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**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

Legislative Session \_\_\_\_\_ 1991 \_\_\_\_\_

Bill No. \_\_\_\_\_ CB-98-1991 \_\_\_\_\_

Chapter No. \_\_\_\_\_ 80 \_\_\_\_\_

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

Introduced by Council Members Castaldi, Bell and Casula

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

Date of Introduction November 5, 1991

**BILL**

AN ACT concerning

The Building Code

FOR the purpose of adopting the 1990 BOCA Basic National Building Code with certain additions, deletions and modifications.

BY repealing and reenacting with amendments:

SUBTITLE 4. BUILDING.

Sections 4-101,

4-105,

4-106,

4-108,

4-109,

4-115.1,

4-118,

4-119,

4-119.1,

4-120.1,

4-123,

4-125,

4-125.1,

4-126,

4-127,

4-128,

4-129,

4-130,

4-134,

4-135,

4-136,

4-136.1,

4-137,

4-138,

4-139,

4-140,

4-142,

4-145,

4-146.1,

4-147.1,

4-148.1,

4-149,

4-149.1,

4-150,  
4-151,  
4-153.1,  
4-153.2,  
4-154,  
4-155,  
4-155.1,  
4-156,  
4-169,  
4-173, and  
4-181,

The Prince George's County Code  
(1987 Edition, 1990 Supplement).

BY adding:

SUBTITLE 4. BUILDING.

Sections 4-106.0.1,  
4-118.2,  
4-119.3,  
4-120.1.1,  
4-123.2,  
4-128.1,  
4-128.2,  
4-128.3,  
4-128.4,  
4-128.5,  
4-132,

- 4-136.0.1,
- 4-136.0.2,
- 4-148.0.1,
- 4-149.0.1,
- 4-149.1.1,
- 4-155.0.0.1,
- 4-155.0.2,
- 4-155.0.3,
- 4-156.1, and
- 4-157.1,

The Prince George's County Code  
 (1987 Edition, 1990 Supplement).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Sections 4-101, 4-105, 4-106, 4-108, 4-109, 4-115.1, 4-118, 4-119, 4-119.1, 4-120.1, 4-123, 4-125, 4-125.1, 4-126, 4-127, 4-128, 4-129, 4-130, 4-134, 4-135, 4-136, 4-136.1, 4-137, 4-138, 4-139, 4-140, 4-142, 4-145, 4-146.1, 4-147.1, 4-148.1, 4-149, 4-149.1, 4-150, 4-151, 4-153.1, 4-153.2, 4-154, 4-155, 4-155.1, 4-156, 4-169, 4-173, and 4-181 of the Prince George's County Code be and the same are hereby repealed and reenacted with the following amendments:

**SUBTITLE 4. BUILDING CODE.**

**DIVISION 1. BUILDING CODE.**

**Subdivision 1. Adoption by Reference.**

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

(a) The BOCA National Building Code, [Tenth] Eleventh

Edition, [1987] 1990, (hereinafter referred to as the BOCA Code), the BOCA National Mechanical Code, [Sixth] Seventh Edition, [1987] 1990, (hereinafter referred to as the Mechanical Code), and the Basic National Energy Conservation Code, [1984] 1990, [Fourth] Sixth Edition, (hereinafter referred to as the Energy Code), published by the Building Officials and Code Administrators International (BOCA) 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.

**Subdivision 2. Amendments to the BOCA Code.**

**Sec. 4-105. Same; Section 103.0, Existing Structures.**

(a) The following amendments, additions, and/or deletions are made to Section 103.0 of the BOCA Code:

\* \* \* \* \*

(2) A new Subsection 103.5, titled "Other requirements", is added to read as follows: The requirement of Subsection [512.4] 512.9 that buildings which use turnstiles, cart corrals, or other interior or exterior traffic control devices and which are required to have a clearly marked route which shall not be obstructed by locked gates during normal business hours, shall apply to all existing buildings, notwithstanding any other requirement of this BOCA Code.

**Sec. 4-106. Same; Section 104.0, Repairs and Maintenance.**

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

\* \* \* \* \*

(2) A new Subsection 104.1.1, titled "[Fire Damage] Repairs to [Multi-Family Dwellings] Residential Structures", is added to read as follows: All hotels, motels and dormitories (Use Group R-1), multi-family dwellings (Use Group R-2) and multiple single family dwellings (Use Group R-3) which [sustain], because of lack of maintenance or structural damage due to a fire [or], explosion, or natural causes, sustain damage which exceeds 50% of the assessed value of the building, excluding 10% for foundation, in the opinion of the Fire Chief or his authorized representative, shall have an approved automatic sprinkler system installed throughout the building as part of the scope of repairs to be completed.

**Sec. 4-108. Same; Section 110.0, Duties and Powers of Code Official; Fire safety provisions.**

(a) The following amendments, additions, and/or deletions are made to Section 110.0 of the BOCA Code:

(1) The following paragraph is added to the text of Section 110.6, "Rule making authority", to read as follows: The construction of one- and two-family dwellings as required by the "The CABO One and Two Family Dwelling Code," [1986] 1989 Edition, as authorized by the Building Officials and Code Administrators International Inc., the American Insurance Association, the Southern Building Congress, and the International Conference of Building

Officials is hereby adopted as an official rule under the rule-making provisions of Section 110.0, and is to be used in interpreting the requirements of the BOCA Code as they pertain to one- and two-family dwellings.

(2) A new Subsection 110.1.1, titled "Fire Safety Provisions", is added to read as follows: The Fire Chief or his 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 to refer to the Fire Chief or his authorized representative. In any conflict of opinion concerning fire safety of structures, the decision of the Fire Chief shall supercede. In all other matters relating to structures, the decision of the Building Official or Code Official shall supercede. The Chief Fire Protection Engineer, or such other person as the Fire Chief may designate, shall be responsible for the final technical interpretation of all fire safety provisions within this code.

**Sec. 4-109. Same; Section 111.0, Application for Permit.**

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

\* \* \* \* \*

(5) A new Subsection [111.7] 111.10, titled "Chesapeake Bay Critical Area", is added to read as follows:

\* \* \* \* \*

**Sec. 4-115.1. Same; Section 119.0, Certificate of Use and Occupancy.**

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

\* \* \* \* \*

(3) A new Subsection 119.4.2, titled "Issuance of Certificates of Occupancy" is added to read as follows: No certificate of occupancy for any building or structure, erected, altered, repaired, changed to a different use, 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: Buildings of mercantile (M), business (B), factory and industrial (F), and storage (S) uses which undergo a change of owner or tenant only with no change of intended use, 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 comply with the provisions for existing buildings of state and local laws, ordinances, and regulations with respect to fire safety. In addition, the height and area limitations, use group separation requirements of Subtitle 4, "Building Code", shall apply.

**Sec. 4-118. Definitions; Section 201.0, General Definitions.**

(a) The following amendments, additions, and/or deletions are made to Section 201.0 of the BOCA Code:

\* \* \* \* \*

(3) The definition of "Fire area" is amended to read



as follows"

Fire area: The area enclosed and bounded by fire walls (Section 908.0) or exterior walls of a building to restrict the spread of fire.

