

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2020 Legislative Session**

Bill No. CB-56-2020

Chapter No. 62

Proposed and Presented by The Council Chair (by request – County Executive)

Introduced by Council Members Turner, Ivey, Davis, Streeter, Glaros, Dernoga, Franklin,  
Harrison, Anderson-Walker and Taveras

Date of Introduction October 20, 2020

**BILL**

1 AN ACT concerning the

2 Building Code of Prince George’s County

3 For the purpose of updating the provisions of the Building Code of Prince George’s County (the  
4 “County”) to conform to the 2018 editions of the International Building Code, the International  
5 Mechanical Code, the International Energy Conservation Code and the International Residential  
6 Code for One- and Two-Family Dwellings.

7 BY repealing and reenacting with amendments:

8 SUBTITLE 4. BUILDING

9 Sections 4-101, 4-103, 4-105, 4-106, 4-107, 4-110, 4-  
10 111, 4-112, 4-113, 4-118, 4-123, 4-125, 4-135, 4-143,  
11 4-144, 4-145, 4-146, 4-147, 4-148, 4-149, 4-151, 4-  
12 157, 4-158, 4-163, 4-165, 4-166, 4-167, 4-168, 4-169,  
13 4-170, 4-172, 4-173, 4-187, 4-188, 4-189, 4-189.01, 4-  
14 190, 4-192, 4-193, 4-194, 4-195, 4-196, 4-201, 4-203,  
15 4-204, 4-209, 4-210, 4-211, 4-231, 4-239, 4-241, 4-  
16 243, 4-246, 4-248, 4-249, 4-250, 4-254, 4-255 and 4-  
17 352,

18 The Prince George's County Code  
19 (2018 Edition).

20 By repealing:

21 SUBTITLE 4. BUILDING.

Sections 4-153, 4-156, 4-164, 4-171, 4-185, 4-191, 4-200, 4-212, 4-223, 4-232, 4-233 and 4-244, The Prince George’s County Code (2018 Edition).

By adding:

SUBTITLE 4. BUILDING. Sections 4-246.01 and 4-250.01, The Prince George’s County Code (2018 Edition).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Sections 4-101, 4-103, 4-105, 4-106, 4-107, 4-110, 4-111, 4-112, 4-113, 4-118, 4-123, 4-125, 4-135, 4-143, 4-144, 4-145, 4-146, 4-147, 4-148, 4-149, 4-151, 4-157, 4-158, 4-163, 4-165, 4-166, 4-167, 4-168, 4-169, 4-170, 4-172, 4-173, 4-187, 4-188, 4-189, 4-189.01, 4-190, 4-192, 4-193, 4-194, 4-195, 4-196, 4-201, 4-203, 4-204, 4-209, 4-210, 4-211, 4-223, 4-231, 4-239, 4-241, 4-243, 4-246, 4-248, 4-249, 4-250, 4-254, 4-255 and 4-352 of the Prince George's County Code be and the same are hereby repealed and reenacted with the following amendments:

**SUBTITLE 4. BUILDING.**

**DIVISION 1. BUILDING CODE.**

**SUBDIVISION 1. ADOPTION BY REFERENCE.**

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

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

The International Building Code, [2015] 2018 Edition (hereinafter referred to as the 'IBC');

The International Mechanical Code, [2015] 2018 Edition (hereinafter referred to as the 'IMC');

The International Energy Conservation Code, [2015] 2018 Edition (hereinafter referred to as the 'IECC'); and

The International Residential Code for One- and Two-Family Dwellings, [2015] 2018 Edition (hereinafter referred to as the 'IRC').



1 IRC.

2 (b) Subsection 101.4.[7]8, Electrical. The provisions of Subtitle 9 of this Code and the  
3 National Electrical Code shall apply to the installation of electrical systems, including  
4 alterations, repairs, replacements, equipment, appliances, fixtures, fittings and appurtenances  
5 thereto.

6 (c) Subsection 101.4.1, Gas. The provisions of the Washington Suburban Sanitary  
7 Commission ("WSSC") known as the WSSC Plumbing and Fuel Gas Code; the International  
8 Plumbing ("IPC"); and the International Fuel Gas Code ("IFGC") shall apply to the installation  
9 of gas piping from point of delivery, gas appliances, and related accessories as covered in the  
10 Code.

11 (d) Subsection 101.4.3, Plumbing. The provisions of the Washington Suburban Sanitary  
12 Commission ("WSSC") known as the WSSC Plumbing and Fuel Gas Code shall apply to the  
13 installation, alterations, repair or replacement of plumbing systems including alterations, repairs,  
14 replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

15 (e) Subsection 101.4.5[.1], Applicability. Whenever this Code makes reference to the  
16 International Fire Code, the requirements of the National Fire Protection Association (NFPA) 1  
17 and Subtitle 11 of the Prince George's County Code shall apply except where referenced in  
18 Section 413, [2015] 2018 IBC Combustible Storage, [and 2015] 2018 Section 426, 2018 2015  
19 IBC Combustible Dusts, Grain Processing and Storage, Section 427 Medical Gas Systems, and  
20 Section 428 Higher Education Laboratories.

21 **Sec. 4-107. Administration; Section 102, Applicability.**

22 (a) Section 102.1, General. Where, in any specific case, different sections of this Code  
23 specify different materials, methods of construction, or other requirements, the most restrictive  
24 standard shall apply. In addition, where there is conflict between a general requirement and a  
25 specific requirement, the specific requirement shall apply.

