual
 14 zone indication shall lock in until the system is reset and shall not be canceled by the operation
 15 of an audible alarm-silencing switch.

16 **Sec. 4-172. Means of Egress; Section [1013] 1015, Guards.**

17 (a) Section [1013.1.2 is added to read as follows:] 1015.2.2, All retaining walls thirty (30)
 18 inches or higher shall be provided with guard rails in accordance with this Section.

19 (b) Section [1013.4 is added to read as follows: "Ladder Effect".] 1015.4.1, Ladder Effect.
 20 Guards shall not have an ornamental pattern that would provide a ladder effect.

21 **Sec. 4-173. Means of Egress; Section 1027, Exterior Exit Stairways and Ramps.**

22 Section [1026.6.1 is added to read as follows: "Types of Protection."] 1027.6.1, Types of
 23 Protection. In other than use group R-3 (one-and-two-family dwellings) treads, platforms and
 24 landings or other walking surfaces that are part of a required exterior stairway [or ramp], or
 25 egress system, located more than thirty (30) inches above grade, and are in climates subject to
 26 snow or ice shall be protected by either:

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

30 Director or the Director's designee.

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

2 (a) Chapter 11 of the IBC relating to Accessibility is hereby replaced with the Maryland
3 Accessibility code set forth in the code of Maryland Regulations (COMAR) Section 05.02.02.

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

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

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

12 **Sec. 4-187. Structural Design; Section 1608, Snow Loads.**

13 (a) Section 1608.1 [is amended to read as follows: "General."] , General. Design snow
14 loads shall be determined in accordance with Section 7 of ASCE 7, but the design roof load shall
15 not be less than that determined by Section 1607 of this Code. However, in no case shall a roof
16 be designed for less than thirty (30) per square foot (psf) snow load plus the drift.

17 (b) Section 1608.2, Ground Snow Loads. The minimum ground snow loads to be used in
18 determining the design snow loads for roofs, including snow drift shall be thirty five (35) pounds
19 per square foot (psf).

20 **Sec. 4-189. Soils and Foundations; Section 1809, Shallow Foundation.**

21 (a) Section [1805.5 is amended to read as follows: "Frost Protection."] 1809.5, Frost
22 Protection. Except when erected upon solid rock or otherwise protected from frost, foundation
23 walls, piers, and other permanent supports of all buildings and structures shall extend thirty (30)
24 inches below finished grade and placed on undisturbed ground or compacted fill material,
25 certified by a geotechnical engineer licensed to practice in the State of Maryland, and spread
26 footings of adequate size shall be provided when necessary to properly distribute the load within
27 the allowable bearing value of the soil, or such structures shall be supported on piles, piers or
28 pre-approved methods of ground improvement when solid earth to rock is not available.
29 Footings shall not be founded on frozen soils unless such frozen condition is of a permanent
30 character.

1 (b) Section 1808.7 [is amended to read as follows: "Footings on or Adjacent to Slopes."],
 2 Footings on or Adjacent to Slopes. The placement of buildings and structures on or adjacent to
 3 slopes steeper than one (1) unit vertical in three (3) units horizontal (or a 33.3% slope) shall
 4 conform to Section 1808.7.1 through 1808.7.5 of this Code. However, if there is a conflict
 5 between the requirements of this Section and [Division 3 of Subtitle 4] Subtitle 32 of the County
 6 Code, the more restrictive requirements shall apply.

7 **Sec. 4-190. Special Inspections and Tests; Section 1705, Required [Verification and**
 8 **Inspections] Soils.**

9 Section 1705.6 [is amended to read as follows: "Soils."], Soils. The special inspections for
 10 existing site soil conditions, fill placement and load bearing requirements shall follow Division
 11 [3] 2 of Subtitle [4]32 of the County Code entitled, "Grading, Drainage and Pollution Control."

12 **Sec. 4-191. Soils and Foundations; Section 1805, Dampproofing and Waterproofing.**

13 (a) Section 1805.4.3.4 [is amended to read as follows: "**1805.4.3.4**], Sump Pumps and
 14 Pits. Where subsoil drains do not discharge by gravity, the drains shall discharge to an accessible
 15 sump pit with an automatic electric pump. A battery back-up or water-powered back-up sump
 16 pump will also be provided. Sump pit shall be a minimum of twenty-four (24) inches in
 17 diameter, or eighteen (18) inches square and twenty-four (24) inches in depth and be provided
 18 with a fitted cover. The sump pump shall have adequate capacity to discharge all water coming
 19 into the sump as it accumulates, but in no case shall the capacity of the pump be less than fifteen
 20 (15) gallons per minute. The discharge from the pump shall be a minimum of one and one-
 21 fourth (1 ¼) inches and shall have a union in the discharge piping to make the pump accessible
 22 for servicing. Subsoil drains and sump pump discharge may discharge to a properly graded open
 23 area provided the point of discharge is ten (10) feet from any property line or Building
 24 Restriction Line (BRL). Where a continuously flowing spring or high groundwater table is
 25 encountered during the design stage, basement floors shall be designed at least two and one-half
 26 (2.5) feet above the groundwater's highest detected level. Alternatively, pre-approved methods
 27 of permanent dewatering shall be provided, and groundwater level shall be verified again before
 28 construction. If such condition is encountered after construction, and subsoil [and sump pump
 29 discharge lines] drains are pre-approved by the County, these drains must be piped to a storm
 30 drain or approved [water course] outfall where they shall be fitted[. When piped to a storm drain
 31 all drainage lines shall be provided] with an accessible backwater valve.[?] Residential sump

1 pumps are not to be relied on for lowering high groundwater table.

2 (b) Section 1805.4.3.5 [is added to read as follows: “1805.4.3.5], Areaway Drains. All
3 open subsurface space adjacent to a building serving as an exit or entrance shall be provided with
4 a drain or drains. Such areaway drains shall be of approved material in accordance with
5 [Chapter 29 of this Building Code] the International Plumbing Code (IPC) and not less than two
6 (2) inches in diameter and shall discharge by gravity or mechanical means [in accordance with
7 1807.4.2]. Areaway drains for areas exceeding 100 square feet shall be sized in accordance with
8 Section [1113] 1114 of the [2006] 2015 [International Plumbing Code] IPC and be a pre-
9 approved design.”]