**Sec. 4-119. Same; Section 309.0, Use Group R. Residential [Buildings] Uses.**

(a) The following amendments, additions, and/or deletions are made to Section 309.0 of the BOCA Code:

\* \* \* \* \*

(2) Add a new Subsection 309.4.2 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), and is separated by a 2 hour fire rated floor/ceiling assembly or fire wall assembly (see Section 909.0).

Exception: In multiple single-family dwellings which are equipped throughout with an approved automatic sprinkler system installed in accordance with Section 4-154 (a) (4) (B) and (E) the required separation may be reduced to 1 hour.

**Sec. 4-119.1. Same; Section 311A.0, Use Group U-PU, Public Utility Facilities.**

(a) A new Section 311A.0 titled "Use Group U-PU, Public Utility Facilities", is added to the BOCA Code to read as follows:

(1) 311A.1 General. This use group is specifically intended to apply to installations constructed by public utilities or similar public service agencies to house equipment and/or mechanical facilities within or on buildings or premises used exclusively by the owning utility or agency (see Section 2700.2.1 of the BOCA Code), which are designed and constructed in accordance with the recognized practices and requirements of the specific utility industry (see Section [600.1] 600.2 of the BOCA Code). To qualify for inclusion in use group U-PU, the building or structure, designated portion of a mixed use occupancy shall:

\* \* \* \* \*

**Sec. 4-120.1. General Building Limitations; Section 502.0, Area Modifications.**

(a) The following amendments, additions, and/or deletions are made to Section 502.0 of the BOCA Code:

(1) In Subsection 502.2, titled "Street frontage increase", in the last sentence, change "18 feet" to "20 feet".

(2) A new Subsection 502.1.1, titled "Minimum Accessible Perimeter", is added to read as follows: All buildings and structures must have at least twenty-five (25) percent of the building perimeter fronting on a street or other unoccupied space not less than thirty (30) feet in width which is accessible from a road or a posted fire lane not less than [eighteen (18)] twenty (20) feet in width. The access road or fire lane and the unoccupied space must be capable of providing fire apparatus access under all weather conditions to within one hundred (100) feet of the building

or structure.

Exceptions: (1) Buildings which are fully sprinklered in accordance with Section 1004.0, and (2) Structures and buildings of Use Group U.

(3) A new Subsection 502.2.1, titled "Arrangement of Access," is added to read as follows: Access shall be in accordance with NFiPA 1141, "Fire Protection in Planned Building Groups", except as otherwise provided for in this Subtitle.

**Sec. 4-123. Same; Section 512.0, Physically Handicapped and Aged.**

(a) Section 512.0 of the BOCA Code is replaced in whole by a new Section titled "Physically Handicapped and Aged." Buildings and facilities required to be accessible by this Section shall comply with ANSI A117.1 1986 listed in Appendix A, unless otherwise stated in this Code as amendments.

(1) \* \* \* \* \*

(A) 512.1.1 Exceptions: The following are exempt from the provisions of Section 512.0 of the BOCA Code:

(i) [Only] No more than one story of a two[-story] or three-story building shall be [required to comply] exempt, provided that the inaccessible story is less than four thousand (4,000) square feet and site conditions prevent compliance for [both] all stories[;]. Furthermore, to qualify for this exemption the building must be intended for use by a single tenant and this should be indicated by non fire rated floor ceiling assemblies. If fire rated floor ceiling assemblies are incorporated in the construction, the building shall not be eligible for this exemption;

\* \* \* \* \*

(iv) Any building of four thousand (4,000) square feet or less which had a valid use and Occupancy Certificate as of January 1, 1994.

\* \* \* \* \*

**Sec. 4-125. Same; Section [621.0] 620.0, Mobile Units.**

(a) The following amendments, additions, and/or deletions are made to Section [621.0] 620.1 of the BOCA Code:

(1) Subsection [621.3.1] 620.3.1, "Anchorage and tie-down", is hereby amended in part to delete the last sentence and add the following: Design of anchorage and tie-down shall be in accordance with the Defense Civil Preparedness Agencies Technical Memorandum 73-1 titled "Suggested Technical Requirements for Mobile Home Tie Down Ordinance." The design shall be compatible with a ninety (90) mph wind load and a frost level of thirty (30) inches below grade.

**Sec. 4-125.1. Same; Section [624.0] 622.0, Radio and Television Antennae.**

(a) The following amendments, additions, and/or deletions are made to Section [624.0] 622.0 of the BOCA Code:

(1) The title of Subsection [624.1] 622.1 is amended to become "Conventional Antennae - permits not required:"

(2) The title of Subsection [624.2] 622.2 is amended to become "Conventional Antennae - permits required:"

(3) A new Subsection [624.3] 622.3, titled "Satellite Dish Antennae" is added to Section [624.0] 622.0 to read as follows:

No satellite dish antennae may be installed or erected without obtaining a building permit. 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 Code.

**Sec. 4-126. Same; Section [625.0] 623.0, Swimming Pools.**

(a) The following amendments, additions, and/or deletions are made to Section [625.0] 623.0 of the BOCA Code:

(1) The text of Subsection [625.1] 623.1, "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. For purposes of this BOCA Code, pools are classified as private swimming pools or public and semipublic swimming pools, as defined in Section [625.2] 623.2 of this BOCA Code. Materials and constructions used in swimming pools shall comply with the applicable requirements of this Code. Pools used for swimming or bathing and their equipment or accessories which are constructed, installed, and maintained in accordance with the applicable standards listed in Appendix A shall be deemed to conform

to the requirements of this Section as affected by the provisions of Architectural Barrier Free Design.

(2) The text of Subsection [625.9] 623.9, "Swimming pool safety devices", is amended to read as follows: Every person owning land on which there is situated a swimming pool shall erect and maintain thereon an adequate enclosure either surrounding the property or pool area, sufficient to make such body of water inaccessible to small children. Such enclosure, including gates therein, must be not less than six (6) feet above the underlying ground; all gates must be self-latching with latches placed four (4) feet above the underlying ground or otherwise made inaccessible from the outside to small children. All gates shall also be equipped with approved locking devices and the devices shall be locked when the pool is unattended. A natural barrier, hedge, pool cover, or other protective device approved by the Building Official may be used so long as the degree of protection afforded by the substituted devices or structures is not less than the protection afforded by the enclosure, gate, and latch described herein.

(3) A new Subsection [625.9.2] 623.9.2, titled "Other bodies of water", is added to read as follows: 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 [625.9] 623.9 of this Code, except where allowed under the County approved stormwater management pond plans, standards, and specifications.

**Sec. 4-127. Same; Section 602.0, High-Rise Buildings.**

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

\* \* \* \* \*

[(6) Subsection 602.3.2, "Areas of refuse (compartmentation)", is selected.

(7) Subsection 602.3.2.1, "Division of floor areas", is deleted.

(8) Subsection 602.3.2.2, "Stairways and elevators", is deleted.

(9) Subsection 602.3.2.3, "Wall construction", is deleted.

(10) Subsection 602.3.2.5, "Manual fire alarm system", is deleted.]

