

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2002 Legislative Session

Bill No. CB-54-2002
 Chapter No. 51
 Proposed and Presented by The Chairman (by request – County Executive)
 Introduced by Council Members Scott, Bailey and Wilson
 Co-Sponsors _____
 Date of Introduction July 2, 2002

BILL

1 AN ACT concerning

2 Building Code

3 For the purpose of amending the Prince George's County Building ordinance, adopting with
 4 certain amendments the 2000 Edition of the International Building Code, International
 5 Mechanical Code, International Energy Conservation Code, and International Residential Code
 6 for One and Two Family Dwellings, amending certain definitions, and generally relating to
 7 building standards.

8 BY repealing and reenacting with amendments:

9 SUBTITLE 4. BUILDING.

10 Sections 4-101, 4-102, 4-103, 4-105, 4-106,
 11 4-107, 4-108, 4-109, 4-111, 4-112, 4-113,
 12 4-116, 4-117, 4-118, 4-119, 4-120, 4-121,
 13 4-123, 4-125, 4-126, 4-127, 4-128, 4-130,
 14 4-131, 4-135, 4-137, 4-138, 4-140, 4-141,
 15 4-142, 4-145, 4-146, 4-149, 4-150, 4-151,
 16 4-153, 4-157, 4-158, 4-163, 4-164, 4-165,
 17 4-171, 4-180, 4-185, 4-189, 4-194, 4-202,
 18 4 204, 4-205, 4-212, 4-217, 4-218, 4-222,
 19 4-224, 4-230, 4-231, 4-232, 4-233, and 4-240,
 20 The Prince George's County Code
 21 (1999 Edition, 2001 Supplement).

By repealing:

SUBTITLE 4. BUILDING.

Sections 4-114, 4-115, 4-132, 4-133,
4-134, 4-136, 4-139, 4-144, 4-148, 4-152
4-154, 4-156, 4-159, 4-160, 4-161, 4-162,
4-166, 4-167, 4-168, 4-169, 4-172, 4-173,
4-174, 4-175, 4-177, 4-178, 4-179, 4-187,
4-192, 4-196, 4-199, 4-201, 4-208, 4-209,
4-225 and 4-227,

The Prince George's County Code
(1999 Edition, 2001 Supplement).

BY adding:

SUBTITLE 4. BUILDING.

Sections, 4-156, 4-186, 4-187, 4-188, 4-190,
4-200, 4-201, 4-208, 4-216, 4-241, 4-242, 4-243,
4-244, 4-245, 4-246, and 4-247

The Prince George's County Code
(1999 Edition, 2001 Supplement).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
Maryland, that Sections 4-101, 4-102, 4-103, 4-105, 4-106, 4-107, 4-108, 4-109, 4-111, 4-112,
4-113, 4-116, 4-117, 4-118, 4-119, 4-120, 4-121, 4-123, 4-125, 4-126, 4-127, 4-128, 4-130,
4-131, 4-135, 4-136, 4-137, 4-138, 4-140, 4-141, 4-142, 4-145, 4-146, 4-149, 4-150, 4-151,
4-153, 4-157, 4-158, 4-163, 4-164, 4-165, 4-171, 4-180, 4-185, 4-189, 4-194, 4-202, 4-204,
4-205, 4-209, 4-212, 4-217, 4-218, 4-222, 4-224, 4-230, 4-231, 4-232, 4-233, and 4-240, of the
Prince George's County Code be and the same are hereby repealed and reenacted with the
following amendments:

SUBTITLE 4. BUILDING.

DIVISION 1. BUILDING CODE.

Subdivision 1. Adoption By Reference.

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

[The BOCA National Building Code, Thirteenth Edition, 1996, (hereinafter referred to as the BOCA Code), the International Mechanical Code, 1996, (hereinafter referred to as the Mechanical Code), and the CABO Model Energy Code, 1995, (hereinafter referred to as the Energy Code), published by the Building Officials and Code Administrators International (BOCA), and the CABO One and Two Family Dwelling Code, 1995 Edition,] The following codes and standards are hereby adopted by reference and made a part of this Subtitle with the same force and effect as those set out in full herein as the official Building Code of Prince George's County, together with the changes, deletions, or modifications prescribed in this Subtitle [.] :

The International Building Code, 2000 Edition (hereinafter referred to as the 'IBC');

The International Mechanical Code, 2000 Edition (hereinafter referred to as the 'IMC');

The International Energy Conservation Code, 2000 Edition (hereinafter referred to as the 'Energy Code'); and

The International Residential Code for One and Two Family Dwellings, 2000 Edition (hereinafter referred to as the 'IRC').

Sec. 4-102. Building Mechanical, and Code Official.

The terms Building Official, Mechanical Official, and Code Official as used in this Code, the [BOCA Code] IBC, and the [Mechanical Code] IMC shall mean the Building Code Official whom the Director of the Department shall designate. The term Fire Code Official shall mean the person as referenced under Prince George's County Code, Subtitle 4, [Section 4-108(a)(2)] Section 4-108. Where the name of the jurisdiction is to be indicated in any section of the [BOCA Code] IBC, IMC, Energy Code, or IRC, the name to be substituted therein shall be "Prince George's County, Maryland."

Sec. 4-103. Public Inspection.

A copy of the [BOCA Code, the CABO One and Two Family Dwelling Code, 1995 Edition, the Mechanical Code, and the Energy Code] IBC, IMC, Energy Code, and IRC adopted by this Subdivision shall be marked as a master copy and maintained by the Clerk of the Council.

Subdivision 2. Amendments to the [BOCA] International Building Code.

Sec. 4-105. Amendments, additions, and deletions.

Any provision of the [BOCA Code] IBC, IMC, Energy Code, or IRC adopted by this Subtitle shall be changed, modified, added, or omitted as set out in Subdivision 2, and such

change, amendment, addition, or deletion shall be deemed to supersede the text of [the BOCA Code] these codes in any case where the provisions of this Subtitle are interpreted. The IRC, as amended herein, shall govern the requirements for Use Group R3.

Sec. 4-106. Administration; [Section 101.0, Scope] Subsection 101, General.

[(a) The following amendments, additions, and/or deletions are made to Section 101.0 of the BOCA Code:

(1) The following is added to the text of Subsection 101.2, "Scope:"]

(a) Subsection 101.2.2 is added to read as follows: "Additional Regulations." In addition, the regulations as embodied in Divisions 3 and 4 of this Subtitle shall control and establish minimum requirements for grading, drainage, surface structures, erosion control of land and stormwater management within Prince George's County, Maryland, and shall establish procedures by which such requirements are to be administered and enforced. Accordingly, whenever the words "buildings" or "structures," or both, appear in the [BOCA Code] IBC and elsewhere, as may be applicable, the words "premises, site, and land" are to be considered as having been added to the text of such provisions.

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

(c) Subsection 101.4.2 is amended to read as follows: "Gas." The provisions of the Washington Suburban Sanitary Commission ("WSSC") known as the WSSC Plumbing and Gas Fitting Code shall apply to the installation of gas piping from point of delivery, gas appliances, and related accessories as covered in this Code.

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

(e) Subsection 101.4.6.1 is added to read as follows: "Applicability." Whenever this Code makes reference to the International Fire Code, the requirements of NFPA 1 and Subtitle 11 of the Prince George's County Code shall apply.

1 **Sec. 4-107. [Same;] Administration; Section 102.0, Applicability.**

2 [(a) The following amendments, additions, and/or deletions are made to Section 102.0 of
3 the BOCA Code:]

4 [(1) The following is added to the text of Subsection 102.1 "General:"]

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

16 [(2) A new Subsection 102.2.1, titled "Other requirements," is added to read as
17 follows:]

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

23 [(3) Subsection 102.3, titled "Matters not provided for," is deleted and a new
24 Subsection 102.4.1 titled "Updated Standards" is added to read:]

25 (c) Section 102.3.1 is added to read as follows: "Suspension of Approval."
26 Whenever it is determined, however, that there is documentary evidence that the use of a
27 material or method approved herein would constitute a distinct [hardship] threat to life or
28 property, the Building Official shall have the authority to administratively suspend approval
29 granted herein of such material or method. The Building Official shall, within five (5) working
30 days, request, in writing, the County Council to confirm such administrative suspension by
31 resolution of the Council. Such written request of the Building Official shall be [accompanied

by] submitted with sufficient technical data and record of national or local testing to substantiate that the use of an approved method or material would constitute a distinct hazard to life or property.

(d) Section 102.4.1 is added to read as follows: Updated Standards. Where existing standards or requirements adopted herein have been updated or superseded by the promulgating authority, such revised standard or requirement shall be deemed as prima facie evidence of compliance with the intent of the Subtitle.

[(4) Subsection 102.3.1, titled "Suspension of approval," is added to the BOCA Code to read:]

Sec. 4-108. [Same;] Administration; Department of Building Safety; Section [104.0] 103.0, Building Inspection.

[(a) The following amendments, additions, and/or deletions are made to Section 104.0 of the BOCA Code:]

[(1) Section 104.0 is to be retitled "Building Inspection."]

[(2) The text of Subsection 104.1, "Code Official," is amended to read as follows:]

(a) Section 103.1 is amended to read as follows: "Building Inspection." The Permits and Review Division of the Prince George's County Department of Environmental Resources is hereby created and the official in charge thereof shall be designated as the Building Code Official. The Building Code Official shall be such person as the Director of the Department of Environmental Resources shall designate. The Fire Code Official shall be such person as the Director of the Department of Environmental Resources shall designate with the concurrence of the Fire Chief. References in this Code to the term "Building Official or Code Official" shall be meant to refer to the Building Code Official except in references to fire safety provisions in which case the term "Building Official or Code Official" shall be meant to refer to the Fire Code Official.

Sec. 4-109. [Same;] Administration; Duties and Powers of Building Official; Section [105.0, Duties and Powers of the Code Official] 104, Fire safety provisions.

[(a) The following amendments, additions, and/or deletions are made to Section 105.0 of the BOCA Code:

(1) A new Subsection 105.1.1, titled "Fire Safety Provisions," is added to read as follows:]

(a) Section 104.1.1 is added to read as follows: "Fire Safety Provisions." The Fire Code Official or [his] the Fire Code Official's authorized representative shall enforce all fire safety provisions of this Code. Where references to fire safety provisions in this Code indicate the term "Building Official or Code Official," they shall be [meant] construed to refer to the Fire Code Official or [his] the Fire Code Official's authorized representative. In any conflict of opinion concerning fire safety of structures, the decision of the Fire Code Official shall supersede. In all other matters relating to structures, the decision of the Building Code Official shall supersede. The Fire Code Official shall be responsible for the final technical interpretation of all fire safety provisions within this code.

[(2) The text of Subsection 105.7, "Departmental records" is amended to read as follows:]

(b) Section 104.7 is amended to read as follows: "Departmental Records." The Code Official shall keep official records of applications received, permits and certificates issued, fees collected, and reports of inspection[s] hours. Construction Documents [may be removed from file when the project is completed] shall be retained in accordance with Section 106.5 of this Code.

(c) Section 104.12 is added to read as follows: "Rulemaking Authority." The Code Official shall have authority as necessary in the interest of public health, safety, and general welfare, to adopt and promulgate rules and regulations, to interpret and implement the provisions of this Code to secure the intent thereof, and to designate requirements applicable because of local climate or other conditions. Such rules shall not have the effect of waiving the structural or fire performance requirements specifically provided for in this Code, nor shall such rules violate accepted engineering practice involving public safety.

Sec. 4-111. [Same;] Administration; Permits; Section [107.0 Application for Permit] 105.

[(a) The following amendments, additions, and/or deletions are made to Section 107.0 of the BOCA Code:

(1) The following sentence is added to Subsection 107.1, "Permit application:"]

(a) Section 105.2 is amended to read as follows: "Work Exempt from Permit." Notwithstanding the foregoing, except for classified historic sites and property located within Chesapeake Bay Critical Area Overlay Zones, permits shall not be required for the following, provided that the construction does not result in any violation of this Subtitle: buildings on one-

1 and two-family dwelling properties with less than one hundred fifty (150) square feet of floor
 2 space not designed or intended for occupation or habitation and limited to one building only per
 3 property; concrete and asphalt paving of less than five hundred (500) square feet except for
 4 driveways; a retaining wall not greater than two (2) feet[, zero (0) inches high] in height; fence
 5 not greater than four (4) feet[, zero (0) inches high] in height; and satellite dishes not greater than
 6 two (2) feet in diameter. Except for classified Historic Sites, permits shall not be required for
 7 installation of siding, roofing, storm doors or windows, or retrofit insulations, provided that no
 8 construction is involved.

9 [(2) The text of Subsection 107.1.1, "Repairs," is amended to read as follows:
 10 Ordinary repairs to structures may be made without application or notice to the Building Official,
 11 but such repairs shall not include the cutting away of any wall, partition or portion thereof, the
 12 removal or cutting of any structural beam or bearing support, or the removal or change of any
 13 required means of egress, or rearrangement of parts of a structure affecting the exit-way
 14 requirements; nor shall ordinary repairs include addition to, alteration of, replacement, or
 15 relocation of any standpipe, water supply, sewer, drainage, gas, soil, waste, vent, or similar
 16 piping, electric wiring, or mechanical or other work affecting public health or general safety.]

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

24 [(3) A new Subsection 107.1.2, titled "Repairs to residential structures," is added to
 25 read as follows:]

26 (c) Section 105.2.2.1 is added to read as follows: "Repairs to Residential Structures."
 27 All hotels, motels, and dormitories (Use Group R-1), multifamily dwellings (Use Group R-2),
 28 and multiple single-family dwellings (Use Group R-3) which, because of lack of maintenance or
 29 structural damage due to a fire, explosion or natural causes, [sustain damage] undergo repairs or
 30 renovations which exceed[s] Fifty Percent (50%) of the assessed value of the building,
 31 [excluding 10% for foundation,] in the opinion of the Fire Code Official, shall have an approved

1 automatic fire sprinkler system installed throughout the building as part of the scope of repairs to
 2 be completed. Computation of the cost of repairs for purposes of this Section shall exclude
 3 carpeting replacement, electrical panel capacity upgrades, painting, wallpapering, re-grading and
 4 landscaping, lighting fixture replacements, appliance replacements, bathroom cabinetry and
 5 fixture replacements, and modifications necessary to comply with the Americans with
 6 Disabilities Act ("ADA") requirements. Each street address shall be considered a separate
 7 dwelling for application of this Section. All repairs for which a building permit is required that
 8 are conducted within a 365-day period shall be deemed a single cumulative repair cost for
 9 purposes of the application of this Section.

10 [(4) A new Subsection 107.1.3, titled "Application Exception," is added to read as
 11 follows:]

12 (d) Section 105.3.1.1 is added to read as follows: "Application Exemption."

13 The Director of Environmental Resources may refuse to accept an application for a permit from
 14 any applicant, as principal, who is or was in default on a previously issued permit[,] or who is the
 15 permittee listed on an expired permit which is not currently in the process of being extended by
 16 County administrative action.

17 [(5) The text of Subsection 107.3, "By whom application is made," is amended to read
 18 as follows:]

19 (e) Section 105.3.1.2 is added to read as follows: "By Whom Application is Made."

20 Application for a permit shall be made [under oath] by the owner or lessee of the building or
 21 structure, or the agent of either, or by the licensed engineer or architect employed in connection
 22 with the proposed work. If the application is made by a person other than the owner in fee, [it
 23 shall be accompanied by a statement of the owner or the qualified person making the application
 24 that] the applicant shall attest on the permit application or by separate written statement, that the
 25 proposed work is authorized by the owner in fee and that the applicant is authorized to make
 26 such application. The full names and addresses of the owner, lessee, applicant, and the
 27 responsible officer if the owner or lessee is a corporate body, shall be stated on the application.
 28 Subsequent permits will be issued in the name of the owner of record at time of permit issuance.

29 [(6) The text of Subsection 107.5, "Construction documents," is amended to read as
 30 follows: The application for the permit shall be accompanied by the number of copies of
 31 specifications and plans, drawn to scale with sufficient clarity, with detail dimensions to be

1 drawn to show the nature and character of the work performed, as required by the Building
 2 Official. When quality of materials is essential for conformity to the BOCA Code, specific
 3 information shall be given to establish such quality; and in no case shall the BOCA Code be
 4 cited or the term "legal" or its equivalent be used as a substitute for specific information. The
 5 Building Official may waive the requirement for filing plans and specifications when the work
 6 involved is of a minor nature.]

7 [(7) The text of Subsection 107.9, "Time limitation of application," is amended to read
 8 as follows:]

9 (f) Section 105.3.2 is amended to read as follows: "Time Limitation of Application."

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

15 [(8) A new Subsection 107.10, titled "Chesapeake Bay Critical Area," is added to read
 16 as follows:

17 (A)]

18 (g) Section 105.4 is added to read as follows: "Chesapeake Bay Critical Area."

19 Where the property is located within a Chesapeake Bay Critical Area Overlay Zone, a
 20 Conservation Plan and a Conservation Agreement prepared in accordance with the Conservation
 21 Manual shall be submitted for approval and, wherever grading or construction are proposed,
 22 shall include an approved technical erosion and sediment control plan and an approved
 23 stormwater design plan. Where the Subdivision Review Committee has not reviewed and the
 24 Planning Board has not approved the Conservation Plan and Conservation Agreement, these
 25 shall be transmitted in accordance with the Conservation Manual to the Subdivision Review
 26 Committee for its review and to the Planning Board for approval. The Planning Board shall
 27 approve the Conservation Plan and Conservation Agreement prior to the issuance of a building
 28 and/or grading permit, unless waived in accordance with the Conservation Manual. Where an
 29 approved Conservation Plan and Conservation Agreement includes an approved technical
 30 erosion and sediment control plan and stormwater design plan, the Building Official shall ensure
 31 that permits issued are consistent with the approved Conservation Plan and Conservation

1 Agreement. If an approved Conservation Plan and Conservation Agreement do not include a
2 technical erosion and sediment control plan and a stormwater design plan, the Conservation Plan
3 and Conservation Agreement shall be revised to include these approved plans prior to the
4 issuance of a building or grading permit.

5 (1) Development of land which is the subject of a Detailed Site Plan approved
6 by the Planning Board between June 1, 1984, and January 15, 1988, does not require a
7 Conservation Plan prior to the issuance of grading and building permits. In these instances, the
8 Building Official shall only approve technical sediment and erosion control plans and stormwater
9 design plans which are consistent with the approved Detailed Site Plan. Other than minor
10 revisions, as defined in the Conservation Manual, deviations from the approved Detailed Site
11 Plan necessitate the approval of a Conservation Plan and Conservation Agreement.