10 (c) Section 1805.4.3.6 [is added to read as follows: “1805.4.3.6], Window Well Drains.
11 Window well areaways shall have drains. Window well areaways ten (10) square feet or less
12 may discharge to the subsoil drain through a [2]two-inch minimum diameter pipe.”]

13 (d) Section 1805.4.3.7 [is added to read as follows: “1805.4.3.7], Foundation Weep Holes.
14 Where subsoil drains are required by Section [1807.4.2] 1805.4.2, foundations of hollow core
15 masonry shall have foundation weep holes. Weep holes shall be placed a maximum of 4-foot o/c
16 intervals and shall discharge into the aggregate of interior subsoil drainage system.”]

17 (e) Section 1805.4.3.8 [is added to read as follows: “1805.4.3.8], Site Grading. The
18 ground immediately adjacent to the foundation shall be sloped away from the building at a slope
19 of not less than one unit vertical in twelve (12) units horizontal (1:12) for a minimum distance of
20 5 feet (914 mm) measured perpendicular to the face of the wall or an approved alternate method
21 of diverting water away from the foundation shall be used. Consideration shall be given to the
22 possible additional settlement of the backfill when establishing the final ground level adjacent to
23 the foundation.”]

24 **Sec. 4-196. Electrical; Section 2702, Emergency and Standby Power Systems.**

25 Section 2702.2 [is amended to read as follows: "Where Required."], Emergency and
26 Standby Power Systems. Where required, [E]emergency and standby power systems shall be
27 installed in accordance with the National Electrical Code, NFPA 110 and NFPA 111, and shall
28 be provided where required by Section 2702.2.1 through 2702.2.20 of this Code.

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

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

1 **Sec. 4-244. Building Planning; Section [R-311, Means of Egress.] R-312, Guards and**
 2 **Window Fall Protection.**

3 [(a) Section R-311.4.5 is added to read as follows: "Minimum Number of Exits in Existing
 4 One-and-Two Family Dwellings." One- and two-family dwellings that undergo basement
 5 improvements for which a building permit is required shall have a minimum of two (2) exits. All
 6 basements and cellars, must have a basement or cellar exit door or an emergency escape and
 7 rescue opening leading directly to the outside grade and additionally an interior stair leading to
 8 the primary means of egress of the dwelling unit.]

9 [(b) Section R-311.7.5 is amended to read as follows: "Stair Treads and Risers." The
 10 maximum riser height shall be eight and one-fourth (8 1/4) inches, and the minimum tread depth
 11 shall be nine (9) inches. The riser height shall be measured vertically between the vertical planes
 12 of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The
 13 walking face of treads and landings of a stairway shall be sloped no steeper than one (1) unit
 14 vertical in forty-eight (48) units horizontal (2% slope). The greatest riser height within any flight
 15 of stairs shall not exceed the smallest by more than three-eighths (3/8) inch. The greatest tread
 16 depth within any flight of stairs shall not exceed the smallest by more than three-eighths (3/8)
 17 inch.] Section R-312.1.3, Opening Limitations. Required guards shall not have openings from
 18 the walking surface to the required guard height that allow passage of a sphere four inches in
 19 diameter, and shall not be constructed with horizontal rails or other ornamental patterns that
 20 result in a ladder effect.

21 Exceptions: (1) The triangular openings at the open side of stairs, formed by the riser, tread
 22 and bottom rail of a guard, shall not allow passage of a sphere six (6) inches in diameter.

23 (2) Guards on the open side of stairs shall not have openings that allow passage
 24 of a sphere four and three-eighths (4 3/8) inches in diameter.

25 **Sec. 4-245. Building Planning; Section [R-324, Fire Protection Systems.] R-313, Automatic**
 26 **Fire Sprinkler System.**

27 [(a) Section R-324.1 is added to read as follows: "Automatic Sprinkler System
 28 Requirement for New One and Two Family Dwellings and Industrialized Buildings (Modular
 29 and Manufactured Homes to be utilized as a new One and Two Family Dwelling)." This
 30 Section, R-324, supercedes Section R-313 of the IRC. An automatic sprinkler system shall be
 31 provided throughout new one and two family dwellings, including industrialized (modular) and

1 manufactured homes, installed as manufactured homes after December 31, 2010. The following
2 reductions in construction requirements are permitted when a one or two family dwelling is fully
3 sprinklered:]

4 [(1) A basement exit to grade is not required;]

5 [(2) A second exit from the dwelling is not required;]

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

10 [(4) Trusses are not required to be provided with a fire-resistive ceiling membrane;
11 and]

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

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

19 [(c) Section R-324.3 is added to read as follows: "Sprinklers for Replacement
20 Structures or Additions." Structures that replace structures that undergo a complete demolition
21 (exclusive of the foundation) due to lack of maintenance, fire, explosion or natural causes shall
22 be required to be fully sprinklered. Additions to existing structures which exceed one hundred
23 (100) percent of the total floor (square footage) of the existing structures will cause the altered
24 structure (addition plus existing structure) to be fully sprinklered.]

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

28 [(e) Section R-324.5 is added to read as follows: "Location and Performance of Fire
29 Hydrants." Every building of more than one thousand (1,000) square feet in area shall be
30 provided with sufficient fire hydrants located such that no exterior portion of the building is
31 located more than five hundred (500) feet from a fire hydrant. The distance shall be measured as

1 a hose line would be laid along paved streets, through parking lot entrances, and around
2 obstructions, in accordance with the determination of the authority having jurisdiction. For
3 multiple single family dwellings (townhouses), provide a fire hydrant within five hundred (500)
4 feet of all exterior portions of the building, as hose is laid. Each hydrant shall provide a
5 minimum of one thousand (1,000) gpm at a residual pressure of twenty (20) psi.]

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

13 [(f) Section R-324.6 is added to read as follows: “Booster Pump for Automatic
14 Sprinklers.” Where a booster pump is required for the water supply to the automatic sprinklers
15 the pump driver shall follow the requirements of this Section. FIRE PROTECTION USE
16 ONLY]

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

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

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

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

28 [(1) Circuit breaker switch must be within the visual line-of-sight of the pump. A sub-
29 panel may be provided within the line-of-sight of the pump, if the main panel is in a remote
30 location to the pump.]