(7) Subsection 602.8, titled "Fire Department Communication System", is revised to read as follows: A two-way fire department communication system shall be provided for fire department use. The communication system shall operate between the central control station and every elevator, elevator lobby and enclosed exit stairway. The system shall be a dedicated handset or device at each terminal.

[(11)] (7) A new Subsection [602.6.1] 602.9.1, titled "Central Control Station Room" is added to read as follows: All

central control station equipment shall be located within a one hour rated room enclosure. The door to the room from the building interior shall be a minimum of a ['C' labeled] 45 minute rated fire door assembly. 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 central control emergency fire alarm shall be subject to approval by the Fire Chief or his authorized representative.

[(12)] (8) Subsection [602.8] (602.11), titled "Elevators", is amended to read as follows: Elevator operation and installation shall be in accordance with Article 26. Elevator service shall be provided for Fire Department emergency access to all floors. Said elevator cab shall be of such size to accommodate an ambulance cot 24 inches (610 mm) by 76 inches (1930 mm) in its horizontal open position.

**Sec. 4-128. Same; Section 601.0, Covered Mall Buildings.**

(a) The following amendments, additions, and/or deletions are made of Section 601.0 of the BOCA Code:

\* \* \* \* \*

(2) A new Subsection [601.9.2] 601.9.1, 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 1 tenant space is removed from service, it will not affect any other portion of the sprinkler system. Each tenant space which exceeds 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).

\* \* \* \* \*

**Sec. 4-129. Same; Section [627.0] 625.0, Security Devices, R-1 and R-2 Uses.**

(a) A new Section [627.0] 625.0, titled "Security Devices, R-1 and R-2 Uses", is added to the BOCA Code to read as follows:

- (1) [627.1] 625.1. \* \* \* \*
- (2) [627.2] 625.2. \* \* \* \*
- (3) [627.3] 625.3. \* \* \* \*
- (4) [627.4] 625.4. \* \* \* \*

**Sec. 4-130. Same; [628.0] 626.0, Screens for Dwellings.**

(a) A new Section [628.0] 626.0, titled "Screens for Dwellings", is added to the BOCA Code to read as follows:

- (1) [628.1] 626.1. \* \* \* \*

(2) [628.2] 626.2. \* \* \* \*

**Sec. 4-134. Same; Section 807.0, Types and Location of Means of Egress.**

(a) The following amendments, additions, and/or deletions are hereby made to Section 807.0 of the BOCA Code:

\* \* \* \*

(2) Subsection 807.4.1.1, 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 807.4.1. The remainder shall be located as remote as practical from the remote exits.

**Sec. 4-135. Same; Section 809.0, Number of Exits.**

(a) The following amendments, additions, and/or deletions are made to Section 809.0 of the BOCA Code:

\* \* \* \*

(2) In Subsection 809.5, titled "Open parking structures", delete the last sentence.

**Sec. 4-136. Same; Section 810.0, Exit Access Passageways and Corridors.**

(a) The following amendments, additions, and/or deletions are made to Section 810.0 of the BOCA Code:

\* \* \* \*

(2) [A new] Table 810.4.1.1, "Requirements for Exit Access Corridors", is added to read as follows:

TABLE 810.4.1.1

REQUIREMENTS FOR EXIT ACCESS CORRIDORS

| USE GROUP | HOURLY RATING REQUIRED FOR CORRIDOR WALLS |                  | CONSTRUCTION REQUIRED FOR RATED CORRIDOR WALLS |       |
|-----------|---|------------------|--|-------|
|           | W/AS                                      | WO/AS            | W/AS   | WO/AS |
| A-1       | 1   | 1                | D  | D     |
| A-2       | 1   | 1                | D  | D     |
| A-3       | 1   | 1                | D  | D     |
| A-4       | 0   | 1                | N/A  | D     |
| B         | 0   | 1                | N/A  | D     |
| E         | 1/2                                       | 1                | C  | D     |
| F         | 0   | 1                | N/A  | D     |
| H         | 1   | 1                | D  | D     |
| I-1       | 1/2                                       | 1                | C  | D     |
| I-2       | [1  | 1                | D  | D]    |
|           | See Section 4-128.4(a)(1)                 |                  |  |       |
| I-3       | 1   | 1                | D  | D     |
| M         | 0   | 1 (see Note C)   | N/A  | D     |
| R-1       | 1/2                                       | 1 (see note A)   | C  | D     |
| R-2       | 1/2                                       | 1 (see note A)   | C  | D     |
| R-3       | N/A                                       | N/A (see note A) | N/A  | N/A   |
| S-1       | 0   | 1                | N/A  | D     |
| S-2       | 0   | 1                | N/A  | D     |
| U         | 1   | 1                | D  | D     |

W/AS = with automatic sprinklers per section 810.4.1

WO/AS = without automatic sprinklers

D = to underside of floor or roof deck above

C = to underside of ceiling above

N/A = not applicable

Note A: All use groups, except R-1 and R-2, may have a corridor

rating of zero (0) hours if serving 30 or fewer occupants. Use Group R-3 has no rating requirements for corridors, per Section 810.4.

Note B: When a fire rated exit access corridor wall is permitted to stop at the ceiling, a smoke barrier shall be constructed to continue between the ceiling and the deck above with no required fire rating. Fire dampers will not be required at duct penetrations in the smoke barrier above the ceiling.

Note C: A one-half (1/2) hour rated corridor shall be provided through all Use Group M storage areas when serving more than 300 people.

**Sec. 4-136.1. Same; Section [816.0] 817.0, Interior Stairways.**

(a) The following amendments, additions, and/or deletions are made to Section [816.0] 817.0 of the BOCA Code:

(1) In Subsection 817.6, titled "Treads and risers", delete Exception 4. [A new Subsection 816.1.1 817.1.1, titled "Nonrequired Interior Stairways", is added to read as follows: The provisions of Section 816.0 shall apply to all required and nonrequired and supplemental stairwells. All such stairways shall be constructed to meet the requirements for required stairways.

(2) Subsection 816.8, titled "Supplemental stairways", is deleted.]

[ (3) (2) Subsection [816.11] 817.6.5, titled "Alternating tread stairways", is deleted.

[ (4) (3) Subsection [816.11.1] 817.6.5.1, titled "Handrails of alternating tread stairways", is deleted.

[(5)] (4) Subsection [816.11.2] 817.6.5.2, titled "Treads of alternating tread stairways", is deleted.

(5) In Subsection 817.11, titled "Interior stairway enclosures", Exception 3 is amended to read as follows: Open stairs in a floor opening when all portions of the building served by the stair in the floor opening are within the exit access travel distance, all occupants have access to two exits without passing into the floor opening, and the floor opening stair is not considered in occupant load calculations; and exception 4 is deleted.

**Sec. 4-137. Same; Section [823.0] 822.0, Exit Signs and Lights.**

(a) The following amendments, additions, and/or deletions are made to Section [823.0] 822.0 of the BOCA Code:

(1) Subsection [823.3] 822.3, titled "Illumination", is amended to read as follows: Each exit sign shall be illuminated by a source providing not less than five foot candles at the illuminated surface. Self-luminous signs using a radioactive power may be used after review and approval of the Fire Chief or his authorized representative on an individual basis.

