June 13, 2025

FISCAL AND POLICY NOTE

TO: Colette R. Gresham, Esq.
Acting Council Administrator

Karen T. Zavakos
Associate Council Administrator

THRU: Josh Hamlin
Director of Budget and Policy Analysis

FROM: Malcolm Moody - *mm*
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement
CB-053-2025 Building Code Update

CB-053-2025 (*Proposed and Presented by: The Chair of the Council at the request of the County Executive*)

Assigned to the Planning, Housing, and Economic Development (PHED) Committee

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AN ACT CONCERNING BUILDING CODE OF PRINCE GEORGE'S COUNTY for the purpose of updating the provisions of the Building Code of Prince George's County (the "County") to conform to the 2020 editions of the National Electrical Code

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Fiscal Summary

Direct Impact

Expenditures: No additional expenditures likely due to the legislation only amending language in the County Code to conform to the 2020 National Electrical Code.

Revenue: No revenue impact.

Indirect Impact

Potentially favorable.

Legislative Summary:

CB-053-2025, presented by the Chair of the Council by request of the County Executive, was presented on May 27, 2025, and referred to the Planning, Housing, and Economic Development (PHED) Committee. The Bill would amend Subtitle 9[1] of the County Code to conform to the 2020 edition of the National Electrical Code (NEC)[2]. The updates would also bring the County Code in line with the State of Maryland's Code[3].

Current Law/Background:

Currently, Subtitle 9 of the County Code regulates the rules around all electrical work performed or contracted to be performed in the County. The latest version of the NEC that has been adopted by the County is from 2017. In the Maryland Code[4] each electrical installation in the State is required to conform to the National Electrical Code or the electrical code and amendments adopted by the county in which the electrical installation is done. The proposed Bill would codify the latest NEC for the County, which is allowed under State law. show state by state below[5]:

Resource Personnel:

- Dawit Abraham, P.E., Director, Department of Permitting, Inspections and Enforcement

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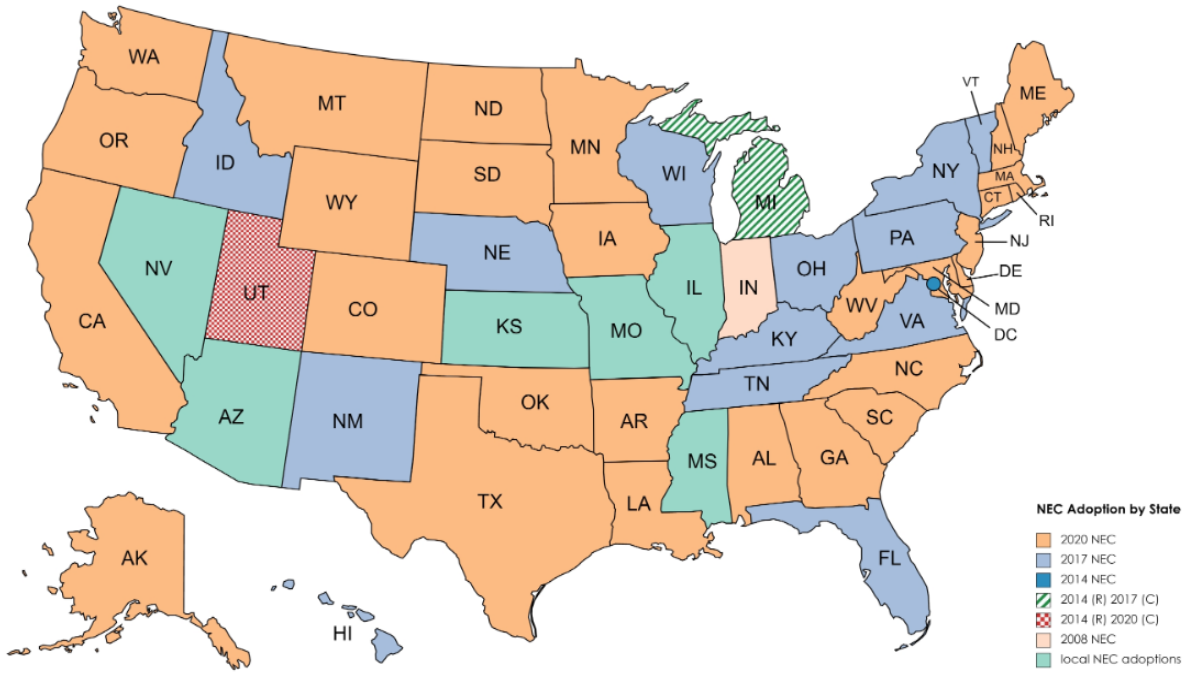
Discussion/Policy Analysis:

