

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2009 Legislative Session**

Bill No. CB-13-2009

Chapter No. 22

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

Introduced by Council Members Harrison, Turner and Dean

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

Date of Introduction July 14, 2009

**BILL**

1 AN ACT concerning

2 Building Code

3 For the purpose of amending the Prince George’s County Building ordinance, adopting certain  
4 amendments to the 2006 Edition of the International Building Code, International Mechanical  
5 Code, International Energy Conservation Code, and International Residential Code for One and  
6 Two Family Dwellings, and amending certain sections to include modifications as it relates to  
7 building standards.

8 BY repealing and reenacting with amendments:

9 SUBTITLE 4. BUILDING CODE.

10 Sections 4-101, 4-102, 4-103, 4-105, 4-106, 4-111, 4-112, 4-113,  
11 4-116, 4-118, 4-121, 4-123, 4-125, 4-140, 4-141, 4-142, 4-151, 4-153,  
12 4-158, 4-164, 4-165, 4-185, 4-188, 4-189, 4-202, 4-208, 4-218, 4-224,  
13 4-244, 4-245, and 4-352

14 The Prince George's County Code  
15 (2007 Edition, 2008 Supplement).

16 BY adding:

17 SUBTITLE 4. BUILDING CODE.

18 Sections 4-172, 4-191, 4-203, 4-209, 4-210, 4-211, 4-249, 4-251,  
19 4-253, 4-254, and 4-255

20 The Prince George's County Code  
21 (2007 Edition, 2008 Supplement).

1 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
 2 Maryland, that Sections 4-101, 4-102, 4-103, 4-106, 4-111, 4-112, 4-113, 4-116, 4-118, 4-121,  
 3 4-123, 4-125, 4-140, 4-141, 4-142, 4-151, 4-153, 4-158, 4-164, 4-165, 4-185, 4-188, 4-189,  
 4 4-202, 4-208, 4-218, 4-224, 4-244, 4-245, 4-352 of the Prince George's County Code be and the  
 5 same are hereby repealed and reenacted with the following amendments:

6 **SUBTITLE 4. BUILDING.**

7 **DIVISION 1. BUILDING CODE**

8 **Subdivision 1. Adoption by Reference.**

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

10 The following codes and standards are hereby adopted by reference and made a part of this  
 11 Subtitle with the same force and effect as those set out in full herein as the official Building Code  
 12 of Prince George's County, together with the changes, deletions, or modifications prescribed in  
 13 this Subtitle:

14 The International Building Code, [2003] 2006 Edition (hereinafter referred to as the 'IBC');

15 The International Mechanical Code, [2003] 2006 Edition (hereinafter referred to as the  
 16 'IMC');

17 The International Energy Conservation Code, [2003] 2006 Edition (hereinafter referred to  
 18 as the ['Energy Code']IECC);

19 The International Residential Code for One and Two Family Dwellings, [2003] 2006  
 20 Edition (hereinafter referred to as the 'IRC'); and

21 The International Existing Building Code 2006 Edition (hereinafter referred to as the  
 22 IEBC).

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

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

30 **Sec. 4-103. Public inspection.**

31 A copy of the IBC, IMC, [Energy Code]IECC, [or] IRC, and IEBC adopted by this

1 Subdivision shall be marked as a master copy and maintained by the Clerk of the Council.

2 \* \* \* \* \*

3 **Subdivision 2. Amendments to the International Building Code.**

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

5 Any provision of the IBC, IMC, [Energy Code]IECC, or IRC adopted by this Subtitle shall  
6 be changed, modified, added, or omitted as set out in Subdivision 2, and such change,  
7 amendment, addition, or deletion shall be deemed to supersede the text of these codes in any case  
8 where the provisions of this Subtitle are interpreted.

9 **Sec. 4-106. Administration; Section 101, General.**

10 \* \* \* \* \*

11 (c) Subsection 101.4.2 is amended to read as follows: "Gas." The provisions of the  
12 Washington Suburban Sanitary Commission ("WSSC") known as the WSSC Plumbing and Fuel  
13 Gas [Fitting] Code; the International Plumbing Code ("IPC"); and the International Fuel Gas  
14 Code ("IFGC") shall apply to the installation of gas piping from point of delivery, gas  
15 appliances, and related accessories as covered in this Code.

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

21 \* \* \* \* \*

22 **Sec. 4-111. Administration; Section 105, Permits**

23 (a) Section 105.2 is amended to read as follows: "Work Exempt from Permit."  
24 Notwithstanding the foregoing, except for classified historic sites and property located within  
25 Chesapeake Bay Critical Area Overlay Zones, permits shall not be required for the following,  
26 provided that the construction does not result in any violation of this Subtitle: a one- story  
27 detached accessory structure on one- and two-family dwelling properties with less than one  
28 hundred fifty (150) square feet of floor space not designed or intended for occupation or  
29 habitation and limited to one (1) accessory structure only per property; [concrete and asphalt] all  
30 forms of paving [of] less than five hundred (500) square feet except for parking surfaces; a  
31 retaining wall not greater than two (2) feet in height unless supporting a structure; fence not

1 greater than four (4) feet in height; and satellite dishes not greater than two (2) feet in diameter in  
2 height; and satellite dishes not greater than two (2) feet in diameter. Except for classified  
3 Historic Sites, permits shall not be required for installation of siding, roofing, storm doors or  
4 windows, or retrofit insulations, provided that no construction is involved.

5 \* \* \* \* \*

6 (c) Section 105.2.2.1 is added to read as follows: "Repairs to Residential Structures." [All  
7 hotels and motels (Use Group R-1), multifamily dwellings (Use Group R-2), and multiple single-  
8 family dwellings (Use Group R-3) and residential care/assisted living facilities (Use Group R-4)  
9 which, because of lack of maintenance or structural damage due to a fire, explosion, or natural  
10 causes, undergo repairs or renovations which exceed fifty percent (50%) of the assessed value of  
11 the building or undergo reconstruction work which exceed fifty percent (50%) of the floor space  
12 of the building in the opinion of the Fire Code Official, shall have an approved automatic  
13 sprinkler system installed throughout the building as part of the scope of repairs to be  
14 completed.] Use Group R-1, Use Group R-2, Use Group R-3, and Use Group R-4 which,  
15 because of lack of maintenance or structural damage due to a fire, explosion, or natural causes,  
16 undergo repairs or renovations which, in the opinion of the Fire Code Official, exceed fifty  
17 percent (50%) of the assessed value of the building shall have an approved automatic fire  
18 sprinkler system installed throughout the building as part of the scope of repairs to be completed.

19 Computation of the cost of repairs for purposes of this Section shall exclude carpeting  
20 replacement, electrical panel capacity upgrades, painting, wallpapering, re-grading and  
21 landscaping, lighting fixture replacements, appliance replacements, bathroom cabinetry and  
22 fixture replacements, and modifications necessary to comply with the Americans with  
23 Disabilities Act ("ADA") requirements. Each street address shall be considered a separate  
24 dwelling for application of this Section. All repairs for which a building permit is required that  
25 are conducted within a 365-day period shall be deemed a single cumulative repair cost for  
26 purposes of the application of this Section.

27 \* \* \* \* \*

28 (l) Section 105.10 is added to read as follows: "Date and Hours of Operation Limits." All  
29 permits shall be issued with date and hours of operation limits listed as determined by the  
30 Building Official. All permits shall be issued indicating that no work shall be performed during

1 the hours of 9:00 p.m. to 7:00 a.m., unless work is performed pursuant to Section 4-120 of this  
2 Subtitle.

3 **Sec. 4-112. Administration; Section 105, Permits.**

4 \* \* \* \* \*

5 (d) The following sentence is added to Subsection 105.6.1, "Revocation of permits:" In  
6 addition, the failure to locate utility lines on site, prior to starting any excavation deeper than  
7 twelve (12) inches, by not contacting in due time the Utility Service Protection Center, "Miss  
8 Utility," and nonmember utilities, as known, and having such utilities locate lines on site, shall  
9 be cause - irrespective of whether or not a utility line is ruptured - for revocation of the permit.  
10 In order to continue work for which a permit has been revoked, a new application shall be  
11 required as specified [in Section 108.0 of this BOCA Code] in Section 105, Permits of IBC/IRC.

12 **Sec. 4-113. Administration; Section 106, Construction Documents.**

13 \* \* \* \* \*

14 (c) Section 106.3.4.3 is added to read as follows: "Fire Protection Engineering Design  
15 Evaluation (FPEDE)." All plans and specifications for which a building permit is required for  
16 buildings of the Use Groups listed in this Section shall be evaluated in accordance with the  
17 requirements of this Section for design compliance with adopted fire related code requirements  
18 concerning:

19 \* \* \* \* \*

20 (12) Compliance with applicable NFPA Codes and Standards for specific processes,  
21 materials, or hazards which are referenced within the IBC or the NFPA 101, Life Safety Code.  
22 A written Fire Protection Engineering Design Evaluation (FPEDE) concerning these items shall  
23 be submitted with the plans accompanying the application for a building permit. It shall be in [a]  
24 the format established by the Fire Code Official and shall be signed and sealed by the preparer.  
25 If, in the course of performing the FPEDE, the evaluating fire protection engineer determines  
26 that there are fire related code deficiencies in the drawing or specifications, all such deficiencies  
27 shall be remedied prior to the submittal of the FPEDE and the building permit application and  
28 drawings. The FPEDE must include a signed and sealed statement by both the evaluating fire  
29 protection engineer and the engineer or architect of record attesting: "These drawings and  
30 specifications are in full compliance with the fire safety provisions of all adopted State and local

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

3 \* \* \* \* \*

4 **Sec. 4-116. Administration; Section 113, Violations.**

5 (a) Section 113.4 is amended to read as follows: "Violation Penalties." Any person, firm,  
6 association, partnership, or corporation, or combination thereof, who shall violate a provision of  
7 the IBC/IRC, or of this Subtitle, or fail to comply with any of the requirements thereof, violates a  
8 lawful order issued thereunder, or any person who shall erect, construct, alter, or repair a  
9 building or structure in violation of an approved plan or directive of the Building Official, or of a  
10 permit or certificate issued under the provisions of the IBC/IRC, shall be guilty of a  
11 misdemeanor punishable by a fine of not more than One Thousand Dollars (\$1,000.00) per day  
12 that the violation persists or by imprisonment for six (6) months, or both. Each day that a  
13 violation continues shall be deemed a separate offense.

14 \* \* \* \* \*

15 **Sec. 4-118. Administration; Section 110, Certificate of Use and Occupancy.**

16 \* \* \* \* \*

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

23 \* \* \* \* \*

24 (d) Section 110.5.1 is added to read as follows: "Uninhabitable Dwellings." When the  
25 Director of Environmental Resources has determined that a dwelling is unfit for human  
26 habitation pursuant to Subtitle 13 of the County Code and the dwelling has remained unoccupied  
27 for a subsequent period of one hundred eighty (180) days, the Director shall revoke the  
28 certificate of use and occupancy, or if no certificate had been issued, the Director shall revoke  
29 authorization for the dwelling to be occupied and require that a certificate of use and occupancy  
30 be obtained prior to any occupancy of the dwelling. The notice of revocation shall specify the  
31 violations of Subtitle 13 and the corrective action required for each violation. Within one

1 hundred eighty (180) days after the date of the revocation of the certificate of use and occupancy,  
2 the owner of the dwelling shall apply for a building permit to correct the violations. The  
3 application for a building permit shall include a rehabilitation plan which identifies all of the  
4 work required to be performed and a schedule for performing the work. The permit shall be  
5 issued for a period of one hundred eighty (180) days and may be renewed once for another one  
6 hundred eighty (180) day period if, in the opinion of the Director, the applicant has demonstrated  
7 substantial progress in accordance with the rehabilitation plan and has demonstrated substantial  
8 justification for failure to complete the work in accordance with the rehabilitation plan. If the  
9 owner of the dwelling does not submit a rehabilitation plan within one hundred eighty (180) days  
10 after the date that the certificate of use and occupancy was revoked, or if the owner of the  
11 dwelling fails to complete the work required to be performed by the rehabilitation plan prior to  
12 the expiration of the building permit, including any renewal period, the dwelling shall be  
13 considered abandoned and the Director shall cause the dwelling to be demolished in accordance  
14 with the provisions of Subtitle 13.

15 \* \* \* \* \*

16 **Sec. 4-121. Administration; Section 117, Means of Appeals.**

17 (a) Section 117.1 is added to read as follows: "Application for Appeal." The owner or  
18 occupant of a building or structure or any directly aggrieved person may appeal to the Board of  
19 Administrative Appeals from a final decision of the Building Official. Application for appeal  
20 may be made when it is claimed that the true intent of the IBC/IRC or of this Subtitle has been  
21 incorrectly interpreted or applied. Notice of such appeal shall be in writing and filed within  
22 thirty (30) days after the decision is rendered by the Building Official; provided, however, that in  
23 the case of a structure or dwelling unit which is unsafe or dangerous, or where inadequate  
24 sediment control measures exist and sediment is leaving a site, and in any other situation when  
25 the Building Official has determined that immediate corrective action is necessary, the Building  
26 Official may, in the Building Official's order, limit the time for such appeal to a shorter period.  
27 The Board of Administrative Appeals shall not have the power or duty to hear and decide an  
28 appeal regarding the expiration of a permit pursuant to Section [4-110.08] 4-352 of the County  
29 Code. Appeals hereunder shall be in accordance with Subtitle 2, Division 4, [Subtitle 2,] of the  
30 County Code.