12 (2) If an approved Conservation Plan and Conservation Agreement are required
13 prior to the issuance of a building or grading permit, then a copy of the fully executed
14 Conservation Agreement shall be recorded among the land records of Prince George's County
15 prior to the issuance of the applicable permit.

16 (3) No permit for building within a Chesapeake Bay Critical Area Overlay Zone
17 shall be issued until the applicant has posted a cash deposit or bond in the amount of Two
18 Hundred Dollars (\$200.00) plus forty cents (\$0.40) per square foot of the total area to be
19 disturbed, to guarantee and assure the implementation of the Conservation Plan and
20 Conservation Agreement. This cash deposit or bond shall be required for work performed in any
21 such Overlay Zone, regardless of the area of disturbance.

22 (4) In the event that the entire amount of the cash deposit or bond is expended
23 prior to the implementation of the Conservation Plan and Conservation Agreement, the applicant
24 is responsible for all additional monies required to fully implement the Conservation Plan and
25 Conservation Agreement. There is created a tax lien on the real property for monies expended
26 by the County for the implementation of the Conservation Plan and the Conservation Agreement.
27 Upon certification from the County Attorney that a tax lien has been created, the amount of such
28 lien shall be collected by the Director of Finance in the same manner as other County real estate
29 taxes.

30 (5) Where building occurs within a Chesapeake Bay Critical Area Overlay Zone
31 without, or in violation of, an approved permit, Conservation Agreement, or Conservation Plan,

1 the owner of the real property and/or the contractor shall be liable for a penalty of up to One
 2 Dollar and twenty cents (\$1.20) per square foot for the area cleared, graded, and/or constructed,
 3 and shall be subject to the mitigation requirements contained in the Conservation Manual.

4 (6) Minor revisions of an approved Conservation Plan are defined in the
 5 Conservation Manual and may be made in accordance with the procedures set forth therein.

6 (h) Section 105.5 is amended to read as follows: "Expiration." Every permit issued shall
 7 become invalid unless the work on the site authorized by such permit is commenced within One
 8 Hundred Eighty (180) days after the issuance, or if the work authorized on the site by such
 9 permit is suspended or abandoned for a period of One Hundred Eighty (180) days after the time
 10 the work is commenced. The Code Official is authorized to grant, in writing, one or more
 11 extensions of time, for periods not more than One Hundred Eighty (180) days each. The
 12 extension shall be requested in writing and justifiable cause shall be demonstrated. Any permit
 13 issued for property within the area of a pending Sectional Map Amendment (as provided for in
 14 the County Zoning Ordinance) that is rezoned to a less intense zone, shall expire on its own
 15 terms upon approval of the Sectional Map Amendment by the District Council if a completed
 16 building foundation for a use not permitted in the less intense zone has not been completed. The
 17 Building Official shall notify the permit holder of the expiration of the permit.

18 (i) Section 105.5.1 is added to read as follow: "Expiration of Permit and Correction of
 19 Code Violations." Any permit issued for residential property to correct a building code or
 20 housing code violation issued pursuant to Subtitle 4 or Subtitle 13 of [this] the County Code[,]
 21 shall be issued only for a period of time reasonably necessary to correct the violation, not to
 22 exceed ninety (90) days. The initial period of the permit shall be established by the Building
 23 Official based upon the extent of the work required to correct the violation. The permit may be
 24 extended or renewed for an additional period of One Hundred Eighty (180) days if, in the
 25 opinion of the Building Official, the applicant has demonstrated substantial progress to complete
 26 the work in accordance with the permit and has demonstrated substantial justification for failure
 27 to complete the work within the period of the permit. The Board of Administrative Appeals shall
 28 have no authority to grant an extension to the period of the permit.

Sec. 4-112. [Same;] Administration; Permits; Section [108.0] 105.6, Suspension or Revocation and Reissuance of Permits.

[(a) The following amendments, additions, and/or deletions are made to Section 108.0 of the BOCA Code:

(1) The text of Subsection 108.2, "Suspension of permit," is amended in whole to read as follows:]

(a) Section 105.6 is amended to read as follows: "Suspension or Revocation and Reissuance of Permits." The Building Official is authorized to suspend or revoke a permit issued under the provisions of this Code as follows, or whenever the permit is issued in error, incorrectly, inaccurately, in an incomplete manner, or in violation of any ordinance, regulation or any of the provisions of this Code. In addition, the failure to have utility lines located on site through the Utility Service Protection Center ("Miss Utility") and any nonmember utilities prior to starting any excavation deeper than Twelve (12) inches will result in permit revocation.

(b) A permit under which no work is commenced within [Twenty-Four (24) months] One Hundred Eighty (180) days after issuance shall expire and become null and void; provided, however, that the Building Official may extend the time herein not to exceed an additional One Hundred Eighty (180) days upon sufficient justification shown.

(c) A permit under which no work has been started and is later suspended or discontinued shall expire and become null and void Six (6) months after the work has stopped. Work will be considered suspended or discontinued when the builder fails to proceed with the work so as to ensure the completion within a reasonable period of time considering the type of construction involved. The Building Official may extend the time herein not to exceed an additional Twelve (12) months upon sufficient justification shown.

(d) A permit issued in error, or not in compliance with the County Code at the time of issuance, may be suspended by the Building Official.

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

(f) Whenever the Building Official determines by inspection that work started on any building or structure for which a permit has been issued has been suspended for a period of Six (6) months, the owner of the property upon which the structure is located, or other person or agent in control of said property, shall, within Thirty (30) days from the receipt of written notice from the Department of Environmental Resources, obtain a new or renewed permit to complete the work and diligently pursue the work to completion, or shall remove work not completed or demolish the incomplete structures or building within sixty (60) days from the date of the printed notice.

(g) Permits suspended for failure to comply with the County Code or other ordinances may be reinstated by the Building Official upon compliance or approved validation.

(h) A permit issued for property within the area of a pending Sectional Map Amendment, as provided in the County Zoning Ordinance, that is rezoned to a less intense zone, shall expire if a completed building foundation for a use not permitted in the less intense zone has not been constructed pursuant to a validly issued permit prior to the approval of the Sectional Map Amendment by the District Council. The determination of the Building Official made in accordance with Section 105.5 of this Code shall not be subject to appeal to the Board of Administrative Appeals.

(i) The Director of Environmental Resources may authorize the Building Official to reissue a permit subject to all applicable laws or regulations in effect at the time the permit was originally issued, for a period not to exceed One (1) year after the expiration, provided that:

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

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

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

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

1 [(iv) A processing fee equal to the amount which would be required if the
2 permit was renewed has been paid.]

3 **Sec. 4-113. [Same; Section 111.0, Conditions of Permit.] Administration; Construction**
4 **Documents; Section 106.**

5 [(a) The following amendments, additions, and/or deletions are made to Section 111.0 of
6 the BOCA Code:

7 (1) A new Subsection 111.5, titled "Location of underground utility lines prior to
8 commencement of work," is added to Section 111.0 to read as follows:]

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

24 [(2) A new Subsection 111.6, titled "Acknowledgment of final grade," is added to read
25 as follows:]

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

30 (c) Section 106.3.4.3 is added to read as follows: "Fire Protection Engineering Design
31 Evaluation (FPEDE)." All plans and specifications for which a building permit is required for

1 buildings of the Use Groups listed in this Section shall be evaluated in accordance with the
 2 requirements of this Section for design compliance with adopted fire related code requirements
 3 concerning:

4 (1) Documentation of the title and edition of all applicable State and local Building
 5 and Fire codes and standards, and amendments thereto, on which the design is based;

6 (2) Designated Use Group Classification(s) of all spaces;

7 (3) Type of Construction requirements identified, with supportive calculations;

8 (4) Documentation of fire endurance ratings of structural elements and re rated
 9 components (walls, floors, roofs, parapets, opening protectives);

10 (5) Height and area limits compliance and required property line setback criteria;

11 (6) Occupant load calculations and egress capacity and travel distance analysis;

12 (7) Interior finishes analysis;

13 (8) Fire protection systems required (suppression, fire alarm, smoke detection, heat
 14 detection, smoke control, other required fire protection systems);

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

17 (10) Emergency lighting and emergency power systems;

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

20 (A) Compliance with applicable NFPA Codes and Standards for specific
 21 processes, materials, or hazards which are referenced within the IBC or the NFPA 101, Life
 22 Safety Code.

23 A written Fire Protection Engineering Design Evaluation (FPEDE) concerning these items
 24 shall be submitted with the plans accompanying the application for a building permit. It shall be
 25 in a format established by the Fire Code Official and shall be signed and sealed by the preparer.
 26 If, in the course of performing the FPEDE, the evaluating fire protection engineer determines
 27 that there are fire related code deficiencies in the drawing or specifications, all such deficiencies
 28 shall be remedied prior to the submittal of the FPEDE and the building permit application and
 29 drawings. The FPEDE must include a signed and sealed statement by both the evaluating fire
 30 protection engineer and the engineer or architect of record attesting: "These drawings and
 31 specifications are in full compliance with the fire safety provisions of all adopted State and local

1 Building Code, Fire Codes, Mechanical Codes, local amendments and referenced codes and
2 standards to the best of their knowledge and belief."

3 (d) Section 106.3.4.3.1 is added to read as follows: "Use Groups and Fire Protection
4 Systems Requiring a Fire Protection Engineering Design Evaluation (FPEDE)." An FPEDE is
5 required for the following buildings or fire protection systems for which a building permit
6 application is made:

7 (1) Use Group "A", Assembly, with an occupant load of One Thousand (1,000)
8 persons or more;

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

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

11 (4) Use Group "M", all covered malls and open malls exceeding 30,000 square feet in
12 gross area;

13 (5) All Use Groups with an estimated construction cost of Five Million Dollars
14 (\$5,000,000.00) or more;

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

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

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

23 (e) Section 106.3.4.3.2 is added to read as follows: "Qualifications of Fire Protection
24 Design Evaluation (FPEDE) Preparer." The FPEDE must be prepared by a Fire Protection
25 Engineer who is a registered Professional Engineer in the State of Maryland. The preparer must
26 also possess:

27 (1) A Bachelor of Science in Fire Protection Engineering from a Accreditation Board
28 for Engineering and Technology (ABET) accredited University; or

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

Sec. 4-116. [Same; Section 116.0,] Administration; Section 113; Violations.

[(a) The following amendments, additions, and/or deletions are made to Section 116.0 of the BOCA Code:

(1) The text of Subsection 116.4, "Violation penalties," is amended in whole to read as follows:]

(a) Section 113.4 is amended to read as follows: "Violation Penalties."

Any person, firm, association, partnership, or corporation, or combination thereof, who shall violate a provision of the [BOCA Code] IBC, or of this Subtitle, or fails to comply with any of the requirements thereof, [or violate] violates a lawful order issued thereunder, or any person who shall erect, construct, alter, or repair a building or structure in violation of an approved plan or directive of the Building Official, or of a permit or certificate issued under the provisions of the [BOCA Code] IBC, shall be guilty of a misdemeanor punishable by a fine of not more than One Thousand Dollars (\$1,000.00) or by imprisonment for six (6) months, or [by] both [such fine and imprisonment]. Each day that a violation continues shall be deemed a separate offense.

Sec. 4-117. [Same; Section 117.0,] Administration; Section 114; Stop Work Order.

[(a) The following amendments, additions, and/or deletions are made to Section 117.0 of the BOCA Code:

(1) The text of Subsection 117.2, "Unlawful continuance," is amended in whole to read as follows:]

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

Sec. 4-118. [Same;] Administration; [Section 118.0,] Section 110; Certificate of Use and Occupancy.

[(a) The following amendments, additions, and/or deletions are made to Section 118.0 of the BOCA Code:

(1) (A) A new Subsection 118.1.1, titled "New one-family dwelling units," is added to read as follows:]

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

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

[(2) Subsection 118.3 is replaced with a new Subsection 118.3 titled "Issuance of certificates of occupancy" to read as follows:]

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

Exception: All buildings which undergo a change of owner or tenant only with no change of intended use group are not required to meet the fire safety requirements for a new building in order to obtain a Use and Occupancy Certificate. Such buildings[, however,] are required to

1 comply with the provisions [for existing buildings] of state and local laws, ordinances, and
 2 regulations with respect to fire safety for existing buildings.

3 [(3) A new Subsection 118.5, titled "Change of use group, owner, or tenant," is added
 4 to read as follows]:

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

11 [(4) A new Subsection 118.5.1, titled "Uninhabitable Dwellings," is added to read as
 12 follows:]

13 (d) Section 110.5.1 is added to read as follows: Uninhabitable Dwellings." When the
 14 Director of Environmental Resources has determined that a dwelling is unfit for human
 15 habitation pursuant to Subtitle 13 of the County Code and the dwelling has remained unoccupied
 16 for a subsequent period of 180 days, the Director shall revoke the certificate of use and
 17 occupancy, or if no certificate had been issued, the Director shall revoke authorization for the
 18 dwelling to be occupied and require that a certificate of use and occupancy be obtained prior to
 19 any occupancy of the dwelling. The notice of revocation shall specify the violations of Subtitle
 20 13 and the corrective action required for each violation. Within 180 days after the date [that] of
 21 the revocation of the certificate of use and occupancy [was revoked], the owner of the dwelling
 22 shall apply for a building permit to correct the violations. The application for a building permit
 23 shall include a rehabilitation plan which identifies all of the work required to be performed and a
 24 schedule for performing the work. The permit shall be issued for a period of 180 days and may
 25 be renewed once for [a second] another 180 day period if, in the opinion of the Director, the
 26 applicant has demonstrated substantial progress in accordance with the rehabilitation plan and
 27 has demonstrated substantial justification for failure to complete the work in accordance with the
 28 rehabilitation plan. If the owner of the dwelling does not submit a rehabilitation plan within 180
 29 days after the date that the certificate of use and occupancy was revoked, or if the owner of the
 30 dwelling fails to complete the work required to be performed by the rehabilitation plan prior to
 31 the expiration of the building permit, including any renewal period, the dwelling shall be

1 considered abandoned and the Director shall cause the dwelling to be demolished in accordance
2 with the provisions of Subtitle 13.

3 **Sec. 4-119. [Same; Section 119.0,] Administration; Section 115; Unsafe Structures and**
4 **Equipment.**

5 [(a) The following amendments, additions, and/or deletions are hereby made to Section
6 119.0 of the BOCA Code:

7 (1) The text of Subsection 119.3, "Notice," is amended as follows]: If an unsafe
8 condition is found in a building or structure, the Building Official shall serve on the owner,
9 agent, or person in control of the building or structure a written notice describing the building or
10 structure deemed unsafe and specifying the required repairs or improvements to be made to
11 render the building or structure safe and secure, or requiring the unsafe building or structure, or
12 portion thereof, to be demolished within a stipulated time. Such notice shall require the person
13 thus notified to immediately declare to the Building Official his acceptance or rejection of the
14 terms of the order.

15 [Notice involving Historic Resources,"]

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

24 **Sec. 4-120. [Same; Section 120.0,] Administration; Section 116; Emergency Measures.**

25 [(a) The following amendments, additions, and/or deletions are made to Section 120.0 of
26 the BOCA Code:

27 (1) A new Subsection 120.1.1, titled "Abatement of uncompleted structures," is added
28 to read as follows:]

29 (a) Section 116.1 is added to read as follows: "Imminent Danger." When, in the opinion
30 of the Code Official, there is imminent danger of failure or collapse of a building or structure or
31 any part thereof which endangers life or when any structure or part of a structure has fallen and

1 life is endangered by the occupation of the building or structure, the Code Official is hereby
 2 authorized and empowered to order and require the occupants to vacate the same forthwith. The
 3 Code Official shall cause to be posted at each entrance to such structure, a notice reading as
 4 follows: 'This structure is unsafe and its occupancy has been prohibited by the Code Official.' It
 5 shall be unlawful for any person to enter such structure except for the purpose of making the
 6 required repairs or of demolishing the same.

7 (b) Subsection 116.1.1 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 [his] 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, [utilizing] using such public or private resources required and available.
 15 [Recovery of the costs incurred by the County, including the creation of a tax lien, shall be in
 16 accordance with the provisions of this Section.]

17 [(2) The text of Subsection 120.2, "Temporary Safeguards," is amended in whole to
 18 read as follows:]

19 (c) Section 116.2 is added to read as follows: "Temporary Safeguards." When, in the
 20 opinion of the [Building] Code Official, there is an imminent danger due to an unsafe condition,
 21 the [Building] Code Official shall cause the necessary work to be done to render such structure
 22 temporarily safe, whether or not the legal procedure herein described has been instituted. The
 23 Building Official shall cause the necessary work to be completed in the following manner: to
 24 secure doors and windows, the material shall be cut to fit either within the recess of the exterior
 25 finish wall if the door or window is recessed or to fit on the door or window trim if the trim is
 26 applied on top of the exterior wall. The preferred material for windows shall be a transparent
 27 material such as lexan or plexiglas. If solid materials are used to secure either windows or doors,
 28 the solid material shall be painted either white or to match the color of the trim. At the time the
 29 structure is secured, the Building Official shall notify the owner that the temporary measures
 30 have been taken and that the owner is required to restore the structure within 30 days and that the
 31 owner is subject to citation directing that the building be repaired to restore the building

1 envelope. If the structure is not restored within 30 days, the owner shall be fined \$1,000 for each
 2 month that the structure is not restored and that the violation continues. For damage to the
 3 building as a result of a storm or fire, the Building Official may exercise discretion to extend the
 4 initial 30-day period without assessing a fine where the owner and insurer are promptly and
 5 actively undertaking repairs to the building.

6 (d) Section 116.3 is added to read as follows: "Closing Streets." When necessary for the
 7 public safety, the Code Official shall temporarily close structures and close, or order the
 8 authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to the
 9 unsafe structure and prohibit the same from being used.

10 (e) Section 116.4 is added to read as follows: "Emergency Repairs." For the purpose of
 11 this Section, the Code Official shall employ the necessary labor and materials to perform the
 12 required work as expeditiously as possible.

13 [(3) The text of Subsection 120.5, "Costs of emergency repairs," is amended in whole
 14 to read as follows:]

15 (f) Section 116.5 is added to read as follows: Costs incurred in the performance of
 16 emergency work shall be paid from the treasury of the jurisdiction on certificate of the Building
 17 Official. The legal counsel of the jurisdiction shall institute appropriate action against the owner
 18 of the premises where the unsafe condition was located for recovery of such costs, including, but
 19 not limited to, certification for a tax lien as provided by Section [120.7] 116.7.