31 [(2) Passive electrical supervision to the pump will be accomplished through the

1 following wiring diagram of either the main or subpanel. See figure R-324.6.1.]

2 [(i) Section R-324.6.3 is added to read as follows: “Any Pump with a Stored Water
3 Supply.” Any pump with a stored water supply 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 [(j) Section R-324.6.4 is added to read as follows: “Combination Use Standard Wiring
10 Method.” Any pump on a single circuit shall be installed as follows:]

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

14 [(1) Wall or floor mounted;]

15 [(2) Accessible for inspection or service;]

16 [(3) Ensure not located in hazardous area;]

17 [(4) Install as per manufacturer’s requirements.]

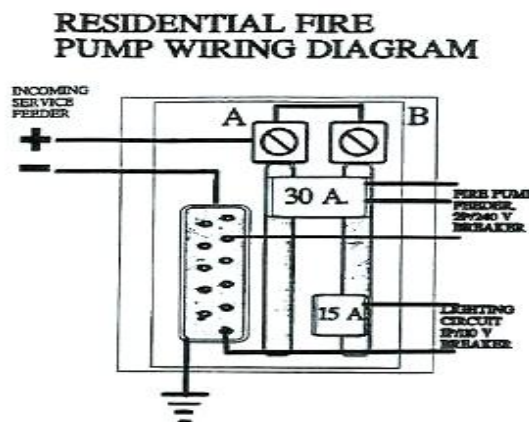


Figure 324.6.1

18]
19 Section R-313 is deleted.

20 **Sec. 4-247. [Foundations; Section R-403, Footings.] Swimming Pools, Spas and Hot Tubs:**
21 **Section R-327, Barrier Requirements.**

22 [Section R-403.1.4 is amended to read as follows: "Minimum Depth." All exterior footings
23 and foundation systems shall extend below the frost line. All exterior footings shall be placed at

thirty (30) inches below the undisturbed ground.]

[Exception: Frost-protected footings constructed in accordance with Section R-403.3 and footings and foundations erected on solid rock shall not be required to extend below the frost line. In Seismic Design Categories D1 and D2, interior footings supporting bearing or bracing walls and cast monolithically with a slab on grade shall extend to a depth of not less than eighteen (18) inches below the top of the slab.] Section R-327.1, Outdoor Swimming Pool. An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following: The top of the barrier shall be at least six (6) feet above grade measured on the side of the barrier which faces away from the swimming pool.

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

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

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

(2) Continuous wall footings shall not be less than sixteen (16) inches wide and eight (8) inches thick.

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

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

(4) [Section R-403.2, titled "Footings for wood foundations" is deleted.] Section R-403.1.6, "the maximum spacing of one-half (½) inch diameter anchor bolts is amended to be four (4) feet."

(5) Section R-403.2, titled "Footings for wood foundations" is deleted.

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

2 **Foundations; Section R-404, Foundations and Retaining Walls.**

3 (a) [Section R-313 is deleted.] The following amendments, additions, and/or deletions are
4 to Section R-404 of the International Residential Code:

5 (1) Section R-404.1.1, Design Loads. In addition to other applicable loads, the
6 basement walls shall be designed for the at-rest pressure (lateral soil load) as described in Table
7 1610.1 of the 2015 International Building Code.

8 (2) Section R-404.1.2, Design of Concrete Masonry. Design of concrete masonry
9 unit (CMU) walls shall conform to the Building Code Requirements for Masonry Structures
10 (ACI 530/TMS 402) Chapters 1, 2 and 3. Minimum horizontal joint reinforcement consisting of
11 not less than two continuous wires each with a minimum cross-sectional area of 0.017 square
12 inch (9 gage) shall be provided in horizontal bed joints spaced not more than every second
13 course vertically. For basement walls subjected to lateral earth pressure, minimum vertical
14 reinforcement shall consist of one No. 5 rebar (ASTM A615 grade 60) spaced not more than
15 sixteen (16) inches (for nominal 8", 10" or 12" walls). Cells having vertical reinforcement shall
16 be filled with concrete or masonry grout meeting the requirement of ASTM C476. Vertical steel
17 reinforcement shall be placed not more than 2 inches from the inside face of the walls.

18 (3) Section R-404.1.3, Design of Concrete Walls. Design of concrete walls subjected
19 to lateral earth pressure shall conform to the Building Code Requirements for Reinforced
20 Concrete (ACI 318-14) Chapter 10. Minimum reinforcement in each direction shall not be less
21 than that required by Chapter 7 (i.e. for ASTM A615 grade 60, No. 4@14" for 8-inch thick, No.
22 4@12" for 10-inch thick, and No. 4@10" for 12-inch thick wall). For design of concrete walls
23 subjected to lightly loaded lateral earth pressure (4 feet or less of unbalanced backfill) or
24 concrete walls with insignificant stress components (for example, stresses reduced by mean of
25 wall stiffeners) the ACI 318-14 Chapter 22 may be used to determine the amount of
26 reinforcement required.

27 **Sec. 4-251. Foundations; Section R-405, Foundation Drainage.**

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

30 (1) Section R-405.1.2 [is added to read as: "R-405.1.2], Subsoil Drainage Systems.
31 Subsoil drains shall be required for all buildings having basements, cellars, crawl spaces, or

1 floors below grade. Subsoil drains shall be located inside and outside of the foundation and shall
 2 be installed at or below the area to be protected. Drains shall discharge by gravity or mechanical
 3 means into an approved drainage system.[”]