26 (b) Section 102.2.1, Other Requirements. The requirement of Chapter 11, "Accessibility,"  
27 that buildings which use turnstiles, cart corrals, or other interior or exterior traffic control devices  
28 and which are required to have a clearly marked route which shall not be obstructed by locked  
29 gates during normal business hours, shall apply to all existing buildings.

30 (c) Section 102.3.1, Suspension of Approval. Whenever it is determined, however, that  
31 there is documentary evidence that the use of a material or method approved herein would

1 constitute a distinct threat to life or property, the Director or the Director's designee shall have  
 2 the authority to administratively suspend approval granted herein of such material or method.  
 3 The Director or the Director's designee shall, within five (5) working days, request, in writing,  
 4 the County Council to confirm such administrative suspension by resolution of the Council. Such  
 5 written request of the Director or the Director's designee shall be submitted with sufficient  
 6 technical data and record of national or local testing to substantiate that the use of an approved  
 7 method or material would constitute a distinct hazard to life or property.

8 (d) Section 102.4.1, Conflicts. Where conflicts occur between provisions of this code and  
 9 referenced codes and standards, provisions of this code shall apply. Nothing in this Subtitle shall  
 10 be construed as rendering other Prince George’s County Subtitles invalid. Where conflicts occur  
 11 between adopted or referenced codes and standards, the more stringent adopted or referenced  
 12 codes and standards code shall apply.

13 ~~[(d)]~~ (e) Section 102.4[.4].3, Updated Standards. Where existing standards or requirements  
 14 adopted herein have been updated or superseded by the promulgating authority, such revised  
 15 standard or requirement shall be deemed as prima facie evidence of compliance with the intent of  
 16 the Subtitle.

17 \* \* \* \* \*

18 **Sec. 4-110. [Reserved.] Conflicts of Interest.** No official or employee of the Department shall  
 19 directly or indirectly engage in any private work or business transaction or activity, which tends  
 20 in any way to interfere with the performance of his or her duties, including:

21 (a) Furnishing of Services. Being engaged in, or directly or indirectly connected with, the  
 22 furnishing of labor, materials or appliances for the construction, alteration or maintenance of a  
 23 building under the jurisdiction of the County’s Building Codes, or the preparation of plans or  
 24 specifications of a building under the jurisdiction of the County’s Building Code, unless the  
 25 official or employee is the principal owner of the building.

26 (b) Conflict with Official Duties. Engaging in any private work or business which conflicts  
 27 with official duties or with the interest of the Department.

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

29 (a) Section 105.2, Work Exempt from Permit. Notwithstanding the foregoing, except for  
 30 classified historic sites and property located within Chesapeake Bay Critical Area Overlay  
 31 Zones, permits shall not be required for the following, provided that the construction does not

1 result in any violation of this Subtitle: a one- story detached accessory structure (tool, storage  
 2 shed, playhouse and similar uses) on one- and two-family dwelling properties with less than one  
 3 hundred fifty (150) square feet of floor space not designed or intended for occupation or  
 4 habitation and limited to one (1) accessory structure only per property; all forms of paving less  
 5 than five hundred (500) square feet except for parking surfaces; a retaining wall not greater than  
 6 two (2) feet in height unless supporting a structure; fence not greater than four (4) feet in height;  
 7 and satellite dishes not greater than two (2) feet in diameter and height. Except for classified  
 8 Historic Sites, and commercial properties, permits shall not be required for installation of siding,  
 9 roofing, or storm door/window installations, provided that no construction is involved.

10 (b) Section 105.2.[2]3, Repairs. Application or notice to the Director or the Director's  
 11 designee is not required for ordinary repairs to structures, replacement of lamps or the  
 12 connection of approved portable electrical equipment to approved permanently installed  
 13 receptacles. Ordinary repairs shall include the replacement in kind of the following: siding,  
 14 roofing, gutters, leaders and downspouts, private sidewalks, driveways, patios, awnings and  
 15 canopies, equipment, cabinets, slabs, handrails, window screens, storm doors, not more than 80  
 16 square feet (7.4 sq. meters) of gypsum board excluding installation of fire rated gypsum wall  
 17 board or shaft liner, and recirculation range hoods.

18 (c) Section 105.2.[2].3.1, Repairs to Residential Structures. Use Group R-1, Use Group R-  
 19 2, Use Group R-3, and Use Group R-4 which, because of lack of maintenance or structural  
 20 damage due to a fire, explosion, or natural causes, undergo repairs or renovations which, in the  
 21 opinion of the Director or the Director's designee, exceed fifty percent (50%) of the building  
 22 shall have an approved automatic fire sprinkler system installed throughout the building as part  
 23 of the scope of repairs to be completed. Computation of the cost of repairs for purposes of this  
 24 Section shall exclude carpeting replacement, electrical panel capacity upgrades, painting,  
 25 wallpapering, re-grading and landscaping, lighting fixture replacements, appliance replacements,  
 26 bathroom cabinetry and fixture replacements, and modifications necessary to comply with the  
 27 Americans with Disabilities Act ("ADA") requirements. Each street address shall be considered a  
 28 separate dwelling for application of this Section. All repairs for which a building permit is  
 29 required that are conducted within a 365-day period shall be deemed a single cumulative repair  
 30 cost for purposes of the application of this Section.