20 (g) Section 116.6 is added to read as follows: "Unsafe Equipment." Equipment deemed
 21 unsafe by the Code Official shall not be operated after the date stated in the notice unless the
 22 required repairs or changes have been made and the equipment has been approved, or unless an
 23 extension of time has been secured from the Code Official in writing.

24 (h) Section 116.6.1 is added to read as follows: "Authority to Seal Equipment." In the
 25 case of an emergency, the Code Official shall have the authority to seal out of service
 26 immediately any unsafe device or equipment regulated by this Code.

27 (i) Section 116.6.2 is added to read as follows: "Unlawful to Remove Seal." Any device
 28 or equipment sealed out of service by the Code Official shall be plainly identified in an approved
 29 manner. The identification shall not be tampered with, defaced or removed except by the Code
 30 Official and shall indicate the reason for such sealing.

1 [(4) A new Subsection 120.7, titled "Creation of tax lien," is added to read as follows:]

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

8 **Sec. 4-121. [Same; Section 121.0,] Administration; Section 117, Means of Appeals.**

9 [(a) Section 121.0 of the BOCA Code is replaced in whole by a new Section 121.0, titled
10 "Board of Appeals," to read as follows:

11 (1) 121.1 Appeals.]

12 (a) Section 117.1 is added to read as follows: "Application for Appeal." The owner or
13 occupant of a building or structure or any directly aggrieved person may appeal to the Board of
14 Administrative Appeals from a final decision of the Building Official. Application for appeal
15 may be made when it is claimed that the true intent of the [BOCA Code] or of this Subtitle has
16 been incorrectly interpreted or applied. Notice of such appeal shall be in writing and filed within
17 thirty (30) days after the decision is rendered by the Building Official[. Provided,] ; provided,
18 however, that in the case of a structure or dwelling unit which is unsafe or dangerous, or where
19 inadequate sediment control measures exist and sediment is leaving a site, and in any other
20 situation when the [Chief] Building [Inspector] Official has determined that immediate
21 corrective action is necessary, the Building Official may, in [his] the Building Official's order,
22 limit the time for such appeal to a shorter period. The Board of Administrative Appeals shall not
23 have the power or duty to hear and decide an appeal regarding the expiration of a permit
24 pursuant to [Subsection 108.2.1 of] Section 4-110.08 [this Subtitle] of the County Code.
25 Appeals hereunder shall be in accordance with Division 4, [Board of Appeals,] Subtitle 2,
26 [Administration,] of the [Prince George's] County Code.

27 [(2) 121.2]

28 (b) Section 117.2 is added to read as follows: Construction in the one hundred (100) year
29 floodplain.

30 [(A)] (1) Variances for construction in the one hundred [(100)] year floodplain
31 shall be issued by the Board of Administrative Appeals [only] upon:

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

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

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

8 [(iv) Upon a] (D) A determination that the variance is the minimum
9 necessary[,] to afford relief upon consideration of [considering] the flood hazard[, to afford
10 relief]; and

11 [(v) Only upon] (E) Upon meeting the performance standards of Section
12 401.2 or 401.3 of "Flood Proofing Regulations," promulgated by the Office of the Chief of
13 Engineers, U.S. Army, Washington, District of Columbia (June 1972).

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

16 [(i)] (A) The issuance of a variance to construct a structure below the base
17 flood level will result in increased premium rates for flood insurance up to amounts as high as
18 \$25 for \$100 of insurance coverage; and

19 [(ii)] (B) Such construction below the base flood level increases risks to
20 life and property. Such notification shall be maintained with a record of all variance actions as
21 required [in paragraph (2)(D) of this Section] Subsection (4)(B).

22 [(C)] (3) Each decision of the Board of Administrative Appeals with respect to
23 the grant[ing] or denial of a variance as described herein shall be forwarded to the Department of
24 Environmental Resources [of Prince George's County] and to the Prince George's County
25 Planning Board.

26 [(D)] (4) The Department of Environmental Resources shall:]

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

29 [(ii)] (B) Report such variances issued in its annual report submitted to the
30 Federal Insurance Administrator.

Sec. 4-123. Definitions; Section 202.0, General Definitions.

(a) The following amendments, additions, and/or deletions are made to Section 202.0 of the [BOCA Code] IBC:

(1) The following definitions are inserted alphabetically into Section 202.0:

* * * * *

[Independent power source: A power source (such as emergency diesel, gas, battery pack units, steam or gasoline driven generators) so arranged as to provide the required electrical energy automatically, in the event of any failure of normal power in the circuits serving areas requiring emergency circuitry, due to any failure of public utility or other outside electric power supply, or any single manual act such as accidental opening of a switch controlling normal electrical power to facilities.]

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

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

(3) The following definition shall apply to [Section 108.0 of the BOCA Code] Section 105 as set forth in [Section 4-112] Section 4-111 of this Code:

Building Foundation: The placement of footings that will adequately and safely support all superimposed live and special loads of the building or structure for which the building permit has been issued, and that complies with all requirements of Chapter 18 of the [BOCA Code] IBC.

Sec. 4-125. Use or Occupancy; Section [302.0,] 302; Classification.

[(a) The following amendments, additions, and/or deletions are made to Section 302.0 of the BOCA Code:]

(a) Section 302.1 is amended to read as follows: "General." Structures, or portions of structures, shall be classified with respect to occupancy in one or more of the groups listed below. Structures with multiple uses shall be classified according to Section 302.3. Where a structure is proposed for a purpose which is not specifically provided for in this Code, such structure shall be classified in the group which the occupancy most nearly resembles according to the fire safety and relative hazard involved.

(1) Assembly (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5;

(2) Business (see Section 304): Group B;

(3) Educational (see Section 305): Group E;

(4) Factory and Industrial (see Section 306): Groups F-1 and F-2;

(5) High Hazard (see Section 307): Groups H-1, H-2, H-3, H-4, and H-5;

(6) Institutional (see Section 308): Groups I-1, I-2, I-3, and I-4;

(7) Mercantile (see Section 309): Group M;

(8) Residential (see Section 310): Groups R-1, R-2, R-4 as applicable in Section 101.2, and R-3;

(9) Storage (see Section 311): Groups S-1 and S-2;

(10) Utility and Miscellaneous (see Section 312): Group U;

(11) Use Group U-PU- public utility facilities (see Section 313.0).

[(1) Subsection 302.1, titled "Classifications," is amended by the addition of item 11 to read: 11. Use Group U-PU - public utility facilities (see Section 312A.0).]

[(2) A new Subsection 302.3, titled "Other provisions," is added to read as follows:]
Where a type of occupancy, system, or use is not specifically governed by this Code, the Fire [Chief] Code Official or [his] the Fire Code Official's authorized representative may utilize a recognized standard which addresses the occupancy, system, or use adequately.

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

Sec. 4-126. [Same; Section 310.0, Use Group R, Residential Uses.] Use and Occupancy Classification; Section 310; Residential Group R.

[(a) The following amendments, additions, and/or deletions are made to Section 310.0 of the BOCA Code:]

[(1) A new Subsection 310.1.1, titled "Condominium dwelling units," is added to read as follows: Condominium dwelling units shall be classified by the BOCA Code in use group R-2 or R-3 as appropriate for design and use.]

[(2) Add a new Subsection 310.5.2 to read as follows: For fire protection design purposes only, Use Group R-3 structures shall include all buildings arranged for the use of one- or two-family dwelling units, including not more than 5 lodgers or boarders per family and multiple single-family dwellings where each unit has an independent means of egress, may be located above or adjacent to no more than 3 other single family dwelling units (Use Group R-3),

1 and is separated by a 2 hour fire rated floor/ceiling assembly or fire wall assembly (see Section
2 709.0).

3 Exception: In multiple single-family dwellings which are equipped throughout with an
4 approved automatic sprinkler system installed in accordance with Section 4-180(a)(8)(B), (C),
5 and (D) the required separation may be reduced to 1 hour.]

6 (a) Section 310.1.2 is added to read as follows: "Use Groups R-2 and R-3 Structures."
7 For fire protection design purposes only, Use Groups R-2 and R-3 structures shall include all
8 buildings arranged for the use of:

9 (1) one- or two-family dwelling units; or

10 (2) multiple single-family dwellings where each dwelling unit has an independent
11 means of egress and such dwelling units are arranged horizontally and/or vertically so that each
12 unit shares common walls or floor-ceiling assemblies with not more than Three (3) other
13 dwelling units.

14 **Sec. 4-127. [Same; Section 312A.0,] Use and Occupancy Classification; Section 313; Use**
15 **Group U-PU, Public Utility Facilities.**

16 [(a) A new Section 312A.0 titled "Use Group U-PU, Public Utility Facilities," is added to
17 the BOCA Code to read as follows:

18 (1) 312A.1 General.]

19 (a) Section 313.1 is added to read as follows: "General." This use group is specifically
20 intended to apply to installations constructed by public utilities or similar public service agencies
21 to house equipment and/or mechanical facilities within or on buildings or premises used
22 exclusively by the owning utility or agency [(see Section 2701.2.1 of the BOCA Code),] which
23 are designed and constructed in accordance with the recognized practices and requirements of
24 the specific utility industry [(see Section 415.1 of the BOCA Code)]. To qualify for inclusion in
25 use group U-PU, the building or structure, designated portion of a mixed use occupancy shall:

26 [(A)] (1) Be exclusively for the use of housing equipment or facilities of the
27 public utility or public service agency which operates the installation;]

28 [(B)] (2) Not permit entrance or access to the general public;]

29 [(C)] (3) Provide that access for employees or designated contractors be
30 controlled and limited to certain designated persons and not accessible to all employees;]

1 [(D)] (4) Provide that there be no other designated use within the limits of the
2 special purpose use group area;]

3 [(E)] (5) Specify that design and construction be done in accordance with
4 recognized industry practices or codes, and shall be so noted on original drawings, to clearly
5 indicate deviations from this [BOCA Code] IBC; and

6 [(F)] (6) Not degrade the applicable requirements of this [BOCA Code] IBC
7 where such other code is used.

8 [(2) 312A.2 Exceptions.]

9 (b) Section 313.2 is added to read as follows: "Exceptions." By the special purpose nature
10 of structures and/or buildings, in use group U-PU, and the limited or controlled access thereto,
11 and denial of access to the public, the structures shall not be subject to the provisions of [the
12 following Sections of the BOCA Code:] Chapter 11 [-] of the IBC regarding Accessibility nor
13 Chapter 13 [-] of the IBC regarding Energy Conservation .

14 [(3) 312A.3 Maintenance and repairs.]

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

23 **Sec. 4-128. Same; Section 313.0, Mixed Use and Occupancy.**

24 [(a) The following amendments, additions, and/or deletions are made to Section 313.0 of
25 the BOCA Code:]

26 [(1) The text of Subsection 313.1.2, "Separated use groups," is amended to read as
27 follows: Each portion of a building shall be individually classified as to use and shall be
28 completely separated from adjacent uses by fire separation assemblies (see Section 709.0) and
29 floor/ceiling assemblies (see Section 713.0), having a fire resistance rating determined in
30 accordance with Table 302.1.2, for the uses being separated. Each fire area shall comply with
31 the code based on the use of that space. Each building shall comply with the height limitations

of Sections 503.0 and 504.0 based on the use of that space and the type of construction classification. In each story, the building area shall be such that the sum of the ratios of the floor area of each use divided by the allowable area from Sections 503.0 and 506.0 for each use shall not exceed one. The provisions of Chapter 9 shall apply throughout the building.]

Sec. 4-130. Special Detailed Requirements Based on Use and Occupancy; Section 402[.0,]; Covered Mall Buildings.

[(a) The following amendments, additions, and/or deletions are made of Section 402.0 of the BOCA Code:

(1) Subsection 402.4, titled "Tenant separations," is amended to read as follows:]

(a) Section 402.7.2 is amended to read as follows: "Tenant Separations."

Each tenant space shall be separated from adjacent tenant spaces by a fire partition having a fire-resistance rating of not less than one (1) hour. The fire partition shall extend from the floor to the underside of the roof or floor deck above, and shall be tightly sealed thereto. A One (1) hour rating fire [partition separating a] separation is required between the tenant space and the [from a] mall [shall be one (1) hour rated] from the ceiling to the underside of the roof or the floor deck above the ceiling. Mechanical penetrations between the tenant space and the mall which comprise a portion of a smoke removal system are not required to be fire dampered or smoke dampered.

[(2) A new Subsection 402.10.1, titled "Control valves and alarms," is added to read as follows: Each tenant space shall be provided with a separate sprinkler control valve so that if a system for one (1) tenant space is removed from service, it will not affect any other portion of the sprinkler system. Each tenant space which exceeds three thousand (3,000) square feet in area shall include visual and audible interior alarms devices, actuated by a flow alarm, suitable to warn all occupants within public areas of the space. Actuation of any flow switch shall cause a fire alarm signal to be transmitted to an approved supervisory service company. A fire alarm graphic annunciator panel shall be provided in the mall, adjacent to a major mall entrance. The panel shall indicate all alarm and trouble conditions and type and location of the initiating device (sprinkler flow, sprinkler tamper, smoke detection).]

[(3) A new Subsection 402.11.1, titled "Standpipes locations within the Mall," is added to read as follows: Standpipe outlets shall be spaced at not more than two hundred (200) foot intervals within the mall area.]

Sec. 4-131. [Same;] Special Detailed Requirements Based on Use and Occupancy; Section 403[.0,]; High-Rise Buildings.

[(a) The following amendments, additions, and/or deletions are made to Section 403.0 of the BOCA Code:]

[(1) Subsection 403.1, titled "Applicability," is amended to read as follows: The provisions of this Section shall apply to all buildings which are greater than seventy-five (75) feet in height above the lowest level of fire department vehicle access.

Exceptions: The provisions of this Section shall not apply to the following buildings and structures:]

[(A) Airport traffic control towers conforming to the requirements of Section 414.0.]

[(B) Open parking structures (see Section 406.0).]

[(C) Buildings and structures of Use Group A-5 (see Section 303.6).]

[(D) Low hazard special occupancies where approved by the Code Official (see Section 503.1.1).]

[(E) Buildings with an occupancy in use group H-1, H-2, or H-3.]

[(2) A new Subsection 403.1.1, titled "Applicability under sloping site conditions," is added to read as follows:]

(a) Section 403.1.1 is added to read as follows: "Applicability under Sloping Site Conditions." The provisions of this Section shall also apply to buildings of Use Groups B, R-1, and R-2 when such buildings have floors used for human occupancy located more than ninety (90) feet above the grade level on any side of the building.

[(3) A new Subsection 403.1.2, titled "Applicability under rescue conditions," is added to read as follows:]

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

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

- 1 (2) Height above grade shall be determined by using the lowest evaluation of the
 2 public way as a reference datum[.] ; and
 3 (3) The local fire department must have at least one (1) approved first line piece
 4 of aerial equipment capable of reaching the roof of the building. Structures
 5 or buildings used exclusively for open-air parking, wherever located, and
 6 buildings used exclusively for agricultural purposes shall not be classified as
 7 a high-rise building for the purposes of this Subtitle.

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

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

15 [(4) In Subsection 403.2, "Sprinkler system," replace Exception 2 to read as follows:
 16 Telecommunications equipment buildings used exclusively for telecommunications equipment,
 17 associated electrical power distribution equipment, batteries, and standby engines, provided that
 18 those spaces or areas are equipped throughout with an automatic fire suppression system in
 19 accordance with Section 905.0 and are separated from the remainder of the building with fire
 20 separation assemblies consisting of 1 hour fire resistance rated walls and 2 hour fire resistance
 21 rated floor/ceiling assemblies.]

22 [(5) Subsection 403.6, titled "Fire department communication system," is revised to
 23 read as follows: A two-way fire department communication system shall be provided for fire
 24 department use. The communication system shall operate between the fire command station and
 25 every elevator, elevator lobby and enclosed exit stairway. The system shall be a dedicated
 26 handset or device at each terminal.]

27 (6) [A new Subsection 403.7.1, titled "Fire command station construction features," is
 28 added to read as follows: All fire command station equipment shall be located within a one hour
 29 rated room enclosure. The door to the room from the building interior shall be a minimum of a
 30 45-minute rated fire-door assembly.]

(c) Section 403.8.1 is added to read as follows: "Fire Command Center construction Features." The central control room shall be located with convenient access to, and in close proximity to, the grade level entrance lobby, unless an alternate location is approved. [The room shall be not less than one hundred twenty (120) square feet in area and have a least dimension of seven (7) feet.] The room shall be used for no other purpose than a central control station or guard location. The room shall be equipped with a U.L. listed battery operated emergency lighting unit. The type, arrangement, and functions of the fire command station emergency fire alarm shall be subject to approval by the Fire Code Official or the Fire code Official's [Chief or his] authorized representative.]

Sec. 4-135. [Same; Section 408.0, Public Garages.] Special Detailed Requirements Based on Use and Occupancy; Section 406; Motor Vehicle Related Occupancies.

[(a) The following amendments, additions, and/or deletions are made to Section 408.0 of the BOCA Code:]

[(1) Subsection 408.3.1, titled "Sprinkler system," is amended to read as follows: All public garages shall be equipped throughout with an automatic sprinkler system in accordance with Section 906.2.1:]

[(A) Where any fire area exceeds 6,000 (558m²) square feet;]

[(B) Where the total area exceeds 12,000 (1116m²) square feet;]

[(C) Where the fire area is more than three (3) stories above grade; or]

[(D) Where located beneath other Use Groups.]

[(2) A new Subsection 408.7, titled "Elevation change," is added to read as follows:]

(a) Section [406.2] 406.2.10 is added to read as follows: "Elevation Change." Every opening located between a public garage and another occupancy shall be designed to prevent the transmission of liquids and vapors from entering adjacent occupancies.

Sec. 4-137. [Same; Section 412.0, Stages and Platforms.] Special Detailed Requirements Based on Use and Occupancy; Section 410; Stages and Platforms.

[(a) The following amendments, additions, and/or deletions are made to Section 412.0 of the BOCA Code:

(1) Section 412.4.1, titled "Materials," is amended to read as follows:]

(a) Section 410.4.1 is amended to read as follows: "Temporary Platforms." Platforms installed for a period of not more than Thirty (30) days shall be considered temporary platforms.

1 Temporary platforms that exceed Four Hundred (400) square feet in area in places of assembly
 2 use shall be of fire-retardant treated lumber. Temporary platforms in other uses may be
 3 constructed of any materials permitted by this Code. The space between the floor and the
 4 platform above shall only be used for plumbing and electrical wiring to platform equipment.