4 (2) Section R-405.1.3 [is added to read as: “R-405.1.3], Sump Pumps and Pits. Where
 5 subsoil drains do not discharge by gravity, the drains shall discharge to an accessible sump pit
 6 with an automatic electric pump. A battery back-up or water-powered back-up sump pump will
 7 also be provided. The sump pit shall be a minimum of twenty-four (24) inches in diameter or
 8 eighteen (18) inches square and twenty-four (24) inches in depth, and be provided with a fitted
 9 cover. The sump pump shall have adequate capacity to discharge all water coming into the sump
 10 as it accumulates but in no case shall the capacity of the pump be less than fifteen (15) gallons
 11 per minute. The discharge from the pump shall be a minimum of one and one-fourth (1 ¼)
 12 inches and shall have a union in the discharge piping to make the pump accessible for servicing.
 13 Subsoil drains and sump pump discharge may discharge to a properly graded open area provided
 14 the point of discharge is ten (10) feet from any property line or Building Restriction Line (BRL).
 15 Where a continuously flowing spring or high groundwater table is encountered during the design
 16 stage, basement floors shall be designed at least two and one-half (2.5) feet above the
 17 groundwater’s highest detected level. Alternatively pre-approved methods of permanent
 18 dewatering shall be provided, and the groundwater level shall be verified again before
 19 construction. If such condition is encountered by the County and subsoil [and sump pump
 20 discharge lines] drains are pre-approved by the County; these drains must be piped to a storm
 21 drain or approved [water course] outfall where they shall be fitted. When piped to a storm drain
 22 all drainage lines shall [be provided with] include an accessible backwater valve.[”] Residential
 23 sump pumps are not to be relied on for lowering high groundwater table.

24 (3) Section R-405.1.4 [is added to read as: “R-405.1.4], Areaway Drains. All open
 25 subsurface space adjacent to a building serving as an exit or entrance shall be provided with a
 26 drain or drains. Such areaway drains shall be of approved material in accordance with Chapter
 27 30 of this Code and not less than 2 inches in diameter and shall discharge by gravity or
 28 mechanical means in accordance with R-405.1.2. Areaway drains for areas exceeding 800
 29 square feet shall be sized in accordance with Section 1113 of the 2006 International Plumbing
 30 Code.[”]

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

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

9 (6) Section R-405.1.7 [is added to read as follows: “R-405.1.7], Site Grading. The
10 ground immediately adjacent to the foundation shall be sloped away from the building at a slope
11 of not less than one unit vertical in 12 units horizontal (1:12) for a minimum distance of 5 feet
12 (914 mm) measured perpendicular to the face of the wall or an approved alternate method of
13 diverting water away from the foundation shall be used. Consideration shall be given to the
14 possible additional settlement of the backfill when establishing the final ground level adjacent to
15 the foundation.[”]

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

17 **Sec. 4-253. Engineered Floor Truss Systems; Section [R-326] R-502.8.3, Protection of**
18 **Structural Members.**

19 (a) Section [R326.1 is added to read as follows: "Protection of Truss Framing Members."]
20 R-502.8.3, Protection of Truss Framing Members. All combustible truss framing members
21 which comprise a portion of a nonrated floor assembly shall be protected by the installation of a
22 ceiling. The ceiling material shall not be less than one-half (1/2) inch gypsum board or an
23 approved equivalent alternative material. The ceiling must be adequately supported by direct
24 mechanical fastening to the structural framing or be suspended by not less than No. 12 MSG
25 galvanized steel wire or by an equivalent method. Where combustible truss joist framing is used
26 as a portion of a required rated floor-ceiling assembly, the structural members shall be protected
27 in accordance with an appropriate tested and listed design.

28 Exceptions:

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

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

3 **SUBDIVISION 5. INTERNATIONAL ENERGY CONSERVATION CODE.**

4 **Sec. 4-258. Electrical Power and Lighting Systems (Mandatory). [C504.2.2.2. Occupancy**
5 **Sensors] C405.2.1 Occupant Sensor Controls.**

6 Section [C405.2.2.2 is amended to read as follows: Occupancy sensors] C405.2.1 Occupant
7 sensor controls shall be installed in all classrooms, conference/meeting rooms, employee lunch
8 and break rooms, private offices, restrooms, storage rooms, janitorial closets, enclosed stairways,
9 and other spaces 300 square feet (28m²) or less enclosed by floor-to-ceiling height partitions.
10 These automatically turn off lights within 30 minutes of all occupants leaving the space, and
11 shall turn the lighting on to not more than 50 percent power.

12 **Sec. 4-259. Electrical Power and Lighting Systems (Mandatory). [C405.2.3] C405.2.4.**
13 **Specific Application Controls.**

14 Section [C405.2.3 is amended to read as follows:] C405.2.4 7. Lighting for parking areas
15 shall have automatic controls so that after 15 minutes of non-activity, lighting power density can
16 be reduced by 30 percent.

17 **Sec. 4-260. Electrical Power and Lighting Systems (Mandatory). [C405.8] C405.10. Solar**
18 **Energy Systems.**

19 Section [C405.8. is added to read as follows:] C405.10. Provide adequate on-site access
20 for solar energy systems and provide interconnection pathways to building distribution.
21 Documentation must be provided through construction documents and the main electrical service
22 panel.

23 **Sec. 4-261. Additional Efficiency Package Options. [C406.4] C406.5. On-site Renewable**
24 **Energy.**

25 Section [C406.4 is amended to read as follows:] C406.5. Total minimum ratings of on-site
26 renewable energy systems shall comply with one of the following: 1. Provide not less than 1.75
27 Btu (1850 W), or not less than 0.50 watts per square foot (5.4 W/m²) or conditioned floor area.
28 2. Provide not less than 5 percent of the energy used within the building for building mechanical
29 and service water [heating] heating equipment and lighting regulated in this chapter.

30 **Sec. 4-263. Additional Efficiency Package Options. [C406.6] C406.9. Water Heating Needs.**

31 Section [C406.6 is added to read as follows:] 406.9. Hotels, motels, hospitals, restaurants,

1 buildings with residential occupancies, building with laundry facilities or other high process
2 service water heating needs or buildings showing a service hot water load of 10 percent or more
3 of total building energy shall provide at least forty [40] percent (40%) of hot water through
4 instantaneous or tankless fuel-fired water heating systems, waste heat recovery from equipment
5 or Combined Heat and Power (CHP), solar water heating system.