31 (d) Section 105.3.1.1, Required Documents for Permits Application. The application shall

1 include: (1) any and all documents showing the business partners of the owner or lessee involved  
2 in the operation and or ownership of the building structure or use for which the permit is being  
3 sought; (2) any and all organizational documentation of the entity that owns, uses or leases the  
4 building or structure; (3) any and all documents showing who will operate the business; and (4)  
5 any other data and information supported by documentation that is required by the Director or  
6 the Director's designee deemed necessary for furtherance of the intent of this Code.

7 (e) Section 105.3.1.2, Review of Application. The application will be reviewed to ensure  
8 that it conforms with all the requirements of the pertinent laws, including but not limited to the  
9 requirements of this Code, State and local laws and ordinances. An application for a permit will  
10 be reviewed by the Director or the Director's designee, in consultation with the Police  
11 Department and the Fire/EMS Department. The Director or the Director's designee shall have the  
12 authority to deny any application under the provisions of this Division and shall also have the  
13 authority to deny an application upon a violation of this Division.

14 (f) Section 105.3.1.3, Application Exemption. The Director or the Director's designee  
15 may refuse to accept an application for a permit from any applicant: (1) who is or was in default  
16 on a previously issued permit, or who is the permittee listed on an expired permit which is not  
17 currently in the process of being extended by County administrative action, or who has not fully  
18 complied with the application process; (2) for any other reason the Director or the Director's  
19 designee deems necessary in furtherance of the intent of this Code; or (3) for any reason that is  
20 necessary to maintain the health, safety and welfare of the public.

21 (g) Section 105.3.1.4, By Whom an Application is Made. Application for a permit shall be  
22 made by the owner or lessee of the building or structure, or the agent of either, or by the licensed  
23 engineer or architect employed in connection with the proposed work. If the application is made  
24 by a person other than the owner in fee, the applicant shall attest on the permit application or by  
25 separate written statement, that the proposed work is authorized by the owner in fee and that the  
26 applicant is authorized to make such application. The full names and addresses of the owner,  
27 lessee, applicant, and the responsible officer if the owner or lessee is a corporate body, shall be  
28 stated on the application. Subsequent permits will be issued in the name of the owner of record at  
29 time of permit issuance.

30 (h) Section 105.3.2, Time Limitation of an Application. An application for a permit for  
31 any proposed work shall be deemed to have been abandoned [twenty-four (24)] six (6) months

1 after the date of filing, unless such application has been diligently pursued in good faith or a  
2 permit has been issued. Extensions of time may be authorized by the Director or the Director's  
3 designee. The Director or the Director's designee may request any documentation or certification  
4 deemed necessary and assess an extension fee as appropriate.

5 (i) Section 105.5, Expiration. Every permit issued shall become invalid unless the work  
6 on the site authorized by such permit is commenced within one hundred eighty (180) days after  
7 the issuance, or if the work authorized on the site by such permit is suspended or abandoned for a  
8 period of one hundred eighty (180) days after the time the work is commenced. The Director or  
9 the Director's designee is authorized to grant, in writing, one or more extensions of time, for  
10 periods not more than one hundred eighty (180) days each. The extension shall be requested in  
11 writing and justifiable cause shall be demonstrated. Any permit issued for property within the  
12 area of a pending Sectional Map Amendment (as provided for in the County Zoning Ordinance)  
13 that is rezoned to a less intense zone, shall expire on its own terms upon approval of the  
14 Sectional Map Amendment by the District Council if a completed building foundation for a use  
15 not permitted in the less intense zone has not been completed. The Director or the Director's  
16 designee shall notify the permit holder of the expiration of the permit.

17 (j) Section 105.5.1, Expiration of Permit and Correction of Code Violations. Any permit  
18 issued for residential property to correct a building code or housing code violation issued  
19 pursuant to Subtitle 4 or Subtitle 13 of the County Code shall be issued only for a period of time  
20 reasonably necessary to correct the violation, not to exceed ninety (90) days. The initial period of  
21 the permit shall be established by the Director or the Director's designee based upon the extent of  
22 the work required to correct the violation. The permit may be extended or renewed for an  
23 additional period of one hundred eighty (180) days if, in the opinion of the Director or the  
24 Director's designee, the applicant has demonstrated substantial progress to complete the work in  
25 accordance with the permit and has demonstrated substantial justification for failure to complete  
26 the work within the period of the permit. The Board of Administrative Appeals shall have no  
27 authority to grant an extension to the period of the permit.

28 (k) Section 105.8, Rural Tier. Where the property is located in the Rural Tier, as  
29 delineated in the Approved General Plan, the validity period of building permits and the  
30 requirements for granting extensions to the validity periods of expired building permits shall  
31 conform to Subtitle 27, Part 18 of the County Code (Interim Development Ordinance).



1 (l) Section 105.9, Building Location. No permit for building shall be issued for a structure  
 2 that overlaps the County line. Location of the County line on the site plan shall be certified by a  
 3 Professional Land Surveyor.

4 (m) Section 105.10, Date and Hours of Operation Limits. All permits shall be issued with  
 5 date and hours of operation limits listed as determined by the Director or the Director's designee.  
 6 All permits shall be issued indicating that no work shall be performed during the hours of 9:00  
 7 p.m. to 7:00 a.m., unless work is performed pursuant to Section 4-120 of this Subtitle.