31 \* \* \* \* \*

1 **Sec. 4-123. Definitions; Section 202, General Definitions.**

2 (a) The following amendments, additions, and/or deletions are made to Sections 202 of the  
3 IBC and the IRC:

4 (1) The following definitions are inserted alphabetically into Section 202:

5 \* \* \* \* \*

6 **[Hot water supply heater] Hot Water Supply Heater**: A pressure vessel  
7 directly fired by oil, gas, or electricity and which does not exceed the following limitation: two  
8 hundred thousand (200,000) British thermal units per hour (Btu/hr) input, and two hundred (200)  
9 degrees Fahrenheit temperature, and nominal water capacity of one hundred twenty (120)  
10 gallons.

11 \* \* \* \* \*

12 (3) The following definition shall apply to Section 105 as set forth in Section 4-111  
13 of this Code:

14 **Building Foundation**: The placement of footings that will adequately and safely  
15 support all superimposed live and special loads of the building or structure for which the  
16 building permit has been issued, and that complies with all requirements of Chapter 18 of the  
17 IBC and Chapter 4 of the IRC.

18 \* \* \* \* \*

19 **Sec. 4-125. Use and Occupancy Classification; Section 302; Classification.**

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

- 26 (1) Assembly (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5;
- 27 (2) Business (see Section 304): Group B;
- 28 (3) Educational (see Section 305): Group E;
- 29 (4) Factory and Industrial (see Section 306): Groups F-1 and F-2;
- 30 (5) High Hazard (see Section 307): Groups H-1, H-2, H-3, H-4, and H-5;
- 31 (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 (Residential, one- and two-family dwellings);
- (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).

\* \* \* \* \*

**Sec. 4-140. Special Construction; Section 3109, Swimming Pool Enclosures.**

\* \* \* \* \*

(c) Section 3109.4.1 [is] (IBC) and Appendix G 105.2 (IRC) are amended to read as follows: "Barrier Heights and Clearances."

[(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]

[(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 3109.4 [of this Code] as amended by this Code,

1 | except where allowed under the County approved stormwater management pond plans,  
 2 | standards, and specifications. [A residential swimming pool, including an in-ground, above-  
 3 | ground, or on-ground pool, hot tub, or spa shall be provided with a barrier enclosure which shall  
 4 | comply with the following:]

5 |       [(1) The top of the barrier shall be at least six (6) feet above finished ground level  
 6 | measured on the side of the barrier which faces away from the swimming pool. The maximum  
 7 | vertical clearance between finished ground level and the barrier shall be two (2) inches measured  
 8 | on the side of the barrier which faces away from the swimming pool. Where the top of the pool  
 9 | structure is above finished grade level, such as an above-ground pool, the barrier shall be at  
 10 | finished ground level, such as the pool structure, or shall be mounted on top of the pool structure.  
 11 | Where the barrier is mounted on top of the pool structure, the maximum vertical clearance  
 12 | between the top of the pool structure and the bottom of the barrier shall be four (4) inches. A  
 13 | natural barrier, hedge, pool cover, or other protective device approved by the Building Official  
 14 | may be used so long as the degree of protection afforded by the substituted device or structure is  
 15 | not less than the protection afforded by the enclosure, gate, and latch described herein.]

16 |       (e) The height of the barrier in AG105 shall be 6 feet.

17 | **Sec. 4-141. Special Detailed Requirements Based on Use and Occupancy; Section [419,**  
 18 | **Security Devices, R-1 and R-2 Uses.] 1008, Doors, Gates and Turnstiles.**

19 |       (a) Section [419.1] 1008.1.8.8 IBC is added to read as follows:

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

27 |       [(b)] (2) [Section 419.2 is added to read as follows: "Locks on Sliding Entrance Doors."]  
 28 | Locks on sliding entrance doors to all individual motel and hotel rooms and multifamily dwelling  
 29 | units shall be of hardened steel inserts with mounting screws for the lock case inaccessible from  
 30 | the outside. The lock bolts shall engage the strike sufficiently to prevent its being disengaged by  
 31 | any possible movement of the door with the space or clearance provided for installation and

1 operation. Alternate devices may be substituted subject to prior approval of the Building  
 2 Official. These requirements shall apply to sliding doors opening onto patios or balconies which  
 3 are one- (1) story or less above grade or are otherwise accessible from the outside.

4 [(c)] (3) [Section 419.3 is added to read as follows: "Surface Mounted Locks."] Approved  
 5 surface mounted hardware shall only be allowed for existing dwelling units; all new dwelling  
 6 units shall be provided with mortise type hardware meeting the requirements of this Subsection.

7 [(d)] (4) [Section 419.4 is added to read as follows: "Locks on Doors to Nonhabitable  
 8 Rooms."] Entrance doors to laundry rooms, storage areas, trash rooms, and other similar non-  
 9 habitable areas within multifamily dwellings shall be provided with locking hardware with a  
 10 minimum one-half (1/2) inch throw and the respective apartment tenants provided with access  
 11 keys.

12 **Sec. 4-142. Special Detailed Requirements Based on Use and Occupancy; Section [420]**  
 13 **421, Screens for Dwellings.**

14 (a) Section [420.1] 421 (IBC) and Section R325 (IRC) [is] are added to read as follows:

15 (1) "Locations." Every door which opens directly from any dwelling or multifamily  
 16 dwelling to the outdoors; fifty percent (50%) of the nominal area of every double-hung and  
 17 horizontal sliding window, and that portion of every other type window normally used for  
 18 ventilation; and all other openings, unless specifically exempt or modified by the Building  
 19 Official in accordance with the hardship or modification provisions of this Subtitle and the  
 20 IBC/IRC, shall be screened with not less than sixteen (16) mesh per inch material. In addition,  
 21 every hinged screen door shall have a self-closing device in good working condition; except that  
 22 no screens shall be required for a dwelling unit on a floor above the fifth floor. Screen doors  
 23 shall not be required on the main entrance door.

24 [(b)] (2) [Section 420.2 is added to read as follows:] "Governing Code." Screens required  
 25 by this Section shall be installed or be available to be installed on all dwelling units. The actual  
 26 times that screens must be provided and installed for use on all dwellings will be governed by the  
 27 Prince George's County Housing Code. These provisions shall be applicable to all dwelling  
 28 structures irrespective of the date of construction.

29 \* \* \* \* \*

30 **Sec. 4-151. Fire-Resistance-Rated Construction; Section 708, Fire Partitions.**

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

- 4 (1) Walls separating dwelling units;
- 5 (2) Walls separating [guestrooms] sleeping units in occupancies in Use Group R-1,  
6 R-2, and I-1 occupancies;

7 \* \* \* \* \*

- 8 (4) Corridor walls [.] and
- 9 (5) Elevator lobby separation.

10 (b) Section 708.4 is amended to read as follows: "Continuity." Fire partitions shall extend  
11 from the top of the floor assembly below to the underside of the [flood] floor/ceiling or roof  
12 ceiling assembly above, and shall be securely attached thereto. If the partitions are not  
13 [contiguous] continuous to the deck and where constructed of combustible construction, the  
14 space between the ceiling and the deck above shall be fireblocked or draftstopped in accordance  
15 with Section 716.2.1 and 716.3.1 of this Code at the partition line. The supporting construction  
16 shall be protected to afford the required fire resistance rating of the wall supported, except for  
17 tenant and [guestroom] sleeping unit separation walls and exit access corridor walls in buildings  
18 of Type IIB, IIIB, and VB construction. All hollow vertical spaces shall be fire stopped at every  
19 floor level as required in Section 721.0.

20 \* \* \* \* \*

21 **Sec. 4-153. Fire-Resistance-Rated Construction; Section [713] 714, Fire-Resistance Rating**  
22 **of Structural Members.**

23 (a) Section [713.7] 714.8 is added to read as follows: "Protection of Truss Framing  
24 Members." All combustible truss framing members which comprise a portion of a nonrated floor  
25 assembly shall be protected by the installation of a ceiling. The ceiling material shall not be less  
26 than one-half (1/2) inch gypsum board or an approved equivalent alternative material. The  
27 ceiling must be adequately supported by direct mechanical fastening to the structural framing or  
28 be suspended by not less than No. 12 MSG galvanized steel wire or by an equivalent method.  
29 Where combustible truss joist framing is used as a portion of a required rated floor-ceiling  
30 assembly, the structural members shall be protected in accordance with an appropriate tested and  
31 listed design.

1 \* \* \* \* \*  
 2 **Sec. 4-158. Fire Protection Systems; Section 903, Automatic Sprinkler Systems.**  
 3 \* \* \* \* \*

4 [(j) Section 903.2.9 is amended to read as follows: "Groups R-3 and R-4." An automatic  
 5 sprinkler system shall be provided throughout buildings with a Group R-3 or R-4 fire area. The  
 6 following reductions in construction requirements are permitted when a building of Use Group  
 7 R-3 or R-4 is fully sprinklered:]

8 [(1) A basement exit to grade is not required;]

9 [(2) A second exit from the dwelling is not required;]

10 [(3) Escape windows from sleeping rooms will not be required to meet any size except  
 11 that of at least one (1) window shall be provided from each sleeping room which is openable  
 12 from the inside without the use of tools or keys.]

13 [(4) Trusses are not required to be provided with a fire resistive ceiling membrane;  
 14 and]

15 [(5) Fire separations may be reduced from two (2) hours to one (1) hour rating and  
 16 may be constructed with combustible framing. The one (1) hour rated fire separation wall does  
 17 not have to withstand collapse of construction on either side under fire conditions.]

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

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

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

1 the authority having jurisdiction. A separate main supply source shall be required for each  
2 system riser. The system supply shall be based upon the low hydraulic grade shown on the  
3 Hydraulic Information Sheet, as determined by the Washington Suburban Sanitary Commission.

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

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

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

13 \* \* \* \* \*

14 **Sec. 4-164. Fire Protection Systems; Section 912, Yard Hydrants.**

15 (a) Section 912.1 is added to read as follows: "Location and Performance of Fire  
16 Hydrants." Every building of more than one thousand (1,000) square feet in area shall be  
17 provided with sufficient fire hydrants located such that no exterior portion of the building is  
18 located more than five hundred (500) feet from a fire hydrant. The distance shall be measured as  
19 a hose line would be laid along paved streets, through parking lot entrances, and around  
20 obstructions, in accordance with the determination of the authority having jurisdiction. A fire  
21 hydrant is required within two hundred (200) feet of any required fire department connection, as  
22 hose is laid. The fire department connection must be located on the front, address side of the  
23 building and be [visual] visible from a fire hydrant or as approved by the Fire Code Official.  
24 Each hydrant shall provide a minimum of one thousand (1,000) gpm at a residual pressure of  
25 twenty (20) psi.

26 \* \* \* \* \*

27 **Sec. 4-165. Fire Protection Systems; Section 907, Fire Alarm and Detection Systems.**

28 (a) Section 907.2.1.1 is amended to read as follows: "System initiation in Group A  
29 occupancies with an occupant load of 300 or more." Activation of the fire alarm in Group A  
30 occupancies with an occupant load of 300 or more shall initiate a signal using an emergency  
31 voice/alarm communications system in accordance with NFPA 72.

Exception: Where approved, the prerecorded announcement is allowed to be manually deactivated for a period of time, not to exceed 3 minutes, for the sole purpose of allowing a live voice announcement from an approved, constantly attended location.

[(a)] (b) Section 907.8 is amended to read as follows: "Zones." Each floor shall be zoned separately and a zone shall not exceed twenty-two thousand, five hundred (22,500) square feet. The length of any zone shall not exceed three hundred (300) feet 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 twenty-two thousand, five hundred (22,500) square feet where necessary to match sprinkler zones.

[(b)] (c) 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. 4-185. Exterior Walls; Section 1406, Combustible Materials on the Exterior Side of Exterior Walls.**

\* \* \* \* \*

(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 equipped with an automatic sprinkler system in [occupiable] habitable areas are permitted to have unlimited soffit vents.

\* \* \* \* \*

**Sec. 4-188. Structural Design; Section 1609, Wind Loads.**

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

1 by ASCE 7 Figure 6-1 when using the provisions of ASCE 7. Basic wind speed for the special  
2 wind regions indicated near mountainous terrain and near gorges shall be in accordance with  
3 local jurisdiction requirements. Basic wind speeds determined by the local jurisdiction shall be  
4 in accordance with Section 6.5.4 of ASCE 7. However, in no case shall a building be designed  
5 for wind speed less than [eighty (80)] ninety (90) miles per hour.

6 **Sec. 4-189. Soils and Foundations; Section 1805, Footings and Foundations.**

7 (a) Section 1805.2.1 is amended to read as follows: "Frost Protection." Except when  
8 erected upon solid rock or otherwise protected from frost, foundation walls, piers, and other  
9 permanent supports of all buildings and structures shall extend thirty (30) inches below finished  
10 grade and placed on undisturbed ground or compacted fill material, certified by a geotechnical  
11 engineer licensed to practice in the State of Maryland, and spread footings of adequate size shall  
12 be provided when necessary to properly distribute the load within the allowable bearing value of  
13 the soil, or such structures shall be supported on piles when solid earth to rock is not available.  
14 Footings shall not be founded on frozen soils unless such frozen condition is of a permanent  
15 character.