5 [The minimum construction shall be in accordance with Table 412.4.1, if less than thirty (30)
 6 inches, or shall be constructed of approved materials as required for floors for the required type
 7 of construction of the building in which it is located. Temporary platforms shall be of fire-
 8 retardant treated lumber in Types 1 and 2 construction and may be of combustible framing
 9 otherwise.]

[TABLE 412.4.1]

| TYPE OF BUILDING CONSTRUCTION | REQUIRED TYPE OF PLATFORM CONSTRUCTION |
|--|---|
| Type 1 | Type 2 Note (1) |
| Type 2 | Type 2 Note (1) |
| Type 3 | 5B |
| Type 4 | 5B |
| Type 5 | 5B |
| Note 1: When the platform is not larger than 20% of the room and not more than 200 square feet, fire-retardant treated wood may be used. | |

Sec. 4-138. [Same; Section 418.0, Use Groups H-1, H-2, H-3 and H-4.] Special Detailed Requirements Based on Use and Occupancy; Use Groups H-1, H-2, H-3, H-4 and H-5.

[(a) The following amendments, additions, and/or deletions are made to Section 418.0 of the BOCA Code:

(1) Subsection 418.3.2.11, titled "Underground storage," is added to read as follows:]

(a) Section 415.7.3.2.1 is added to read as follows: "Underground Storage." All underground storage tanks for flammable or combustible liquids shall be separated from adjacent property lines and buildings by not less than five (5) feet.

Sec. 4-140. [Same; Section 421.0,] Special Construction; Swimming [Pools.] Section 3109; Enclosures.

[(a) The following amendments, additions, and/or deletions are made to Section 421.0 of the BOCA Code:

(1) The text of Subsection 421.1, "General," is amended to read as follows: Pools used for swimming or bathing shall be in conformity with the requirements of this Section; provided, however, these regulations shall not be applicable to any such pool less than twenty-four (24) inches deep except when such pools are permanently equipped with a water recirculating system or involve structural materials.]

[(2) A new Subsection 421.1.1, titled "Other bodies of water," is added to read as follows:]

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

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

(c) Section 3109.4.1 is amended to read as follows: "Barrier Heights and Clearances."

[(a)] (1) The barrier or enclosure shall extend not less than Six (6) feet above the ground. All gates shall be self-closing and self-latching with latches placed at least Four (4) feet above the ground; and

[(b)] (2) The top of the barrier shall be at least Six (6) feet above finished ground

level measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between finished ground level and the barrier shall be Two (2) inches measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above finished grade level such as an above-ground pool, the barrier shall be at finished ground level, such as the pool structure or shall be mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be Four (4) inches. A natural barrier, hedge, [pool cover] or other protection device approved by the Building Official may be used so long as the degree of protection afforded by the substituted device or structure is not less than the protection afforded by the enclosure, gate and latch described herein.

(d) Section 3109.5 is added to read as follows: "Other Bodies of Water." When a fish pond or other body of water such as a stormwater management wet, dry, or extended detention pond deeper than twenty-four (24) inches is located within a densely populated area, or in the proximity of an elementary school, playground, or other area where small children may congregate without adult supervision, the Building Official may require a protective enclosure of such body of water as described in Section [421.9.1] 3109.4 of this Code, except where allowed under the County approved stormwater management pond plans, standards, and specifications.

[(3) The text of Subsection 421.9.1, "Enclosure," is amended to read as follows: The enclosure shall extend not less than 6 feet above the ground. All gates shall be self-closing and self-latching with latches placed at least 4 feet above the ground.]

[(4) The text of Subsection 421.10.1, "Outdoor private swimming pool," is amended to read as follows: An outdoor private] A residential swimming pool, including an in-ground, above-ground, or on-ground pool, hot tub, or spa shall be provided with a barrier enclosure which shall comply with the following:

Sec. 4-141. [Same; Section 422.0, Security Devices, R-1 and R-2 Uses.] Special Detailed Requirements Based on Use and Occupancy; Section 419.; Security Devices, R-1 and R-2 Uses.

[(a) A new Section 422.0, titled "Security Devices, R-1 and R-2 Uses," is added to the BOCA Code to read as follows:

- (1) 422.1 Locks on swinging entrance doors:]

1 (a) Section 419.1 is added to read as follows: "Locks on Swinging Entrance Doors."

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

9 [(2) 422.2 Locks on sliding entrance doors:]

10 (b) Section 419.2 is added to read as follows: "Locks on Sliding Entrance Doors."

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

18 [(3) 422.3 Surface mounted locks:]

19 (c) Section 419.3 is added to read as follows: "Surface Mounted Locks." Approved
20 surface mounted hardware shall only be allowed for existing dwelling units; all new dwelling
21 units shall be provided with mortise type hardware meeting the requirements of this Subsection.

22 [(4) 422.4 Locks on doors to nonhabitable rooms:]

23 (d) Section 419.4 is added to read as follows: "Locks on Doors to Nonhabitable Rooms."

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

27 **Sec. 4-142. [Same; Section 423.0,] Screens for Dwellings; Section 420.**

28 [(a) A new Section 423.0, titled "Screens for dwellings," is added to the BOCA Code to
29 read as follows:

30 (1) 423.1 Locations:]

31 (a) Section 420.1 is added to read as follows: "Locations." Every door which opens

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

10 [(2) 423.2 Governing code:]

11 (b) Section 420.2 is added to read as follows: "Governing Code." Screens required by this
 12 [Subsection] Section shall be installed or be available to be installed on all dwelling[s] units.
 13 The actual times that screens must [b] be provided and installed for use on all dwelling will be
 14 governed by the Prince George's County Housing Code. These provisions shall be applicable to
 15 all dwelling structures irrespective of the date of construction.

16 **Sec. 4-145. [Same] General Building Heights and Areas; Section 506[.0]; Area**
 17 **Modifications.**

18 [(a) The following amendments, additions, and/or deletions are made to Section 506.0 of
 19 the BOCA Code:

20 (1) In Subsection 506.2, titled "Street frontage increase," in the last sentence, change
 21 "18 feet" to "20 feet."

22 (2) A new Subsection 506.2.1, titled "Minimum accessible perimeter," is added to
 23 read as follows:]

24 (a) Section 506.2.3 is added to read as follows: "Minimum Accessible Perimeter." All
 25 buildings and structures must have at least twenty-five (25) percent of the building perimeter
 26 fronting on a street or other unoccupied space not less than thirty (30) feet in width which is
 27 accessible from a road or a posted fire lane not less than twenty (20) feet in width. The access
 28 road or fire lane and the unoccupied space must be capable of providing fire apparatus access
 29 under all weather conditions to within one hundred (100) feet of the building or structure.

30 Exceptions: (1) Buildings which are fully sprinklered in accordance with Section [906.0]
 31 903, and (2) Structures and buildings [of] in Use Group U and U-PU.

1 [(3) A new Subsection 506.2.2, titled "Arrangement of access," is added to read as
2 follows:]

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

6 **Sec. 4-146. [Same;] General Building Heights and Areas; Section 507[.0,]; Unlimited**
7 **Building Areas.**

8 [(a) The following amendments, additions, and/or deletions are made to Section 507.0 of
9 the BOCA Code:]

10 [(1) Exceptions No. 2 and 4 to Section 507.1 are deleted.]

11 [(2) A new Subsection 507.3, titled "Roof vents," is added to read as follows: The
12 roof system of buildings of unlimited area shall be provided with smoke and heat vents designed
13 in accordance with Sections 922.2 and 922.3. All roof smoke and heat vents shall be
14 Underwriters Laboratory or Factory Mutual listed. Vents shall be automatic and heat or smoke
15 actuated.]

16 (a) Section 507.2 is amended to read as follows: "Sprinklered One-Story." The area of a
17 one-story Group A-4, B, F, M or S building shall not be limited when the building is provided
18 with an automatic sprinkler system throughout in accordance with Section 903.1.1 and is
19 surrounded and adjoined by public ways or yards not less than Sixty (60) feet in width.

20 Exceptions: Buildings and structures of Types I and II construction for rack storage
21 facilities which do not have access by the public shall not be limited in height provided that such
22 buildings conform to the requirements of Section 507.1 and NFPA 231C. In addition, the
23 automatic sprinkler system shall not be required directly over the sports floor areas or swimming
24 areas of buildings occupied for indoor participant sports, such as tennis, skating, swimming and
25 equestrian activities in occupancies in Group A-4, provided that (1) exit doors directly to the
26 outside are provided for occupants of the participant sports area; (2) the building is equipped
27 with a fire alarm system with manual fire alarm boxes installed in accordance with Section 907;
28 and (3) the building owner furnishes to the Fire Code Official a notarized statement
29 acknowledging that future use of the unprotected sporting floor areas of the facility will be
30 limited to sporting activities of a low hazard nature with minimal occupant loadings and no
31 combustibility of contents and furnishings other than necessary to the sporting events.

Sec. 4-149. [Fireresistive Materials and] Fire-Resistance-Rated Construction; Section [705.0] 704, Exterior Walls.

[(a) The following amendments, additions, and/or deletions are made to Section 705.0 of the BOCA Code:]

[(1) Subsection 705.3.2, titled "First story," is amended to read as follows: In all occupancies other than Use Group H, unlimited, unprotected openings are permitted in the first story of exterior walls facing a street which have a fire separation distance of greater than fifteen (15) feet (4572 mm), or facing an unoccupied space. The unoccupied space shall be on the same lot or dedicated for public use, shall not be less than 30 feet (9144 mm) in width, and shall have access from a street by a posted fire lane not less than twenty (20) feet (5486 mm) in width.]

[(2) Subsection 705.5, titled "Vertical exposure," is amended to read as follows: Approved protectives shall be provided in every opening that is less than 15 feet (4572 mm) vertically above the roof of an adjoining building or adjacent structure (may be the same building) which is within a horizontal fire separation distance of 15 feet (4572 mm) of the wall in which the opening is located unless such roof construction affords a fire resistance rating of not less than one (1) hour.]

[(3) Exception 3 is deleted from Subsection 705.6, titled "Continuity of exterior walls."]

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

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

(b) The building has an area of not more than One Thousand (1,000) square feet on any floor;

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

(d) The exterior walls are One (1) hour fire-resistance-rated that terminate at the underside of the roof sheathing, deck or slab, provided that conditions One (1) through Four (4) below are met:

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

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

(3) Openings in the roof are not located within Five (5) feet of the One (1) hour fire-resistance-rated exterior wall for Groups R and U and Ten (10) feet for other occupancies; and

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

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

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

(2) The roof is protected with 0.625 inch Type X gypsum board directly beneath the underside of the roof sheathing or deck, supported by a minimum of nominal Two (2) inch ledgers attached to the sides of the roof framing members for a minimum distance of Four (4) feet. **Exception:** Occupancies of Use Groups R-2 and R-3 are exempt from the requirements of subsections (e)(1) and (e)(2) of this Section when equipped with residential sprinkler systems installed in accordance with Section 903 of this Code, and the roof is covered with a minimum of a Class C roof covering.

(f) Where the wall is permitted to have at least Twenty-Five percent (25%) of the exterior wall areas containing unprotected openings based on the location from a lot line as determined in accordance with Section 704.8 of this Code.

Sec. 4-150. [Same; Section 707.0, Fire Walls and Party Walls.] Fire-Resistance-Rated Construction; Section 705; Fire Walls.

[(a) The following amendments, additions, and/or deletions are made to Section 707.0 of the BOCA Code:]

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

4 (1) Stepped buildings in accordance with Section 705.6.1;

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

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

10 (B) Openings in the roof are not located within Four (4) feet of the fire wall; and

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

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

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

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

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

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

30 (B) The roof is protected with Five-Eighths (5/8) inch, or 15.9 millimeters, Type
31 X gypsum board directly beneath the underside of the roof sheathing or deck, supported by a

1 minimum of Two (2) inch, or 51 millimeters, ledgers attached to the sides of the roof framing
 2 members for a minimum distance of Four (4) feet, or 1,220 millimeters, on both sides of the fire
 3 wall; and

4 (C) Openings in the roof shall not be located within Four (4) feet of the fire wall;
 5 and

6 (D) The roof is covered with a minimum Class C roof covering. **Exception:**
 7 Occupancies of Use Groups R-2 and R-3 are exempt from the requirements of subsections (f)(1)
 8 and (f)(2) of this Section when equipped with residential sprinkler systems, installed in
 9 accordance with Section 903 of this Code.

10 (7) Buildings located above a parking garage designed in accordance with Section
 11 508.2(1) shall be permitted to have the fire walls for the buildings located above the parking
 12 garage extend from the horizontal separation between the parking garage and the buildings.

13 [(1) A new Subsection 707.3.1, titled "Recesses for utilities," is added to read as
 14 follows:]

15 (b) Hollow masonry fire walls and fire rated party walls shall not be broken subsequent to
 16 erection to receive electrical boxes, plumbing, or other fixtures. Where recesses are necessary,
 17 they shall be constructed in accordance with [Subsection 707.3.] Section 711 of this Code.

18 [(2) Subsection 707.6.2, titled "Residential occupancies," is amended by the addition
 19 of the following new language: Exception: A fully sprinklered R-3 use may use combustible
 20 components to meet condition (2). A single layer of at least 7/16 inch O.S.B. or plywood
 21 attached firmly to the top of the wall shall satisfy the requirement of condition (3).]

22 **Sec. 4-151. [Same; Section 711.0,] Fire-Resistance-Rated Construction; Section 708;**

23 **Fire Partitions.**

24 [(a) The following amendments, additions, and/or deletions are made to Section 711.0 of
 25 the BOCA Code:]

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

- 29 (1) Walls separating dwelling units;
- 30 (2) Walls separating guestrooms in occupancies in Use Group R-1;
- 31 (3) Walls separating tenant spaces.

1 Exceptions:

2 (A) Mall kiosks meeting the requirements of Section 402.10 of this Code;

3 and

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

10 (4) Corridor walls.

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

Table 708.4.1
Continuity of Tenant Separation Partitions

| <u>Use Group</u> | <u>Without Full Automatic Sprinklers</u> | <u>With Full Automatic Sprinklers per 903.3</u> | <u>Notes</u> D= tenant wall to deck above, C= tenant wall to ceiling above |
|--------------------------|---|--|---|
| <u>A</u> | <u>D</u> | <u>D</u> | |
| <u>B</u> | <u>D</u> | <u>C</u> | See Exception 708.4, (e) |
| <u>E</u> | <u>D</u> | <u>D</u> | |
| <u>F</u> | <u>D</u> | <u>C</u> | See Exception 708.4, (e) |
| <u>H</u> | <u>D</u> | <u>D</u> | |
| <u>I</u> | <u>D</u> | <u>D</u> | |
| <u>M</u> | <u>D</u> | <u>D</u> | See Exception 708.1, (c)(1) for Kiosks See Exception 708.1, (c)(2) for ancillary tenant spaces |
| <u>R-1, Guestrooms</u> | <u>D</u> | <u>D</u> | See 708.1, (b) |
| <u>R, Dwelling Units</u> | <u>D</u> | <u>D</u> | See Exception 708.4, (d) for R-2 |
| <u>S</u> | <u>D</u> | <u>C</u> | See Exception 708.4, (e) |

1 [(1) Subsection 711.4 titled, "Continuity," is amended to read as follows: All fire]

2 (b) Section 708.4 is amended to read as follows: "Continuity." Fire partitions shall extend
 3 partitions shall extend from the top of the floor assembly below to the underside of the
 4 [floor/roof slab or deck] flood/ceiling or roof ceiling assembly above, and shall be securely
 5 attached thereto. If the partitions are not contiguous to the deck and where constructed of
 6 combustible construction, the space between the ceiling and the deck above shall be fireblocked
 7 or draftstopped in accordance with Section 716.2.1 and 716.3.1 of this Code at the partition line.
 8 The supporting construction shall be protected to afford the required fire resistance rating of the
 9 wall supported, except for [exit access corridor and] tenant and guestroom separation walls and
 10 exit access corridor walls in buildings of Type II B, IIIB, and V B [2C, 3B, and 5B] construction.
 11 All hollow vertical spaces shall be fire stopped at every floor level as required in Section 721.0.

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

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

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

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

23 (4) Fireblocking or draftstopping is not required at the partition line in Group R-2
 24 buildings that do not exceed Four (4) stories in height, provided that the attic space is subdivided
 25 by draftstopping in to areas not exceeding Three Thousand (3,000) square feet or above every
 26 two dwelling units, whichever is smaller;

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

Sec. 4-153. [Same; Section 716.0, Fireresistance] Fire-Resistance-Rated Construction;
Section 713; Fire-Resistance-Rating of Structural Members.

[(a) The following amendments, additions, and/or deletions are made to Section 716.0 of the BOCA Code:

(1) A new Subsection 716.2.1, titled "Protection of truss framing members," is added to read as follows:]

(a) Section 713.7 is added to read as follows: "Protection of Truss Framing Members."

All combustible truss framing members which comprise a portion of a non-rated floor assembly shall be protected by the installation of a ceiling. The ceiling material shall not be less than One-Half (1/2) inch gypsum board or an approved equivalent alternative material. The ceiling must be adequately supported by direct mechanical fastening to the structural framing or be suspended by not less than No. 12 MSG galvanized steel wire or by an equivalent method. Where combustible truss joist framing is used as a portion of a required rated floor-ceiling assembly, the structural members shall be protected in accordance with an appropriate tested and listed design. Exceptions: (1) Buildings protected throughout, [(including crawl spaces] excluding crawlspaces less than Forty-Two (42) inches in depth by an automatic sprinkler system[:]; and (2) Crawlspaces of not more than Forty-Two (42) inches in depth, measured from the top of the floor surface of the crawlspace floor.

Sec. 4-157. [Same; Section 903.0, Construction Documents.] Fire Protection Systems;
Section 901.

[(a) The following amendments, additions, and/or deletions are made to Section 903.0 of the BOCA Code:]

[(1) Subsection 903.1, titled "Required," is amended by the addition of the following new language: Exception: Plans are not required for automatic sprinkler system modifications or installations in commercial buildings involving ten (10) sprinkler heads or less, and not involving the shifting of any cross mains or risers. Inspection and testing will still be required after completion of the work.]

[(2) Subsection 903.2.3, titled "Review assumptions," is added to read as follows: The operational assumption during the review and inspection of all fire suppression systems shall be as follows:]

(a) Section 901.2.1 is added to read as follows: "Fire Protection System Shop Drawings."
Construction documents or shop drawings, or both, for the installation of all fire protection
systems shall be submitted to indicate conformance with this Code and shall be reviewed by the
Fire Code Official or the Fire Code Official's designee prior to the issuance of a building permit.
Exception: Plans are not required for automatic sprinkler system modifications or installations
in commercial buildings involving Ten (10) sprinkler heads or less, and not involving the
shifting of any cross mains or risers. Inspection and testing shall still be required after
completion of the work.