8 (n) Section 105.1.3, After Hours Permit. Any request to work pursuant to a permit beyond  
 9 permitted construction hours shall be made by application to the Code Official and shall be  
 10 subject to noise regulations of Prince George's County Code. No after-hours permit shall be  
 11 issued for work in an area zoned "residential" under the Zoning Regulations then in effect, or in  
 12 an area within 500 feet (152 400 mm) of such residential zone, or within 500 feet (152 400 mm)  
 13 of a building with sleeping quarters, unless the Code Official determines that not issuing such  
 14 permit would pose a threat to public safety, health and welfare.

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

16 (a) A new Subsection 105.5.1, Expiration of Permit. Any permit issued for property  
 17 within the area of a pending Sectional Map Amendment, as provided for in Subtitle 27 of this  
 18 Code, that is rezoned to a less intense zone, shall expire on its own terms upon approval of the  
 19 Sectional Map Amendment by the District Council, if a completed building foundation for a use  
 20 not permitted in the less intense zone has not been completed. The Director or the Director's  
 21 designee shall notify the permit holder of the expiration of the permit.

22 (b) A new Subsection 105.5.2, Expiration of Permit; Correction of Code Violations. Any  
 23 permit issued for residential property to correct a building code or housing code violation, issued  
 24 pursuant to Subtitle 4 or Subtitle 13 of this Code, shall be issued only for a period of time  
 25 reasonably necessary to correct the violation, not to exceed 90 days. The initial period of the  
 26 permit shall be established by the Director or the Director's designee based upon the extent of the  
 27 work required to correct the violation. The permit may be extended or renewed for an additional  
 28 period of 180 days if, in the opinion of the Director or the Director's designee, the applicant has  
 29 demonstrated substantial progress to complete the work in accordance with the permit and has  
 30 demonstrated substantial justification for failure to complete the work within the period of the  
 31 permit. The Board of Appeals shall have no authority to grant an extension to the period of the

1 permit.

2 (c) Section 105.6, Suspension or Revocation and Reissuance [or] of Permits. The Director  
3 or the Director's designee is authorized to suspend or revoke a permit issued under the provisions  
4 of this Code as follows: (1) whenever the permit is issued in error, (2) incorrectly, (3)  
5 inaccurately, (4) in an incomplete manner, (5) for any reason that is necessary to maintain the  
6 health, safety and welfare of the public, (6) in violation of any ordinance, regulation or any of the  
7 provisions of this Code, and (7) the Director or the Director's designee, in consultation with the  
8 Police Department and the Fire/EMS Department, shall have the authority to deny, suspend, or  
9 revoke any application or permit under the provisions of this Division and upon a violation of  
10 this Division. In addition, the failure to have utility lines located on site through the Utility  
11 Service Protection Center ("Miss Utility") and any nonmember utilities prior to starting any  
12 excavation deeper than twelve (12) inches will result in permit revocation."

13 (1) A permit under which no work is commenced within one hundred eighty (180)  
14 days after issuance shall expire and become null and void; provided, however, that the Director  
15 or the Director's designee may extend the time herein not to exceed an additional one hundred  
16 eighty (180) days upon sufficient justification shown.

17 (2) A permit under which work has been started and later suspended or discontinued  
18 shall expire and become null and void six (6) months after the work has stopped. Work will be  
19 considered suspended or discontinued when the builder fails to prosecute the work so as to  
20 ensure completion within a reasonable period of time considering the type of construction  
21 involved. The Director or the Director's designee may extend the time herein not to exceed an  
22 additional twelve (12) months upon sufficient justification shown.

23 (3) A permit issued in error or not in compliance with County Code at time of  
24 issuance may be suspended by the Director or the Director's designee.

25 (4) When a permit has expired for failure to commence work, it may be renewed  
26 within a period of thirty (30) days from the date of expiration if the conditions under which the  
27 permit was originally issued have remained unchanged and there has been no change in law or  
28 ordinance that would adversely affect the permit. A fee shall be collected for each renewal;  
29 however, no permit may be renewed more than two (2) times.

30 (5) Whenever the Director or the Director's designee determines by inspection that  
31 work started on any building or structure for which a permit has been issued has been suspended

1 for a period of six (6) months, the owner of the property upon which the structure is located, or  
 2 other person or agent in control of said property, shall, within thirty (30) days from the receipt of  
 3 written notice from the Department, obtain a new or renewal permit to complete the required  
 4 work and diligently pursue the work to completion, or shall remove work not completed or  
 5 demolish the incomplete structures or buildings within sixty (60) days from the date of the  
 6 printed notice.

7 (6) Permits suspended for failure to comply with the County Code or ordinances  
 8 may be reinstated by the Director or the Director's designee upon compliance or approved  
 9 validation.

10 (7) A permit issued for property within the area of a pending Sectional Map  
 11 Amendment, as provided for in Subtitle 27 of this Code, that is rezoned to a less intense zone,  
 12 shall expire if a completed building foundation for a use not permitted in the less intense zone  
 13 has not been constructed pursuant to a validly issued permit prior to District Council approval of  
 14 the Sectional Map Amendment. The determination of the Director or the Director's designee  
 15 made in accordance with Subsection 105.5.1 of this Subtitle shall not be appealable to the Board  
 16 of Appeals.

17 (8) The Director or the Director's designee may reissue a permit subject to all  
 18 applicable laws or regulations in effect at the time the permit was originally issued, for a period  
 19 not to exceed one (1) year after expiration provided that:

20 (A) The County Executive, by Executive Order, has made a finding of severe  
 21 economic factors adversely affecting real estate development and construction in the County  
 22 during a specified period and the County Council has been notified by the County Executive of  
 23 such finding at least seven (7) days prior to issuance of the Executive Order;

24 (B) There is a reasonable showing that these economic factors contributed to the  
 25 expiration of the permit;

26 (C) There has been no change in the zoning of the property which would affect  
 27 the issuance of the permit; and

28 (D) A processing fee has been paid in an amount equal to the amount that would  
 29 be required if the permit was renewed.