16 \* \* \* \* \*

17 **Sec. 4-202. Electrical; Section 2703, Parking Lots and Exterior Passageways.**

18 \* \* \* \* \*

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

23 (c) Section 2703.3 is added to read as follows: "Parking Lots." [p]Parking facilities  
24 serving all use groups other than R-3 shall be illuminated with no less than [one and one-fourth  
25 (1 1/4) lumens per square foot] a one foot-candle in the darkest portion of the parking facility.

26 \* \* \* \* \*

27 **Sec. 4-208. Plumbing Systems; Section 2901, General.**

28 Section 2901.1 is amended to read as follows: "Scope." The provisions of this Chapter and  
29 the Plumbing and Fuel Gas[fitting Regulations] Code adopted by the Washington Suburban  
30 Sanitary Commission known as the WSSC International Plumbing Code and International Fuel  
31 Gas (natural and liquefied petroleum) Code and WSSC addendums shall govern the erection,



1 installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of  
2 plumbing equipment and systems.

3 \* \* \* \* \*

4 **Sec. 4-218. Special Construction; Section 3108, Radio and Television Antennae.**

5 (a) Section 3108.6 is amended to read as follows: No satellite dish antennae greater than  
6 twenty-four (24) inches in diameter or twenty-five (25) inches in length, fifteen (15) inches in  
7 width and ten (10) inches in height may be installed or erected without obtaining a building  
8 permit, except as provided in this Section. An application for a permit shall be accompanied by  
9 detailed drawings of the antenna structure and methods of anchorage. All connections to a roof  
10 shall be properly flashed to maintain water tightness. All antennae must meet manufacturers'  
11 specifications, be of noncombustible and non-corrosive materials, and be erected in a secure,  
12 wind-resistant manner. An electrical permit shall be required for all installations in accordance  
13 with the requirements of Subtitle 9 of the County Code. A satellite dish antenna which is  
14 designed to be installed on a flat roof may be installed or erected without obtaining a building  
15 permit under the following conditions:

16 (1) The antenna requires no mechanical penetration of the roof structure; [and]

17 (2) The permissible loading of the roof is not exceeded[.]; and

18 (3) The maximum diameter is twenty-four (24) inches or the maximum dimensions  
19 are twenty-five (25) inches in length, fifteen (15) inches in width and ten (10) inches in height.

20 \* \* \* \* \*

21 **Sec. 4-224. Existing Structures; Section 3401, General.**

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

24 Exception: [The Maryland Rehabilitation Code adopted pursuant to Article 83B, Sections  
25 6-501 through 6-505, and the regulatory materials adopted under the authority of the Maryland  
26 Department of Housing and Community Development,] 2006 International Existing Building  
27 Code (IEBC), adopted as the Maryland Rehabilitation Code, COMAR 05.16.01, effective July  
28 16, 2007 shall apply to the rehabilitation of existing buildings in Prince George's County by  
29 written request.

30 \* \* \* \* \*

31 **Subdivision 4. International Residential Code for One- And Two- Family Dwellings.**

**Sec. 4-244. Building Planning; Section R-311, Means of Egress.**

(a) Section R-311.4.5 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 that 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 and additionally, an emergency escape and rescue opening or an interior stair leading to the primary means of egress of the dwelling unit are acceptable alternatives for the second basement exit.

Exceptions:

(1) In basements or cellars [not exceeding four hundred (400) square feet in gross area,] that undergo interior alteration without altering the basement footprint, an emergency escape and rescue opening is an acceptable alternative to the required exit door; and

(2) One- and two-family dwellings that are fully sprinklered in accordance with NFPA 13D are exempt from the requirement of a basement or cellar secondary exit.

\* \* \* \* \*

**Sec. 4-245. Building Planning; Section [R-324] R-325, Fire Protection Systems.**

(a) Section [R-324.1] R-325.1 is added to read as follows: "Automatic Sprinkler System Requirement for New One and Two Family Dwellings and [Single Family] Industrialized Buildings (Modular and Manufactured Homes to be utilized as a new One and Two Family Dwelling)." An automatic sprinkler system shall be provided throughout new one and two family dwellings, including industrialized (modular) and manufactured homes, installed as manufactured homes after December 31, 2010 [buildings of single family dwellings and 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 and basements (habitable or nonhabitable) will not be required to meet any size except that at least one (1) window shall be provided from each sleeping room and basement which may be opened from the inside without the use of tools or keys;

1 (4) Trusses are not required to be provided with a fire-resistive ceiling membrane;  
2 and

3 (5) Fire separations may be reduced from two (2) hours to one (1) hour rating and  
4 may be constructed with combustible framing. The one (1) hour rated fire separation wall need  
5 not be able to withstand collapse of construction on either side under fire conditions.

6 (b) Section [R-324.2] R-325.2 is added to read as follows: "Connection from Sprinkler  
7 Systems." A connection from a sprinkler system designed in accordance with NFPA 13D to a  
8 single remote commode (water closet) shall be permitted. Such connection shall be from the  
9 sprinkler system piping to the water closet supply piping.

10 (c) Section [R-324.3] R-325.3 is added to read as follows: "Sprinklers for Replacement  
11 Structures or Additions." Structures that undergo a complete demolition (exclusive of the  
12 foundation) due to lack of maintenance, fire, explosion or natural causes of the structure and  
13 additions to structures which exceed one hundred (100) percent of the [footprint] total floor area  
14 (square footage) of the existing structure, shall be required to be fully sprinklered.

15 (d) Section [R-324.4] R-325.4 is added to read as follows: "Sprinklers for Additions." All  
16 enclosed or habitable additions to an existing sprinklered [single family structure or  
17 manufactured home] one or two family dwelling, including industrialized (modular and  
18 manufactured) homes must also be fully sprinklered.

19 (e) Section [R-324.5] R-325.5 is added to read as follows: "Location and Performance of  
20 Fire Hydrants." Every building of more than one thousand (1,000) square feet in area shall be  
21 provided with sufficient fire hydrants located such that no exterior portion of the building is  
22 located more than five hundred (500) feet from a fire hydrant. The distance shall be measured as  
23 a hose line would be laid along paved streets, through parking lot entrances, and around  
24 obstructions, in accordance with the determination of the authority having jurisdiction. For  
25 multiple single family dwellings (townhouses), provide a fire hydrant within five hundred (500)  
26 feet of all exterior portions of the building, as hose is laid. Each hydrant shall provide a  
27 minimum of one thousand (1,000) gpm at a residual pressure of twenty (20) psi.

28 \* \* \* \* \*

29 **DIVISION 5. ADMINISTRATIVE PROVISIONS.**

30 \* \* \* \* \*

1 **Sec. 4-352. Fee Schedule.**

2 [(a) The fee schedule for work performed in connection with the Building Code shall be as  
3 follows:]

4 [(1) General: No permit to begin work for new construction, alteration, removal,  
5 demolition, or other building operation or grading shall be issued until the fees prescribed by this  
6 Section shall have paid to Prince George's County, nor shall an amendment or revision to a  
7 permit necessitating an additional fee be approved until the additional fee shall have been paid.  
8 The fee for any permit shall not be less than Twenty Dollars (\$20.00). A nonrefundable filing  
9 fee for all new buildings, structures, and/or grading shall be a minimum of Fifteen Dollars  
10 (\$15.00) per permit application and not more than fifty percent (50%) of the estimated cost of the  
11 permit, and shall be applied to the permit fee if the permit is actually issued within six (6)  
12 months of the date of the application; otherwise, the permit application shall expire and the filing  
13 fee shall be forfeited.]

14 [(2) Special Fees: The payment of the fee for construction, alteration, removal, or  
15 demolition and for all work done in connection with or concurrently with the work contemplated  
16 by a building permit shall not relieve the applicant or holder of the permit from the payment of  
17 other fees that may be prescribed by law or ordinance for water taps, sewer connections,  
18 electrical permits, erection of signs and display structures, marquees, or other appurtenant  
19 structures, or fees for inspections, certificates of use and occupancy, or other privileges or  
20 requirements, both within and without the jurisdiction of the Department of Environmental  
21 Resources.]

22 [(3) The fee for each building permit shall be based on the total construction cost of  
23 the building, structure, and/or any other improvement of the property for which such building  
24 permit is obtained.]

25 [(4) New buildings, additions, or enlargements: Permit fees shall be based upon the  
26 area (as calculated from exterior dimensions) of all floors including balconies, mezzanines,  
27 basements, cellars and porches, specialty items, and square foot construction costs set forth in the  
28 Building Valuation Data "Type of Construction Factor" published by the International Code  
29 Council, corresponding to the appropriate use group and type of construction and a fee multiplier  
30 of 0.0060.]

1            [(5) Alterations and repairs--no enlargement: The fee for repairs and alterations of  
 2 any building or structure shall be Fifteen Dollars (\$15.00) plus Three Dollars (\$3.00) for each  
 3 Five Hundred Dollars (\$500.00) of estimated cost of work. A minimum construction cost of Ten  
 4 Thousand Dollars (\$10,000.00) will be used to determine the permit fee for all commercial  
 5 projects and residential repairs. If the permittee is able to prove by verifiable cost data the cost  
 6 of the construction is less than Ten Thousand Dollars (\$10,000.00), the permit fee will be  
 7 prorated accordingly. Proof of the amount of contract may be required prior to issuance of the  
 8 Building Permit and kept as a permanent record of the permit. Cost estimates shall be computed  
 9 on the basis of standard construction estimating practices as reflected in the current Mean's  
 10 Construction Cost Data or equivalent authority. When alterations, additions, and repairs are to  
 11 be made to the same building, the fee for the addition portion of work shall be calculated as  
 12 described in Section 235(4) of the BOCA Code.]

13            [(6) Demolition: Permit fees for the demolition of a building shall be Twenty-five  
 14 Dollars (\$25.00) for each one- and two-family residential building and Forty Dollars (\$40.00) for  
 15 each building or structure of any other type.]

16            [(7) Moving of buildings: Permit fees for moving buildings shall be Fifteen Dollars  
 17 (\$15.00) for each one- and two-family residential building and Twenty-five Dollars (\$25.00) for  
 18 each building or structure of any other type. The fee for moving a building or structure is in  
 19 addition to the permit fee for the construction of the foundation and other associated work.]

20            [(8) Observation stands: Permit fees for temporary observation stands shall be:]

21            [(A) Ten cents (\$.10) per seat up to one thousand (1,000) seats, five cents (\$.05)  
 22 per seat for each additional seat over one thousand (1,000).]

23            [(9) Miscellaneous structures: Permit fees for miscellaneous structures shall be:]

24            [(A) Awnings, pole bases, sheds, flag pole bases: Fifteen Dollars (\$15.00) each.]

25            [(B) Fences: Fifteen Dollars (\$15.00) plus two cents (\$.02) per lineal foot over  
 26 two hundred fifty (250) feet.]

27            [(C) Commercial swimming pools (to include equipment but not fences, grading,  
 28 or buildings): Fees shall be Fifty Dollars (\$50.00) for the first one thousand (1,000) square feet  
 29 of surface plus five cents (\$.05) per surface square foot over one thousand (1,000) square feet.]

30            [(D) Residential swimming pools (to include fence and grading up to 2,700 feet):]

1 [(i) For above-ground pools, the fee shall be Twenty-five Dollars  
2 (\$25.00).]

3 [(ii) For in-ground pools, the fee shall be One Hundred Dollars (\$100.00).]

4 [(E) Retaining walls: Two cents (\$.02) per square foot of face with minimum fee  
5 of Fifteen Dollars (\$15.00).]

6 [(10) Signs: Permit fee for all signs other than those pertaining to real estate offered for  
7 sale or rent within the County and erected on the property for sale or rent shall be Twenty-five  
8 Dollars (\$25.00) for the first one hundred (100) square feet or fraction thereof plus Ten Dollars  
9 (\$10.00) for each additional one hundred (100) square feet or fraction thereof of total face  
10 area(s). Permit fee for partisan and nonpartisan election signs shall be Ten Dollars (\$10.00) per  
11 candidate or event.]

12 [(11) Use and Occupancy: The fee for a Certificate of Use and Occupancy (U&O) shall  
13 be Fifteen Dollars (\$15.00) for a building completed or altered under a building permit, and  
14 Forty Dollars (\$40.00) otherwise. The fee shall be Forty Dollars (\$40.00) for a change of  
15 ownership or tenancy in which there has been no physical changes or alterations and a Certificate  
16 of Occupancy has been previously issued. The temporary U&O permit fee or renewal fee shall  
17 be Forty Dollars (\$40.00) for all structures installed for temporary use or for temporary use of a  
18 newly constructed building prior to the final U&O approval.]