6 **DIVISION 5. ADMINISTRATIVE PROVISIONS.**

7 **Sec. 4-345. Requirements for Grading, Building Construction, Removal, etc., generally.**

8 (a) The regulations contained in this Subtitle and the provisions of its Divisions jointly
9 construed shall control all matters concerning grading, drainage, and erosion control, and the
10 construction, alteration, addition, repair, removal, demolition, use, location, occupancy, and
11 maintenance of all buildings and structures and their service equipment, and shall apply to
12 existing or proposed buildings and structures in the County, except such matters as are otherwise
13 provided for in the Prince George's County Code, in the rules and regulations pertaining to the
14 Washington Suburban Sanitary District as lawfully adopted by the Washington Suburban
15 Sanitary Commission pursuant to the authorities contained in its organic statute, in Subtitle 27 of
16 this Code adopted by the Prince George's County Council sitting as the District Council for that
17 part of the Maryland-Washington Regional District in the County, as the same may from time to
18 time be amended and in all laws having general application in the County under the public
19 general and public local laws of the State, as well as rules and regulations of Maryland State
20 departments or agencies.

21 * * * * *

22 (g) The [Building Official] Director or the Director's designee shall make a determination,
23 based on normal construction procedures as evidence by progress determined from comparable
24 projects, as to the reasonableness of the applicant's estimated completion date for his building or
25 structure. If the [Building Official] Director or the Director's designee determines that the
26 applicant's time estimate is unreasonable, he shall advise the applicant, in writing, as to his
27 reasons for such a determination. The applicant shall then be given the opportunity to either
28 justify his previous estimate or to submit a new estimate. If the [Building Official] Director or
29 the Director's designee still considers the applicant's estimate to be unreasonable, then the
30 applicant shall have recourse to the Board of Appeals for Prince George's County to challenge
31 the [Building Official's] Director's or the Director's designee's determination. The [Building

1 Official] Director or the Director's designee shall then compare the estimated completion dates
2 with the dates given for the availability of water supply or sewerage systems to insure that the
3 availability date is not later than the estimated completion date for the building or structure for
4 which the building permits are requested.

5 * * * * *

6 (i) No building permit shall be issued until such time as provisions have been made and
7 approved for the improvement of adjacent or abutting streets, or provisions for their
8 improvement have been accomplished under the provisions of Subtitle 23, or the regulations of
9 the appropriate municipality when such permit is requested for work to be accomplished within a
10 municipality. The [Building Official] Director or the Director's designee is hereby authorized
11 and directed to assist in the enforcement of such statutes, ordinances, and regulations to the full
12 extent of the powers delegated to him in this Division.

13 * * * * *

14 **Sec. 4-352. Fee Schedule.**

15 * * * * *

16 (i) Miscellaneous Building Permit Fees: Beginning with the fiscal year 2009, and every
17 fiscal year thereafter, the Director [of the Department of Permitting, Inspections, and
18 Enforcement] or the Director's designee shall submit a schedule of miscellaneous permit fees to
19 the County Council for adoption by resolution. The schedule shall specify the amounts of the
20 fees contained in this subsection (i) and may contain other provisions concerning fee
21 administration. The fee adjustments shall reflect, at a minimum, the annual average increase in
22 the Consumer Price Index for all urban consumers published by the United States Department of
23 Labor, for the fiscal year preceding the year for which the amount is being calculated. The
24 permit fees may be adjusted using a method established by the International Code Council's
25 Building Safety Journal at the time of the adjustment, provided that the adjustments meet the
26 minimum requirement stated above. The fees shall be rounded to the nearest Five Dollar
27 increment.

- 28 (1) Minimum Permit Fee.
 - 29 (A) One- and Two-Family Dwellings.
 - 30 (B) Commercial Buildings.
- 31 (2) Filing Fee.

- 1 (3) Re-Inspection.
- 2 (A) One- and Two-Family Dwellings.
- 3 (B) Commercial Buildings.
- 4 (4) Inspection After Hours.
- 5 (5) Permit Revision/Modification.
- 6 (6) Use and Occupancy.
- 7 (A) One- and Two-Family Dwellings.
- 8 (B) Commercial Buildings.
- 9 (C) Investigation for Partial Occupancy.
- 10 (7) Plans Revision.
- 11 (A) One- and Two-Family Dwellings.
- 12 (B) Commercial Buildings.
- 13 (8) Finishing Basement (One- and Two-Family Dwellings).
- 14 (9) Renewing a Permit.
- 15 (A) One- and Two-Family Dwellings.
- 16 (B) Commercial Buildings.
- 17 (10) Private In-Ground Pool.
- 18 (11) Private Above-Ground Pool.
- 19 (12) Commercial Swimming Pools.
- 20 (13) Raze Permits.
- 21 (A) One- and Two-Family Dwellings.
- 22 (B) Commercial Buildings.
- 23 (14) Moving a Building.
- 24 (15) Revising Permit Applications.
- 25 (16) Elevators.
- 26 (17) Chair Lift.
- 27 (18) Fence Permit.
- 28 (19) Decks.
- 29 (20) Gazebos.
- 30 (21) Change of Ownership.
- 31 (22) Temporary Use and Occupancy.

- 1 (23) Partial Use and Occupancy.
- 2 (24) Special Investigation.
- 3 (25) Accessory Buildings such as Sheds, 150 Square Feet and Larger.
- 4 (26) Accessory Buildings such as Sheds, Smaller than 150 Square Feet.
- 5 (27) Sunrooms, Porches and Garages (attached or detached).
- 6 (28) Carports.
- 7 (29) Fire Damage.
- 8 (30) Driveways.
- 9 (31) Mobil/Replacement Homes.
- 10 (32) Fireplaces (One- and Two-Family Dwellings).
- 11 (33) Retaining Walls, Two Feet and Taller.
- 12 (34) Patios, Five Hundred Square Feet and Larger.
- 13 (35) Patios, under Five Hundred Square Feet.
- 14 (36) Pole Bases.
- 15 (37) Awnings.
- 16 (38) Open Pit.
- 17 (39) Waterproofing.
- 18 (40) Wheelchair Ramps.
- 19 (41) Roofing.
- 20 (42) Satellite Dishes, Two Feet in Diameter and Larger.
- 21 (43) Observation Stands.
- 22 (44) Solar Panels.
- 23 (45) Freestanding Signs.
- 24 (46) Wall Mounted Signs.
- 25 (47) Tanks, Above or Under Ground.
- 26 (48) Telecommunications Antennas.
- 27 (49) Telecommunications Towers.
- 28 (50) Electrical.
- 29 (51) Mechanical.
- 30 (52) Fire PROTECTION.
- 31 (A) Sprinkler Heads.