**Sec. 4-138. Same; Section [824.0] 823.0, Means of Egress Lighting.**

(a) The following amendments, additions, and/or deletions are made to Section [824.0] 823.0 of the BOCA Code:

(1) Subsection [824.4] 823.4, titled "Power source", is amended to read as follows: Means of egress lighting in all buildings, rooms, or spaces required to have more than one (1) exit

or exit access, and in buildings and areas listed in Sections [824.4.1] 823.4.1 through [824.4.3] 823.4.3, shall be connected to an emergency electrical system that complies with Section 2706.0 to assure continued illumination for a duration of not less than one (1) hour in case of emergency or primary power loss.

(2) A new Subsection [824.4.1] 823.4.1, titled "Use Group B", is added to read as follows: In all buildings of Use Group B containing more than one hundred (100) persons or of two (2) or more stories in height.

(3) A new Subsection [824.4.2] 823.4.2, titled "Use Group R-1", is added to read as follows: In all buildings of Use Group R-1 containing more than twenty-five (25) sleeping rooms or when more than one (1) story in height.

(4) A new Subsection [824.4.3] 823.4.3, titled "Hazardous areas", is added to read as follows: In all kitchens of Use Group A and all areas where hazardous processes or operations may result in injury to persons attempting to egress in the event of failure of the normal power supply.

**Sec. 4-139. [Same; Section 829.0, Exterior Stairs and Ramps.]**

(a) A new Section 829.0 titled "Exterior Stairs and Ramps" is added to the BOCA Code to read as follows:

(1) 829.1 General: This Section applies to exterior stairs and ramps that are not required exitways.

(2) 829.2 Requirements: All exterior stairs and ramps shall comply with the requirements of Sections 815.0 and 819.0 of the BOCA Code.

(3) 829.3 Handrails: Handrails shall be required only when the stairway or ramp construction serves to provide for a change or elevation from one level to another in excess of three (3) risers of twenty-two (22) inches in vertical height.] Reserved.

**Sec. 4-140. Structural Loads; Section 1110.0, Roof Loads.**

(a) The following amendments and/or deletions are hereby made to Section 1110.0 of the BOCA Code:

\* \* \* \* \*

[(2) A new Subsection 1110.6, titled "Water accumulation", is added to Section 1110.0 to read as follows: All roofs shall be designed with sufficient slope or camber to assure adequate drainage after the long-time deflection from dead load or shall be designed to support maximum loads including possible ponding of water due to deflection.]

**Sec. 4-142. Same; Section 1205.0, Depth of Footings.**

(a) The following amendments, additions, and/or deletions are made to Section 1205.0 of the BOCA Code:

(1) [The following sentence is added to the text of Subsection 1205.1, "Frost protection": The frost line is determined to be located at a minimum depth of thirty (30) inches below finish grade.] Subsection 1205.1, "Frost Protection", is amended to read as follows: 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 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 sundecks and uninhabitable accessory buildings shall extend no less than 18 inches below finished grade.

**Sec. 4-145. Masonry; Section [1411.0] 1403.0, Bonding of Walls.**

(a) The following amendments, additions, and/or deletions are made to Section [1411.0] 1403.0 of the BOCA Code:

(1) A new Subsection [1411.7] 1403.5, titled "Masonry wall reinforcement", is added to Section [1411.0] 1403.0 to read as follows: All masonry walls and cavity walls, except those systems which encompass engineered systems in accordance with standards of Appendix A, shall be bonded by joint reinforcement (approved type) at vertical intervals not to exceed sixteen (16) inches.

**Sec. 4-146.1. [Foundation Systems and] Retaining Walls; Section 1223.0, Retaining Walls.**

(a) The following amendments, additions, and/or deletions are made to Section 1223.0 of the BOCA Code:

(1) A new Subsection 1223.5.1 is added to Section 1223.0 to read as follows: When the grade level on either side of a retaining wall exceeds 30 inches, guardrails shall be provided in accordance with Section [827.0] 824.0 of the BOCA Code.

**Sec. 4-147.1. Plastic; Section 2002.0, Foam Plastics.**



(a) The following amendments, additions, and/or deletions are made to Section 2002.0 of the BOCA Code:

(1) [Subsection 2002.3.10.6.1, titled "Concealed Spaces", is added to read as follows: All foam plastics in concealed spaces, such as above ceilings or under platforms or floors, shall be covered with one-half (1/2) inch fire code drywall or an approved equivalent material.] Subsection 2002.3.5, titled "Attics and crawl spaces", is amended to read as follows:

(a) The following amendments, additions and/or deletions are made to Section 2002.3.5 of the BOCA Code:

(1) Subsection 2002.3.5, titled "Attics and crawlspaces", is amended to read as follows: Within an attic, crawlspace, or other concealed space, foam plastics shall be protected against ignition by one and one-half (1-1/2) inch thick (38 mm) mineral fiber insulation, one-half (1/2) inch thick (38 mm) plywood, particle board or hard board, one-half (1/2) inch (38 mm) fire rated gypsum wall board, corrosion resistant steel having a base metal thickness of 0.016 inch and interlocked joints, or other approved material installed in such a manner that foam plastic is not exposed. The protective covering shall be consistent with the requirements for the type of construction.

**Sec. 4-148.1. Fireresistive Construction; Section [908.0] 907.0, Fire Walls and Party Walls.**

(a) The following amendments, additions, and/or deletions are made to Section [908.0] 907.0 of the BOCA Code:

(1) A new Subsection [908.3.1] 907.3.1, titled "Recesses

for Utilities [Electrical Boxes]", is added to read as follows:  
Hollow masonry firewalls and fire rated party walls shall not be broken subsequent to erection to receive electrical boxes, plumbing, or other fixtures. Where recesses are necessary, they shall be constructed in accordance with [1413.4] Subsections 1404.5 and [908.3] 907.3.

(2) Subsection 907.6.2, titled "Combustible roofs" is amended by the addition of the following new language: Exception: A fully sprinklered R-3 use may use combustible components to meet condition (2). A single layer of plywood attached firmly to the top of the wall shall satisfy the requirement of condition (3).

**[Sec. 4-149. Same; Section 910.0, Fire Separation Walls.**

(a) The following amendments, additions, and/or deletions are made to Section 910.0 of the BOCA Code:

(1) Subsection 910.3, titled "Multiple single-family dwellings", is amended to read as follows: Single-family dwelling units (Use Group R-3) may be located above or adjacent to no more than 3 other single-family dwelling units (Use Group R-3) provided each dwelling unit is completely separated from the adjacent dwelling unit(s) by fire wall(s) and floor/ceiling assemblies of not less than 2 hour fire resistance rated construction. Single-family dwelling units having independent means of egress, when attached in this manner, shall be considered as one building classified as Use Group R-3 for the purpose of determining the applicable provisions of this Code.

Exception: In building which are fully sprinklered

in accordance with NFPA 13 or 13D, the required separations may be reduced to one (1) hour.