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

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

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

[(C)] (3) Code compliance: A [wording] note shall be placed on all plans submitted
for review indicating that the installation shall comply with required standards.

Sec. 4-158. [Same; Section 904.0, Fire Suppression Systems.] Fire Protection Systems;
Section 903; Automatic Sprinkler Systems.

[(a) The following amendments, additions, and/or deletions are made to Section 904.0 of
the BOCA Code:]

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

(b) Section 903.2.1.1 is amended to read as follows: "Group A-1." An automatic sprinkler system shall be provided throughout a fire area containing Group A-1 occupancy where one of the following conditions exists:

- (1) The fire area exceeds Six Thousand (6,000) square feet;
- (2) The fire area has an occupant load of Three Hundred (300) or more;
- (3) The fire area is located on a floor other than the level of exit discharge; or
- (4) The fire area contains a multi-theatre complex.

(c) Section 903.2.1.3 is amended to read as follows: "Group A-3." An automatic sprinkler system shall be provided throughout a fire area containing a Group A-3 occupancy where one of the following conditions exists:

- (1) The fire area exceeds Six Thousand (6,000) square feet;
- (2) The fire area has an occupant load of Three Hundred (300) or more; or
- (3) the fire area is located on a floor other than the level of exit discharge.

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

(d) Section 903.2.1.4 is amended to read as follows: "Group A-4." An automatic sprinkler system shall be provided throughout a fire area containing a Group A-4 occupancy where one of the following conditions exists:

- (1) The fire area exceeds Six Thousand (6,000) square feet;
- (2) The fire area has an occupant load of Three Hundred (300) or more; or
- (3) The fire area is located on a floor other than the level of exit discharge.

Exception: Sprinklers shall not be required directly over participant floor areas or swimming areas of buildings occupied exclusively for indoor participant sports such as tennis, skating, swimming and equestrian activities, provided that the main floor area is located at the same level as the level of exit discharge of the main entrance and exit, and the building owner

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

5 (e) Section 903.2.6 is amended to read as follows: "Group M." An automatic sprinkler
6 system shall be provided throughout buildings where the fire area containing a Group M
7 occupancy exceeds Six Thousand (6,000) square feet, or where more than Two (2) stories in
8 height or where the combined fire area on all floors, including any mezzanines, exceeds Twelve
9 Thousand (12,000) square feet.

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

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

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

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

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

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

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

30 (5) Standpipes are not required for apartments of Three (3) or less stories. Four (4)
31 story apartments may utilize dry standpipes; and

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

2 (i) Section 903.2.9 is amended to read as follows: "Groups R-3 and R-4." An automatic
 3 sprinkler system shall be provided throughout buildings with a Group R-3 or R-4 fire area. The
 4 following reductions in construction requirements are permitted when a building of Use Group
 5 R-3 or R-4 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 will not be required to meet any size except
 9 that of at least One (1) window shall be provided from each sleeping room which is openable
 10 from the inside without the use of tools or keys.

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

12 and

13 (5) Fire separations may be reduced from Two (2) hours to One (1) hour rating and
 14 may be constructed with combustible framing. The One (1) hour rated fire separation wall does
 15 not have to withstand collapse of construction on either side under fire conditions.

16 (j) Section 903.2.10 is amended to read as follows: "Group S-1." An automatic sprinkler
 17 system shall be provided throughout buildings where the fire area containing a Group S-1
 18 occupancy exceeds Six Thousand (6,000) square feet or where more than Two (2) stories in
 19 height, or where the combined fire area on all floors including mezzanines exceeds Twelve
 20 Thousand (12,000) square feet.

21 (k) Section 903.3.5.1.3 is added to read as follows: "Cross Connection." A connection
 22 from a sprinkler system designed in accordance with NFPA 13D to a single remote commode
 23 (water closet) shall be permitted. Such connection shall be from the sprinkler system piping to
 24 the water closet supply piping.

25 (l) Section 903.3.8 is added to read as follows: "Riser and Water Supply Requirements."
 26 Every building which is required to be fully sprinklered shall be provided with a complete and
 27 separate sprinkler system riser. The riser shall include an alarm check valve or indicating device
 28 and check valve, a drain and connection for a fire department pumping connection and a control
 29 valve. The arrangement and location shall be subject to the approval of the authority having
 30 jurisdiction. A separate main supply source shall be required for each system riser. The system

1 supply shall be based upon the low hydraulic grade shown on the Hydraulic Information Sheet,
 2 as determined by the Washington Suburban Sanitary Commission.

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

6 (n) Section 903.7.1 is added to read as follows: "Thermal Protection." Heat tracing tape
 7 shall not be an acceptable means of thermal protection for any portion of a fire suppression
 8 system.

9 (o) Section 903.7.2 is added to read as follows: "Mechanical Protection." All piping
 10 comprising any portion of a fire protection system shall be protected against reasonable
 11 mechanical vehicular damage.

12 [(1) Subsection 904.2, titled "Use Group A-1, A-3, and A-4," is amended to read as
 13 follows: An automatic fire suppression system shall be provided throughout all buildings of Use
 14 Group A-1 and all buildings with an A-3 or A-4 use group having an aggregate area exceeding
 15 6,000 square feet.

16 Exception:

17 1. Participant sport areas of Use Group A-3 where the main floor of the participant sport
 18 area is at the level of exit discharge of the main entrance.]

19 [(2) Subsection 904.3, titled "Use Group A-2," is amended to read as follows: An
 20 automatic fire suppression system shall be provided throughout all Use Group A-2 buildings that
 21 exceed 5,000 square feet or an occupant load over 200 people.]

22 [(3) Subsection 904.4, titled "Use Group E," is reserved.]

23 [(4) Subsection 904.5, titled " Use Group H," is reserved.]

24 [(5) Subsection 904.6, titled "Use Group I," is amended by the addition of Subsection
 25 904.6.1 to read as follows: Required sprinkler systems in all Use Group I-2 child care facilities
 26 shall incorporate quick response sprinklers throughout.]

27 [(6) Subsection 904.7, titled "Use Group M, S, and F," is amended to read as follows:
 28 Throughout all buildings with a Use Group M, S, or F occupancy, an automatic fire suppression
 29 system shall be provided as follows:]

30 [i. When more than six thousand (6,000) square feet area; or]

1 [ii. When two (2) or more stories in height and exceeding three thousand (3,000)
2 square feet on any story.

3 Exception: Buildings of Use Group S-2 and F-2 when exempted by the Fire Chief or his
4 authorized representative.]

5 [(7) Subsection 904.8, titled "Use Group R-1," is amended by deleting the exception.]

6 [(8) Subsection 904.9, titled "Use Group R-2, R-3, and R-4," is amended by deleting
7 the exception and by adding the following language:]

8 [(A) The following reductions in construction requirements are permitted when a
9 building of Use Group R-2 is fully sprinklered and is not over four (4) stories above grade on any
10 side of the building:]

11 [(i) Attic sprinklers may be omitted, provided that the ceiling of the top
12 level is of five-eighths (5/8) inch fire code type dry wall and the attic is draftstopped at each two
13 (2) units maximum and all ceiling ductwork penetrations are provided with UL listed ceiling
14 dampers.]

15 [(ii) Section 11-258 of the Fire Safety Law (Subtitle 11) requiring heat
16 detectors in apartments is not applicable.]

17 [(iii) Automatic sprinklers may be omitted from floor/ceiling assemblies,
18 provided they are draftstopped into areas not exceeding 1,000 square feet and penetrations are
19 provided with listed ceiling dampers and light fixtures are protected with a fusible element power
20 interrupter device. Dwelling separations shall extend to the floor deck above and shall be one (1)
21 hour rated.]

22 [(iv) Balconies of apartments may be of combustible construction, provided
23 the balconies are sprinklered.]

24 [(v) A single two and one-half (2 1/2) inch Fire Department connection
25 may be used in lieu of a two and one-half (2 1/2) inch "Siamese" type connection for the
26 sprinkler system.]

27 [(vi) Sprinklers may be omitted from open-air exterior stair enclosures,
28 provided that a class "A" finish is used in the stairs.]

29 [(vii) Standpipes will not be required for apartments up to three (3) stories.
30 Four (4) story apartments may utilize dry standpipes.]

1 [(viii) Balcony soffit vents in unsprinklered attics are permitted if they are
2 not within three (3) feet laterally of the balcony door openings.]

3 [(ix) Sprinklers may be omitted from bathrooms under fifty-five (55)
4 square feet in area and from small closets (under twenty-four (24) square feet) which do not
5 contain mechanical equipment or laundry equipment.]

6 [(x) The height and area increases permitted in the BOCA for sprinklered
7 buildings shall apply.]

8 [(B) All new buildings of Use Group R-3 and R-4 are required to be sprinklered.
9 The following reductions in construction requirements are permitted when a building of Use
10 Group R-3 or R-4 is fully sprinklered:]

11 [(i) The basement exit to grade, required by Section 1010.2.1 is not
12 required. A second exit to grade is not required per Section 1010.2.1.]

13 [(ii) Escape windows from sleeping rooms will not be required to meet any
14 size requirements except that at least one (1) window shall be provided which is openable from
15 the inside without the use of tools or keys.]

16 [(iii) Truss protection required by Section 715.2.1 may be deleted.]

17 [(iv) Townhouse fire walls may be reduced from two (2) hours to one (1)
18 hour rating and may be constructed with combustibile framing if properly firestopped. The one
19 (1) hour rated fire wall does not have to withstand collapse of construction on either side under
20 fire conditions.]

21 [(C) Additions to R-3 and R-4 dwellings which are sprinklered in accordance
22 with the requirements of current or previous editions of this Code shall be provided with an
23 automatic sprinkler system in accordance with NFPA 13-D. Additions to dwellings of R-3 or R-
24 4 use which were not required to be sprinklered by previous editions of this Code shall not be
25 required to be sprinklered.]

26 [(D) Quick activation UL listed residential sprinklers shall be used in systems as
27 required by this Subsection. The design and installation shall comply with Section 906.2.1 for
28 Use Group R-2 and Section 906.2.3 for Use Groups R-3 and R-4.]

29 [(9) Subsection 904.10, titled "Windowless story," is amended as follows: Delete the
30 exception.]

31 [(10) Subsection 904.11, titled "Other required suppression systems," is reserved.]

[(11) Subsection 904.12, titled "Building over a body of water," is added to read as follows: Any building, or portion thereof, having more than twenty-five percent (25%) of the building perimeter located over a body of water shall be protected by an approved automatic fire suppression system.]

Sec. 4-163. [Same; Section 916.0, Fire Department Connections.] Fire Protection systems; Section 903; Automatic Sprinkler Systems.

[(a) The following amendments, additions, and/or deletions are hereby made to Section 916.0 of the BOCA Code:

(1) A new Subsection 916.9, titled "Number of inlets," is added to read as follows:]

(a) Section 903.3.7.1 is added to read as follows: "Number of Inlets." The number of inlets shall comply with Table [916.1] 903.3.

TABLE [916.1] 903.3

The number of 2 1/2-inch fire department connection inlets shall be based on the following 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 |
| [301 gpm to 750] <u>Each additional 250 gpm</u> | 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. | |

Sec. 4-164. [Same; Section 917.0,] Fire Protection Systems; Section 912; Yard Hydrants.

[(a) The following amendments, additions, and/or deletions are made to Section 917.0 of the BOCA Code:

[(1) A new Subsection 917.2, titled "Location and performance of fire hydrants," is added to read as follows:]

(a) Section 912.0 is added to read as follows: "Location and Performance of Fire Hydrants." Every building of more than 1,000 square feet in area shall be provided with sufficient fire hydrants located such that no exterior portion of the building is located more than five hundred (500) feet from a fire hydrant. The distance shall be measured as a hose line would be laid along paved streets, through parking lot entrances, and around obstructions, [etc.,] in accordance with the determination of the authority having jurisdiction. [A fire hydrant is required within two hundred (200) feet of any required fire department connection.] Each hydrant shall provide a minimum of one thousand (1,000) gpm at a residual pressure of twenty (20) psi.

Exception:

[1.] An approved alternate water supply source may be acceptable in areas not served by a public water supply.

[2. A] In addition, a fire hydrant is not required to be situated within two hundred (200) feet of any required fire department connection that is intended to supply an automatic fire sprinkler system that has been retrofitted into an existing building of any use group, provided that the area of the building has not been increased in size or the use group classification has not been changed to require an automatic fire suppression system under any other provision of this Division.

Sec. 4-165. [Same; Section 918.0,] Fire Protection systems; Fire Alarm and Detection Systems; Section 907.

[(a) The following amendments, additions, and/or deletions are made to Section 918.0 of the BOCA Code:]

[(1) A new Subsection 918.4.1.1, titled "Use Group A" is added to read as follows: In all Use Group A in excess of 300 people in accordance with Subsection 918.9.]

[(2) Subsection 918.4.6, titled "Use Group R-2," is replaced in whole by a new Subsection 918.4.6 to read as follows: All hotels, multifamily buildings, lodging houses,

dormitories, and bath houses (Use Groups R-1 and R-2) having more than fifteen (15) sleeping rooms above the first floor or with an occupancy load of fifty (50) or more, or any group R-1 or R-2 building which is occupied on two (2) or more levels shall be equipped with an approved manual interior fire alarm system.]

[(3) Subsection 918.7.3, titled "Zones," is amended to read as follows:]

(a) Section 907.8 is amended to read as follows: "Zones." Each floor shall be zoned separately and a zone shall not exceed [twenty thousand (20,000)] 22,500 square feet, [(1,860 m²) the] the length of any zone shall not exceed three hundred (300) feet [(91440 mm)] in any direction. Annunciation shall be provided in all buildings that contain more than one zone. A floor shall be subdivided into zones when the maximum area for a sprinkler, smoke control or alarm system is exceeded. The zones' coverage areas shall be arranged to coincide. Exception: Automatic sprinkler system zones shall not exceed the area permitted by NFPA 13. Fire alarm zones may exceed 22,500 square feet where necessary to match sprinkler zones. [The fire alarm zone shall match the automatic sprinkler system piping zones and any smoke control zone. A zoning indicator panel and the associated controls shall be provided in an approved location. The visual zone indication shall lock in until the system is reset and shall not be cancelled by the operation of an audible alarm-silencing switch. In buildings that have floors located more than seventy-five (75) feet (22860 mm) above the lowest level of fire department vehicle access which are used for human occupancy, a separate zone by floors shall be provided for the following types of alarm-initiating devices where provided:]

[(A) Smoke detectors;]

[(B) Sprinkler water-flow devices;]

[(C) Manual fire alarm boxes; and]

[(D) Other approved types of automatic fire protection devices or suppression systems.]

Exception: In the following occupancy classifications: F, M, S, and U, the fire alarm zones shall not exceed the maximum appropriate permissible automatic fire sprinkler piping zone size and the maximum permissible length of the fire sprinkler and alarm zone shall not exceed five hundred (500) feet in any direction.]

(b) Section 907.8.1 is amended to read as follows: "Zoning Indicator Panel." A zoning indicator panel with a graphic display and the associated controls shall be provided at the main

entrance(s) of the building or structure. If the building is not constantly attended, the display shall be visible and discernible from the exterior. The visual zone indication shall lock in until the system is reset and shall not be canceled by the operation of an audible alarm-silencing switch.

Sec. 4-171. Means of Egress; [Section 1006.0, Types and Location of Means of Egress.]

General Means of Egress; Section 1003.2.2.4; Increased Occupant Load.

[(a) The following amendments, additions, and/or deletions are hereby made to Section 1006.0 of the BOCA Code:]

(a) Section 1003.2.2.4 is amended to read as follows: "Increased Occupant Load." Upon written approval of the Fire Code Official, the occupant load permitted in any building or portion thereof is permitted to be increased from that number established for the occupancies in Table 1003.2.2.2, provided that all other requirements of this Code are also met based on such modified number and the occupant load shall not exceed One (1) occupant per Five (5) square feet of occupied floor space. Where required by the Fire Code Official, an approved aisle, seating or fixed equipment diagram substantiating any increase in occupant load shall be submitted. Where required by the Fire Code Official, such diagram shall be posted in a conspicuous location.

[(1) Subsection 1006.4.1, "Remoteness," is replaced in whole by a new Subsection 1006.4.1, titled, "Remoteness of exits," to read as follows: Where two (2) exits or two (2) exit access doors are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served. In all cases, the separation distance shall be measured in a straight line between the centerline of exits or exit access doors.

Exception: In buildings equipped throughout with an approved automatic fire suppression system, the minimum separation distance shall be one-third the length of the maximum overall diagonal dimension.]

[(2) Subsection 1006.4.1.1, titled "Three or more," is revised to read as follows: Where three or more exits or exit access doors are required, at least two exits or exit access doors shall be separated as provided for in Section 1006.4.1. The remainder shall be located as remote as practical from the remote exits.]

Sec. 4-180. Chapter 11 - Accessibility.

[(a) The following amendments, additions, and/or deletions are made to Chapter 11 of the BOCA Code.

(1) 1101.1.1 Swimming pool access:]

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

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

[(2) 1102.1.2 Exit-way ramps

(A) 1102.1.2.1 Width:] Exit-way ramps shall have a width of not less than five (5) feet.

Exception: When exit-way ramps are constructed for [R-4] R-3 and One- and Two-Family Dwellings, they shall comply with [CABO ANSI A 117, 1-92] IRC R313.

Sec. 4-185. Exterior Walls; [Coverings; Section 1406.0,] Section 1406; Combustible Materials on the Exterior Side of Exterior Walls.

[(a) The following amendments, additions, and/or deletions are made to Section 1406.0 of the BOCA Code:

[(1) Subsection 1406.4, titled "Balconies and similar appendages," is amended by the following additional language:]

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

[(2) Subsection 1406.6, titled "Soffits of roof projections," is added to read as follows:]

(b) Section 1406.5 is amended to read as follows: "Soffits of Roof Projections."
 In R-1 and R-2 uses soffit openings shall be covered with a noncombustible material of minimum one-half (1/2) inch thickness. No soffit screens or openings are permitted within the soffits.

Exception: Buildings [Attic spaces] equipped with an automatic sprinkler system in occupiable areas are permitted to have unlimited soffit vents.

Sec. 4-189. Foundations and Retaining Walls; Section [1806.0, Depth of Footings.] 1805.

