

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2025 Legislative Session

Reference No.: CB-047-2025

Draft No.: 1

Committee: PLANNING, HOUSING, AND ECONOMIC DEVELOPMENT

Date: 9/04/2025

Action: FAVORABLE

REPORT: Committee Vote: Favorable with amendments, 4-0 (In favor: Council Members Dernoga, Adams-Stafford, Hawkins, and Olson)

The Planning, Housing, and Economic Development (PHED) Committee met on September 4, 2025, to consider CB-047-2025. PHED Committee Director Rana Hightower summarized the purpose of the legislation. The former Acting County Executive transmitted the bill to the County Council for consideration and approval.

As presented on Tuesday, May 6, 2025, Draft-1 of the bill is for the purpose of updating the provisions of the Building Code of Prince George's County (the "County") to conform to the 2021 editions of the following model codes: the International Building Code, the International Mechanical Code, the International Energy Conservation Code, the International Swimming Pool and Spa Code, the International Existing Building Code, the National Fire Protection Association Life Safety Code, the National Fire Protection Association Fire Code, the 2020 National Electrical Code, and the International Residential Code for One-and-Two-Family Dwellings.

Mr. Alex Hirtle, Legislative Budget and Policy Analyst with the Prince George's County Council Budget and Policy Division, summarized the findings within the Fiscal and Policy Note. Mr. Hirtle reported that enacting CB-047-2025 may cause a minimal, direct negative fiscal impact to the County to carry out this legislation. County agencies may incur additional expenditures for staff training, increased enforcement, and marketing to inform staff, builders, and the public about the implementation, monitoring, and enforcement of the new updated codes.

Mr. Hirtle also found the likely indirect fiscal impact of the bill to be mixed. The bill may favorably impact the County, as the updated codes will increase the safety and quality of dwelling units for residents, improve energy efficiency (and longer-term cost savings) for swimming pools and spas, and increase safety for residents and visitors for fire protection. At the same time, Mr. Hirtle noted possible the bill's negative potential impacts, including increased costs for dwellings, rent, and certain services due to higher construction standards. These new standards could lead to higher development costs that may be passed down to consumers.

Ms. Lori Parris, Chief of Staff from the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE), explained that the proposed legislation is part of the normal process every three years in which the department requests updates to various codes.

The State of Maryland adopts the most recent International Code, and as a result, Maryland counties must ultimately adopt the updated codes.

Ms. Parris explained that DPIE collaborated with stakeholders, including the Maryland Building Industry Association (MBIA) and the Washington Suburban Sanitary Commission (WSSC), to develop the bill.

Ms. Sonia Owens, County Council Liaison from the County Executive's Office, stated the County Executive supports CB-047-2025.

Ms. Dinora Hernandez, from the Office of Law, reviewed the legislation and deemed it legally sufficient with no legal impediments to enactment.

On motion of Council Member Hawkins, seconded by Council Member Olson, the PHED Committee voted 4-0 in favor of CB-047-2025.