30 (d) Subsection 105.6.1, Revocation of Permits. In addition, the failure to locate utility  
 31 lines on site, prior to starting any excavation deeper than twelve (12) inches, by not contacting in

1 due time the Utility Service Protection Center, "Miss Utility," and nonmember utilities, as  
 2 known, and having such utilities locate lines on site, shall be cause - irrespective of whether or  
 3 not a utility line is ruptured - for revocation of the permit. In order to continue work for which a  
 4 permit has been revoked, a new application shall be required as specified in Section 105, Permits  
 5 of IBC/IRC.

6 (e) Post Construction Permit. Any owner cited for unpermitted construction shall be  
 7 required to obtain a "Post Construction Permit" to complete and certify that the unpermitted  
 8 construction is in compliance with the Code or to remove the unpermitted work. The Post  
 9 Construction Permit fee must be paid in addition to any other fees required to obtain permits.

10 (1) Post construction plans submitted for approval must be certified by a  
 11 Maryland Registered Professional Engineer (PE) or a Maryland Licensed  
 12 Architect.

13 **Sec. 4-113. - Administration; Section 107, Submittal Documents.**

14 (a) Section 107. [2.5.2]9., Location of Underground Utility Lines Prior to  
 15 Commencement of Work. For all work that requires excavation deeper than twelve (12) inches,  
 16 the permit holder (permittee) accepting the permit agrees to contact the Utility Service Protection  
 17 Center, "Miss Utility," and nonmember utility companies, as known, in due time and prior to  
 18 beginning any excavation work for the purpose of having each utility company locate its lines on  
 19 site. In the event that the permittee fails to obtain the services of the utilities, then in such event,  
 20 and irrespective of whether or not a utility line is ruptured, the Director or the Director's designee  
 21 may revoke the building or grading permit, or both. In such event, all fees paid to the County  
 22 shall be forfeited and, in order to continue work, a new application with requisite fee for a permit  
 23 shall be filed. Drawings shall be reexamined to determine that all utilities have been located and  
 24 verified by the utility companies having knowledge of the location of such underground utilities.  
 25 However, in the event any or all of the respective utility companies fail to furnish the requisite  
 26 information to the permittee within a reasonable period of time as determined by the Director or  
 27 the Director's designee under all of the circumstances, then, in such event, the foregoing  
 28 revocation provisions shall not apply.

29 (b) Section 107.2.[7]10., Acknowledgement of Final Grade. Builders and developers  
 30 shall place on record with each utility company a written acknowledgment that final grade has  
 31 been achieved to within six (6) inches. Utility lines shall not be installed until such

1 acknowledgment has been received by the utilities.

2 (c) Section 107.[3.4.2]11., Fire Protection Engineering Design Evaluation (FPEDE). All  
3 plans and specifications for which a building permit is required for buildings of the Use Groups  
4 listed in this Section shall be evaluated in accordance with the requirements of this Section for  
5 design compliance with adopted fire related code requirements concerning:

- 6 (1) Documentation of the title and edition of all applicable State and local  
7 Building and Fire codes and standards, and amendments thereto, on which the  
8 design is based;
- 9 (2) Designated Use Group Classification(s) of all spaces;
- 10 (3) Type of construction requirements identified, with supportive calculations;
- 11 (4) Documentation of fire endurance ratings of structural elements and related  
12 components (walls, floors, roofs, parapets, opening protectives);
- 13 (5) Height and area calculations and limitation compliance and required property  
14 line setback criteria;
- 15 (6) Occupant load calculations and egress capacity and travel distance analysis;
- 16 (7) Interior finishes analysis;
- 17 (8) Fire protection systems required (suppression, fire alarm, smoke detection,  
18 heat detection, smoke control, other required fire protection systems);
- 19 (9) Fire hydrant locations, fire department connection locations, and emergency  
20 fire and medical vehicle access;
- 21 (10) Emergency lighting and emergency power systems;
- 22 (11) Applicable provisions of Chapter 4 of the IBC, "Special Detailed  
23 Requirements Based on Use and Occupancy"; and
- 24 (12) Compliance with applicable NFPA Codes and Standards for specific  
25 processes, materials, or hazards which are referenced within the IBC or the  
26 NFPA 101, Life Safety Code. A written Fire Protection Engineering Design  
27 Evaluation (FPEDE) concerning these items shall be submitted with the plans  
28 accompanying the application for a building permit.

29 It shall be in the format established by the Director or the Director's designee  
30 and shall be signed and sealed by the preparer. If, in the course of performing  
31 the FPEDE, the evaluating fire protection engineer determines that there are

1 fire related code deficiencies in the drawing or specifications, all such  
 2 deficiencies shall be remedied prior to the submittal of the FPEDE and the  
 3 building permit application and drawings. A tracking of the deficiencies and  
 4 their resolution must be included in the submittal. The FPEDE must include a  
 5 signed and sealed statement by both the evaluating fire protection engineer  
 6 and the engineer or architect of record attesting: "These drawings and  
 7 specifications are in full compliance with the fire safety provisions of all  
 8 adopted State and local Building Code, Fire Codes, Mechanical Codes, local  
 9 amendments and referenced codes and standards to the best of their  
 10 knowledge and belief."