19 [(12) Grading, drainage, erosion control: Fees for permits for grading, drainage,  
20 erosion control, and other site work controlled by Division 3 of this Subtitle shall be based upon  
21 that area (A), in square feet, remaining from the area of the entire site, (A1), after deducting the  
22 resistant ground cover or surface, and in an amount as determined by the following table:]

| [FROM    | BUT LESS THAN | FEE RATE   |
|----------|---------------|--|
| 0 Acres  | 1 Acre        | \$.006 per Square Foot or fraction thereof       |
| 1 Acre   | 2 Acres       | Additional \$230.00 per Acre or fraction thereof |
| 2 Acres  | 10 Acres      | Additional \$160.00 per Acre or fraction thereof |
| 10 Acres | 50 Acres      | Additional \$90.00 per Acre or fraction thereof  |

|                      |           |  |
|----------------------|-----------|--|
| 50 Acres             | 200 Acres | Additional \$50.00 per Acre or fraction thereof  |
| 200 Acres            | 600 Acres | Additional \$30.00 per Acre or fraction thereof  |
| 600 Acres or Greater |           | Additional \$24.00 per Acre or fraction thereof] |

1            [(13) Fee for Sediment Control Site Plan Review by Soil Conservation District for Area  
 2 to be Disturbed in Excess of 15,000 Square Feet -- Initial application fee shall be Fifteen Dollars  
 3 (\$15.00). There is no fee required for plan review if the land shown in the submitted site plan to  
 4 be disturbed is 15,000 square feet or less.]

5            [(A) Certification by Soil Conservation District (SCD) of field review in  
 6 conjunction with SCD plan review: There is no certification fee required if the land to be  
 7 disturbed is 15,000 square feet or less. Certification fee shall be Seventy-five Dollars (\$75.00)  
 8 for the first acre or portion thereof of land, in excess of 15,000 square feet, proposed to be  
 9 disturbed in the submitted plan.]

10           [(B) Certification by SCD of field review in conjunction with SCD plan review:  
 11 Certification fee shall be Fifty Dollars (\$50.00) for each additional acre not to exceed five (5)  
 12 acres proposed to be disturbed in the submitted plan.]

13           [(C) Certification by SCD of field review in conjunction with SCD plan review:  
 14 Certification fee for acreage in excess of five (5) acres shall be Fifteen Dollars (\$15.00) for each  
 15 additional acre.]

16           [(D) Certification by SCD of field review in conjunction with SCD plan review:  
 17 Certification fee for acreage in excess of 200 acres shall be prorated based on actual costs of  
 18 review by SCD in excess of the revenue received from the sediment control fees imposed for the  
 19 first 200 acres of the subject site.]

20           [(E) The fee system imposed in this Subsection shall conform to the provisions of  
 21 Section 8-1103(c) of the Natural Resources Article, Annotated Code of Maryland.]

22           [(14) Bond Reduction Fee: A Two Hundred Fifty Dollar (\$250.00) nonrefundable fee  
 23 for administrative expenses shall be paid for each request for a partial release of the monies  
 24 posted as a guarantee pursuant to Section 4-281 of this Code.]

25           [(15) Bond Recall Fee: Whenever the Building Official requests payment of monies  
 26 posted as guarantee pursuant to Section 4-281 of this Code, a Two Hundred Fifty Dollar  
 27 (\$250.00) nonrefundable fee for administrative expenses shall be paid.]

1 [(16)Underground tanks: Capacity up to one thousand (1,000) gallons, Five Dollars  
 2 (\$5.00) plus One Dollar (\$1.00) for each additional one thousand (1,000) gallon capacity or  
 3 fraction thereof.]

4 [(17)Above-ground tanks: Fees for the installation of above-ground tanks shall be  
 5 Fifteen Dollars (\$15.00) or the fee per gallon computed according to the following table,  
 6 whichever is greater.]

| [CAPACITY IN GALLONS | COST PER GALLON OR FRACTION THEREOF |
|----------------------|-------------------------------------|
| 0 – 1,000            | .005                                |
| 1,001 – 10,000       | Additional .001                     |
| 10,001 – 50,000      | Additional .0005                    |
| 50,001 – 100,000     | Additional .0003                    |
| 100,001 – 200,000    | Additional .0001                    |
| 200,001 – 1,000,000  | Additional .00001                   |
| 1,000,001 or greater | Additional .000005]                 |

7 [(18)Elevators and Mechanical equipment: The fees for the installation of elevators  
 8 and mechanical equipment shall be as follows:]

|  |         |
|--|---------|
| [Passenger elevator                                | \$35.00 |
| Freight elevator                                   | \$35.00 |
| Escalator (per floor)                              | \$10.00 |
| Dumbwaiter (power driven)                          | \$20.00 |
| Dumbwaiter (hand operated)                         | \$10.00 |
| Material hoist                                     | \$20.00 |
| Automobile lifts                                   | \$ 5.00 |
| Man lift   | \$12.00 |
| Hot water heating boiler to 200,000 BTU/hr.        | \$20.00 |
| Each additional 100,000 BTU/hr. or portion thereof | \$ 6.00 |
| Low pressure steam boilers to 100 lbs. steam/hr.   | \$20.00 |
| Each additional 100 lb. steam/hr.                  | \$ 6.00 |



|  |                                    |
|--|------------------------------------|
| Hot water supply to 400,000 BTU/hr.  | \$20.00                            |
| Each additional 100,000 BTU/hr. or portion thereof   | \$ 6.00                            |
| Power Boilers  | \$30.00<br>plus 1.00/<br>boiler HP |
| Miniature Boilers  | \$30.00                            |
| Unfired pressure vessels for first 50 sq. feet of cross sectional area, computed at greatest dimension of length and width | \$20.00                            |
| Each additional 50 square feet or fraction thereof   | \$ 4.00                            |
| Unit heaters -- up to 500,000 BTU/hr. input  | \$10.00                            |
| Each additional 100,000 BTU or fraction thereof  | \$ 2.00                            |
| Duct furnaces -- up to 100,000 BTU   | \$10.00                            |
| Each additional 100,000 BTU or fraction thereof  | \$4.00                             |
| Central heating furnaces -- up to 100,000 BTU input  | \$16.00                            |
| Each additional 100,000 BTU or fraction thereof  | \$ 4.00                            |
| Space heaters -- up to 500,000 BTU input   | \$10.00                            |
| Each additional 100,000 BTU of input   | \$ 2.00                            |
| Other furnace up to 100,000 BTU input  | \$16.00                            |
| Each additional 100,000 BTU input or fraction thereof  | \$16.00                            |
| Incinerator -- per one hundred (100) lbs. per hours burning rate or fraction thereof                                       | \$20.00                            |
| Refrigeration and refrigeration cycle of air conditioning systems up to five (5) refrigeration tons                        | \$20.00                            |
| Each additional refrigeration ton  | \$ 1.00                            |
| Fee for conversion to or replacement of oil burner to:   |                                    |
| Light oils -- (Nos. 1, 2, 3, 4)  | \$20.00                            |
| Heavy oils -- (Nos. 5, 6)  | \$34.00                            |
| Natural Gas/Oil Combination  | \$34.00                            |
| Fuel pumps (gasoline, oil)   | \$10.00]                           |

1 [The permit fee for the installation, repair, or replacement of all other mechanical equipment  
2 shall be calculated at the rate of one percent (1%) of the cost of the work, including equipment,  
3 labor, and materials and the minimum fee for any permit shall be Thirty Dollars (\$30.00).]

4 [(19)Boilers and vessels. The fee for inspection of boilers and vessels shall be as

1 follows:]

| [HEATING BOILERS                         | FEEES    |
|--|----------|
| Water                                    |          |
| 0-1000 MBH                               | \$20.00  |
| 1000-2000 MBH                            | \$30.00  |
| over 2000 MBH                            | \$40.00  |
| Steam                                    |          |
| 0-1000 P/H                               | \$30.00  |
| 1000-2000 P/H                            | \$40.00  |
| 2000-4000 P/H                            | \$50.00  |
| over 4000 P/H                            | \$60.00  |
| Power Boilers                            |          |
| 0-100 HP                                 | \$40.00  |
| 100-500 HP                               | \$50.00  |
| 500-1000 HP                              | \$60.00  |
| Domestic Hot-Water Supply Boilers        | \$20.00  |
| Miniature Boilers                        | \$20.00  |
| Unfired pressure vessels without manhole | \$20.00  |
| Unfired pressure vessels with manhole    | \$40.00] |

2 [The fee for the inspection certificate for boilers and pressure vessels shall be Twenty Dollars  
3 (\$20.00).]

4 [(20)Certificates. For a certificate of compliance, the fee payable by the owner on or  
5 before the expiration of the certificate shall be as follows:]

|                                     |         |
|-------------------------------------|---------|
| [Passenger elevator -- power driven | \$30.00 |
| Passenger elevator -- hand driven   | \$10.00 |
| Freight elevator -- power driven    | \$30.00 |
| Sidewalk elevator -- power driven   | \$12.00 |

|                                  |          |
|----------------------------------|----------|
| Sidewalk elevator -- hand driven | \$ 7.00  |
| Dumbwaiter -- power driven       | \$15.00  |
| Dumbwaiter -- hand driven        | \$ 7.00  |
| Escalator -- per floor           | \$12.00  |
| Man lift -- power driven         | \$12.00  |
| Material hoists                  | \$20.00] |

1 [(21) Fee for modification of permit: Except for stormwater management facilities, the  
 2 fee for modifying a permit or application shall be a minimum of Ten Dollars (\$10.00). If an  
 3 extensive plan review is required, the fee shall be sufficient to offset the cost of plan review and  
 4 services as determined by the Building Official.]

5 [(22) Refunds: Except for stormwater management facilities, in any case where permits  
 6 have been issued and no work has begun thereunder, the person who has paid the fee for said  
 7 permit may return said permit for cancellation, and, upon the cancellation thereof, there shall be  
 8 refunded to him the amount of said fees less the actual expenses (not to exceed fifty percent  
 9 (50%) of the fee paid, but not less than the filing fee) incident to the issuance of said permit as  
 10 determined by the Building Official; provided the application for such refund shall be made  
 11 within six (6) months after the issuance of said permit, after which time no refund may be made.  
 12 No filing fee of any kind shall be refunded.]

13 [(23) Special investigation fee: Whenever any work for which a permit is required  
 14 under this Subtitle has been started prior to obtaining a permit, a special investigation shall be  
 15 made before an application may be filed to request the required permit. In addition to the filing  
 16 fee and regular permit, an investigation fee of Fifty Dollars (\$50.00) for residential and One  
 17 Hundred Dollars (\$100.00) for commercial shall be paid at the time of filing the application for  
 18 the required permit. Whenever work under a permit that has been placed, partially completed, or  
 19 concealed without first obtaining a required inspection approval, the Building Official shall  
 20 cause a special investigation to be made. The fee for the special investigation shall be Fifty  
 21 Dollars (\$50.00) for residential and One Hundred Dollars (\$100.00) for commercial and payable  
 22 before further inspection will be provided.]

23 [(24) Reinspection Fees: There will be a fee of Twenty-five Dollars (\$25.00) for  
 24 reinspection for each inspection called for which is not ready for inspection.]

1 [(25)Renewal fees: The fees for renewal of a permit shall be in accordance with  
2 current fee schedules with credits as follows, or Twenty Dollars (\$20.00), whichever is greater:]

3 [(A) If construction has not begun, all original previous fees paid are credited  
4 against the total fees computed under the current fee schedule.]

5 [(B) If construction has started, fees shall be based upon the remaining work to be  
6 completed, computed under the current fee schedule, with no credit for fees previously paid.]

7 [(26)Planning Board review fee. Upon the filing of a permit application required by  
8 the Zoning Ordinance to be reviewed by the Prince George's County Planning Board, the  
9 applicant shall pay to the Planning Board a fee to help defray the costs related to permit review.  
10 The fee for such permit review shall be Five Dollars (\$5.00), which shall be collected by the  
11 Department of Environmental Resources and remitted to the Planning Board.]

12 [(27)When a building contractor, permittee, or other responsible party allows the  
13 building or structure or portion thereof to be occupied or used without the required Use and  
14 Occupancy permit and final inspection, an investigation fee of \$100.00 (residential) or \$200.00  
15 (commercial) will be levied against the responsible party.]

16 [(28)Stormwater Management Facility Plan Review Fees: The fee for review of  
17 stormwater management concept plans shall be One Hundred Dollars (\$100.00) for a single  
18 residential lot and Two Hundred Fifty Dollars (\$250.00) for all other plans. The fee for review  
19 of a public storm drain system shall be Three Dollars (\$3.00) per linear foot of public storm drain  
20 pipe or Two Hundred Fifty Dollars (\$250.00), whichever is greater. The fee for review of a  
21 private storm drain system shall be One Dollar fifty cents (\$1.50) per linear foot of private storm  
22 drain pipe or One Hundred Twenty-Five Dollars (\$125.00), whichever is greater. The fee for  
23 special drain permits shall be One Hundred Dollars (\$100.00) per connection. The fee for major  
24 revisions shall be One Hundred Dollars (\$100.00) or 25% of the original review fees, whichever  
25 is greater. If a storm drain permit is not obtained within a twenty-four (24) month period after  
26 technical approval of the plans, a fee of One Hundred Dollars (\$100.00) shall be charged for  
27 updating the plans. The fee for as-built plan submittals shall be Two Hundred Fifty Dollars  
28 (\$250.00). The review charge for tax-exempt properties, including non-profit organizations,  
29 churches, chartered cities and municipalities, shall be one half of the fees recited in this  
30 subsection. In addition, all Prince George's County affiliated public services will be charged.]