[(a) The following amendments, additions, and/or deletions are made to Section 1806.0 of the BOCA Code:

(1) Subsection 1806.1, "Frost protection," is amended to read as follows:]

(a) Section 1805.2.1 is amended to read as follows: "Frost Protection." Except when erected upon solid rock or otherwise protected from frost, foundation walls, piers, and other permanent supports of all buildings and structures shall extend [30] thirty (30) inches below finished grade, and spread footings of adequate size shall be provided when necessary to properly distribute the load within the allowable bearing value of the soil, or such structures shall be supported on piles [or ranging timbers] when solid earth to rock is not available. Footings shall not be founded on frozen soils unless such frozen condition is of a permanent character.

[Exception: Foundation walls, piers, and other permanent supports for sun decks and uninhabitable accessory buildings shall extend no less than 18 inches below finished grade.]

(b) Section 1806.4.3.1 is added to read as follows: "Foundation Drainage." Where required, foundation drains shall be constructed to provide an outlet for the discharge to a storm drainage facility, surface outlet or other approved outfall; in no case shall such discharge pipe be connected to a public sanitary sewer or septic system.

(c) Section 1805.3 is amended to read as follows: "Footings on or Adjacent to Slopes." The placement of buildings and structures on or adjacent to slopes steeper than One (1) unit vertical in Three (3) units horizontal (or a 33.3% slope) shall conform to Section 1805.3.1 through 1805.3.5 of this Code. However, if there is a conflict between the requirements of this Section and Division 3 of Subtitle 4 of the County Code, the more restrictive requirements shall apply.

Sec. 4-194. Masonry; [Section 2109.0, Bond.] Section 2109; Empirical Design of Masonry.

[(a) The following amendments, additions, and/or deletions are made to Section 2109.0 of the BOCA Code:

(1) A new Subsection 2109.3.3, titled "Masonry wall reinforcement," is added to Section 2109.0 to read as follows:]

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

**Sec. 4-202. [Same; Section 2709.0] Electrical, Parking Lots and Exterior Passageways;
Section 2703.**

[(a) A new Section 2709.0, titled "Parking Lots and Exterior Passageways," is added to the BOCA Code to read as follows:

(1) 2709.1 Scope:]

(a) Section 2703.1 is added to read as follows: "Scope." This Section applies to all new construction as well as existing multiunit dwellings, except for use group[s] R-3 [and R-4].

[(2) 2709.2 Exterior passageways:]

(b) Section 2703.2 is added to read as follows: "Exterior Passageways." All exterior walkways serving all use groups other than R-3 [and R-4] between buildings, between parking lots, and between buildings and parking lots shall be illuminated with no less than one and one-fourth (1 1/4) lumens per square foot.

[(3) 2709.3 Parking lots:]

(c) Section 2703.3 is added to read as follows: "Parking Lots." All parking facilities serving all use groups other than R-3 [and R-4] shall be illuminated with no less than one and one-fourth (1 1/4) lumens per square foot in the darkest portion of the parking facility.

Sec. 4-204. Mechanical Systems; Section [2809.0,] 2803; Existing Buildings.

[(a) The following amendments, additions, and/or deletions are made to Section 2809.0 of the BOCA Code:

(1) A new Subsection 2809.2, titled "Imminent hazard," is added to read as follows:]

(a) Section 2803.2 is added to read as follows" "Imminent Hazard." Any boiler or pressure vessel which is deemed an immediate hazard to the general public shall be removed from service and secured safe. The Building Official shall have the authority to take or cause to be taken any and all measures to enforce this Section. [He] The Building Official or the Building Official's authorized representative may request assistance of Police or Fire Services, public utility companies, or others to lend assistance in securing any boiler or vessel deemed an immediate and imminent hazard.

1 [(2) A new Subsection 2809.3, titled "Posting," is added to read as follows: The]
 2 Upon deeming an immediate hazard, the Building Official shall cause to be posted on each
 3 unsafe device a notice reading as follows: "This device is unsafe and its use or operation has
 4 been prohibited by the Building Official and it shall be unlawful for any person or persons to
 5 operate such equipment except for the purpose of making required repairs."

6 [(3) A new Subsection 2809.4, titled "Notification of repairs," is added to read as
 7 follows:]

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

11 **Sec. 4-205. [Same; Section 2810.0,] Mechanical Systems; Minimum Heating Standards;**
 12 **Section 2802.**

13 [(a) A new Section 2810.0, titled "Minimum Heating Standards," is added to the BOCA
 14 Code to read as follows:

15 (1) 2810.1 Scope:]

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

22 [(2) 2810.2 Design standards:]

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

28 [(3) 2810.3 Plans:]

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

1 [(4) 2810.4 Maximum temperature differentials:]

2 (d) Section 2802.4 is added to read as follows: "Maximum Temperature Differentials."

3 The system shall be designed, installed, and balanced to maintain a maximum temperature
4 differential in those spaces specified in Subsection 2810.1 of not greater than eight (8) degrees
5 Fahrenheit as specified in Subsection (a) of this Section.

6 **Sec. 4-212. Elevators and Conveying Systems; [Section 3004.0, Tests and Inspections.]**

7 **Section 3001; General.**

8 [(a) The following amendments, additions, and/or deletions are made to Section 3004.0 of
9 the BOCA Code:

10 (1) Subsection 3004.1, titled "General," is amended to read as follows:] All
11 equipment and devices covered by the provisions of the BOCA Code shall be subjected to
12 acceptance and maintenance tests and periodic inspections as required and provided by the State
13 of Maryland Department of Licensing and Regulation, Division of Labor and Industry.]

14 [(2) Each of the following Subsections are deleted in their entirety:

15 3004.2 titled "Acceptance tests;"

16 3004.3 titled "Periodic tests and periodic inspections;"

17 3004.3.1 titled "Periodic tests;"

18 3004.3.2 titled "Periodic inspections;"

19 3004.4 titled "Frequency of tests and inspections;"

20 3004.4.1 titled "Periodic inspection intervals;"

21 3004.4.2 titled "Periodic test intervals"

22 3004.5 titled "Minimum requirements for tests and inspections;"

23 3004.5.1 titled "Elevators, dumbwaiters and escalators;"

24 3004.5.2 titled "Freight lifts and amusement devices;"

25 3004.5.3 titled "Manlifts;"

26 3004.5.4 titled "Miscellaneous hoisting and elevating equipment;" and

27 3004.5.5 titled "Conveyors."]

28 (a) Section 3001.2 is amended to read as follows: "Reference Standards." Except as
29 otherwise provided for in this Code, the design, construction, installation, alteration, repair and
30 maintenance of elevators and conveying systems and their components shall conform to the State

1 of Maryland Elevator Code, ASME A17.1, Safety Code for Elevators and Escalators, as adopted
 2 by the Maryland Department of Labor, Licensing and Regulation.

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

6 **[Sec. 4-213. Same; Section 3005.0, Certificate of Compliance.] Reserved.**

7 [(a) The following amendments, additions, and/or deletions are made to Section 3005.0 of
 8 the BOCA Code:]

9 [(1) Subsection 3005.1, titled "General," is amended to read: The operation of all
 10 equipment governed by the provisions of this Article of the BOCA Code and hereafter installed,
 11 relocated, or altered shall be unlawful by persons other than the installer thereof, until such
 12 equipment has been inspected and tested and a final or limited certificate of compliance has been
 13 issued therefor by the State of Maryland, Department of Licensing and Regulation, Division of
 14 Labor and Industry.]

15 [(2) Each of the following Subsections are deleted in their entirety:

16 3005.2, titled "Final certificate of compliance;"

17 3005.3, titled "Limited certificate of compliance;"

18 3005.3.1, titled "Tests and minimum safeguards required;"

19 3005.3.2, titled "Special conditions;" and

20 3005.3.3, titled "Time limitation."]

21 **[Sec. 4-214. Same; Section 3006.0, Power Elevator Operation.] Reserved.**

22 [(a) The following amendments, additions, and/or deletions are made to Section 3006.0 of
 23 the BOCA Code:]

24 [(1) A new Subsection 3006.1.1, titled "Required," is added to read as follows: Those
 25 buildings specified in the following Use Groups shall be provided with controls, equipment, and
 26 an independent power source for the operation of one (1) passenger elevator car for Fire
 27 Department emergency access, as required by Subsection 3006.2:]

| USE GROUP | |
|--|---------------------------|
| 1) A - Assembly | two (2) stories or more |
| 2) B - Business | four (4) stories or more |
| 3) F - Industrial | four (4) stories or more |
| 4) I - Institutions | two (2) stories or more |
| 5) M - Mercantile | four (4) stories or more |
| 6) R-1 and R-2 – Hotels and Multifamily Dwelling | two (2) stories or more |
| 7) S-1 and S-2 | three (3) stories or more |

1
2 [(2) A new Subsection 3006.2.4 is added to read as follows: The elevator platform
3 shall be arranged to accommodate a 24 x 76 ambulance cot.]

4 [(3) A new Subsection 3006.2.5 is added to read as follows: The elevator shall be
5 provided with standby power.]

6 **[Sec. 4-216. Special Construction; Section 3102.0, Signs.] Reserved.**

7 [(a) The following amendments, additions, and/or deletions are made to Section 3102.0 of
8 the BOCA Code:]

9 [(1) Subsection 3102.4.3, titled "Permit exemptions," is deleted.]

10 [(2) Subsection 3102.4.5, titled "Identification," is amended to read as follows: Every
11 sign for which a permit has been issued and which is hereafter erected, constructed, or
12 maintained shall be plainly marked as required in the Zoning Ordinance, Part 12-Signs, Section
13 27-599.]

14 [(3) Subsection 3102.7, titled "Ground signs," is deleted.]

15 [(4) Subsection 3102.8.3, titled "Closed signs," is deleted.]

16 [(5) Subsection 3102.8.4, titled "Open signs," is deleted.]

17 [(6) Subsection 3102.10.2, titled "Maximum projection," is amended to read as
18 follows: A projecting sign shall not extend beyond a vertical plane ten (10) feet (3048 mm)
19 inside the curb line.]

20 [(7) Subsection 3102.12, titled "Temporary signs," is deleted.]

Sec. 4-217. [Same; Section 3106.0,] Special Construction; Pedestrian Walkways and Tunnels; Section 3104.

[(a) The following amendments, additions, and/or deletions are made to Section 3106.0 of the BOCA Code:]

[(1) In Subsection 3106.2, titled "Construction," delete the exception.]

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

Sec. 4-218. [Same; Section 3109.0,] Special Construction; Radio and Television Antennae.

[(a) The following amendments, additions, and/or deletions are made to Section 3109.0 of the BOCA Code:

(1) A new Subsection 3109.3.3, titled "Satellite dish antennae," is added to Section 3109.0 to read as follows:] No satellite dish antennae may be installed or erected without obtaining a building permit, except as provided [for below] in this Section. An application for a permit shall be accompanied by detailed drawings of the antenna structure and methods of anchorage. All connections to a roof shall be properly flashed to maintain water tightness. All antennae must meet manufacturers' specifications, be of noncombustible and noncorrosive materials, and be erected in a secure, wind-resistant manner. An electrical permit shall be required for all installations in accordance with the requirements of [the National Electrical] Subtitle 9 of the County Code. A satellite dish antenna which is designed to be installed on a flat roof may be installed or erected without obtaining a building permit under the following conditions:

(A) The antenna requires no mechanical penetration of the roof structure; and

(B) The permissible loading of the roof is not exceeded.

[Sec. 4-220. Construction in the Public Right-of-Way; Section 3205.0, Awnings and Canopies.] Reserved.

[(a) The following amendments, additions, and/or deletions are made to Section 3205.0 of the BOCA Code:

[(1) Subsection 3205.2, "Retractable awnings," is deleted.]

[(2) Subsection 3205.3, "Fixed or permanent awnings," is deleted.]

Sec. 4-222. [Site Work, Demolition and] Safeguards During Construction; Section [3310.0,] 3303; Demolition; Restoration of Lot [and Excavation].

[(a) The following amendments, additions, and/or deletions are made to Section 3310.0 of the BOCA Code:

(1) Subsection 3310.2, "Protection of adjoining property," and the first sentence is rewritten to read:]

(a) Section 3303.4 is hereby added to read as follows: "Restoration of Lot." Restoration shall meet the minimum requirements of grading, drainage, sediment and erosion control and stormwater management as specified in Division 3 of Subtitle 4 the County Code.

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

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

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

[(2) Subsection 3310.4, "Grading of lot," is retitled "Restoration of lot" and the following sentence is added:]

(e) Section 3307.3 is added to read as follows: "Restoration of Lot." Where a structure has been demolished or removed and a building permit has not been approved, the vacant lot shall be filled, graded, and maintained in conformity to the established elevation of the street grade at curb level nearest to the point of demolition or excavation. Provision shall be made to

1 prevent the accumulation of water or damage to any foundations on the premises or the adjoining
 2 property. Such restoration shall meet the minimum requirements of the grading, drainage,
 3 sediment and erosion control, and stormwater management as specified in Division 3 of [this
 4 Subtitle] of the County Code.

5 (f) Section 3313.0 is added to read as follows: "Accessibility for Emergency Vehicles
 6 During Construction Operations." At the beginning of construction operations and during
 7 construction, the contractor shall provide and maintain at all times a minimum Twelve (12) foot
 8 wide vehicular access roadway that will allow unimpeded access by fire and emergency rescue
 9 vehicles from the improved street to within Two Hundred (200) feet of the most remote building
 10 under construction on the site. The vehicular access roadway surface shall be of a compacted
 11 material of stone, blacktop or other suitable material to support a Twenty (20) ton vehicle under
 12 all weather conditions.

13 **Sec. 4-224. Existing Structures; Section [3402.0,] 3401; General [Requirements].**

14 [(a) The following additions, amendments, and/or deletions are made to Section 3402.0 of
 15 the BOCA Code:

16 (1) A new Subsection 3402.10, titled "Balconies and soffits," is added to read as
 17 follows: Balconies and soffits that are subject to repair or replacement, in Use Groups R-1 and
 18 R-2 shall comply with Section 1406.4.]

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

21 **Exception:** The Maryland Rehabilitation Code, adopted pursuant to Article 83B, Sections 6-501
 22 through 6-505, and the regulatory materials adopted under the authority of the Maryland
 23 Department of Housing and Community Development, in Subtitle 16 of the Code of Maryland
 24 Regulations (COMAR) shall apply to the rehabilitation of existing buildings in Prince George's
 25 County.

26 **Subdivision 3. Amendments to the International Mechanical Code.**

27 **Sec. 4-230. Amendments, Additions, and Deletions to International Mechanical Code.**

28 The following amendments, additions, and deletions are hereby made to the International
 29 Mechanical Code (IMC) adopted by this Subtitle, and the provisions set out in this Subdivision
 30 shall be deemed to supersede the text of the [Mechanical Code] IMC where the provisions of this
 31 Subtitle are interpreted.

Sec. 4-231. Administration; Section 102, Applicability.

(a) The following amendments, additions, and/or deletions are hereby made to Section 102 of the [Mechanical Code] IMC:

(1) A new [Subsection] Section 102.3.1, titled "Certificate of fitness," is added to read as follows: No boiler or unfired pressure vessel shall be placed into operation until a certificate of fitness has been issued. The certificate of fitness shall continue in force for a period of two years unless revoked or suspended, and applications shall be made for renewal biannually.

(2) An exception is added to [Subsection] Section 102.4, titled "Additions, alterations or repairs," to read as follows: Exception: The use of any type of sealant, glue, or welding for the repair of heat exchangers of hot air furnaces is prohibited.

Sec. 4-232. Administration; Section M-106, Permits.

(a) The following amendments, additions, and/or deletions are hereby made to Section 106 of the [Mechanical Code] IMC:

* * * * *

(1) A new [Subsection] Section 106.3.2, titled, "Application requirements for boilers, water heaters, and pressure vessels," is added to read as follows:

* * * * *

(B) The application for a permit shall be made by the owner or lessee of a building or structure or agent of either, or by the licensed engineer or architect employed in connection with the proposed work or the contractor employed to perform the work, except a permit for the replacement or repair of any existing boiler system regulated [and/or licensed] by this Code may only be issued to a contractor licensed by the [County] Washington Suburban Sanitary Commission to perform such work.

(2) [Subsection] Section 106.5, titled "Fees," is amended to read as follows: Inspection and licensing fees shall be as established in accordance with Section 4-352 of the County Code and shall be collected prior to license issuance and/or renewal.

Sec. 4-233. Boilers, Waters Heaters and Pressure Vessels; Section 1003, Pressure Vessels.

(a) The following amendments, additions, and/or deletions are hereby made to Section 1003 of the [Mechanical Code] IMC:

(1) [Subsection] Section 1003.3, titled "Welding," is amended to read as follows:

* * * * *

Subdivision 4. [CABO One and Two Family Dwelling Code] International Residential Code for One and Two Family Dwellings.

Sec. 4-240. Amendments to the [CABO One and Two Family Dwelling Code, 1995 Edition] International Residential Code for One and Two Family Dwellings, 2000 Edition.

(a) The following deletions and amendments are made to the [CABO One and Two Family Dwelling Code, 1995 Edition] International Residential Code for One and Two Family Dwellings, 2000 Edition:

(1) [Chapters 39-46 are deleted] Chapters 25-32 of Part VII - Plumbing are hereby deleted and replaced with the Plumbing and Gasfitting Regulations adopted by the Washington Suburban Sanitary Commission (WSSC), known as the WSSC Plumbing Code.

(2) [The text of Section 314.2 is amended to read as follows: Treads and risers. The maximum riser height shall be 8 1/4 inches (210mm) and the minimum tread depth shall be 9 inches (299mm). The riser height shall be measured vertically between leading edges of the adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The walking face of treads and landings of a stairway shall be sloped no steeper than one unit vertical in 48 units horizontal (2 percent slope). The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5mm). The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5mm).] Chapters 33 through 42 of Part VIII - Electrical are hereby deleted and replaced with Subtitle 9 of the County Code.

[(3) The following addition is made to Section 316.1: Smoke detectors are not required in sleeping rooms where the dwellings are equipped throughout with an approved automatic sprinkler system as prescribed in Chapter 9 of BOCA.]

SECTION 2. BE IT FURTHER ENACTED that Sections 4-114, 4-115, 4-132, 4-133, 4-134, 4-136, 4-139, 4-144, 4-148, 4-152 4-154, 4-156, 4-159, 4-160, 4-161, 4-162, 4-166, 4-167, 4-168, 4-169, 4-172, 4-173, 4-174, 4-175, 4-177, 4-178, 4-179, 4-187, 4-192, 4-196, 4-199, 4-201, 4-208, 4-209, 4-225 and 4-227 of the Prince George's County Code be and the same are hereby repealed:

1 **[Sec. 4-114. Same; Section 112.0, Fees.] Reserved.**

2 [Section 112.0 of the BOCA Code is deleted. The fee schedule for work performed in
3 connection with the Building Code shall be as set forth in Section 4-352 of this Subtitle.]