Concerning the adoption of the 2020 Electrical Code, the map below shows the adoption of the NEC state by state[6]:

[1] County Code, Electricity, Subtitle 9. - Electricity
[2] See Appendix A for Major Changes from 2020 Electrical Code
[3] Maryland Code, Building and Material Codes; Other Safety Provisions, Subtitle 6 - Electrical Code
[4] MD Public Safety Code § 12-603 (2024)
[5] NEC Code Adoptions
[6] NEC Code Adoptions



Looking at the map shows that 28 states, including Maryland, have already adopted the 2020 NEC. The adoption of the 2020 NEC would place the County alongside most states in the country.

Provisions of CB-053-2025:

The proposed Bill would make the following updates to Subtitle 9 of the County Code:

- Amending wiring methods to include copper-clad aluminum.
- Prohibition of the use of non-listed power supply.
- Amending overcurrent protection for existing installation.
- Amending "lay-in" requirements for luminaires, lamp holders, and lamps.
- Removal of the requirement to obtain permission from AHJ regarding use emergency power source.
- Clarified emergency power source requirements for Diesel Fire Pump Controller.
- Amending the number of electrical devices that can be worked on by a property owner.
- Updating the fee section to reflect fee adoption per Subtitle 2.

Fiscal Impact:

- *Direct Impact*

Enactment of CB-053-2025 is unlikely to have an adverse fiscal impact on the County, due to the Bill only updating language to conform to the 2020 NEC.

- *Indirect Impact*

Enactment of CB-053-2025 could have a potentially favorable impact on the County by codifying the latest NEC and potentially improving the safety of electrical installations.

- *Appropriated in the Current Fiscal Year Budget*

No

Effective Date of Proposed Legislation:

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

If you require additional information, or have questions about this fiscal impact statement, please reach out to me via phone or email.

Appendix A

National Electrical Code® 2020

Major Changes to the Code

The National Electrical Code®, which has been **adopted by all 50 states**, sets the minimum standard for safe electrical design, installation, and inspection to keep people and property protected from electrical hazards. The NEC® is **revised every three years** using public input, commentary, and technical sessions. With the introduction of the 2020 code, there have been 15 NEC® revisions since 1977, the year the median American home was built.

1 Surge Protection is Required for Dwelling Units NEW

New and replaced service equipment supplying dwellings are now required to be protected by listed **Type 1 or Type 2 Surge-Protective Devices**. These protect electrical devices and appliances that may not be protected by point-of-use SPDs. It is estimated that the average home has **$15,000** worth of equipment that can be damaged by surges.

Type 1 SPD

Permanently connected SPDs intended for installation between the **secondary of the service transformer** and the **line side of the service disconnect overcurrent device**.

Type 2 SPD

Permanently connected SPDs intended for installation on the **load side of the service disconnect overcurrent device**, including SPDs located at the branch panel.

2 Ground Fault Circuit Requirements NEW

GFCI protection is now required in all 125-volt through 250-volt receptacles supplied by single-phase branch circuits rated 150-volt or less to ground in eleven* locations of a dwelling. Dryer and range receptacles, common 250-volt receptacles in homes, require GFCI protection.

*Locations listed in NEC section 210.8(A)(1) through (A)(11)

New GFCI requirements include protection in non-dwelling locations and marinas. For more information on new 2020 NEC® requirements visit **ESFI.org**.

3 Outdoor Emergency Disconnects for Dwelling Units NEW

Outdoor emergency disconnects are now required for new construction, home undergoing renovation, and homes having their service replaced. This **allows first responders to respond to emergencies**, such as a house fire, without potential electrical hazards. Emergency disconnects may be a service disconnect, a meter disconnect, or listed disconnect switches or circuit breakers on the supply side of each device disconnect suitable for use as service equipment.