11 (d) Section 107.3.[4.2]11.1, Use Groups and Fire Protection Systems Requiring a Fire  
 12 Protection Engineering Design Evaluation (FPEDE). A FPEDE is required for the following  
 13 buildings or fire protection systems for which a building permit application is made:

- 14 (1) Use Group "A", Assembly, with an occupant load of one thousand (1,000)  
 15 persons or more[;] for a new building, an addition to an existing Assembly  
 16 building or occupancy change of a building to an Assembly occupant type;
- 17 (2) Use Group "H", High Hazard;
- 18 (3) Use Groups "I-2" and "I-3", Institutional;
- 19 (4) Use Group "M", all covered malls and open malls exceeding thirty thousand  
 20 (30,000) square feet in gross area;
- 21 (5) [All] Use Groups R-1 and R-2 with an estimated construction cost of [Five]  
 22 Ten Million Dollars (\$[5]10,000,000.00) or more;
- 23 (6) Any Use Group when deemed necessary by the Director or the Director's  
 24 designee due to complexity or scope of the design;
- 25 (7) Any automatic fire suppression, fire detection, fire alarm or smoke  
 26 management system shop drawings when deemed necessary by the Director or  
 27 the Director's designee due to complexity or scope of the design;
- 28 (8) Any building design for a Use Group when deemed necessary by the Director  
 29 or the Director's designee due to submission of drawings containing extensive  
 30 or repeated code deficiencies, which create an undue burden upon the review  
 31 process.

1           (9) The completed FPEDE must be submitted with the initial plan submission for  
 2           the plan review to take place. The FPEDE must include any Fire Protection  
 3           Engineer comments given during the review and how they were remedied as  
 4           part of the report submitted for review.

5           (e) Section 107.3.[4.2]11.2, Qualifications of Fire Protection Engineering Design  
 6 Evaluation (FPEDE) Preparer. The FPEDE must be prepared by a Fire Protection Engineer who  
 7 is a registered professional engineer in the State of Maryland. The preparer must also possess:

- 8           (1) A Bachelor of Science degree in Fire Protection Engineering from an  
 9           Accreditation Board for Engineering and Technology (ABET) accredited  
 10           University; or  
 11           (2) At least five (5) years of documented experience as a professional engineer in the  
 12           review and evaluation of buildings and fire protection systems for code  
 13           compliance [, plus certification in fire protection plan review from a major model  
 14           code organization]; and

15           (3) Verification of qualifications must be provided with each FPEDE submission if  
 16           requested by the Director or the Director’s designee. Failure to submit the required  
 17           documentation may result in denial of the FPEDE submission.

18           (f) Section 107.3.3.1, Approval of Partial Plans. The Code Official is authorized to  
 19           issue a partial permit for the construction of foundations or any other part of a building or  
 20           structure before the entire plans and specifications for the whole building or structure have been  
 21           submitted, provided adequate information and detailed statements have been filed complying  
 22           with all pertinent requirements of the County Building Code. Issuance of a partial permit by the  
 23           code official does not constitute assurance that a permit for the entire structure will be granted.  
 24           The holder of such partial permit for the foundations or other part of a building or structure will  
 25           proceed with the building operation at the holder’s own risk and without assurance that a permit  
 26           for the entire structure will be granted.

27           (g) Transitory Provisions

28           (1) Applicable Codes. The laws and regulations in force on the date that a  
 29           new edition of the Construction Codes are adopted pursuant to Section 122, shall remain in  
 30           effect for the purposes specified in Sections 123.1.1 through 123.1.4.

31           (2) Existing Valid Permit. Work authorized by a permit issued before the

1 effective date of the new edition of the Construction Codes shall be allowed to be carried to  
 2 completion, subject to the conditions of Sections 105.5 and 105.6.

3 (3) Existing Filed Application. Applications for permits for which the  
 4 application filing deposit has been paid before the effective date of the new edition of the  
 5 Construction Codes, pursuant to Section 108.2.1.1, shall be allowed to be processed to  
 6 issuance of the permit, and any work authorized thereby shall be allowed to be carried to  
 7 completion, under the edition of the Construction Codes in effect on the date said  
 8 applications were filed, subject to the following conditions:

9 (a) Each such application shall have been filed accompanied by plans and  
 10 other information conforming to Sections 106.1 and 106.1.1, sufficiently complete  
 11 to allow processing of the permit without substantial change or deviation;

12 (b) Each such permit shall be paid in full and taken out by the applicant within  
 13 one year after the effective date of the new edition of the Construction Codes;

14 (c) All work authorized by such permit shall be carried to completion under  
 15 the terms of the permit; and

16 (d) Permits granted under Section 123.1.2 shall not be extended if permitted  
 17 to expire, pursuant to Section 105.5, or if revoked pursuant to Sections 105.6 and  
 18 105.6.1.