- (i) Residential Buildings (One- and Two-Family Dwellings).
- (ii) Commercial Buildings.

(B) Fire Alarms.

* * * * *

[(I) Stormwater Management Fee-In-Lieu: The fees-in-lieu authorized in Section 4-324 (b) of this Code shall be as follows:]

[(1) The standard fee shall be as set forth in the table below, which is based upon the percentage of area which typically becomes impervious to infiltration when the property is developed as zoned, multiplied by \$8,000.]

[

Zone	Percentage of Impervious	Fee/Dwelling Unit	Fee/Acre (Special Exceptions)
O-S	1.0	--	\$ 160
R-A	1.5	--	240
R-E	12.0	\$ 750	1920
R-R	18.0	750	2880
R-80	22.0	750	3520
R-55	26.0	750	4160
R-35	40.0	750	6400
R-T	50.0	750	8000
R-20	50.0	750	8000
R-30	50.0	750	8000
R-18	55.0	750	8800
R-H	75.0	250	12,000
R-10	75.0	250	12,000
I-1	80.0	--	12,800
I-2	80.0	--	12,800
I-3	75.0	--	12,000
I-4	70.0	--	11,200
C (All)	90.0	--	14,400

]

[(2) Fees for Comprehensive Design Zones or any other zones not included in this schedule will be the fees for the zone(s) that most closely approximates the proposed land use.]

[(3) Fee Reductions and Credits]

[(A) A one-third reduction in the assessed fee will be made for each of the following on-site stormwater measures that the applicant is required to provide:]

- (i) Water quality management or LID;

- 1 [(ii) One year extended detention or LID; or]
- 2 [(iii) Flood control facilities (10-year or 100-year stormwater
- 3 management).]

4 [(B) The Director may reduce the fee:]

5 [(i) To an amount based on the actual impervious area if the site plan
6 approved by the Planning Board provides that the impervious area of the development will be
7 less than the maximum allowed under the County's zoning regulation, and the applicant
8 demonstrates that future increases in the impervious area are unlikely. For residential zones, the
9 fee reduction will be proportioned on a dwelling unit basis at a maximum of Seven Hundred
10 Fifty Dollars (\$750.00) per dwelling unit. The fee reduction will be calculated using a formula
11 of Actual Impervious Acreage x \$16,000.00;]

12 [(ii) To reflect the cost of land which the applicant agrees to provide
13 for a regional stormwater facility;]

14 [(iii) To exclude undevelopable area (i.e., floodplains) or areas
15 requiring a subsequent stormwater management concept plan from the fee computation for
16 industrial and commercial developments; or]

17 [(iv) To the actual cost of providing on-site controls to the extent that
18 the applicant can demonstrate such actual costs to the satisfaction of the Director.]

19 [(m)Woodland Conservation Fee-in-Lieu: If required by an approved Type 2 Tree
20 Conservation Plan, the woodland conservation fee-in-lieu as provided for in Division 2 of
21 Subtitle 25, shall be collected by the County prior to the issuance of the first permit unless the
22 project is phased. Phased projects may pay the fee-in-lieu amount for each phase prior to
23 issuance of any permits for that phase if the entire fee is not paid prior to issuance of the first
24 permit. The TCP2 shall show the breakdown of the fee-in-lieu payment due with each phase.]

25 * * * * *

26 SECTION 2. BE IT ENACTED by the County Council of Prince George's County, Maryland,
27 that Sections 4-216, 4-217, 4-218, 4-219, 4-222, 4-223, 4-224, 4-254 and 4-255 of the Prince
28 George's County Code be and the same are hereby repealed:

29 **SUBTITLE 4. BUILDING.**

30 **DIVISION 1. BUILDING CODE.**

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

1 **[Sec. 4-216. Special Construction; Section 3103, Temporary Structures.]**

2 [(a) Section 3103.5 is amended to read as follows: "Certification." An affidavit or
3 affirmation shall be submitted to the Code Official and a copy retained on the premises on which
4 the tent or air-supported structure is located. The affidavit shall attest to the following
5 information relative to the flame-resistance of the fabric:]

6 [(1) Names and addresses of the owners of the tent or air-supported structure;]

7 [(2) Date the fabric was last treated with flame resistant solution;]

8 [(3) Trade name or kind of chemical used in treatment;]

9 [(4) Name of person or firm treating the material; and]

10 [(5) Name of testing agency and test standard by which the fabric was tested.]

11 **[Sec. 4-217. Special Construction; Section 3104, Pedestrian Walkways and Tunnels.]**

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

14 **[Sec. 4-218. Special Construction; Section 3108, Radio and Television Antennae.]**

15 [(a) Section 3108.6 is amended to read as follows: No satellite dish antennae greater than
16 twenty-four (24) inches in diameter or twenty-five (25) inches in length, fifteen (15) inches in
17 width and ten (10) inches in height may be installed or erected without obtaining a building
18 permit, except as provided in this Section. An application for a permit shall be accompanied by
19 detailed drawings of the antenna structure and methods of anchorage. All connections to a roof
20 shall be properly flashed to maintain water tightness. All antennae must meet manufacturers'
21 specifications, be of noncombustible and non-corrosive materials, and be erected in a secure,
22 wind-resistant manner. An electrical permit shall be required for all installations in accordance
23 with the requirements of Subtitle 9 of the County Code. A satellite dish antenna which is
24 designed to be installed on a flat roof may be installed or erected without obtaining a building
25 permit under the following conditions:]

26 [(1) The antenna requires no mechanical penetration of the roof structure;]

27 [(2) The permissible loading of the roof is not exceeded; and]

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

30 **[Sec. 4-219. Special Construction; Section 3108, Radio and Television Towers.]**

31 [Section 3108.5 is amended to read as follows: "Grounding." Towers shall be permanently

1 and effectively grounded according to Subtitle 9 of the County Code entitled, "Electricity."]