(2) A new Subsection 910.6.1, titled "Continuity of Tenant Separation Corridor Walls", is added to read as follows: All tenant and dwelling units separation walls shall extend to the underside of the roof or floor deck below and shall be tightly fire-stopped thereto.

Exceptions: Tenant separation walls may terminate at the underside of a noncombustible ceiling in Use Group B buildings having a complete supervised automatic fire suppression system.]

Reserved.

**Sec. 4-149.1. Same; Section 912.0, Fireresistance Rating of Structural Members.**

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

(1) A new Subsection 912.2.1, titled "Protection of Truss Framing Members", is added to read as follows: All combustible truss [joist] framing members which comprise a portion of a nonrated floor assembly shall be protected by the installation of a ceiling. The ceiling material shall not be less than 1/2 inch drywall 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.

\* \* \* \* \*

1. Buildings protected throughout (including crawl spaces) by an automatic sprinkler system.

2. Crawl spaces of not more than 42 inches in depth, measured from the top of the floor surface above to the surface of the crawl space floor.

**[Sec. 4-149.2. Same; Section 915.0, Vertical Shafts.**

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

(1) Subsection 915.3, titled "Covered shaft enclosures", is amended to read as follows: The enclosing walls of interior covered shafts shall be constructed of approved materials with the fire resistance rating specified in Table 401. The tops of covered shafts shall comply with Section 915.5.

Exceptions:

1. Shafts, other than chimney enclosure shafts not passing through or adjacent to other dwelling units, in buildings of Use Group R-3 and serving a single dwelling unit are not required to be enclosed.

2. The minimum required fire resistance rating for shaft enclosures connecting three floor levels or less shall be one (1) hour.]

**Sec. 4-150. Same; Section 926.0, Exterior Trim Restrictions.**

(a) The following amendments, additions, and/or deletions are made to Section 926.0 of the BOCA Code:

(1) Subsection 926.4, titled "Balconies and similar appendages", is amended [to read as follows: All new balconies attached to buildings of R-1 or R-2 Use Groups shall be of noncombustible construction or fire-retardant wood with solid or semisolid floors, suitable to retard vertical fire spread between levels. This shall also apply to all existing balconies which are subject to replacement due to deterioration or damage. When balconies are protected by automatic sprinklers, combustible construction may be used. Soffits of roof projections in R-1 and R-2 use 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.

Note A: The term semisolid shall indicate fire-retardant wood planks with a maximum spacing between planks of one-eighth (1/8) inch.] by the following additional language: Existing balconies which are subject to repair or replacement due to deterioration or damage shall comply with this Section.

(2) Subsection 926.6, titled "Soffits of roof projections", is added to read as follows: 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.

**Sec. 4-151. Same; Section 930.0, Smoke and Heat Vents.**

(a) The following amendments, additions, and/or deletions are made to Section 930.0 of the BOCA Code:

(1) Table [930] 930.2 is amended by the following

additional language: Note C. The vent area to floor area ratio in the first two lines of this Table (F,S) may be increased to 1:150 if the building is protected by an automatic sprinkler system.

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 lines 1 and 2 of this table and eliminate the curtain boards when equipped throughout with a U.L. or F.M. approved early suppression fast response (ESFR) Sprinkler System.

\* \* \* \* \*

**Sec. 4-153.1. Fire Protection Systems; Section 1000.0, General.**

(a) The following amendments, additions, and/or deletions are made to Section 1000.0 of the BOCA Code:

(1) A new Subsection [1000.7] 1000.9, titled "Riser and Water Supply Requirements", is added to read as follows: Every building which is required to be fully sprinklered shall be provided with a complete and separate system riser. The riser shall include an alarm check valve (or indicating device and check valve), a drain and connection for a fire department pumping connection, and a control valve. The arrangement and location shall be subject to the approval of the authority having jurisdiction. A separate main supply source shall be required for each system riser. The system supply shall be based upon the low hydraulic grade as determined by the Washington Suburban Sanitary Commission.

**Sec. 4-153.2. Same; Section 1001.0, Plans and Specifications.**

(a) The following amendments, additions, and/or deletions are made to Section 1001.0 of the BOCA Code:

\* \* \* \* \*

(2) Subsection 1001.2.3, 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:

(i) Total area protection: Of all areas but not limited to attics, bathrooms, closets, combustibile 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 on the shop drawings submitted for review shall be protected.

(ii) 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.

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

**Sec. 4-154. Same; Section 1002.0, Fire Suppression Systems.**

(a) The following amendments, additions, and/or deletions are made to Section 1002.0 of the BOCA Code:

(1) Subsection [1002.1] 1002.10, titled ["Where required"] "Windowless Story", is amended as follows: Delete the Exception to this Subsection, "Buildings of Use Group R-3".

(1.1) Subsection 1002.2, titled "Use Group A-1", is amended to read as follows: Throughout all Use Group A-1 fire areas, an automatic fire suppression system shall be provided.

Exception: Auditorium areas with only one adjoining wall to the structure.

\* \* \* \* \*

(4) Subsection [1002.6] 1002.8, titled "Use Groups B, R-1 and R-2", is amended to read as follows:

\* \* \* \* \*

(6) Subsection [1002.8] 1002.6 is replaced in its entirety by the following new Subsection [1002.8] 1002.6, titled "Use Group I: In all buildings or structures or portions thereof of Use Group I.

Exceptions:

1. Use Group I-2 child care facilities with no levels below grade and not over one (1) story in height, which accommodate one hundred (100) children or less with each room having an exit directly to the outside.

2. Buildings of Use Group I-3 having an occupant load of less than six (6).

(7) Subsection [1002.9] 1002.7, titled "Use Groups M, S-1, and F-1", is amended to read as follows: Use Groups M, S-1, S-2, F-1, and F-2:

1. When more than six thousand (6,000) square feet in area; or

2. When two (2) or more stories in height and



exceeding three thousand (3,000) square feet on any story.

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

(8) [A new Subsection 1002.18.1, titled "Furnace Rooms", is added to read as follows: The requirements of Section 1002.18 shall not apply to furnace rooms of twenty-four (24) square feet or less within Use Group B buildings nor to individual unit heaters in ceiling spaces within Use Group B buildings if enclosed with one (1) hour rated construction.

(9) A new Subsection [1002.23] 1002.12, titled "Buildings over 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 water shall be protected by an approved automatic fire suppression system.

**Sec. 4-155. Same; Section 1004.0, Water Sprinkler Systems.**

(a) The following amendments, additions, and/or deletions are made to Section 1004.0 of the BOCA Code:

(1) Subsection 1004.2.2, titled "NFIPA 13R Systems", is deleted.

(2) In Subsection 1004.5, titled "Sprinkler Alarms", delete Exception 2.

(3) A new Subsection [1004.9] 1004.10, titled "Number of Control Valves", is added to read as follows: Each tenant space within a building of Use Group M, when required to be sprinklered, shall be provided with a separate sprinkler control valve unless exempted by the authority having jurisdiction. The location and

manner of arrangement shall be subject to the approval of the authority having jurisdiction.

(4) A new Subsection 1004.11, titled "Zones", is added to read as follows: Automatic fire suppression system zones shall comply with Section 1016.7.5 of this Code.