1 [(29)Stormwater Management Fee-In-Lieu: The fees-in-lieu authorized in Section  
 2 4-324 (b) of this Code shall be as follows:]

3 [(A) The standard fee shall be as set forth in the table below, which is based upon  
 4 the percentage of area which typically becomes impervious to infiltration when the property is  
 5 developed as zoned, multiplied by \$8,000.]

| [ZONE   | PERCENTAGE<br>OF<br>IMPERVIOUS | FEE/DWELLING<br>UNIT | FEE/ACRE<br>(SPECIAL<br>EXCEPTIONS) |
|---------|--------------------------------|----------------------|-------------------------------------|
| O-S     | 1.0                            | --                   | \$ 160                              |
| R-A     | 1.5                            | --                   | 240                                 |
| R-E     | 12.0                           | \$ 750               | 1920                                |
| R-R     | 18.0                           | 750                  | 2880                                |
| R-80    | 22.0                           | 750                  | 3520                                |
| R-55    | 26.0                           | 750                  | 4160                                |
| R-35    | 40.0                           | 750                  | 6400                                |
| R-T     | 50.0                           | 750                  | 8000                                |
| R-20    | 50.0                           | 750                  | 8000                                |
| R-30    | 50.0                           | 750                  | 8000                                |
| R-18    | 55.0                           | 750                  | 8800                                |
| R-H     | 75.0                           | 250                  | 12,000                              |
| R-10    | 75.0                           | 250                  | 12,000                              |
| I-1     | 80.0                           | --                   | 12,800                              |
| I-2     | 80.0                           | --                   | 12,800                              |
| I-3     | 75.0                           | --                   | 12,000                              |
| I-4     | 70.0                           | --                   | 11,200                              |
| C (All) | 90.0                           | --                   | 14,400]                             |

6 [(B) Fees for Comprehensive Design Zones or any other zones not included in  
 7 this schedule will be the fees for the zone(s) that most closely approximates the proposed land  
 8 use.]

1 [(C) Fee Reductions and Credits]

2 [(i) A one-third reduction in the assessed fee will be made for each of the  
3 following on-site stormwater measures that the applicant is required to provide:]

4 [(aa) Water quality management or LID;]

5 [(bb) One year extended detention or LID; or]

6 [(cc) Flood control facilities (10-year or 100-year stormwater  
7 management).]

8 [(ii) The Director may reduce the fee:]

9 [(aa) To an amount based on the actual impervious area if the site plan  
10 approved by the Planning Board provides that the impervious area of the development will be  
11 less than the maximum allowed under the County's zoning regulation, and the applicant  
12 demonstrates that future increases in the impervious area are unlikely. For residential zones, the  
13 fee reduction will be proportioned on a dwelling unit basis at a maximum of Seven Hundred  
14 Fifty Dollars (\$750.00) per dwelling unit. The fee reduction will be calculated using a formula  
15 of Actual Impervious Acreage x \$16, 0000.00;]

16 [(bb) To reflect the cost of land which the applicant agrees to provide  
17 for a regional stormwater facility;]

18 [(cc) To exclude undevelopable area (i.e., floodplains) or areas  
19 requiring a subsequent stormwater management concept plan from the fee computation for  
20 industrial and commercial developments; or]

21 [(dd) To the actual cost of providing on-site controls to the extent that  
22 the applicant can demonstrate such actual costs to the satisfaction of the Director.]

23 [(30) Woodland Conservation Threshold:]

24 [(A) Woodland replacement amount for forest cover removed during  
25 development is based on the net tract area of the site and the Conservation Threshold value found  
26 in Table 1. In addition, forest cover saved above the Conservation Threshold value is credited  
27 toward the replacement amount.]

28 [Table 1: Woodland Conservation requirements by zone for all zones]

| [ZONE <sup>2</sup> | CONSERVATION THRESHOLD | ZONE <sup>2</sup>  | CONSERVATION THRESHOLD |
|--------------------|------------------------|--------------------|------------------------|
| O-S                | 50%                    | C-A                | 15%                    |
| R-A                | 50%                    | C-O                | 15%                    |
| R-E                | 25%                    | C-S-C              | 15%                    |
| R-R                | 20%                    | C-1                | 15%                    |
| R-80               | 20%                    | C-C                | 15%                    |
| R-55               | 20%                    | C-G                | 15%                    |
| R-35               | 20%                    | C-2                | 15%                    |
| R-20               | 20%                    | C-W                | 15%                    |
| R-T                | 20%                    | C-M                | 15%                    |
| R-30               | 20%                    | C-H                | 15%                    |
| R-30C              | 20%                    | C-R-C              | 15%                    |
| R-18               | 20%                    | I-1                | 15%                    |
| R-18C              | 20%                    | I-2                | 15%                    |
| R-10               | 20%                    | I-3                | 15%                    |
| R-10A              | 20%                    | I-4                | 15%                    |
| R-H                | 20%                    | M-X-T              | 15%                    |
| R-M-H              | 20%                    | E-I-A              | 15%                    |
| R-U                | 20%                    | V-M                | 20%                    |
| R-M                | 20%                    | V-L                | 25%                    |
| R-L                | 25%                    | R-S                | 20%                    |
| M-A-C              | 15%                    | T-D-O <sup>1</sup> |                        |
| L-A-C              | 15%                    | L-A-C <sup>1</sup> |                        |

- 1 In the T-D-O and the R-P-C Zones, the Conservation Threshold is determined by the underlying zone.
- 2 The Conservation Threshold for any zone included in Subtitle 27 of the Prince George's County Code which is not specifically listed herein shall be established based upon the criteria contained in Natural Resources Article, Sec. 5-1601 through 5-1613 Forest Conservation Act.]

1 [(B) In the O-S and R-A Zones, the District Council may reduce the Conservation  
 2 Threshold to a minimum of 25% for the following active recreation uses: ball fields, golf  
 3 courses, community recreation centers, playgrounds, tennis courts, and basketball courts; or, if a  
 4 reduction is necessary to protect or enhance a specific ecological system or to prevent or  
 5 eliminate a public health hazard, on a lot or parcel on which activity occurred prior to November

1 21, 1989, and continues to occur, that materially affected the condition and use of the land, based  
2 on a recommendation from the Director of the Department of Environmental Resources.]

3 [(31) Reforestation Fee-in-Lieu:]

4 [(A) In cases where on-site or off-site reforestation for forest cover removed from  
5 a site above the Conservation Threshold is not feasible, a fee-in-lieu of woodland replacement  
6 may be assessed. This fee shall be assessed at a rate of thirty cents (\$0.30) per square foot  
7 multiplied by the area in square feet of forest removal, down to the Conservation Threshold, and  
8 that product multiplied by one-quarter (0.25). The fee system, instead of on-site or off-site  
9 reforestation, will be at the discretion of the approving authority. These funds shall be used only  
10 for the costs associated with afforestation/reforestation, woodland site acquisition, and site  
11 preparation on public or private lands for establishing woodlands. Fees will be collected by the  
12 Department of Environmental Resources prior to the issuance of a permit.]

13 (a) General: No permit to begin work for new construction, alteration, removal,  
14 demolition, or other building operation shall be issued until the fees prescribed by this Section  
15 have been paid to Prince George's County, nor shall an amendment or revision to a permit  
16 necessitating an additional fee be approved until the additional fee has been paid. The fee for  
17 each building permit shall be based on the total construction cost of the building, structure,  
18 and/or any other improvement of the property for which such building permit is obtained.

19 (b) Special Fees: The payment of the fee for construction, alteration, removal, or  
20 demolition and for all work done in connection with or concurrently with the work contemplated  
21 by a building permit shall not relieve the applicant or holder of the permit from the payment of  
22 other fees that may be prescribed by law or ordinance for water taps, sewer connections,  
23 electrical permits, mechanical permits, erection of signs and display structures, marquees, or  
24 other appurtenant structures, or fees for inspections, certificates of use and occupancy, or other  
25 privileges or requirements, both within and without the jurisdiction of the Department of  
26 Environmental Resources.

27 (c) Planning Board Review Fee: Upon the filing of a permit application required by the  
28 Zoning Ordinance to be reviewed by the Prince George's County Planning Board, the applicant  
29 shall pay to the Planning Board a fee to help defray the costs related to permit review. The fee  
30 for such permit review shall be Five Dollars (\$5.00), which shall be collected by the Department  
31 of Environmental Resources and remitted to the Planning Board.



1        (d) New Buildings, Additions, or Enlargements: Permit fees shall be based upon the area  
2 as calculated from exterior dimensions of all floors including balconies, mezzanines, basements,  
3 cellars and porches, and square foot construction costs set forth in the Building Valuation Data  
4 "Type of Construction Factor" published by the International Code Council, corresponding to the  
5 appropriate use group and type of construction and a fee multiplier of 0.0060.

6        (e) Alterations and Repairs on Existing Buildings--No Enlargement: The fee for repairs  
7 and alterations of any building or structure shall be Fifteen Dollars (\$15.00) plus Three Dollars  
8 (\$3.00) for each Five Hundred Dollars (\$500.00) of estimated cost of work. A minimum  
9 construction cost of Ten Thousand Dollars (\$10,000.00) will be used to determine the permit fee  
10 for all commercial projects and residential repairs. If the permittee is able to prove by verifiable  
11 cost data that the cost of the construction is less than Ten Thousand Dollars (\$10,000.00), the  
12 permit fee will be prorated accordingly. Proof of the amount of contract may be required prior to  
13 issuance of the Building Permit and kept as a permanent record of the permit. Cost estimates  
14 shall be computed on the basis of standard construction estimating practices as reflected in the  
15 current Mean's Construction Cost Data or equivalent authority.

16        (f) Townhouses: Permit fees shall be based upon the area (as calculated from exterior  
17 dimensions) of all floors including balconies, mezzanines, basements, cellars and porches,  
18 specialty items, and square foot construction costs set forth in the Building Valuation Data "Type  
19 of Construction Factor" published by the International Code Council, corresponding to the  
20 appropriate use group and type of construction and a fee multiplier of 0.0060. In no consequence  
21 shall the minimum permit fee be less than One Thousand Dollars (\$1,000.00).

22        (g) Refunds: Except for stormwater management facilities, in any case where permits have  
23 been issued and no work has begun thereunder, the person who has paid the fee for said permit  
24 may return said permit for cancellation, and, upon the cancellation thereof, there shall be  
25 refunded to him the amount of said fees less the actual expenses (not to exceed fifty percent  
26 (50%) of the fee paid, but not less than the filing fee) incident to the issuance of said permit as  
27 determined by the Building Official; provided that the application for such refund shall be made  
28 within six (6) months after the issuance of said permit, after which time no refund may be made.  
29 No filing fee of any kind shall be refunded.

30        (h) Earnest Payment: Any earnest payment fees in excess of the total amount of the  
31 building permit fees shall be refunded to the applicant at the time of building permit issuance.

1 Fees collected for earnest payment pursuant to Section 27-548.08 of the County Code shall be  
 2 credited toward the total amount of building permit fees required by Prince George's County  
 3 Codes.

4 (i) Miscellaneous Building Permit Fees: Beginning with the fiscal year 2009, and every  
 5 fiscal year thereafter, the Director of the Department of Environmental Resources shall submit a  
 6 schedule of miscellaneous permit fees to the County Council for adoption by resolution. The  
 7 schedule shall specify the amounts of the fees contained in this subsection (i) and may contain  
 8 other provisions concerning fee administration. The fee adjustments shall reflect, at a minimum,  
 9 the annual average increase in the Consumer Price Index for all urban consumers published by  
 10 the United States Department of Labor, for the fiscal year preceding the year for which the  
 11 amount is being calculated. The permit fees may be adjusted using a method established by the  
 12 International Code Council's Building Safety Journal at the time of the adjustment, provided that  
 13 the adjustments meet the minimum requirement stated above. The fees shall be rounded to the  
 14 nearest Five Dollar increment.

15 (1) Minimum Permit Fee.

16 (A) One- and Two-Family Dwellings.

17 (B) Commercial Buildings.

18 (2) Filing Fee.

19 (3) Re-Inspection.

20 (A) One- and Two-Family Dwellings.

21 (B) Commercial Buildings.

22 (4) Inspection After Hours.

23 (5) Permit Revision/Modification.

24 (6) Use and Occupancy.

25 (A) One- and Two-Family Dwellings.

26 (B) Commercial Buildings.

27 (C) Investigation for Partial Occupancy.

28 (7) Plans Revision.

29 (A) One- and Two-Family Dwellings.

30 (B) Commercial Buildings.

31 (8) Finishing Basement (One- and Two-Family Dwellings).

- 1           (9) Renewing a Permit.
- 2                 (A) One- and Two-Family Dwellings.
- 3                 (B) Commercial Buildings.
- 4           (10) Private In-Ground Pool.
- 5           (11) Private Above-Ground Pool.
- 6           (12) Commercial Swimming Pools.
- 7           (13) Raze Permits.
- 8                 (A) One- and Two-Family Dwellings.
- 9                 (B) Commercial Buildings.
- 10          (14) Moving a Building.
- 11          (15) Revising Permit Applications.
- 12          (16) Elevators.
- 13          (17) Chair Lift.
- 14          (18) Fence Permit.
- 15          (19) Decks.
- 16          (20) Gazebos.
- 17          (21) Change of Ownership.
- 18          (22) Temporary Use and Occupancy.
- 19          (23) Partial Use and Occupancy.
- 20          (24) Special Investigation.
- 21          (25) Accessory Buildings such as Sheds, 150 Square Feet and Larger.
- 22          (26) Accessory Buildings such as Sheds, Smaller than 150 Square Feet.
- 23          (27) Sunrooms, Porches and Garages (attached or detached).
- 24          (28) Carports.
- 25          (29) Fire Damage.
- 26          (30) Driveways.
- 27          (31) Mobil/Replacement Homes.
- 28          (32) Fireplaces (One- and Two-Family Dwellings).
- 29          (33) Retaining Walls, Two Feet and Taller.
- 30          (34) Patios, Five Hundred Square Feet and Larger.
- 31          (35) Patios, under Five Hundred Square Feet.