2 **[Sec. 4-222. Safeguards During Construction; Section 3303, Demolition.]**

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

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

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

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

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

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

1 **[Sec. 4-223. Safeguards During Construction, Section 3313, Accessibility for Emergency**
 2 **Vehicles.]**

3 **{SECTION 3313**
 4 **ACCESSIBILITY FOR EMERGENCY VEHICLES}**

5 {Section 3313.1 is added to read as follows: "Accessibility for Emergency Vehicles During
 6 Construction Operations." At the beginning of construction operations and during construction,
 7 the contractor shall provide and maintain at all times a minimum twelve (12) foot wide vehicular
 8 access roadway that will allow unimpeded access by fire and emergency rescue vehicles from the
 9 improved street to within two hundred (200) feet of the most remote building under construction
 10 on the site. The vehicular access roadway surface shall be of a compacted material of stone,
 11 blacktop or other suitable material to support a twenty (20) ton vehicle under all weather
 12 conditions.}

13 **[Sec. 4-224. Existing Structures; Section 3401, General.]**

14 [Section 3401.1 is amended to read as follows: "Scope." The provisions of this Chapter
 15 shall control the alteration, repair, addition and change of occupancy of existing structures.]

16 [Exception: 2006 International Existing Building Code (IEBC), adopted as the Maryland
 17 Rehabilitation Code, COMAR 05.16.01, effective July 16, 2007 shall apply to the rehabilitation
 18 of existing buildings in Prince George's County by written request.]

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

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

21 [Section R-312.1.1 is amended to read as follows: Guardrails shall be located along open-
 22 sided walking surfaces, including retaining walls, floors, balconies, decks, stairs, ramps and
 23 landings that are located more than 30 inches (measured vertically) above the grade or floor
 24 below.]

25 **[Sec. 4-255. Swimming Pools, Spas, and Hot Tubs; Section R-327, Barrier Requirements.]**

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

31 **SECTION 3. BE IT ENACTED** by the County Council of Prince George's County, Maryland,

1 that Sections 4-104, 4-143, 4-152, 4-240.1, 4-243, 4-248 and 4-252 of the Prince George's
2 County Code be and the same are hereby added:

3 **SUBTITLE 4. BUILDING.**

4 **DIVISION 1. BUILDING CODE.**

5 **SUBDIVISION 1. ADOPTION BY REFERENCE.**

6
7 **Sec. 4-104. Application of Administrative Provisions.**

8 The administrative provisions of the International Building Code, as amended, Sections
9 4-106 through 4-121 shall control all administrative matters related to construction of buildings.
10 These provisions shall be applicable to the standards adopted in Section 4-101 and shall be
11 construed to be in concert as if they were set out in the administrative provisions of those
12 standards. Where a conflict arises, the provisions of the sections here-in amended by the County
13 shall control.

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

15 **Sec. 4-143. General Building Heights and Areas; Section 509, Incidental Uses.**

16 The following additions are made to Table 509 of the IBC:

<u>Room or Area</u>	<u>Separation and/or Protection</u>
<u>Storage areas¹ over 50 square feet not in an S or F</u>	<u>1 hour or Sprinkler</u>
<u>Storage areas¹ over 100 square feet not in an S or F</u>	<u>Sprinkler</u>

17 ¹ Storage areas include walk-in freezers and refrigerators.

18 **Sec. 4-152. Floor and Roof Assemblies; Section 711, Dwelling Units and Sleeping Units.**

19 The following deletions are made to Sections 711.2.4.3 of the IBC: Delete the Exception.

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

21 **Sec. 4-240.1 Building Planning; Sec. R-302, Fire Resistant Construction.**

22 (a) Section R-302.2.2, Parapets. Parapets constructed in accordance with Section R-
23 302.2.3 shall be provided for townhouses as an extension of common exteriors or walls in
24 accordance with the following:

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

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

1 not less than thirty (30) inches above the lower roof surface.

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

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

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

15 (a) Section R-311.4.5, Minimum Number of Exits in Existing One-and-Two Family
 16 Dwellings. One- and two-family dwellings that undergo basement improvements for which a
 17 building permit is required shall have a minimum of two (2) exits. All basements and cellars,
 18 must have a basement or cellar exit door or an emergency escape and rescue opening leading
 19 directly to the outside grade and additionally an interior stair leading to the primary means of
 20 egress of the dwelling unit.

21 (b) Section R-311.7.5, Stair Treads and Risers. The maximum riser height shall be eight
 22 and one-fourth (8 1/4) inches, and the minimum tread depth shall be nine (9) inches. The riser
 23 height shall be measured vertically between the vertical planes of the foremost projection of
 24 adjacent treads and at a right angle to the tread's leading edge. The walking face of treads and
 25 landings of a stairway shall be sloped no steeper than one (1) unit vertical in forty-eight (48)
 26 units horizontal two percent (2% slope). The greatest riser height within any flight of stairs shall
 27 not exceed the smallest by more than three-eighths (3/8) inch. The greatest tread depth within
 28 any flight of stairs shall not exceed the smallest by more than three-eighths (3/8) inch.

29 **Sec. 4-248. Building Planning; Section R-328, Fire Protection Systems.**

30 (a) Section R-328.1, Automatic Sprinkler System Requirement for New One and Two
 31 Family Dwellings and Industrialized Buildings (Modular and Manufactured Homes to be utilized

1 as a new One and Two Family Dwelling). This Section, R-328, supersedes Section R-313 of the
 2 IRC. An automatic sprinkler system shall be provided throughout new one and two family
 3 dwelling, including industrialized (modular) and manufactured homes, installed as
 4 manufactured homes after December 31, 2010. The following reductions in construction
 5 requirements are permitted when a one or two family dwelling is fully sprinklered:

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

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

8 (3) Escape windows from sleeping rooms and basements (habitable or non-habitable)
 9 will not be required to meet any size except that at least one (1) window shall be provided from
 10 each sleeping room and basement which may be opened from the inside without the use of tools
 11 or keys;

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

13 and

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

17 (b) Section R-328.2, Connection from Sprinkler Systems. A connection from a sprinkler
 18 system designed in accordance with NFPA 13D to a single remote commode (water closet) shall
 19 be permitted. Such connection shall be from the sprinkler system piping to the water closet
 20 supply piping.