(5) A new Subsection 1004.12, titled "Protection of Piping", is added to read as follows:

Subsection 1004.12.1 "Thermal Protection": Heat tracing or tape shall not be a suitable means of thermal protection for any portion of a fire suppression system.

Subsection 1004.12.2 "Mechanical Protection": All piping comprising any portion of a fire protection system shall be protected against reasonable mechanical vehicular damage.

**Sec. 4-155.1. Same; Section [1016.0] 1015.0, Yard Hydrants.**

(a) The following amendments, additions, and/or deletions are made to Section [1016.0] 1015.0 of the BOCA Code:

(1) A new Subsection [1016.2] 1015.2, titled "Location and Performance of Fire Hydrants", is added to read as follows: Every building 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, 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 fire hydrant is not required to be within two hundred (200) feet of any required fire department connection that is intended to supply an automatic fire sprinkler system that has been retro-fitted 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. 4-156. Same; Section [1017.0] 1016.0, Fire Protective Signaling Systems.**

(a) The following amendments, additions, and/or deletions are made to Section [1017.0] 1016.0 of the BOCA Code:

(1) A new Subsection 1016.4.1.1, titled "Use Group A" is added to read as follows: In all Use Group A in excess of 300 people in accordance with Section 1016.8.

(2) Subsection [1017.3.6] 1016.4.5, titled "Use Group R-2", is replaced in whole by a new Subsection [1017.3.6] 1016.4.5 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 1016.7.5, titled "Zones", is amended to read as follows: Each floor shall be zoned separately and a zone shall not exceed twenty thousand (20,000) square feet (1,860m<sup>2</sup>) the length of any zone shall not exceed three hundred (300) feet (91440 mm) in any direction. 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:

- (i) Smoke detectors;
- (ii) Sprinkler water - flow devices;
- (iii) Manual fire alarm boxes; and
- (iv) 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.

**Sec. 4-169. Same; Section [2607.0] 2606.0, Power Elevator Operation.**

(a) The following amendments, additions, and/or deletions are made to Section [2607.0] 2606.0 of the BOCA Code:

(1) A new Subsection [2607.5] 2606.2.2, titled ["Emergency independent power source"] "Required", is added [to Section 2607.0] to read as follows: Those buildings specified in the following Use Groups shall be provided with controls, equipment, and an independent power source for the operation of one (1) passenger elevator car for Fire Department emergency access, as required by Subsection [2607.2] 2606.2:

\* \* \* \* \*

**Sec. 4-173. Appendix A, Referenced Standards.**

(a) The following standards are added, amended, or deleted from Appendix A of the BOCA Code:

(1) The standards listed under the heading "BOCA", subheading "BOCA/National Plumbing Code", are replaced in whole to read as follows:

The Plumbing and Gasfitting Regulations of the Washington Suburban Sanitary District.

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

N.F.P.A. 231 F, Storage of rolled paper, 1983

N.F.P.A. 72 H, Testing procedures for signaling systems,

[1984] 1988

N.F.P.A. 1141, Fire Protection in Planned Building Groups

N.F.P.A. 1231, Standard on Water Supplies for Suburban and

Rural Firefighting

(3) The following additional standards are deleted from

N.F.P.A.:

N.F.P.A. 13R-89, Systems

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

**Sec. 4-181. Article [21] 20 - Boilers and Pressure Vessels, Maintenance and Inspection.**

Article [21] 20 is replaced in its entirety by the following:

**SECTION M-[2100.0] 2000.0 GENERAL**

|            |                 |   |   |   |   |   |
|------------|-----------------|---|---|---|---|---|
| [M-2100.1] | <u>M-2000.1</u> | * | * | * | * | * |
| [M-2100.2] | <u>M-2000.2</u> | * | * | * | * | * |
| [M-2100.3] | <u>M-2000.3</u> | * | * | * | * | * |
| [M-2100.4] | <u>M-2000.4</u> | * | * | * | * | * |
| [M-2100.5] | <u>M-2000.5</u> | * | * | * | * | * |
| [M-2100.6] | <u>M-2000.6</u> | * | * | * | * | * |
| [M-2100.7] | <u>M-2000.7</u> | * | * | * | * | * |
| [M-2100.8] | <u>M-2000.8</u> | * | * | * | * | * |

**SECTION [M-2101.0] M-2001.0 LICENSES, INSPECTIONS AND FEES**

|              |                   |   |   |   |   |   |
|--------------|-------------------|---|---|---|---|---|
| [M-2101.1]   | <u>M-2001.1</u>   | * | * | * | * | * |
| [M-2101.2]   | <u>M-2001.2</u>   | * | * | * | * | * |
| [M-2101.2.1] | <u>M-2001.2.1</u> | * | * | * | * | * |
| [M-2101.3]   | <u>M-2001.3</u>   | * | * | * | * | * |
| [M-2101.4]   | <u>M-2001.4</u>   | * | * | * | * | * |

|             |                  |   |   |   |   |   |
|-------------|------------------|---|---|---|---|---|
| [M-2101.5]  | <u>M-2001.5</u>  | * | * | * | * | * |
| [M-2101.6]  | <u>M-2001.6</u>  | * | * | * | * | * |
| [M-2101.7]  | <u>M-2001.7</u>  | * | * | * | * | * |
| [M-2101.8]  | <u>M-2001.8</u>  | * | * | * | * | * |
| [M-2101.9]  | <u>M-2001.9</u>  | * | * | * | * | * |
| [M-2101.10] | <u>M-2001.10</u> | * | * | * | * | * |
| [M-2101.11] | <u>M-2001.11</u> | * | * | * | * | * |
| [M-2101.12] | <u>M-2001.12</u> | * | * | * | * | * |
| [M-2101.13] | <u>M-2001.13</u> | * | * | * | * | * |

**SECTION [M-2102.0] M-2002.0 ANNUAL INSPECTION FEES**

|            |                 |   |   |   |   |   |
|------------|-----------------|---|---|---|---|---|
| [M-2102.0] | <u>M-2002.0</u> | * | * | * | * | * |
|------------|-----------------|---|---|---|---|---|

SECTION 2. BE IT FURTHER ENACTED that new Sections 4-106.0.1, 4-118.2, 119.3, 4-120.1.1, 4-123.2, 4-128.1, 4-128.2, 4-128.3, 4-128.4, 4-128.5, 4-132, 4-136.0.1, 4-136.0.2, 4-148.0.1, 4-149.0.1, 4-149.1.1, 4-155.0.0.1, 4-155.0.2, 4-155.0.3, 4-156.1, and 4-157.1 be and the same are hereby added to the Prince George's County Code to read as follows:

**SUBTITLE 4. BUILDING CODE.**

**DIVISION 1. BUILDING CODE.**

**Subdivision 2. Amendments to the BOCA Code.**

**Sec. 4-106.0.1. Same; Section 107.0, Approval.**

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

(1) The text of Subsection 107.2, "Modifications", is amended to read as follows: When there are practical difficulties involved in carrying out structural, fire safety, or

mechanical provisions of this code, the code official shall have the right to vary or modify such provisions upon application of the owner or the owner's representative, provided that the spirit and intent of the law is observed and that the public health, safety and welfare is assured.

