



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of Audits and Investigations


February 24, 2021

MEMORANDUM

TO: Robert J. Williams, Jr.
Council Administrator

William M. Hunt
Deputy Council Administrator

THRU: Josh Hamlin 
Senior Legislative Budget and Policy Analyst

FROM: Warren E. Burris, Sr. 
Senior Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Note
CB-007-2021 – Building Code of Prince George's County

CB-007-2021 (*Proposed by the Chair by request of the County Executive*)
Referred to Committee of the Whole (COW)

AN ACT CONCERNING BUILDING CODE OF PRINCE GEORGE'S COUNTY for the purpose of updating the provisions of the Housing Code of Prince George's County (the "County") to conform to the 2018 edition of the International Property Maintenance Code.

Fiscal Summary

Direct Impact:

Expenditures: Minimal

Revenues: None.

Indirect Impact:

None likely.

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Legislative Summary:

CB-007-2021, proposed by the Chair at the request of the County Executive, was presented on February 9, 2021 and referred to the Committee of the Whole (COW). CB-007-2021 would amend Sections 13-101 and 13-121 of the Prince George’s County Building Code.

If enacted, CB-007-2021 would:

- amend County Code §13-101(a) to adopt the 2018 version of the International Property Maintenance Code (IPMC) as published by the International Code Council, Inc. (ICC);
 - add a new County Code §13-101(c) to provide that in the event of a conflict, the County Code prevails over the ICC-published code; and
 - amend the title of §13-121 to change the terms “Section 306” to “Section 309,” and “Extermination” to “Pest Elimination.”
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Background/Current Law:

Under current law, the County has adopted the International Property Maintenance Code¹, 2000 Edition, as published by the International Code Council, Inc.² This Bill is essentially an update to the most recent 2018 version, with the clarifying and technical amendments noted above.

Policy Analysis:

- *Potential Benefits of Enacting CB-007-2021*

Enacting CB-007-201 would update the IPMC to conform to the most recent standards, with the expectation that public safety will benefit from increased safety standards. This represents a health and safety measure for Prince George’s County residents and increase safety measures for our existing buildings and environment.

¹ The International Property Maintenance Code (IPMC) is a model code that regulates the minimum maintenance requirements for existing buildings. The IPMC is a maintenance document intended to establish minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation and fire safety. https://locklandoh.org/download/public_information/2018_International_Building_Code.pdf

² The International Code Council is the leading global source of model codes and standards and building safety solutions that include product evaluation, accreditation, technology, training, and certification. The Code Council's codes, standards, and solutions are used to ensure safe, affordable, and sustainable communities and buildings worldwide. <https://www.iccsafe.org/about/who-we-are/>

- *Potential Costs of Enacting CB-007-2021*

Enactment of CB-007-2021, and the change to the 2018 Edition of the IPMC may require additional marketing, educating, and enforcement of DPIE staff., builders and the public. There may be a need for additional enforcement to ensure compliance with the new IPMC.

Fiscal Impact:

Direct Impact

Enactment of CB-007-2021 may result in a minor negative direct fiscal impact in the form additional expenditures due to the increased staff training, additional enforcement, and marketing for staff, builders and the public to implement, monitor and enforce the new IPMC.

Indirect Impact

Enactment of CB-007-2021 should not have an indirect fiscal impact.

Issues/Concerns associated with CB-007-2021:

There are two technical issues with the Bill as presented that the Council may wish to address before introduction:

- ✓ As drafted, CB-007-2021 would amend Code §13-101(a) to adopt the 2018 Edition of the IPMC, but would not amend §13-101(b) to update the version of the Code maintained for public inspection. As such, the version on file with the Clerk of the Council will be required to be the obsolete 2000 Edition (see page 1, line 18 and page 2, line 1).
 - ✓ As drafted, CB-007-2021 amends the title of Code §13-121 to change the term “Extermination” to “Pest Elimination,” but then leaves the term “extermination” in subsections (a) and (b) of that section (see page 2, lines 8 and 12). For consistency, it may be appropriate to change the terms within the body of §13-121 in addition to the title.
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Appropriated in the Current Fiscal Year Budget:

No.

Effective Date of Proposed Legislation:

The proposed Act shall take effect forty-five (45) calendar days after it becomes law.

Resource Personnel:

DPIE Staff
Council Administration

If you require additional information, or have questions about this fiscal impact statement, please call me.