21 (c) Section R-328.3, Sprinklers for Repair, Renovation or Replacement of Structures or
 22 Additions. Structures that replace structures that undergo a complete demolition (exclusive of
 23 the foundation) shall be required to be fully sprinklered. Additions to existing structures which
 24 exceed one hundred percent (100%) of the total floor (square footage) of the existing structures
 25 will cause the altered structure (addition plus existing structure) to be fully sprinklered.

26 (d) Section R-328.4, Sprinklers for Additions. All enclosed or habitable additions to an
 27 existing sprinklered one or two family dwelling, including industrialized (modular and
 28 manufactured) homes must also be fully sprinklered.

29 (e) Section R-328.5, Location and Performance of Fire Hydrants. Every building of more
 30 than one thousand (1,000) square feet in an area shall be provided with sufficient fire hydrants
 31 located such that no exterior portion of the building is located more than five hundred (500) feet

1 from a fire hydrant. The distance shall be measured as a hose line would be laid along paved
 2 streets, through parking lot entrances, and around obstructions, in accordance with the
 3 determination of the authority having jurisdiction. For multiple single family dwellings
 4 (townhouses), provide a fire hydrant within five hundred (500) feet of all exterior portions of the
 5 building, as hose is laid. Each hydrant shall provide a minimum of one thousand (1,000) gpm at
 6 a residual pressure of twenty (20) psi.

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

14 (f) Section R-328.6, Booster Pump for Automatic Sprinklers. Where a booster pump is
 15 required for the water supply to the automatic sprinklers, the pump driver shall follow the
 16 requirements of this Section. FIRE PROTECTION USE ONLY

17 (g) Section R-328.6.1, Water Pressure and Volume Boost with Standard Drip Proof Pump
 18 Drive. Water pressure and volume boost with standard drip proof pump drive shall be installed
 19 as follows:

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

23 (2) Passive electrical supervision to the pump will be accomplished through the
 24 following wiring diagram of either the main or subpanel. See figure R-328.6.1.

25 (h) Section R-328.6.2, Water Pressure and Volume Boost with Totally Enclosed, Fan
 26 Cooled Pump Driver. Water pressure and volume boost with totally enclosed, fan cooled pump
 27 driver shall be installed as follows:

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

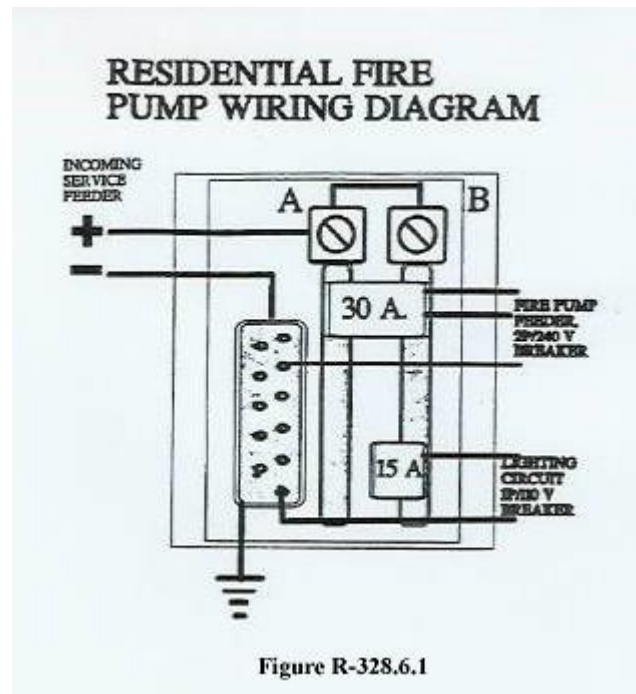
31 (2) Passive electrical supervision to the pump will be accomplished through the

1 following wiring diagram of either the main or subpanel. See figure R-328.6.1.

2 (i) Section R-328.6.3, Any Pump with a Stored Water Supply. Any pump with a stored
3 water supply 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-328.6.1.



9
10 (j) Section R-328.6.4, Combination Use Standard Wiring Method. Any pump on a single
11 circuit shall be installed to be within visual sight of the pump.

12 (k) Section R-328.6.5, Mounting Considerations for Any Pump Serving a Residential
13 Sprinkler System. Any pump serving a residential sprinkler system shall be installed as follows:

- 14 (1) Wall or floor mounted;
15 (2) Accessible for inspection or service;
16 (3) Ensure not located in hazardous area;
17 (4) Install as per manufacturer's requirements.

1 **Sec. 4-252. Floors; Section R-502, Wood Floor Framing.**

2 (a) The following addition is made to Section R-502 of the International Residential
 3 Code:

4 (1) Section R-502.7.2. Floor joists adjacent and parallel to the exterior foundation
 5 wall shall be provided with full-depth solid blocking, not less than two (2) inches nominal in
 6 thickness, placed perpendicular to the joist at spacing not more than four (4) feet. The blocking
 7 shall be nailed to the floor sheathing, the joist and the exterior rim joist/board.

8 **Sec. M1503.4. Make Up Air Required.**

9 (a) The following revision is made to Sec. 1503.4 Make Up Air Required of the
 10 International Residential Code:

11 (1) M1503.4. Makeup air required. Exhaust hood systems capable of exhausting [in
 12 excess of] more than 400 cubic feet per minute (0.19m³/s) shall be mechanically or
 13 naturally provided with makeup air at a rate approximately equal to the exhaust air rate
 14 in excess of 400 cubic feet per minute. Such makeup air systems shall be equipped with
 15 not less than one damper. Each damper shall be a gravity damper or an electrically
 16 operated damper that automatically opens when the exhaust system operates. Dampers
 17 shall be accessible for inspection, service, repair and replacement without removing
 18 permanent construction or any other ducts not connected to the damper being inspected,
 19 serviced, repaired or replaced.

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

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

Adopted this 17th day of November, 2015.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Mel Franklin
Chairman

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.

* * * * *