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- (36) Pole Bases.
- (37) Awnings.
- (38) Open Pit.
- (39) Waterproofing.
- (40) Wheelchair Ramps.
- (41) Roofing.
- (42) Satellite Dishes, Two Feet in Diameter and Larger.
- (43) Observation Stands.
- (44) Solar Panels.
- (45) Freestanding Signs.
- (46) Wall Mounted Signs.
- (47) Tanks, Above or Under Ground.
- (48) Telecommunications Antennas.
- (49) Telecommunications Towers.
- (50) ELECTRICAL.
- (51) MECHANICAL.
- (52) FIRE PROTECTION.
  - (A) Sprinkler Heads.
    - (i) Residential Buildings (One- and Two-Family Dwellings).
    - (ii) Commercial Buildings.
  - (B) Fire Alarms.

(j) Grading, drainage, erosion control: Fees for permits for grading, drainage, erosion control, and other site work controlled by Division 3 of this Subtitle shall be based upon that area (A), in square feet, remaining from the area of the entire site, (A1), after deducting the resistant ground cover or surface, and in an amount as determined by the following table:

| <u>FROM</u>    | <u>BUT LESS THAN</u> | <u>FEE RATE</u>   |
|----------------|----------------------|---|
| <u>0 Acres</u> | <u>1 Acre</u>        | <u>\$.006 per Square Foot or fraction thereof</u>       |
| <u>1 Acre</u>  | <u>2 Acres</u>       | <u>Additional \$230.00 per Acre or fraction thereof</u> |
| <u>2 Acres</u> | <u>10 Acres</u>      | <u>Additional \$160.00 per Acre or fraction thereof</u> |

|                             |                  |  |
|-----------------------------|------------------|--|
| <u>10 Acres</u>             | <u>50 Acres</u>  | <u>Additional \$90.00 per Acre or fraction thereof</u> |
| <u>50 Acres</u>             | <u>200 Acres</u> | <u>Additional \$50.00 per Acre or fraction thereof</u> |
| <u>200 Acres</u>            | <u>600 Acres</u> | <u>Additional \$30.00 per Acre or fraction thereof</u> |
| <u>600 Acres or Greater</u> |                  | <u>Additional \$24.00 per Acre or fraction thereof</u> |

1        (k) Fee for Sediment Control Site Plan Review by Soil Conservation District for Area to  
 2 be Disturbed in Excess of 15,000 Square Feet -- Initial application fee shall be Fifteen Dollars  
 3 (\$15.00). There is no fee required for plan review if the land shown in the submitted site plan to  
 4 be disturbed is 15,000 square feet or less.

5                (1) Certification by Soil Conservation District (SCD) of field review in  
 6 conjunction with SCD plan review: There is no certification fee required if the land to be  
 7 disturbed is 15,000 square feet or less. Certification fee shall be Seventy-five Dollars (\$75.00)  
 8 for the first acre or portion thereof of land, in excess of 15,000 square feet, proposed to be  
 9 disturbed in the submitted plan.

10                (2) Certification by SCD of field review in conjunction with SCD plan review:  
 11 Certification fee shall be Fifty Dollars (\$50.00) for each additional acre not to exceed five (5)  
 12 acres proposed to be disturbed in the submitted plan.

13                (3) Certification by SCD of field review in conjunction with SCD plan review:  
 14 Certification fee for acreage in excess of five (5) acres shall be Fifteen Dollars (\$15.00) for each  
 15 additional acre.

16                (4) Certification by SCD of field review in conjunction with SCD plan review:  
 17 Certification fee for acreage in excess of 200 acres shall be prorated based on actual costs of  
 18 review by SCD in excess of the revenue received from the sediment control fees imposed for the  
 19 first 200 acres of the subject site.

20                (5) The fee system imposed in this Subsection shall conform to the provisions of  
 21 Section 8-1103(c) of the Natural Resources Article, Annotated Code of Maryland.

22                (l) Bond Reduction Fee: A Two Hundred Fifty Dollar (\$250.00) nonrefundable fee for  
 23 administrative expenses shall be paid for each request for a partial release of the monies posted  
 24 as a guarantee pursuant to Section 4-281 of this Code.

25                (m) Bond Recall Fee: Whenever the Building Official requests payment of monies posted  
 26 as guarantee pursuant to Section 4-281 of this Code, a Two Hundred Fifty Dollar (\$250.00)  
 27 nonrefundable fee for administrative expenses shall be paid.

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(n) Boilers and vessels. The fee for inspection of boilers and vessels shall be as follows:

| <u>HEATING BOILERS</u>                          | <u>FEES</u>    |
|---|----------------|
| <u>Water</u>                                    |                |
| <u>0-1000 MBH</u>                               | <u>\$20.00</u> |
| <u>1000-2000 MBH</u>                            | <u>\$30.00</u> |
| <u>over 2000 MBH</u>                            | <u>\$40.00</u> |
| <u>Steam</u>                                    |                |
| <u>0-1000 P/H</u>                               | <u>\$30.00</u> |
| <u>1000-2000 P/H</u>                            | <u>\$40.00</u> |
| <u>2000-4000 P/H</u>                            | <u>\$50.00</u> |
| <u>over 4000 P/H</u>                            | <u>\$60.00</u> |
| <u>Power Boilers</u>                            |                |
| <u>0-100 HP</u>                                 | <u>\$40.00</u> |
| <u>100-500 HP</u>                               | <u>\$50.00</u> |
| <u>500-1000 HP</u>                              | <u>\$60.00</u> |
| <u>Domestic Hot-Water Supply Boilers</u>        | <u>\$20.00</u> |
| <u>Miniature Boilers</u>                        | <u>\$20.00</u> |
| <u>Unfired pressure vessels without manhole</u> | <u>\$20.00</u> |
| <u>Unfired pressure vessels with manhole</u>    | <u>\$40.00</u> |

2

The fee for the inspection certificate for boilers and pressure vessels shall be Twenty Dollars

3

(\$20.00).

4

(o) Certificates. For a certificate of compliance, the fee payable by the owner on or before

5

the expiration of the certificate shall be as follows:

|   |                |
|---|----------------|
| <u>Passenger elevator -- power driven</u> | <u>\$30.00</u> |
| <u>Passenger elevator -- hand driven</u>  | <u>\$10.00</u> |
| <u>Freight elevator -- power driven</u>   | <u>\$30.00</u> |
| <u>Sidewalk elevator -- power driven</u>  | <u>\$12.00</u> |

|   |                |
|---|----------------|
| <u>Sidewalk elevator -- hand driven</u> | <u>\$ 7.00</u> |
| <u>Dumbwaiter -- power driven</u>       | <u>\$15.00</u> |
| <u>Dumbwaiter -- hand driven</u>        | <u>\$ 7.00</u> |
| <u>Escalator -- per floor</u>           | <u>\$12.00</u> |
| <u>Man lift -- power driven</u>         | <u>\$12.00</u> |
| <u>Material hoists</u>                  | <u>\$20.00</u> |

1  
2       (p) Stormwater Management Facility Plan Review Fees: The fee for review of stormwater  
3 management concept plans shall be One Hundred Dollars (\$100.00) for a single residential lot  
4 and Two Hundred Fifty Dollars (\$250.00) for all other plans. The fee for review of a public  
5 storm drain system shall be Three Dollars (\$3.00) per linear foot of public storm drain pipe or  
6 Two Hundred Fifty Dollars (\$250.00), whichever is greater. The fee for review of a private  
7 storm drain system shall be One Dollar fifty cents (\$1.50) per linear foot of private storm drain  
8 pipe or One Hundred Twenty-Five Dollars (\$125.00), whichever is greater. The fee for special  
9 drain permits shall be One Hundred Dollars (\$100.00) per connection. The fee for major  
10 revisions shall be One Hundred Dollars (\$100.00) or 25% of the original review fees, whichever  
11 is greater. If a storm drain permit is not obtained within a twenty-four (24) month period after  
12 technical approval of the plans, a fee of One Hundred Dollars (\$100.00) shall be charged for  
13 updating the plans. The fee for as-built plan submittals shall be Two Hundred Fifty Dollars  
14 (\$250.00). The review charge for tax-exempt properties, including non-profit organizations,  
15 churches, chartered cities and municipalities, shall be one half of the fees recited in this  
16 subsection. In addition, all Prince George's County affiliated public services will be charged.

17       (q) Stormwater Management Fee-In-Lieu: The fees-in-lieu authorized in Section 4-324 (b)  
18 of this Code shall be as follows:

19               (1) The standard fee shall be as set forth in the table below, which is based upon  
20 the percentage of area which typically becomes impervious to infiltration when the property is  
21 developed as zoned, multiplied by \$8,000.

| <u>ZONE</u> | <u>PERCENTAGE<br/>OF<br/>IMPERVIOUS</u> | <u>FEE/DWELLING<br/>UNIT</u> | <u>FEE/ACRE<br/>(SPECIAL<br/>EXCEPTIONS)</u> |
|-------------|---|------------------------------|--|
|-------------|---|------------------------------|--|

|                |             |               |               |
|----------------|-------------|---------------|---------------|
| <u>O-S</u>     | <u>1.0</u>  | --            | <u>\$ 160</u> |
| <u>R-A</u>     | <u>1.5</u>  | --            | <u>240</u>    |
| <u>R-E</u>     | <u>12.0</u> | <u>\$ 750</u> | <u>1920</u>   |
| <u>R-R</u>     | <u>18.0</u> | <u>750</u>    | <u>2880</u>   |
| <u>R-80</u>    | <u>22.0</u> | <u>750</u>    | <u>3520</u>   |
| <u>R-55</u>    | <u>26.0</u> | <u>750</u>    | <u>4160</u>   |
| <u>R-35</u>    | <u>40.0</u> | <u>750</u>    | <u>6400</u>   |
| <u>R-T</u>     | <u>50.0</u> | <u>750</u>    | <u>8000</u>   |
| <u>R-20</u>    | <u>50.0</u> | <u>750</u>    | <u>8000</u>   |
| <u>R-30</u>    | <u>50.0</u> | <u>750</u>    | <u>8000</u>   |
| <u>R-18</u>    | <u>55.0</u> | <u>750</u>    | <u>8800</u>   |
| <u>R-H</u>     | <u>75.0</u> | <u>250</u>    | <u>12,000</u> |
| <u>R-10</u>    | <u>75.0</u> | <u>250</u>    | <u>12,000</u> |
| <u>I-1</u>     | <u>80.0</u> | --            | <u>12,800</u> |
| <u>I-2</u>     | <u>80.0</u> | --            | <u>12,800</u> |
| <u>I-3</u>     | <u>75.0</u> | --            | <u>12,000</u> |
| <u>I-4</u>     | <u>70.0</u> | --            | <u>11,200</u> |
| <u>C (All)</u> | <u>90.0</u> | --            | <u>14,400</u> |

1                   (2) Fees for Comprehensive Design Zones or any other zones not included in  
2 this schedule will be the fees for the zone(s) that most closely approximates the proposed land  
3 use.

4                   (3) Fee Reductions and Credits

5                   (A) A one-third reduction in the assessed fee will be made for each of the  
6 following on-site stormwater measures that the applicant is required to provide:

- 7                   (i) Water quality management or LID;
- 8                   (ii) One year extended detention or LID; or
- 9                   (iii) Flood control facilities (10-year or 100-year stormwater

10 management).

11                   (B) The Director may reduce the fee:



1                                   (i) To an amount based on the actual impervious area if the site plan  
 2 approved by the Planning Board provides that the impervious area of the development will be  
 3 less than the maximum allowed under the County's zoning regulation, and the applicant  
 4 demonstrates that future increases in the impervious area are unlikely. For residential zones, the  
 5 fee reduction will be proportioned on a dwelling unit basis at a maximum of Seven Hundred  
 6 Fifty Dollars (\$750.00) per dwelling unit. The fee reduction will be calculated using a formula  
 7 of Actual Impervious Acreage x \$16, 0000.00;

8                                   (ii) To reflect the cost of land which the applicant agrees to provide  
 9 for a regional stormwater facility;

10                                  (iii) To exclude undevelopable area (i.e., floodplains) or areas  
 11 requiring a subsequent stormwater management concept plan from the fee computation for  
 12 industrial and commercial developments; or

13                                  (iv) To the actual cost of providing on-site controls to the extent that  
 14 the applicant can demonstrate such actual costs to the satisfaction of the Director.

15                   (r) Woodland Conservation Threshold:

16                                  (1) Woodland replacement amount for forest cover removed during  
 17 development is based on the net tract area of the site and the Conservation Threshold value found  
 18 in Table 1. In addition, forest cover saved above the Conservation Threshold value is credited  
 19 toward the replacement amount.

