



Angela D. Alsobrooks
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Office of the Director



MEMORANDUM

TO: The Honorable Todd M. Turner, Chair
Prince George's County Council

FROM: Melinda Bolling
Department of Permitting, Inspections and Enforcement

RE: Sub-Title 4 Building Code Amendments

DATE: October 14, 2020

Following up on the September 24, 2020 Council of the Whole meeting, DPIE submits the following answers to the questions posed by this Honorable Council.

1. Section 4-123 "Family Home Daycare" This section allows up to 12 children/clients to be cared for within the care providers' home. Is there a conflict with Zoning Regulations?

No, there is no zoning conflict. Park & Planning does not oppose the proposed amendment to the Family Home Day increase up to 12 children/clients.

2. Section 4-254 "Interior Residential Bathroom Facilities" which had limited the number of bathrooms in residences to five (5) is being deleted.

Based on the feedback DPIE received regarding the amendment, DPIE will remove this amendment.

3. Section 105.1.3, "Noise regulations" set forth in COMAR Title 26 are adopted in Prince George's County Code and Sub-title 19 Pollution. Is there a conflict with the COMAR, Sub-title 19 and Sub-title 4?

After review of Code and the comments received by the County Council, DPIE determined that the noise level and noise disturbance in Sub-title 19 is broader than the COMAR. As such, DPIE proposes an amendment as follows:

Section 105.1.3, After Hours Permit. Any request to work pursuant to a permit beyond permitted construction hours shall be made by application to the Code Official and shall be subject to noise regulations of Prince George's County.

4. Height of Townhomes (Section 4-106) – 4 Story. Is there a conflict with the Zoning Regulations?

There is a zoning conflict in residential zoned areas. Due to the conflict, DPIE will remove the amendment.

5. Lodging Houses – Section 4-125 (page 22 Line 14/17). Is there a conflict with the Zoning Regulations?

There is no zoning conflict. "Boarding Houses" and "Lodging Houses" are defined differently in the International Building Code (IBC) and the Zoning Regulations. The amendment proposed in the Building Code is aligned with the Zoning Regulations.

The 2018 the IBC defines Lodging Houses as follows:

Lodging House: A one family dwelling where one or more occupants are primarily permanent in nature and rent is paid for guest rooms.

The Zoning Regulations define "Boarding Houses" as follows:

Boardinghouse: A "Dwelling Unit" in which (for compensation) lodging and meals are furnished by the inhabitants to four (4) or more, but not exceeding nine (9), guests. The "Dwelling Unit" shall contain not more than five (5) "Guest Rooms." A Boardinghouse shall not be considered a "Bed-and-Breakfast Inn."

If you have any questions regarding the amendments to Sub-Title 4, please feel free to contact via e-mail at mmbolling@co.pg.md.us or 240-762-0195 or Lori S. Parris, Senior Advisor to the Director at lsparris@co.pg.md.us or 301-636-2016.

CC: The Honorable Angela Alsobrooks
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