19 (4) Existing Design Contracts. Buildings and other structures under contract  
 20 for design on the effective date of the new edition of the Construction Codes, for which no  
 21 permit applications have been filed, shall be allowed to be filed, processed to issuance of  
 22 permit, and any work authorized thereby shall be allowed to be carried to completion, under  
 23 the previous edition of the Construction Codes, subject to the following conditions:

24 (a) The applicant shall file the permit application, accompanied by plans and other  
 25 information conforming to Sections 106.1 and 106.1.1 of the new edition of the  
 26 Construction Codes, sufficiently complete to allow processing of the permit  
 27 without substantial change or deviation, within one year after the effective date of  
 28 the new edition of the Construction Codes;

29 (b) The applicant shall submit a copy of the design contract, with a notarized affidavit  
 30 stating that the submitted copy is a true and accurate copy of the contract for the  
 31 design of the building or other structure, that the contract was in effect on or



before the effective date of the Construction Codes, and that the design submitted with the permit application was made under such contract;

(c) The permit shall be obtained, and the permit fee paid in full by the applicant within one year after the filing date;

(d) All work authorized by such permit shall be carried to completion under the terms of the permit; and

(e) Permits granted under Section 123.1.3 shall not be extended if permitted to expire pursuant to Section 105.5, or if revoked pursuant to Sections 105.6 and 105.6.1.

(5) Tenant Layout Permits. The work necessary to finish the interior layout of every tenant space of a building permitted under previous editions of the Construction Codes for first occupancy of each such tenant space, shall be considered part of the completion of said building, and the permits for such tenant work shall be allowed to be processed under the same edition of the Construction Codes as the base building permit, regardless of when the tenant layout project began.

(6) Violations or Infractions. The laws and regulations in force on the date that a new edition of the Construction Codes is adopted pursuant to Section 122 shall apply with respect to violations or infractions committed prior to said date, whether the prosecutions or adjudications of those violations or infractions are begun before or after said date.

\* \* \* \* \*

**Sec. 4-118. - Administration; Section 111, Certificate of Use and Occupancy.**

(a) Section 111.1.1, One-Family Dwelling Units. Prior to the consummation of the sale (settlement) of any new, one-family dwelling, including the sale of a new condominium unit which is offered for sale for the first time, there shall be an inspection of the unit and premises by the Director or the Director's designee and a Certificate of Occupancy issued or a list of the violations or deficiencies requiring correction prior to issuance of such certificate. At the time of consummation of such sale, the Certificate of Occupancy, or a list of the deficiencies or violations which remain to be corrected prior to issuance of such Certificate, shall be presented to the builder. Unless contractually relieved of such responsibility, the seller shall be responsible for correction of any violations or deficiencies necessary for the Certificate to be issued. When a Certificate of Occupancy has not been issued prior to consummation of the sale, there shall be required a separate, written contractual agreement indicating responsibility for correction of all

1 deficiencies or violations cited by the Department of Permitting, Inspections, and Enforcement  
 2 by a date certain. The provisions of this Section are not applicable when a new dwelling unit is  
 3 purchased for resale as a new dwelling unit.

4 (1) Nothing herein shall be construed to relieve a builder or seller of a dwelling  
 5 unit from any responsibility for correction of building code violations which  
 6 were caused, created, or constructed by the builder or seller, and the transfer  
 7 of title to the property to a subsequent owner shall not relieve the builder or  
 8 seller of the responsibility for making such corrections.

9 (b) Section 113.9, Transfer of Ownership. It shall be unlawful for the owner of any  
 10 building or other structure upon whom a notice of violation or order has been served to see,  
 11 transfer, mortgage, lease or otherwise dispose of such building or other structure to another  
 12 person or entity until the provisions of the notice or order have been complied with, or until such  
 13 owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any notice or  
 14 order issued by the Code Official and shall furnish to the Code Official a signed and notarized  
 15 statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such  
 16 notice or order and fully accepting responsibility without condition for making the corrections or  
 17 repairs required by such notice or order.

18 [(b)](c) Section 111.1.2, Issuance of Certificates of Occupancy. No Certificate of  
 19 Occupancy for any building or structure, erected, altered, repaired, changed to a different use  
 20 group, or transferred to a new owner or occupant shall be issued unless such building or  
 21 structure was erected, altered, or repaired and is otherwise in compliance with the provisions  
 22 of this Division and other provisions of State or local laws, ordinances, and regulations.  
 23 Exception: All buildings which undergo a change of owner or tenant only with no change of  
 24 intended use group are not required to meet the fire safety requirements for a new building in  
 25 order to obtain a Certificate of Occupancy. Such buildings are required to comply with the  
 26 provisions of state and local laws, ordinances, and regulations with respect to fire safety for  
 27 existing buildings.

28 [(c)] (d) Section 111.2.1, Change of Use Group, Owner or Tenant. No change in use  
 29 group, owner, or tenant of a building, structure, or land shall be permitted, wholly or in part,  
 30 until a new Certificate of Occupancy has been issued by the Building Official certifying  
 31 compliance with applicable parts of this Subtitle and other applicable State or local laws,

ordinances, and regulations. This provision shall not apply to a change of tenant for R-2, change of owner or tenant for R-3, or change of tenant for R-4 structures.