4 **[Sec. 4-115. Same; Section 114.0, Professional Architectural and Engineering Services.]**
5 **Reserved.**

6 [(a) The following amendments, additions, and/or deletions are made to Section 114.0 of
7 the BOCA Code:]

8 [(1) A new Subsection 114.1.1, titled "Fire protection engineering design evaluation,"
9 is added to read as follows: All design for new construction work, alteration, addition, or
10 modification work for buildings of the Use Groups listed in this Section shall be evaluated by a
11 Fire Protection Engineer who is a registered Professional Engineer in the State of Maryland. An
12 analysis, bearing the Engineer's signature and seal, shall be furnished evaluating the design
13 compliance with applicable code requirements concerning egress, fire protection systems,
14 construction type in accordance with Table 503, the fire endurance ratings of structural elements
15 contained in Table 602, applicable provisions of Article 6, and any applicable NFPA codes and
16 standards. The analysis may be contained in a separate report, or may be included as a portion of
17 the design drawings, and must be submitted with the plans accompanying the application for a
18 building permit for the following:]

- 19 [1. All Use Groups "I-3" and "H";]
- 20 [2. Use Group "I-2," hospitals, and nursing homes;]
- 21 [3. Use Group "A" with an occupant load of 1,000 persons, or more;]
- 22 [4. Use Group "M," covered malls;]
- 23 [5. All Use Groups with an estimated construction cost of Four Million Dollars
24 (\$4,000,000.00), or more;]
- 25 [6. All Use Groups and automatic fire suppression system shop drawings when
26 deemed necessary by the Fire Chief, or his authorized representative, due to complexity or scope
27 of the design.]

28 **Sec. 4-132. [Same; Section 404.0, Atriums.] Reserved.**

29 [(a) The following amendments, additions, and/or deletions are made to Section 404.0 of
30 the BOCA Code:]

1 [(1) A new Subsection 404.1.1, titled "Raised ceiling," is added to read as follows: A
2 raised ceiling may penetrate an adjacent floor and shall not be considered an atrium when the
3 opening is completely separated from adjacent areas by horizontal and vertical fire barriers rated
4 the same as the floor/ceiling assembly but not less than one (1) hour.]

5 [(2) Subsection 404.2, titled "Automatic sprinkler system," is amended to read as
6 follows: An electrically supervised automatic sprinkler system in accordance with Section
7 906.2.1 shall be installed throughout the building.]

8 [(3) Subsection 404.4, titled "Smoke control," is amended to read as follows: A
9 smoke control system complying with Section 922.0 shall be installed in all atriums.]

10 **Sec. 4-133. [Same; Section 406.0, Open Parking Structures.] Reserved.**

11 [(a) The following amendments, additions, and/or deletions are made to Section 406.0 of
12 the BOCA Code:]

13 [(1) A new Subsection 406.7, titled "Separation of occupancies," is added to read as
14 follows: All structures built in conformance with Section 313.1.2 shall be provided with an
15 electrically supervised automatic sprinkler system at all horizontal separations between adjacent
16 occupancies.]

17 **[Sec. 4-134. Same; Section 407.0, Private Garages.] Reserved.**

18 [(a) The following amendments, additions, and/or deletions are made to Section 407.0 of
19 the BOCA Code:]

20 [(1) A new Subsection 407.6.1, titled "Interconnecting doors," is added to read as
21 follows: All doors which are required by Section 407.6 shall be provided with a self-closing
22 device. The self-closer may be nonlisted but must be sufficient to close and latch the door from
23 an open position of twelve (12) inches. Door frames may be of metal or wood construction.
24 Adjacent drywall must butt solidly with the door frame.]

25 **[Sec. 4-136. Same; Section 409.0, Use Group I-2.] Reserved.**

26 [(a) The following amendments, additions, and/or deletions are made to Section 409.0 of
27 the BOCA Code:]

28 [(1) Subsection 409.2, titled "Corridor walls," is amended to read as follows: Corridor
29 walls shall have a 1-hour fire resistance rating extending from the floor to the underside of the
30 floor or roof deck above.

1 In buildings equipped throughout with an automatic sprinkler system in accordance with
 2 Section 906.2.1, the corridor wall fire resistance rating shall be 1/2-hour and the corridor walls
 3 must form a barrier to limit the transfer of smoke. The walls shall extend from the floor to the
 4 underside of the floor or roof deck above.]

5 [(2) Subsection 409.3.1, titled "Corridor doors," is amended to read as follows:
 6 Corridor doors, other than those in a wall required to be rated by Section 302.1.1 or for the
 7 enclosure of a vertical opening or an exit, shall have a 20 minute fire resistance rating and shall
 8 not be required to be equipped with self-closing or automatic-closing devices, but shall provide
 9 an effective barrier to limit the transfer of smoke and shall be equipped with positive latching.
 10 Roller latches are not permitted. All other doors shall conform to Section 716.0.]

11 [(3) Subsection 409.5.1, titled "Automatic fire detection," is amended to read as
 12 follows: Patient sleeping rooms shall be provided with a smoke detector that is permanently
 13 connected to house current and that complies with the requirements of UL 217 or UL 268 listed
 14 in Appendix A. Such detectors shall provide a visual display on the corridor side of each patient
 15 room and shall provide an audible and visual alarm at the nursing station attending that room.
 16 Where such detectors and related devices are not combined with the nursing call system, the total
 17 system shall be electrically supervised. Nothing in this Subsection shall be construed to permit
 18 the installation of any equipment in violation of its listing.

19 Exception: Smoke detectors are not required in patient rooms equipped with automatic-
 20 door closing devices with integral smoke detectors on the room sides installed in accordance
 21 with their listing, provided that the integral detectors perform the required detection and alerting
 22 function required for the patient room.]

23 **[Sec. 4-139. Same; Section 420.0, Mobile Units.] Reserved.**

24 [(a) The following amendments, additions, and/or deletions are made to Section 420.0 of
 25 the BOCA Code:

26 [(1) Subsection 420.3.1, "Anchorage and tie-down," is hereby amended in part to
 27 delete the last sentence and add the following: Design of anchorage and tie-down shall be in
 28 accordance with the Defense Civil Preparedness Agencies Technical Memorandum 73-1 titled
 29 "Suggested Technical Requirements for Mobile Home Tie Down Ordinance." The design shall
 30 be compatible with a ninety (90) mph wind load and a frost level of thirty (30) inches below
 31 grade.]

Sec. 4-144. [General Building Limitations; Section 504.0, Height Modifications.] Reserved.

[(a) The following amendments, additions, and/or deletions are made to Section 504.0 of the BOCA Code:]

[(1) Subsection 504.4, titled "Day care centers," is deleted.]

[Sec. 4-148. Types of Construction; Section 602.0, Construction Classification.] Reserved.

[(a) The following amendments, additions, and/or deletions are made to Section 602.0 of the BOCA Code:]

[(1) A new Subsection 602.1.1, titled "Separation of tenant spaces," is added to read as follows: Separation of tenant spaces in all use groups, hotel rooms, and dormitory rooms shall be of one (1) hour minimum rating. When a building is fully sprinklered, one (1) hour rated floor/ceiling assemblies and the fire rating requirements of their supports may be eliminated if not otherwise required by Table 602 due to the type of construction.]

[Sec. 4-152. Same; Section 713.0, Floor/Ceiling and Roof/Ceiling Assemblies.] Reserved.

[(a) The following amendments, additions, and/or deletions are made to Section 713.0 of the BOCA Code:]

[(1) Exception 2 of Subsection 713.3, titled "Floor opening enclosure," is amended to read as follows: A floor opening which:]

[(A) Is not part of the required means of egress;]

[(B) Is not concealed within the building construction;]

[(C) Does not connect more than 2 stories;]

[(D) Is separated from other floor openings serving other construction by conforming to Section 710.3;]

[(E) Is not open to a corridor in buildings of Use Groups I and R, or is not open to a corridor on a floor not equipped throughout with an approved automatic fire suppression system in other use groups; and]

[(F) Is equipped throughout with an approved smoke exhaust system.]

[(2) Item 11 is deleted.]

Sec. 4-154. Same; Section 721.0, Fireblocking and Draftstopping.] Reserved.

[(a) The following amendments, additions, and/or deletions are made to Section 721.0 of the BOCA Code:]

1 [(1) Subsection 721.6.1, titled "Concealed wall spaces," is amended to read as follows:

2 In concealed spaces of stud walls and partitions, including furred or studded-off spaces of
3 masonry or concrete walls, at the ceiling and floor of roof levels, horizontally and at a maximum
4 of ten (10) foot intervals of combustible framing both horizontally and vertically.]

5 [(b) Subsection 721.7.1.1, titled "Use Groups R-1 and R-2," is amended to read as follows:

6 In occupancies in Use Groups R-1 and R-2, draftstopping shall be installed per Section
7 4-158(8)(A)(iii).]

8 [(c) The exception to Section 721.7.1.1 is deleted.]

9 **[Sec. 4-156. Fire Protection Systems; Section 901.0, General.] Reserved.**

10 [(a) The following amendments, additions, and/or deletions are made to Section 901.0 of
11 the BOCA Code:

12 (1) A new Subsection 901.9, titled "Riser and water supply requirements," is added to
13 read as follows: Every building which is required to be fully sprinklered shall be provided with a
14 complete and separate system riser. The riser shall include an alarm check valve (or indicating
15 device and check valve), a drain and connection for a fire department pumping connection, and a
16 control valve. The arrangement and location shall be subject to the approval of the authority
17 having jurisdiction. A separate main supply source shall be required for each system riser. The
18 system supply shall be based upon the low hydraulic grade as determined by the Washington
19 Suburban Sanitary Commission.]

20 **[Sec. 4-159. Same; Section 906.0, Fire Sprinkler System.] Reserved.**

21 [(a) The following amendments, additions, and/or deletions are made to Section 906.0 of
22 the BOCA Code:]

23 [(1) Subsection 906.2.2, titled "NFPA 13R systems," is deleted.]

24 [(2) In Subsection 906.5, titled "Sprinkler alarms," delete Exception 2.]

25 [(3) A new Subsection 906.9.7, titled "Number of control valves," is added to read as
26 follows: Each tenant space within a building of Use Group M, when required to be sprinklered,
27 shall be provided with a separate sprinkler control valve unless exempted by the authority having
28 jurisdiction. The location and manner of arrangement shall be subject to the approval of the
29 authority having jurisdiction.]

30 [(4) A new Subsection 906.9.8, titled "Zones," is added to read as follows: Automatic
31 fire suppression system zones shall comply with Section 917.7.3 of this Code.]

1 [(5) A new Subsection 906.9.9, titled "Protection of piping," is added to read as
2 follows:

3 Subsection 906.9.9.1 Thermal Protection: Heat tracing or tape shall not be a
4 suitable means of thermal protection for any portion of a fire suppression system.

5 Subsection 906.9.9.2 Mechanical Protection: All piping comprising any portion
6 of a fire protection system shall be protected against reasonable mechanical vehicular damage.]
7 **[Sec. 4-160. Same; Section 907.0, Limited Area Sprinkler Systems.] Reserved.**

8 [(a) The following amendments, additions, and/or deletions are made to Section 907.0 of
9 the BOCA Code:]

10 [(1) Subsection 907.6.2, titled "Cross connection," is amended by the addition of the
11 following new language: Exception: A cross connection from a sprinkler system designed in
12 accordance with NFPA 13D to a single remote commode (water closet) shall be permitted.]

13 **[Sec. 4-161. Same; Section 912.0, Halogenated Extinguishing Systems.] Reserved.**

14 [(a) The following amendments, additions, and/or deletions are made to Section 912.0 of
15 the BOCA Code:]

16 [(1) A new Subsection 912.2.1, titled "Halogenated agent reserve," is added to read as
17 follows: Halogenated fire extinguishing systems must have a connected Halon reserve if the
18 building is protected by an automatic sprinkler system and this system has been removed from
19 the areas protected by the halogenated fire extinguishing system. All halogenated fire
20 extinguishing systems shall be supervised by methods 1 or 2 as described in Section 923.1 if a
21 connected reserve is required.]

22 **[Sec. 4-162. Same; Section 915.0, Standpipe Systems.] Reserved.**

23 [(a) The following amendments, additions, and/or deletions are made to Section 915.0 of
24 the BOCA Code:]

25 [(1) Subsection 915.2.2, titled "Building area," is amended by the deletion of
26 Exceptions 1, 2, and 3.]

27 [(2) Subsection 915.3, titled "Types of systems," is amended to read as follows: A
28 standpipe system shall be one of the following types:]

29 [(A) A wet standpipe system having the supply valve open and water pressure
30 maintained at all times;]

1 [(B) A dry standpipe system so arranged through the use of approved devices to
2 admit water to the system automatically by opening a hose valve;]

3 [(C) A dry standpipe system arranged to admit water to the system through
4 manual operation of approved remote control devices located at each hose connection; or]

5 [(D) A dry standpipe system that does not have a permanent water supply when
6 acceptable to the authority having jurisdiction.

7 Piping and valves shall be supervised through the use of supervisory air pressure
8 charge, for systems Types 3 and 4 as defined in this Section.]

9 [(3) Subsection 915.3.1, titled "Type of system required," is amended by the deletion
10 of Exceptions 1 and 2 and the renumbering of Exception 3 to be Exception 1.]

11 [(4) Subsection 915.7, titled "Hose connection," is amended to read as follows: A
12 standpipe hose connection shall be located at each floor level, at every exit stairway, and on each
13 side of wall adjacent to the exit opening of a horizontal exit such that no portion of the floor
14 cannot be covered by 100 feet (30480 mm) of hose and a 30 foot (9144 mm) hose stream.

15 Exceptions:

16 1. Where floor areas adjacent to a horizontal exit can be reached from exit
17 stairway outlets by a 30 foot (9144 mm) hose stream from a nozzle attached to 100 feet (30480
18 mm) of hose, a hose connection shall not be required at the horizontal exit;

19 2. Standpipe hose connections for systems required by Section 915.2.2 shall be
20 permitted to be located only at exits such that all portions of the building floor area are not more
21 than 200 feet (60960 mm) from a hose connection or 400 feet (122 mm) from the nearest fire
22 department vehicle access;

23 3. A building equipped with a sprinkler system requiring 1 1/2 inch hose valves
24 may delete those hose valves when protected in accordance with Exception 2.]

25 **[Sec. 4-166. Same; Section 920.0, Single- and Multiple-Station Smoke Detectors.]**

26 **Reserved.**

27 [(a) The following amendments, additions, and/or deletions are made to Section 920.0 of
28 the BOCA Code:]

29 [(1) Subsection 920.3.3, titled "Use Group I-1," is amended to read as follows:
30 Single- or multiple-station smoke detectors shall be installed and maintained in all sleeping areas

in buildings of Use Group I-1. Detector spacing shall be throughout the area served and in accordance with NFPA 72.]

[Sec. 4-167. Same; Section 923.0, Smoke and Heat Vents.] Reserved.

[(a) The following amendments, additions, and/or deletions are made to Section 923.0 of the BOCA Code:]

[(1) Subsection 923.1, titled "General," is amended to read as follows: Heat and smoke venting shall be installed in all buildings over four thousand (4,000) square feet in area of Use Groups H (high hazard), S-1 (moderate hazard storage), and F (factory), and in buildings where exit access travel distance is increased in accordance with Section 1006.5.1. Smoke and heat vents shall be UL or FM listed and constructed and installed in accordance with this Section.

Exception: Existing buildings that are not of unlimited area and the additions do not exceed 50 percent of the original building area.]

[(2) Table 923.2 is amended by the following additional language:

Note c. The vent area to floor area ratio for all ceiling heights of unsprinklered buildings will be 1:100, and for sprinklered buildings will be 1:150.

Note d. The first 2 lines of this table (F, S) shall be the minimum required for buildings of other use groups, Note c is applicable.

Note e. Factory and industrial Use Group (F) and Storage (S) may use Note c and eliminate the curtain boards when equipped throughout with a UL or FM approved early suppression fast response (ESFR) Sprinkler System.]

[Sec. 4-168. Same; Section 924.0, Supervision.] Reserved.

[(a) The following amendments, additions, and/or deletions are made to Section 924.0 of the BOCA Code:]

[(1) Subsection 924.1, titled "Fire suppression systems," is amended as follows:
Delete Exception 6.]

[Sec. 4-169. Same; Section 925.0, Annunciation.] Reserved.

[(a) A new Section 925.0 is added to the BOCA Code to read as follows: Annunciation of fire protective systems shall be provided in all buildings that contain more than one zone. A zone shall be provided for each floor. A floor will be subdivided into zones when the maximum

1 area for a sprinkler, smoke control, or alarm system is exceeded. The smallest zone shall be used
2 for all systems.]

3 [(1) Subsection 925.1, titled "Location," is added to read as follows: An approved
4 graphic display shall be provided at the main entrance(s) of the building or structure. If the
5 building is not constantly attended, the panel shall be visible and discernible from the exterior.]

6 **[Sec. 4-172. Same; Section 1008.0, Occupant Load.] Reserved.**

7 [(a) The following amendments, additions, and/or deletions are hereby made to Section
8 1008.0 of the BOCA Code:]

9 [(1) Subsection 1008.1.5, titled "Maximum occupant load," is amended to read as
10 follows: The occupant load of any space or portion thereof shall not exceed one (1) occupant per
11 three (3) square feet or occupiable floor space nor shall it exceed available egress capacity of the
12 exits from the space.]

13 **[Sec. 4-173. Same; Section 1010.0, Number of Exits.] Reserved.**

14 [(a) The following amendments, additions, and/or deletions are made to Section 1010.0 of
15 the BOCA Code:]

16 [(1) A new Subsection 1010.2.1 titled "Minimum number and second basement or
17 cellar exits, R-3 and R-4," is added to Section 1010.0 to read as follows: One- and two-family
18 dwellings shall have a minimum of two (2) exits. All basements and cellars when provided in
19 structures of Use Group R-3 and R-4 must have a basement or cellar exit door leading directly to
20 the outside grade.

21 Exceptions:

22 1. In basements or cellars of Use Group R-3 not exceeding four hundred (400) square feet
23 in gross area an escape window is an acceptable alternative to the required exit door.