**Sec. 4-118.2. Same; Section 306.0. Use Group H, High-Hazard Uses.**

(a) The following amendments, additions and/or deletions are made to Section 306.0 of the BOCA Code:

(1) The text of Subsection 306.7 (10) is amended to read as follows: (10) The storage or use of materials for agricultural purposes for use on the premises, in other than isolated buildings 500 feet from any occupancy other than a single R-3 dwelling on the same premise; the quantity shall not exceed 100 pounds of material containing ammonium nitrate or one (1) pint of any highly toxic material which shall be stored in a 2 hour fire and smoke rated enclosure.

**Sec. 4-119.3. Same; Section 313.0, Mixed Use and Occupancy.**

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

(1) The text of Subsection 313.1.2, "Separated Uses", is amended to read as follows: Each portion of a building shall be individually classified as to use and shall be completely separated from adjacent uses by fire separation assemblies (see Section 909.0) and floor/ceiling assemblies (see Section 913.0) having a fire resistance rating determined in accordance with Table 313.1.2, for the uses being separated. Each fire area shall comply



with the code based on the use of that space. Each building shall comply with the height limitations of Sections 501.0 and 503.0 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 501.0 and 502.0 for each use shall not exceed one. The provisions of Article 10 shall apply throughout the building.

**Sec. 4-120.1.1. Same; Section 503.0, Height Modifications.**

(a) The following amendments, additions, and/or deletions are made to Section 503.0 of the BOCA Code:

(1) Subsection 503.3, titled "Day Care Centers", is deleted.

**Sec. 4-123.2. Same; Section 514.0, Pedestrian Walkways.**

(a) The following amendments, additions and/or deletions are made to Section 514.0 of the BOCA Code:

(1) In Subsection 514.2, titled "Construction", delete the exception.

**Sec. 4-128.1. Same; Section 606.0, Atriums.**

(a) The following amendments, additions and/or deletions are made to Section 606.0 of the BOCA Code:

(1) A new Subsection 606.1.1, titled "Raised ceiling", is added to read as follows: A raised ceiling may penetrate an adjacent floor and shall not be considered an atrium when the opening is completely separated from adjacent areas by horizontal and vertical fire barriers rated the same as the floor/ceiling

assembly but not less than one (1) hour.

(2) Subsection 606.2, titled "Fire suppression", is amended to read as follows: An electrically supervised automatic sprinkler system in accordance with Section 1004.2.1 shall be installed throughout the building.

(3) Subsection 606.4, titled "Smoke control", is amended to read as follows: A smoke control system complying with Section 1019.4 shall be installed in all atriums.

**Sec. 4-128.2. Same; Section 607.0, Open Parking Structures.**

(a) The following amendments, additions, and/or deletions are made to Section 607.0 of the BOCA Code:

(1) Subsection 607.2, titled "Construction requirements", is amended to read as follows: Passenger vehicle structures shall be constructed of non-combustible materials throughout, including structural framing, floors, roofs, and walls. Any enclosed room or space on the premises shall comply with the applicable requirements of this Code, but maintain not less than a one (1) hour rating.

(2) A new Subsection 607.7, titled "Separation of occupancies", is added to read as follows: All structures built in conformance with Section 313.2 shall be provided with an electrically supervised automatic sprinkler system at all horizontal separations between adjacent occupancies.

**Sec. 4-128.3. Same; Section 609.0, Public Garages.**

(a) The following amendments, additions, and/or deletions are made to Section 609.0 of the BOCA Code:

(1) Subsection 609.2.1, 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 1004.2.1:

(i) Where any fire area exceeds 6,000 (558m<sup>2</sup>) square feet;

(ii) Where the total area exceeds 12,000 (1116m<sup>2</sup>) square feet;

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

(iv) Where located beneath other Use Groups.

(2) A new Subsection 609.6, titled "Elevation change", is added to read as follows: Any equivalent alternative method which prevents the transmission of flammable liquids and vapors from entering adjacent areas shall be considered acceptable.

**Sec. 4-128.4. Same; Section 610.0, Use Group I-2.**

(a) The following amendments, additions, and/or deletions are made to Section 610.0 of the BOCA Code:

(1) Subsection 610.3, titled "Corridor walls", is amended to read as follows: Corridor walls shall have a 1 hour fire resistance rating extending from the floor to the underside of the floor or roof deck above.

In buildings equipped throughout with an automatic sprinkler system in accordance with Section 1004.2.1, the corridor wall fire resistance rating shall be 1/2-hour and the corridor walls must form a barrier to limit the transfer of smoke. The walls shall extend from the floor to the underside of the floor or roof deck

above.

(2) Subsection 610.3.1, titled "Corridor doors", is amended to read as follows: All doors shall conform to Section 916.0. Doors to patient sleeping rooms shall be automatic-closing by smoke detection. All other doors shall be self-closing or automatic-closing by smoke detection. In buildings equipped throughout with an automatic sprinkler system in accordance with Section 1004.2.1, corridor doors shall have a 20-minute rating unless required to be rated by Section 313.1.4.1 or for the enclosure of a vertical opening and shall provide an effective barrier against smoke. In buildings equipped throughout with an automatic sprinkler system in accordance with Section 1004.2.1, all doors, except those to sleeping rooms, shall be self-closing or automatic-closing by smoke detection.

(3) Subsection 610.5.1, titled "Rooms", is amended to read as follows: Patient sleeping rooms shall be provided with a smoke detector that is permanently connected to house current and that complies with the requirements of UL 217 or UL 268 listed in Appendix A. Such detectors shall provide a visual display on the corridor side of each patient room and shall provide an audible and visual alarm at the nursing station attending that room. Where such detectors and related devices are not combined with the nursing call system, the total system shall be electrically supervised. Nothing in this Subsection shall be construed to permit the installation of any equipment in violation of its listing.

Exception: Smoke detectors are not required in

patient rooms equipped with automatic-door closing devices with integral smoke detectors on the room sides installed in accordance with their listing, provided that the integral detectors perform the required detection and alerting function required for the patient room.

**Sec. 4-128.5. Same; Section 615.0, Stages and Platforms.**

(a) The following amendments, additions, and/or deletions are made to Section 615.0 of the BOCA Code:

(1) Section 615.3.1, titled "Materials", is amended to read as follows: The minimum construction may be in accordance with Table 615.3.1, if less than thirty (30) inches, or shall be constructed of approved materials as required for floors for the required type of construction of the building in which it is located. Temporary platforms shall be of fire-retardant treated lumber in Types 1 and 2 construction and may be of combustible framing otherwise.

TABLE 615.3.1

| <u>Type of Building Construction</u> | <u>Required Type of Platform Construction</u> |
|--------------------------------------|---|
| <u>Type 1</u>                        | <u>Type 2 Note (1)</u>                        |
| <u>Type 2</u>                        | <u>Type 2 Note (1)</u>                        |
| <u>Type 3</u>                        | <u>5B</u>                                     |
| <u>Type 4</u>                        | <u>5B</u>                                     |
| <u>Type 5</u>                        | <u>5B</u>                                     |

Note 1: When the platform is not larger than 20 percent of the room and not more than 200 square feet, fire-retardant treated wood

may be used.