20                                  Table 1: Woodland Conservation requirements by zone for all zones

| <u>ZONE<sup>2</sup></u> | <u>CONSERVATION THRESHOLD</u> | <u>ZONE<sup>2</sup></u>  | <u>CONSERVATION THRESHOLD</u> |
|-------------------------|-------------------------------|--------------------------|-------------------------------|
| <u>O-S</u>              | <u>50%</u>                    | <u>C-A</u>               | <u>15%</u>                    |
| <u>R-A</u>              | <u>50%</u>                    | <u>C-O</u>               | <u>15%</u>                    |
| <u>R-E</u>              | <u>25%</u>                    | <u>C-S-C</u>             | <u>15%</u>                    |
| <u>R-R</u>              | <u>20%</u>                    | <u>C-1</u>               | <u>15%</u>                    |
| <u>R-80</u>             | <u>20%</u>                    | <u>C-C</u>               | <u>15%</u>                    |
| <u>R-55</u>             | <u>20%</u>                    | <u>C-G</u>               | <u>15%</u>                    |
| <u>R-35</u>             | <u>20%</u>                    | <u>C-2</u>               | <u>15%</u>                    |
| <u>R-20</u>             | <u>20%</u>                    | <u>C-W</u>               | <u>15%</u>                    |
| <u>R-T</u>              | <u>20%</u>                    | <u>C-M</u>               | <u>15%</u>                    |
| <u>R-30</u>             | <u>20%</u>                    | <u>C-H</u>               | <u>15%</u>                    |
| <u>R-30C</u>            | <u>20%</u>                    | <u>C-R-C</u>             | <u>15%</u>                    |
| <u>R-18</u>             | <u>20%</u>                    | <u>I-1</u>               | <u>15%</u>                    |
| <u>R-18C</u>            | <u>20%</u>                    | <u>I-2</u>               | <u>15%</u>                    |
| <u>R-10</u>             | <u>20%</u>                    | <u>I-3</u>               | <u>15%</u>                    |
| <u>R-10A</u>            | <u>20%</u>                    | <u>I-4</u>               | <u>15%</u>                    |
| <u>R-H</u>              | <u>20%</u>                    | <u>M-X-T</u>             | <u>15%</u>                    |
| <u>R-M-H</u>            | <u>20%</u>                    | <u>E-I-A</u>             | <u>15%</u>                    |
| <u>R-U</u>              | <u>20%</u>                    | <u>V-M</u>               | <u>20%</u>                    |
| <u>R-M</u>              | <u>20%</u>                    | <u>V-L</u>               | <u>25%</u>                    |
| <u>R-L</u>              | <u>25%</u>                    | <u>R-S</u>               | <u>20%</u>                    |
| <u>M-A-C</u>            | <u>15%</u>                    | <u>T-D-O<sup>1</sup></u> |                               |
| <u>L-A-C</u>            | <u>15%</u>                    | <u>L-A-C<sup>1</sup></u> |                               |

- 1 In the T-D-O and the R-P-C Zones, the Conservation Threshold is determined by the underlying zone.
- 2 The Conservation Threshold for any zone included in Subtitle 27 of the Prince George's County Code which is not specifically listed herein shall be established based upon the criteria contained in Natural Resources Article, Sec. 5-1601 through 5-1613 Forest Conservation Act.

1 (2) In the O-S and R-A Zones, the District Council may reduce the Conservation  
 2 Threshold to a minimum of 25% for the following active recreation uses: ball fields, golf  
 3 courses, community recreation centers, playgrounds, tennis courts, and basketball courts; or, if a  
 4 reduction is necessary to protect or enhance a specific ecological system or to prevent or  
 5 eliminate a public health hazard, on a lot or parcel on which activity occurred prior to November

1 21, 1989, and continues to occur, that materially affected the condition and use of the land, based  
2 on a recommendation from the Director of the Department of Environmental Resources.

3 (s) Reforestation Fee-in-Lieu:

4 (1) In cases where on-site or off-site reforestation for forest cover removed from  
5 a site above the Conservation Threshold is not feasible, a fee-in-lieu of woodland replacement  
6 may be assessed. This fee shall be assessed at a rate of thirty cents (\$0.30) per square foot  
7 multiplied by the area in square feet of forest removal, down to the Conservation Threshold, and  
8 that product multiplied by one-quarter (0.25). The fee system, instead of on-site or off-site  
9 reforestation, will be at the discretion of the approving authority. These funds shall be used only  
10 for the costs associated with afforestation/reforestation, woodland site acquisition, and site  
11 preparation on public or private lands for establishing woodlands. Fees will be collected by the  
12 Department of Environmental Resources prior to the issuance of a permit.

13 (t) School Facilities Surcharges:

14 [(32)] (1) [School Facilities Surcharge:] Upon the issuance of a building permit for  
15 new residential construction for which a building permit application has been made on or after  
16 July 1, 1996, the applicant shall pay a school facilities surcharge, with the exception of a permit  
17 for the construction of:

18 \* \* \* \* \*

19 [(33)] (2) The amount of the school facilities surcharge for a building permit issued on  
20 or after July 1, 2003 shall be:

21 (A) Seven Thousand Dollars (\$7,000) if the building is located between  
22 Interstate Highway 495 and the District of Columbia;

23 (B) Seven Thousand Dollars (\$7,000) if the building is included within a  
24 basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site  
25 operated by the Washington Metropolitan Area Transit Authority; or

26 (C) Twelve Thousand Dollars (\$12,000) for all other buildings.

27 [(34)] (3) School Facility Surcharge in Municipal Corporations: Prior to the issuance  
28 of a building permit for new residential construction in a municipality with zoning authority and  
29 the authority to issue building permits, the applicant shall pay to the County a school facilities  
30 surcharge in the amount of:

1 (A) Seven Thousand Dollars (\$7,000) if the building is located between  
 2 Interstate Highway 495 and the District of Columbia;

3 (B) Seven Thousand Dollars (\$7,000) if the building is included within a  
 4 basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site  
 5 operated by the Washington Metropolitan Area Transit Authority; or

6 (C) Twelve Thousand Dollars (\$12,000) for all other buildings.

7 (u) Public Safety Surcharge:

8 [(35)] (1) [Public Safety Surcharge:] Upon the issuance of a building permit for new  
 9 residential construction for which a building permit application has been made on or after July 1,  
 10 2005, the applicant shall pay a public safety surcharge, with the exception of a permit for the  
 11 construction of:

12 (A) New residential construction for which a preliminary plan has been  
 13 approved prior to July 1, 2005; or

14 (B) A single-family detached dwelling to be built or subcontracted by an  
 15 individual owner in a minor subdivision and that is intended to be used as the owner's personal  
 16 residence.

17 [(36)] (2) The amount of the public safety surcharge for a building permit issued on or  
 18 after July 1, 2005 shall be:

19 [(i)] (A) Two thousand dollars (\$2,000) if the building is located in the  
 20 developed tier, as defined by the Maryland-National Capital Park and Planning Commission in  
 21 the 2002 Prince George's County approved General Plan;

22 [(ii)] (B) Six thousand dollars (\$6,000) for all other buildings.

23 [(b) Fees collected for earnest payment pursuant to Section 27-548.08 of the County Code  
 24 shall be credited toward the total amount of building permit fees required by Subsection (a),  
 25 above. Any earnest payment fees in excess of the total amount of the building permit fees shall  
 26 be refunded to the applicant at the time of building permit issuance.]

27 SECTION 2. BE IT ENACTED by the County Council of Prince George's County,  
 28 Maryland, that Sections 4-172, 4-191, 4-203, 4-209, 4-210, 4-211, 4-249, 4-251, 4-253, 4-254,  
 29 and 4-255 of the Prince George's County Code be and the same are hereby added:

30 **SUBTITLE 4. BUILDING.**  
 31 **DIVISION 1. BUILDING CODE**

**Subdivision 2. Amendments to the International Building Code.**

**Sec. 4-172. Means of Egress; Section 1013, Guards.**

(a) Section 1013.1.1 is added to read as follows: All retaining walls thirty (30) inches or higher shall be provided with guard rails in accordance with this Section.

(b) Section 1013.3 is amended to read as follows: "Opening limitations". Open guards shall have balusters or ornamental patterns such that a four (4) inch-diameter sphere cannot pass through any opening up to a height of thirty-four (34) inches. From a height of thirty-four (34) inches to forty-two (42) inches above the adjacent walking surfaces, a sphere eight (8) inches in diameter shall not pass. Guards shall not have an ornamental pattern that would provide a ladder effect.

Exceptions:

(1) The triangular openings formed by a riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere of six (6) inches in diameter cannot pass through the opening.

(2) At elevated walking surfaces for access to and use of electrical, mechanical or plumbing systems or equipment, guards shall have balusters or be of solid materials such that a sphere with a diameter of twenty-one (21) inches cannot pass through any opening.

(3) In areas that are not open to the public within occupancies in Group I-3, F, H, or S, balusters, horizontal intermediate rails or other construction shall not permit a sphere with a diameter of twenty-one (21) inches to pass through any opening.

(4) In assembly seating areas, guards at the end of aisles where they terminate at a fascia of boxes, balconies and galleries shall have balusters or ornamental patterns such that a four (4) inch diameter sphere cannot pass through any opening up to a height of twenty-six (26) inches. From a height of twenty-six (26) inches to forty-two (42) inches above the adjacent walking surfaces, a sphere of eight (8) inches in diameter shall not pass.

(5) Within individual dwelling units and sleeping units in Group R-2 and R-3 occupancies, openings for required guards on the sides of stair treads shall not allow a sphere of 4.375 inches to pass through.

\* \* \* \* \*

**Sec. 4-191. Dampproofing and Waterproofing; Section 1807.**

1        (a) Section 1807.4.3 is amended to read as follows: “**1807.4.3 Sump Pumps and Pits.**  
 2 Where subsoil drains do not discharge by gravity, the drains shall discharge to an accessible  
 3 sump pit with an automatic electric pump. A battery back-up or water-powered back-up sump  
 4 pump will also be provided. Sump pit shall be a minimum of twenty-four (24) inches in  
 5 diameter, or eighteen (18) inches square and twenty-four (24) inches in depth and be provided  
 6 with a fitted cover. The sump pump shall have adequate capacity to discharge all water coming  
 7 into the sump as it accumulates, but in no case shall the capacity of the pump be less than fifteen  
 8 (15) gallons per minute. The discharge from the pump shall be a minimum of one and one-  
 9 fourth (1 ¼) inches and shall have a union in the discharge piping to make the pump accessible  
 10 for servicing. Subsoil drains and sump pump discharge may discharge to a properly graded open  
 11 area provided the point of discharge is ten (10) feet from any property line or Building  
 12 Restriction Line (BRL). Where a continuous flowing spring or groundwater is encountered,  
 13 subsoil and sump pump discharge lines must be piped to a storm drain or approved water course.  
 14 When piped to a storm drain all drainage lines shall be provided with an accessible backwater  
 15 valve.”

16        (b) Section 1807.4.4 is added to read as follows: “**1807.4.4 Areaway Drains.** All open  
 17 subsurface space adjacent to a building serving as an exit or entrance shall be provided with a  
 18 drain or drains. Such areaway drains shall be of approved material in accordance with Chapter  
 19 29 of this Building Code and not less than two (2) inches in diameter and shall discharge by  
 20 gravity or mechanical means in accordance with 1807.4.2. Areaway drains for areas exceeding  
 21 100 square feet shall be sized in accordance with Section 1113 of the 2006 International  
 22 Plumbing Code and be a pre-approved design.”

23        (c) Section 1807.4.5 is added to read as follows: “**1807.4.5 Window Well Drains.**  
 24 Window well areaways shall have drains. Window well areaways 10 square feet or less may  
 25 discharge to the subsoil drain through a 2-inch minimum diameter pipe.”

26        (d) Section 1807.4.6 is added to read as follows: “**1807.4.6 Foundation Weep Holes.**  
 27 Where subsoil drains are required by Section 1807.4.2, foundations of hollow core masonry shall  
 28 have foundation weep holes. Weep holes shall be placed a maximum of 4-foot o/c intervals and  
 29 shall discharge into the aggregate of interior subsoil drainage system.”

30        (e) Section 1807.4.7 is added to read as follows: “**1807.4.7 Site Grading.** The ground  
 31 immediately adjacent to the foundation shall be sloped away from the building at a slope of not

1 less than one unit vertical in 12 units horizontal (1:12) for a minimum distance of 5 feet (914  
2 mm) measured perpendicular to the face of the wall or an approved alternate method of diverting  
3 water away from the foundation shall be used. Consideration shall be given to the possible  
4 additional settlement of the backfill when establishing the final ground level adjacent to the  
5 foundation.”

6 \* \* \* \* \*

7 **Sec. 4-203. Gutters and Downspouts; Section R801.3, Roof Drainage.**

8 (a) Section R801.3, Roof Drainage is amended as follows: No person shall construct and  
9 maintain any dwelling, garage or other building in Prince George’s County which has a total roof  
10 area of more than 150 square feet, without providing and equipping such structure with eave  
11 troughs or gutters and downspouts to catch and carry off the water from the roof of such  
12 structure by using one or more of the following methods:

13 (1) Each downspout or drain must discharge water to the ground surface on a splash-  
14 block at least 5 feet (1524 mm) from foundation walls or to an approved drainage system.