24 2. One- and two-family dwellings which are fully sprinklered in accordance with
25 N.F.P.A. 13D are exempt from requirements for a basement or cellar exit and a secondary exit.]

26 **[Sec. 4-174. Same; Section 1012.0, Assembly Aisles and Aisle Accessways.] Reserved.**

27 [(a) The following amendments, additions, and/or deletions are made to Section 1012.0 of
28 the BOCA Code:]

29 [(1) Subsection 1012.1, titled "Where required," is amended to read as follows: All
30 buildings or portions thereof which contain seats, tables, displays, equipment, or other materials
31 shall be provided with aisle accessways and aisles in accordance with this Section.]

1 **[Sec. 4-175. Same; Section 1014.0, Stairways.] Reserved.**

2 [(a) The following amendments, additions, and/or deletions are made to Section 1014.0 of
3 the BOCA Code:]

4 [(1) In Subsection 1014.6, titled "Treads and risers," delete Exception 4.]

5 [(2) In Subsection 1014.6, titled "Treads and risers," delete Exception 8 and replace
6 with the following: In occupancies in Use Group R-3 and in occupancies in Use Group U which
7 are accessory to an occupancy in Use Group R-3, the maximum riser height shall be 8 1/4 inches
8 (210mm) and the minimum tread depth shall be 9 inches (229mm). A nosing not less than 3/4
9 inch (19mm) but not more than 1 1/4 inches (32mm) shall be provided on stairways with solid
10 risers where the tread depth is less than 11 inches (279mm).]

11 [(3) Subsection 1014.6.6, titled "Alternating tread stairways," is deleted.]

12 [(4) Subsection 1014.6.6.1, titled "Handrails of alternating tread stairways," is
13 deleted.]

14 [(5) Subsection 1014.6.6.2, titled "Treads of alternating tread stairways," is deleted.]

15 [(6) In Subsection 1014.11, titled "Interior stairway enclosures," Exception 3 is
16 amended to read as follows: Open stairs in a floor opening when all portions of the building
17 served by the stair in the floor opening are within the exit access travel distance, all occupants
18 have access to two exits without passing into the floor opening, and the floor opening stair is not
19 considered in occupant load calculations.]

20 **[Sec. 4-177. Same; Section 1017.0, Means of Egress Doorways.] Reserved.**

21 [(a) The following amendments, additions, and/or deletions are made to Section 1017.0 of
22 the BOCA Code:]

23 [(1) Subsection 1017.2, titled "Number of doorways," is amended to read as follows:
24 Each occupant of a room or space in any Use other than Use Group H shall have access to 2 exits
25 or exit access doors from the room or space when:]

26 [(A) The occupant load exceeds 50, or 10 in Use Groups I or R; or]

27 [(B) The travel distance from the most remote point measured at right angles
28 exceeds 75 feet to a point that provides access in opposite directions to 2 exits.]

29 [(2) Table 1017.2, titled "Spaces with One Means of Egress," is deleted.]

1 **[Sec. 4-178. Same; Section 1022.0, Handrails.] Reserved.**

2 [(a) The following amendments, additions, and/or deletions are made to Section 1022.0 of
3 the BOCA Code:]

4 [(1) Subsection 1022.2.5, titled "Handrails of alternating tread stairways," is deleted.]

5 **[Sec. 4-179. Same; Section 1024.0, Means of Egress Lighting.] Reserved.**

6 [(a) The following amendments, additions, and/or deletions are made to Section 1024.0 of
7 the BOCA Code:]

8 [(1) Subsection 1024.4, titled "Power source," is amended to read as follows: Means
9 of egress lighting in all buildings, rooms, or spaces required to have more than one (1) exit or
10 exit access, and in buildings and areas listed in Sections 1024.4.1 through 1024.4.3, shall be
11 connected to an emergency electrical system that complies with Section 2706.0 to assure
12 continued illumination for a duration of not less than one (1) hour in case of emergency or
13 primary power loss.]

14 [(2) A new Subsection 1024.4.1, titled "Use Group B," is added to read as follows: In
15 all buildings of Use Group B containing more than one hundred (100) persons or of two (2) or
16 more stories in height.]

17 [(3) A new Subsection 1024.4.2, titled "Use Group R-1," is added to read as follows:
18 In all buildings of Use Group R-1 containing more than twenty-five (25) sleeping rooms or when
19 more than one (1) story in height.]

20 [(4) A new Subsection 1024.4.3, titled "Hazardous areas," is added to read as follows:
21 In all kitchens of Use Group A and all areas where hazardous processes or operations may result
22 in injury to persons attempting to egress in the event of failure of the normal power supply.]

23 **[Sec. 4-187. Structural Loads; Section 1607.0, Roof Loads.] Reserved.**

24 [(a) The following amendments and/or deletions are hereby made to Section 1607.0 of the
25 BOCA Code:]

26 [(1) The following sentence is added to the text of Subsection 1607.3, "Minimum roof
27 live loads": However, in no case shall a roof be designed for less than thirty (30) psf live load.]

28 **[Sec. 4-192. Concrete; Section 1906.0, Materials.] Reserved.**

29 [(a) The following amendments, additions, and/or deletions are made to Section 1906.0, of
30 the BOCA Code:]

1 [(1) A new Subsection 1906.3.3, titled "Prohibition of asbestos," is added to Section
2 1906.0 to read as follows:]

3 [(A) The use of aggregate containing evidence of asbestos content greater than
4 one hundred parts per million by volume is prohibited. Each supplier of aggregate in this County
5 shall be conclusively presumed to warrant it to be free of asbestos-bearing content greater than
6 one hundred parts per million by volume.]

7 [(B) For purposes of this Section **asbestos** is defined as any of the following
8 group of minerals: actinolite, amosite, anthophyllite, chrysotile, crocidolite, or tremolite.]

9 **[Sec. 4-196. Plastic; Section 2603.0, Foam Plastic.] Reserved.**

10 [(a) The following amendments, additions, and/or deletions are made to Section 2603.0 of
11 the BOCA Code:]

12 [(1) Subsection 2603.4.1.4, titled "Attics and crawl spaces," is amended to read as
13 follows: Within an attic, crawlspace, or other concealed space, foam plastics shall be protected
14 against ignition by one and one-half (1 1/2) inch thick (38 mm) mineral fiber insulation; one-half
15 (1/2) inch thick (38 mm) plywood, particle board, or hardboard; one-half (1/2) inch (38 mm)
16 fire-rated gypsum wallboard; corrosion-resistant steel having a base metal thickness of 0.016
17 inch and interlocked joints; or other approved material installed in such a manner that foam
18 plastic is not exposed. The protective covering shall be consistent with the requirements for the
19 type of construction.]

20 **[Sec. 4-199. Electric Wiring, Equipment and Systems; Section 2702.0, Construction**
21 **Documents.] Reserved.**

22 [(a) The following amendments, additions, and/or deletions are made to Section 2702.0 of
23 the BOCA Code:]

24 [(1) The text of Subsection 2702.2, titled "Items covered," of the BOCA Code is
25 amended in part to read as follows:

26 8. Toilets, bathrooms, and stairwells: Illumination of toilets, bathrooms, and
27 stairwells is to be the equivalent of three (3) foot candles as provided in Section 1205.1.1 of the
28 BOCA Code. In Use Group R-3 and R-4, at least one (1) light illuminating a stair shall be
29 controlled by wall switches at each end of the stair. All exterior steps shall be lighted by interior
30 switch.]

1 **[Sec. 4-201. Same; Section 2706.0, Emergency Electrical Systems.] Reserved.**

2 [(a) The following amendments, additions, and/or deletions are made to Section 2706.0 of
3 the BOCA Code:]

4 [(1) A new sentence is added to Subsection 2706.1, titled "General," to read as
5 follows: A connection ahead of the service disconnecting means is not considered an emergency
6 system power source.]

7 **[Sec. 4-208. Plumbing Systems; Section 2908.0, Existing Buildings and Installations.]**

8 **Reserved.**

9 [(a) The following amendments, additions, and/or deletions are hereby made to Section
10 2908.0 of the BOCA Code:]

11 [(1) A new Subsection 2908.2.1, titled "Gutters and downspouts" is added to Section
12 2908.0 to read as follows: Unless constructed with parapet walls and coping as required by
13 Section 706.0 of the BOCA Code, all exterior walls shall be provided with gutters and
14 downspouts or leaders to dispose of roof drainage to comply with the Plumbing Code adopted by
15 the Washington Suburban Sanitary Commission.]

16 **[Sec. 4-209. Same; Section 2909.0, Foundation Drainage.] Reserved.**

17 [(a) A new Section 2909.0, titled, "Foundation Drainage," is added to the BOCA Code to
18 read as follows:]

19 [(1) 2909.1 Scope: Where required, foundation drains shall be constructed so as to
20 provide an outlet for the discharge to a storm drainage facility, surface outlet, or other approved
21 outfall; in no case shall such discharge pipe be connected to a public sanitary sewer or septic
22 system.]

23 **[Sec. 4-225. Same; Section 3406.0, Historic Structures.] Reserved.**

24 [(a) The following amendments, additions, and/or deletions are hereby made to Section
25 3406.0 of the BOCA Code:]

26 [(1) The text of Subsection 3406.1, "Compliance," is amended as follows: The
27 provisions of this Code relating to the construction, repair, alteration, enlargement, restoration,
28 and moving of buildings or structures shall not be mandatory for existing buildings or structures
29 identified as historic resources on the Adopted and Approved Historic Sites and Districts Plan of
30 Prince George's County, Maryland, subject to the approval of the Board of Appeals, upon
31 recommendation of the Historic Preservation Commission as to exterior features, or the

1 recommendation of the Prince George's County Planning Board in the case of the White Farm,
 2 identified as Site Number 73-6 on said plan, when such buildings are judged by the Building
 3 Official to be safe and in the public's interest of health, safety, and welfare regarding any
 4 proposed construction, alteration, repair, enlargement, relocation, and location within the fire
 5 limits. All such approvals must be based on the applicant's complete submission of professional
 6 architectural and engineering plans and specifications bearing the professional seal of the
 7 designer.]

8 **[Sec. 4-227. Chapter 35 - Referenced Standards.] Reserved.**

9 [(a) The following standards are added, amended, or deleted from Chapter 35 of the BOCA
 10 Code:]

11 [(1) The standards listed under the heading "CODES," are modified as follows: "ICC
 12 International Plumbing Code," is replaced in whole to read as follows:

13 The Plumbing and Gas Fitting Regulations of the Washington Suburban Sanitary
 14 District.

15 ICC International Private Sewage Disposal Code is deleted.]

16 [(2) The following additional standards are added to the heading, "NFPA," and
 17 adopted by reference:

18 NFPA 231 F, Storage of rolled paper, 1983;

19 NFPA 1141, Fire Protection in Planned Building Groups;

20 NFPA 1231, Standard on Water Supplies for Suburban and Rural Firefighting.]

21 [(3) The following additional standards are deleted from NFPA:

22 NFPA 13R-89, Systems.]

23 SECTION 3. BE IT FURTHER ENACTED that Sections 4-110.03, 4-110.04, 4-119,
 24 4-146.01, 4-156, 4-157, 4-158, 4-164, 4-165, 4-166, 4-168, 4-183, 4-187, 4-187.01, 4-189,
 25 4-190, 4-192, 4-192.01, 4-193, 4-193.01, 4-193.02, 4-193.03, 4-196, 4-196.01, 4-198, 4-198.01,
 26 4-199, 4-200, 4-201, 4-208, 4-209, 4-213, 4-214, 4-216, 4-219, 4-225, 4-227, 4-241,
 27 4-242, 4-243, 4-244, 4-245, 4-246, and 4-247, of the Prince George's County Code be and the
 28 same are hereby added:

29 **Sec. 4-156. Fire Protection Systems; Smoke Control Systems; Section 909.2.1, Smoke**
 30 **Control Systems Design Report.**

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

Sec. 4-186. Roof Assemblies and Rooftop Structures; Weather Protection; Roof Drainage;

Section 1503.4.2, Gutters and Downspouts.

Section 1503.4.2 is added to read as follows: "Gutters and Downspouts." Unless constructed with parapet walls and coping, all exterior walls shall be provided with gutters and downspouts or leaders to dispose of roof drainage to comply with the WSSC Plumbing Code.

Sec. 4-187. Structural Design; Snow Loads; Section 1608.1, General.

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

Sec. 4-188. Structural Design; Wind Loads; Section 1609.3, Basic Wind Speed.

Section 1609.3 is amended to read as follows: "Basic Wind Speed." The basic wind speed in miles per hour for the determination of the wind loads shall be determined by Figure 1609 or by ASCE 7 Figure 6-1 when using the provisions of ASCE 7. Basic wind speed for the special wind regions indicated near mountainous terrain and near gorges shall be in accordance with local jurisdiction requirements. Basic wind speeds determined by the local jurisdiction shall be in accordance with Section 6.5.4 of ASCE 7. However, in no case shall a building be designed for wind speed less than Eighty (80) miles per hour.

Sec. 4-190. Structural Tests and Special Inspections; Special Inspections; Section 1704.7,

Soils.

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

Sec. 4-200. Electrical; General; Section 2701.

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

Sec. 4-201. Electrical; Emergency and Standby Power Systems; Section 2702.

Section 2702.2 is amended to read as follows: "Where Required." Emergency and standby power systems shall be installed in accordance with the National Electrical Code, NFPA 110 and NFPA 111, and shall be provided where required by Section 2702.2.1 through 2702.2.19 of this Code. **Note:** A connection ahead of the service disconnecting means is **not** considered an emergency system power source.

Sec. 4-208. Plumbing Systems; General; Section 2901.

Section 2901.1 is amended to read as follows: "Scope." The provisions of this Chapter and the Plumbing and Gasfitting Regulations adopted by the Washington Suburban Sanitary Commission known as the WSSC Plumbing Code shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems.

Sec. 4-216. Special Construction; Temporary Structures; Section 3103.

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

- (a) Names and addresses of the owners of the tent or air-supported structure;
- (b) Date the fabric was last treated with flame resistant solution;
- (c) Trade name or kind of chemical used in treatment;
- (d) Name of person or firm treating the material; and
- (e) Name of testing agency and test standard by which the fabric was tested.

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

(a) Section 3108.5 is amended to read as follows: "Grounding." Towers shall be permanently and effectively grounded according to Subtitle 9 of the County Code entitled, "Electricity."

Subdivision 4. International Residential Code for One and Two Family Dwellings.
Sec. 4-241. Light, Ventilation, and Heating; Section R-303, Illumination of Toilet Rooms and Bathrooms.

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

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

Sec. 4-242. Garages and Carports; Section R-309.6, Interconnecting Doors.

Section R-309.6 is added to read as follows: "Interconnecting Doors." All doors between garages and living spaces of the one and two family dwellings shall be provided with a self-closing device. The self-closer may be non-listed but must be sufficient to close and latch the door from an open position of Twelve (12) inches. Door frames may be of metal or wood construction. Adjacent drywall must butt solidly with the door frame.

Sec. 4-243. Exits; Section R-311.6, Minimum Number and Second Basement or Cellar Exits in Existing One and Two Family Dwellings Which Undergo Improvements.

(a) Section R-311.6 is added to read as follows: "Minimum Number and Second Basement or Cellar Exits in Existing One and Two Family Dwellings Which Undergo Improvements." One and two family dwellings which undergo basement improvements for which a building permit is required shall have a minimum of Two (2) exits. All basements and cellars, when provided in one and two family dwellings, must have a basement or cellar exit door leading directly to the outside grade.

Exceptions:

(1) In basements or cellars not exceeding Four Hundred (400) square feet in gross area, an escape window is an acceptable alternative to the required exit door; and

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

(b) Section R-311.7 is added to read as follows: "Automatic Sprinkler System Requirement for New One and Two Family Dwellings." An automatic sprinkler system shall be provided throughout buildings of single one and two family dwellings. The following reductions in construction requirements are permitted when a one or two family dwelling is fully sprinklered:

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

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

(3) Escape windows from sleeping rooms will not be required to meet any size except that at least One (1) window shall be provided from each sleeping room which may be opened from the inside without the use of tools or keys;

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

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

(c) Section R-311.7.1 is added to read as follows: "Connection from Sprinkler Systems." A connection from a sprinkler system designed in accordance with NFPA 13D to a single remote commode (water closet) shall be permitted. Such connection shall be from the sprinkler system piping to the water closet supply piping.

Sec. 4-244. Stairways; Section R-314.

Section R-314.2 is amended to read as follows: "Treads and Risers." The maximum riser height shall be Eight and One-Fourth (8 1/4) inches, and the minimum tread depth shall be Nine (9) inches. The riser height shall be measured vertically between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The walking face of treads and landings of a stairway shall be sloped no steeper than One (1) unit vertical in Forty-Eight (48) units horizontal (2% slope). The greatest riser height within any flight of stairs shall not exceed the smallest by more than Three-Eighths (3/8) inch. The greatest

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

3 **Sec. 4-245. Smoke Alarms; Section R-317.3, Smoke Alarms Not Required.**

4 Section R-317.3 is added to read as follows: "Smoke Alarms Not Required." Smoke
 5 alarms are not required in sleeping rooms where the dwellings are equipped throughout with an
 6 approved automatic sprinkler system as prescribed in Chapter 9 of the IBC.

7 **Sec. 4-246. Dwelling Unit Separation; Section R-321.2.2, Parapets.**

8 Section R-321.2.2 is amended to read as follows: "Parapets." Parapets constructed in
 9 accordance with Section R-321.2.3 shall be provided for townhouses as an extension of common
 10 exterior or walls in accordance with the following:

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

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

16 **Exception:** A parapet is not required in Subsections (a) and (b) of this Section when
 17 townhouses are provided with residential sprinkler systems installed in accordance with Section
 18 903 of the IBC, or when the roof is covered with a minimum Class C roof covering and the roof
 19 decking or sheathing is of noncombustible materials or approved fire-retardant treated wood for
 20 a distance of Four (4) feet on each side of the wall or walls, or one layer of Five-Eighths (5/8)
 21 inch, or Type X gypsum board is installed directly beneath the roof decking or sheathing for a
 22 distance of Four (4) feet on each side of the wall or walls.

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

28 **Sec. 4-247. Footings; Section R-403.1.4, Minimum Depth.**

29 Section R-403.1.4 is amended to read as follows: "Minimum Depth." All exterior footings
 30 and foundation systems shall extend below the frost line. All exterior footings shall be placed at
 31 Thirty (30) inches below the undisturbed ground.

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

6 SECTION 4. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45)
7 calendar days after it becomes law.

Adopted this 30th day of July, 2002.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Peter A. Shapiro
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Wayne K. Curry
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.