**Sec. 4-132. Interior Environmental Requirements; Section 714.0, Sound Transmission Control in Residential Buildings.**

(a) The following amendments, additions, and/or deletions are made to Section 714.0 of the BOCA Code:

(1) Subsection 714.2, titled "Scope", is amended to read as follows: This section shall apply to all common interior walls, partitions and floor/ceiling assemblies between adjacent dwelling units or between a dwelling unit and adjacent public areas such as halls, corridors, stairs or service areas in all buildings of Use Groups R-3 designed and constructed in accordance with the CABO One and Two Family Dwelling Code listed in Appendix A.

**Sec. 4-136.0.1. Same; Section 811.0, Assembly Aisles and Aisle Accessways.**

(a) The following amendments, additions, and/or deletions are made to Section 811.0 of the BOCA Code:

(1) Subsection 811.1, titled "Where required", is amended to read as follows: All buildings or portions thereof which contain seats, tables, displays, equipment or other materials shall be provided with aisle accessways and aisles in accordance with this Section.

**Sec. 4-136.0.2. Same; Section 813.0, Means of Egress Doorways.**

(a) The following amendments, additions, and/or deletions are made to Section 813.0 of the BOCA Code:

(1) Subsection 813.2, titled "Number of doorways", is amended to read as follows: Each occupant of a room or space in any

Use other than Use Group H shall have access to 2 exits or exit access doors from the room or space when: (i) the occupant load exceeds 50, or 10 in Use Groups I or R; or (ii) the travel distance from the most remote point measured at right angles exceeds 75 feet to a point that provides access in opposite directions to 2 exits.

(2) Table 813.2, titled "Spaces with One Means of Egress", is deleted.

**Sec. 4-148.0.1. Same; Fire Resistive Construction; Section 905.0, Exterior Walls.**

(a) The following amendments, additions, and/or deletions are made to Section 905.0 of the BOCA Code:

(1) Subsection 905.5, 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.

(2) Exception 3 is deleted from Subsection 905.6, titled "Continuity of Exterior Walls".

**Sec. 4-149.0.1. Same; Section 910.0, Fire Partitions**

(a) The following amendments, additions and/or deletions are made to Section 910.0 of the BOCA Code:

(1) Subsection 910.4 titled, "Continuity", is amended to read as follows: All fire partitions shall extend from the top of

the floor assembly below to the underside of the floor/roof slab or deck above, and shall be securely attached thereto. The supporting construction shall be protected to afford the required fire resistance rating of the wall supported, except for exit access corridor and tenant separation walls in buildings of Type 2C, 3B, and 5B construction. All hollow vertical spaces shall be fire stopped at every floor level as required in Section 921.0.

Exception: Tenant separation walls may terminate at the underside of a non-combustible ceiling in Use Group B, buildings having a complete supervised automatic sprinkler system.

**Sec. 4-149.1.1. Same; Section 913.0, Floor/Ceiling and Roof/Ceiling Assemblies.**

(a) The following amendments, additions, and/or deletions are made to Section 913.0 of the BOCA Code:

(1) Exception 2 of Subsection 913.3, 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 915.3; (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.

**Sec. 4-155.0.0.1. Same; Section 1005.0, Limited Area Sprinkler Systems.**



(a) The following amendments, additions, and/or deletions are made to Section 1005.0 of the BOCA Code:

(1) Subsection 1005.6.2, titled "Cross Connection", is amended by the addition of the following new language: Exception: A cross connection from a sprinkler system designed in accordance with NFPA 13D to a single remote commode (water closet) shall be permitted.

**Sec. 4-155.0.2. Same; Section 1012.0, Standpipe Systems.**

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

(1) Subsection 1012.2.2, titled "Building area", is amended by the deletion of Exceptions 1 and 2.

(2) Subsection 1012.3, titled "Types of systems", is amended to read as follows: A standpipe system shall be one of the following types: (i) a wet standpipe system having the supply valve open and water pressure maintained at all times; (ii) a dry standpipe system so arranged through the use of approved devices to admit water to the system automatically by opening a hose valve; (iii) a dry standpipe system arranged to admit water to the system through manual operation of approved remote control devices located at each hose connection; or (iv) a dry standpipe system that does not have a permanent water supply when acceptable to the authority having jurisdiction.

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

(3) Subsection 1012.3.1, titled "Type of system required", is amended by the deletion of Exceptions 1 and 2 and the renumbering of Exception 3 to be Exception 1.

(4) Subsection 1012.7, titled "Hose connection", is amended to read as follows: A standpipe hose connection shall be located at each floor level, at every exit stairway, and on each side of wall adjacent to the exit opening of a horizontal exit such that no portion of the floor cannot be covered by 100 feet (30480 mm) of hose and a 30 foot (9144 mm) hose stream.

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

2. Standpipe hose connections for systems required by Section 1012.2.2 shall be permitted to be located only at exits such that all portions of the building floor area are not more than 200 feet (60960 mm) from a hose connection or 400 feet (122 mm) from the nearest fire department vehicle access;

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

**Sec. 4-155.0.3. Same; Section 1014.0, Fire Department Connections.**

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

(1) Subsection 1014.1, titled "Required", is amended by

the addition of the following new language: (See Table 1014.1).

TABLE 1014.1

The number of 2 1/2-inch fire department connection inlets shall be based on the following schedule:

| <u>Total Inside System Water Demand</u> | <u>Number of 2 1/2 Inch Inlets</u> |
|---|------------------------------------|
| <u>0 GPM to 300 GPM</u>                 | <u>1</u>                           |
| <u>301 GPM to 750 GPM</u>               | <u>2</u>                           |
| <u>Each additional 250 GPM</u>          | <u>1 additional inlet</u>          |

**Sec. 4-156.1. Same; Section 1018.0, Single- and Multiple-Station Smoke Detectors.**

(a) The following amendments, additions, and/or deletions are made to Section 1018.0 of the BOCA Code:

(1) Subsection 1018.3.4, titled "Use Group I-1", is amended to read as follows: 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 72E.

**Sec. 4-157.1. Same; Section 1022.0, Annunciation.**

(a) A new Section 1022.0 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 area for a sprinkler, smoke control, or alarm system is exceeded. The smallest zone shall be used for all systems.

(1) Subsection 1022.1, titled "Location", is added to read as follows: An approved graphic display shall be provided at

the main entrance(s) of the building or structure. If the building is not constantly attended, the panel shall be visible and discernible from the exterior.

SECTION 3. BE IT FURTHER ENACTED that the Legislative Officer is authorized to redesignate the section numbers of the Building Code prior to codification for purposes of consecutive numbering of references to BOCA sections.

SECTION 4. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45) calendar days after it becomes law.

Adopted this 26th day of November, 1991.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Richard J. Castaldi  
Chairman

ATTEST:

\_\_\_\_\_  
Maurene W. Epps  
Acting Clerk of the Council

APPROVED:

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
Parris N. Glendening  
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.