15 (2) Concentrated surface drainage from each lot or parcel shall discharge directly, or  
16 through no more than one (1) adjacent lot unless suitable easements are granted, to accommodate  
17 its flow into a publicly maintained drainage system, street, or continuously flowing natural  
18 watercourse. Easements may not be required if, in the opinion of the Director, it can be  
19 demonstrated by a Maryland registered professional engineer that the concentrated surface  
20 drainage is insignificant and/or will not adversely affect adjacent properties. For more  
21 information related to site grading, refer to Section 4-297, Site Grades.

22 (3) Each downspout or drain discharging water into any street shall be constructed  
23 underground or under the sidewalk for proper discharge into swales or storm drain.

24 (4) No downspout or drain shall, in any event, be so constructed as to discharge water  
25 into any alley, unless such alley is so constructed as to drain such water into a storm drain.

26 (b) Property owner(s) must obtain permits from the Department of Public Works and  
27 Transportation for construction inside the right-of-way and storm drain system tie-ins.

28 \* \* \* \* \*

29 **Sec. 4-209. Concrete and Masonry Foundation Walls.**

30 (a) Section R404.1 is amended as follows: Concrete and masonry foundation walls shall  
31 be selected and constructed in accordance with the provisions of Section R404 or in accordance

1 with ACI 318, ACI 332, NCMA TR68–A or ACI 530/ASCE 5/TMS 402 or other approved  
 2 structural standards. When ACI 318, ACI 332 or ACI 530/ASCE 5/TMS 402 or the provisions  
 3 of Section R404 are used to design concrete or masonry foundation walls, project drawings,  
 4 typical details and specifications are not required to bear the seal of the architect or engineer  
 5 responsible for design, unless otherwise required by the state law of the jurisdiction having  
 6 authority.

7 (1) Tables R404.1(1) “Top Reactions and Perspective Support for Foundation Walls,”  
 8 R404.1(2) “Maximum Plate Anchor-Bolt Spacing for Supported Foundation Walls” and  
 9 R404.1(3) “Maximum Aspect Ratio, L/W for Unbalanced Foundations” are deleted without  
 10 substitution.

11 (2) Foundation walls that meet all of the following shall be considered laterally  
 12 supported:

13 (A) Full basement floor shall be 3.5 inches (89 mm) thick concrete slab poured  
 14 tight against the bottom of the foundation wall.

15 (B) Where the floor joists run perpendicular to the basement wall, every joist  
 16 must be fastened to the sole plate with 3-8d toe nails.

17 (i) The band joist must be nailed to the sole plate with 8d at six (6) inches  
 18 on center at all times. Table R602.3 (1) must be followed.

19 (ii) Anchor Bolt Spacing shall be limited to forty-eight (48) inches  
 20 maximum for transferring lateral forces to the foundation.

21 (iii) Where the floor joists run parallel to the basement wall, floor shall be  
 22 blocked perpendicular to the floor joists. Blocking shall be full depth within two joist spaces of  
 23 the foundation wall at forty-eight (48) inch intervals.

24 (3) In no case would plain concrete or unreinforced masonry construction be allowed.  
 25 Table 404.1.1(1) Plan Masonry Foundation Walls has been deleted without substitution.

26 (4) Concrete walls shall be reinforced with minimum No. 5 rebars spaced not more  
 27 than twenty-four (24) inches or No. 4 rebars spaced at sixteen (16) inches horizontally and  
 28 vertically.

29 (5) In no case is the basement wall thickness allowed to be less than eight (8) inches.

30 (6) For concrete masonry construction, longitudinal reinforcement consisting of not  
 31 less than two continuous wires each with a minimum aggregate cross-sectional area of 0.017



1 square inch (9 gauge) shall be provided in horizontal bed joints spaced not more than sixteen  
 2 (16) inches on center vertically. Vertical reinforcement shall consist of one No. 5 rebar spaced  
 3 not more than twenty-four (24) inches or one No. 4 rebar spaced not more than sixteen (16)  
 4 inches horizontally.

5 (7) Masonry block walls shall be filled solid with pea gravel concrete, mixed per ACI  
 6 211, Guidelines for Proportioning Optimized Concrete Mixtures.

7 **Sec. 4-210. Continuous Wood Structural Panel Sheathing.**

8 (a) Section R602.10.5 is amended as proposed in the 2007 Supplement to the International  
 9 Residential Code: Braced wall panels shall be supported on floor framing or foundations as  
 10 follows:

11 (1) Where joists are perpendicular to braced wall lines above or below, blocking shall  
 12 be provided between the joists at braced wall panel locations to permit fastening of wall plates in  
 13 accordance with Table R602.3(1).

14 (2) Where joists are parallel to braced wall lines above or below, a rim joist or other  
 15 parallel framing member shall be provided at the wall to permit fastening of wall plates in  
 16 accordance with R602.3(1).

17 (3) Braced wall panels shall be permitted to be supported on cantilevered floor joists  
 18 meeting the cantilever limits of Section R502.3.3 provided joists are blocked at the nearest  
 19 bearing wall location, except such blocking shall not be required in Seismic Design Categories  
 20 A, B and C for cantilevers not exceeding 24 inches (610 mm) where a full height rim joist is  
 21 provided.

22 (4) Elevated post or pier foundations supporting braced wall panels shall be designed  
 23 in accordance with accepted engineering practice.

24 **Sec. 4-211. Exterior Walls.**

25 (a) Section R302.1 is amended as proposed in the 2007 Supplement to the International  
 26 Residential Code to read as follows: Construction, projections, openings and penetrations of  
 27 exterior walls of dwellings and accessory buildings shall comply with Table R302.1 as proposed  
 28 in Table R302.1 in the 2007 Supplement to the International Residential Code.

29 Exceptions:

30 (1) Walls, projections, openings, or penetrations in walls perpendicular to the line  
 31 used to determine the fire separation distance.

(2) Walls of dwellings and accessory structures located on the same lot.

(3) Detached tool sheds and storage sheds, playhouse and similar structures exempted for permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.

(4) Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).

(5) Foundation vents installed in compliance with this Code are permitted.

\* \* \* \* \*

**Subdivision 4. International Residential Code for One- And Two- Family Dwellings.**

\* \* \* \* \*

**Sec. 4-249. Foundations; Section R-403, Footings.**

(a) The following amendments, additions, and/or deletions are to Section R-403 of the International Residential Code:

(1) Section R-403.1.1.1 is added to read as follows: Continuous footings supporting the basement walls that are constructed with concrete masonry blocks must have a minimum of three (3) No. 5 rebars at the upper portion, placed two (2) inches from top of the footing. Those rebars must be held in place by No. 3 holding bars spaced at forty-eight (48) inches on center.

(2) Continuous wall footings shall not be less than twenty (20) inches wide and ten (10) inches thick.

(3) Section R-403.1.4 is amended to read as follows: "**R-403.1.4 Minimum Depth.**" All exterior footings and foundation systems shall extend below the frost line. All exterior footings shall be placed at thirty (30) inches below the finished grade.

Exception: Frost-protected footings constructed in accordance with Section R-403.3 and footings and foundations erected on solid rock shall not be required to extend below the frost line. In Seismic Design Categories D1 and D2, interior footings supporting bearing or bracing walls and cast monolithically with a slab on grade shall extend to a depth of not less than eighteen (18) inches below the top of the slab.

(4) Section R-403.2, titled "Footings for wood foundations " is deleted.

\* \* \* \* \*

**Sec. 4-251. Foundation Drainage; Section R-405.**

(a) The following amendments, additions, and/or deletions are to Section R-405 of the

1 International Residential Code:

2 (1) Section R-405.1.1 is added to read as: “**R-405.1.1 Subsoil Drainage Systems.**  
3 Subsoil drains shall be required for all buildings having basements, cellars, crawl spaces, or  
4 floors below grade. Subsoil drains shall be located inside and outside of the foundation and shall  
5 be installed at or below the area to be protected. Drains shall discharge by gravity or mechanical  
6 means into an approved drainage system.”

7 (2) Section R-405.1.2 is added to read as: “**R-405.1.2 Sump Pumps and Pits.** Where  
8 subsoil drains do not discharge by gravity, the drains shall discharge to an accessible sump pit  
9 with an automatic electric pump. A battery back-up or water-powered back-up sump pump will  
10 also be provided. The sump pit shall be a minimum of twenty-four (24) inches in diameter or  
11 eighteen (18) inches square and twenty-four (24) inches in depth, and be provided with a fitted  
12 cover. The sump pump shall have adequate capacity to discharge all water coming into the sump  
13 as it accumulates but in no case shall the capacity of the pump be less than fifteen (15) gallons  
14 per minute. The discharge from the pump shall be a minimum of one and one-fourth (1 ¼)  
15 inches and shall have a union in the discharge piping to make the pump accessible for servicing.  
16 Subsoil drains and sump pump discharge may discharge to a properly graded open area provided  
17 the point of discharge is ten (10) feet from any property line or Building Restriction Line (BRL).  
18 Where a continuous flowing spring or groundwater is encountered, subsoil and sump pump  
19 discharge lines must be piped to a storm drain or approved water course. When piped to a storm  
20 drain all drainage lines shall be provided with an accessible backwater valve.”

21 (3) Section R-405.1.3 is added to read as: “**R-405.1.3 Areaway Drains.** All open  
22 subsurface space adjacent to a building serving as an exit or entrance shall be provided with a  
23 drain or drains. Such areaway drains shall be of approved material in accordance with Chapter  
24 30 of this Code and not less than 2 inches in diameter and shall discharge by gravity or  
25 mechanical means in accordance with R-405.1.2. Areaway drains for areas exceeding 800  
26 square feet shall be sized in accordance with Section 1113 of the 2006 International Plumbing  
27 Code.”

28 (4) Section R-405.1.4 is added to read as: “**R-405.1.4 Window Well Drains.**  
29 Window well areaways shall have drains. Window well areaways 10 square feet or less may  
30 discharge to the subsoil drain through a 2-inch minimum diameter pipe. Drains for window well  
31 areaways greater than 10 square feet shall be installed in accordance with Section R-405.1.3.”

1           (5) Section R-405.1.5 is added to read as: “**R-405.1.5 Foundation Weep Holes.**  
 2 Where subsoil drains are required by Section R-405.1.1, foundations of hollow core masonry  
 3 shall have foundation weep holes. Weep holes shall be placed a maximum of 4-foot o/c intervals  
 4 and shall discharge into the aggregate of the interior subsoil drainage system.”

5           (6) Section R-405.1.6 is added to read as follows: “**R-405.1.6 Site Grading.** The  
 6 ground immediately adjacent to the foundation shall be sloped away from the building at a slope  
 7 of not less than one unit vertical in 12 units horizontal (1:12) for a minimum distance of 5 feet  
 8 (914 mm) measured perpendicular to the face of the wall or an approved alternate method of  
 9 diverting water away from the foundation shall be used. Consideration shall be given to the  
 10 possible additional settlement of the backfill when establishing the final ground level adjacent to  
 11 the foundation.”

12           (7) Section R-405.2, titled “Wood foundations” is deleted in its entirety.

13           \*           \*           \*           \*           \*           \*           \*           \*           \*

14 **Sec. 4-253. Fire-Resistance-Rated Construction; Section R325, Fire-Resistance Rating of**  
 15 **Structural Members.**

16           (a) Section R325.1 is added to read as follows: "Protection of Truss Framing Members."  
 17 All combustible truss framing members which comprise a portion of a nonrated floor assembly  
 18 shall be protected by the installation of a ceiling. The ceiling material shall not be less than one-  
 19 half (1/2) inch gypsum board or an approved equivalent alternative material. The ceiling must be  
 20 adequately supported by direct mechanical fastening to the structural framing or be suspended by  
 21 not less than No. 12 MSG galvanized steel wire or by an equivalent method. Where combustible  
 22 truss joist framing is used as a portion of a required rated floor-ceiling assembly, the structural  
 23 members shall be protected in accordance with an appropriate tested and listed design.

24           Exceptions:

25           (1) Buildings protected throughout, excluding crawlspaces less than forty-two (42)  
 26 inches in depth by an automatic sprinkler system; and

27           (2) Crawl spaces of not more than forty-two (42) inches in depth, measured from the  
 28 top of the floor surface above to the surface of the crawl space floor.

29 **Sec. 4-254. Guards; Section R-312.1, Guards.**

30           Section 312.1.1 is added to read as follows: A guardrail shall be provided in yards where  
 31 the ground drop-off exceeds thirty (30) inches in height.

1 **Sec. 4-255. Appendix G (IRC), Swimming Pools, Spas and Hot Tubs; Section AG105,**  
2 **Barrier Requirements.**

3 Section AG105.2 is amended to read as follows: “Outdoor Swimming Pool” An outdoor  
4 swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be  
5 surrounded by a barrier which shall comply with the following: The top of the barrier shall be at  
6 least six (6) feet above grade measured on the side of the barrier which faces away from the  
7 swimming pool.

8 SECTION 3. BE IT FURTHER ENACTED that the provisions of this Act are hereby  
9 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,  
10 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of  
11 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining  
12 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this  
13 Act, since the same would have been enacted without the incorporation in this Act of any such  
14 invalid or unconstitutional word, phrase, clause, sentence, subparagraph, subsection, or section.

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

Adopted this 22nd day of September, 2009.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Marilynn M. Bland  
Chairperson

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

APPROVED:

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Jack B. Johnson  
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.