[d](e) Section 111.5, Uninhabitable Dwellings. When the Director or the Director's designee has determined that a dwelling is unfit for human habitation pursuant to Subtitle 13 of the County Code and the dwelling has remained unoccupied for a subsequent period of one hundred eighty (180) days, the Director or the Director's designee shall revoke the Certificate of Occupancy, or if no Certificate of Occupancy has been issued, the Director or the Director's designee shall revoke authorization for the dwelling to be occupied and require that a Certificate of Occupancy be obtained prior to any occupancy of the dwelling. The notice of revocation shall specify the violations of Subtitle 13 and the corrective action required for each violation. Within one hundred eighty (180) days after the date of the revocation of the Certificate of Occupancy, the owner of the dwelling shall apply for a building permit to correct the violations. The application for a building permit shall include a rehabilitation plan which identifies all of the work required to be performed and a schedule for performing the work. The permit shall be issued for a period of one hundred eighty (180) days and may be renewed once for another one hundred eighty (180) day period if, in the opinion of the Director or the Director's designee, the applicant has demonstrated substantial progress in accordance with the rehabilitation plan and has demonstrated substantial justification for failure to complete the work in accordance with the rehabilitation plan. If the owner of the dwelling does not submit a rehabilitation plan within one hundred eighty (180) days after the date that the Certificate of Occupancy was revoked, or if the owner of the dwelling fails to complete the work required to be performed by the rehabilitation plan prior to the expiration of the building permit, including any renewal period, the dwelling shall be considered abandoned and the Director or the Director's designee shall cause the dwelling to be demolished in accordance with the provisions of Subtitle 13.

\* \* \* \* \*

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

The following definition shall apply to Section 105 as set forth in Section 4-111 of this Code:

**Building Foundation:** The placement of a shallow foundation, a deep foundation, or DPIE-approved ground-improvement methods placed or performed to adequately and safely support all

1 superimposed live and special loads of the building or structure for which the building permit has  
 2 been issued, and that complies with all requirements of Chapter 18 of the IBC and Chapter 4 of  
 3 the IRC.

4 The following amendments, additions, and/or deletions are made to Sections 202 of the IBC  
 5 and the IRC:

6 **Condominium:** The ownership of single units in a multiunit structure with common  
 7 elements.

8 **Condominium Project:** A real estate condominium project; a plan or project whereby five  
 9 or more apartments, rooms, office spaces, or other units in any existing or proposed building or  
 10 buildings are offered or proposed to be offered for sale.

11 **Condominium Unit:** An enclosed space consisting of one or more rooms occupying all or  
 12 part of one or more floors in buildings of one or more floors or stories regardless of whether they  
 13 are designed for residence, for office, for the operation of any industry or business, for any other  
 14 type of independent use, and shall include such accessory facilities as may be related thereto,  
 15 such as garage space, storage space, balcony, terrace or patio, provided said unit has a direct exit  
 16 to a thoroughfare or to a given common element leading to a thoroughfare.

17 **Director:** The Director of the Prince George's County, Maryland, Department of  
 18 Permitting, Inspections, and Enforcement or the Director's designee.

19 **Family Home Daycare:** A day care center for children within the daycare owner's home  
 20 with a maximum of 12 children. Family Home Daycare of eight (8) or less are under the IRC and  
 21 those from nine (9) to twelve (12) are under the IBC.

22 **Fire Area:** The Fire Area has a specific definition for use regarding automatic sprinkler  
 23 protection under the Section 4-158 (a) modifying Section 903.1 of 2015 IBC Chapter 9.

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

28 **Local Fire Department:** Any full-time or volunteer fire department located within three  
 29 (3) miles of the building.

30 **Occupancy:** The ownership or tenancy of a building, structure, or land.

31 **Public Way:** A paved thoroughfare at least twenty-one (21) feet in width which is located

1 on privately owned, privately maintained property but is designated for public use or which is  
 2 publicly owned and maintained, and which must be kept accessible at all times to the local fire  
 3 department. This public way shall not be farther from the building than will allow the fire  
 4 department aerial equipment to reach seventy-five (75) feet in height.

5 **Private Work.** Directly or indirectly engaging with or accepting remuneration from any  
 6 private person, firm, or corporation for the performance of any work as a designer, architect,  
 7 engineer, consultant or inspector, which work is to be submitted to, passed upon, reviewed, or  
 8 inspected by any officer under the direct supervision of the Building Official charged with the  
 9 administration of any portion of the County Building Code.

10 **Story:** That portion of a building included between the upper surface of a floor and the  
 11 upper surface of the floor or roof next above as defined in the IBC Chapter 2. A story is  
 12 measured as the vertical distance from top to top of two successive tiers of beams or finished  
 13 floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling  
 14 joists or, where there is not a ceiling, to the top of the roof rafters. Occupied roof top spaces such  
 15 as amenity and recreational areas shall be treated as a non-sprinklered story for the purpose of  
 16 occupant load, common path of travel, travel distance, number of exits and means of egress  
 17 components.

18 \* \* \* \* \*

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

20 (a) Section 302.1, General. Structures, or portions of structures, shall be classified with respect to  
 21 occupancy in one or more of the groups listed in this section. A room or space that is intended to  
 22 be occupied at different times for different purposes shall comply with all of the requirements  
 23 that are applicable to each of the purposes for which the room or space will be occupied.

24 Structures with multiple occupancies or uses shall be classified according to Section 508. Where  
 25 a structure is proposed for a purpose that is not specifically provided for in this Code, such  
 26 structure shall be classified in the group that the occupancy most nearly resembles, according to  
 27 the fire safety and relative hazard involved.

28 (1) Assembly (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5

29 (a) Assembly Group A-3: “Occupied roof top spaces such as amenity and  
 30 recreational areas”

31 (2) Business (see Section 304): Group B

- 1 (3) Educational (see Section 305): Group E
- 2 (4) Factory and Industrial (see Section 306): Groups F-1 and F-2
- 3 (5) High Hazard (see Section 307): Groups H-1, H-2, H-3, H-4, and H-5
- 4 (6) Institutional (see Section 308): Groups I-1, I-2, I-3, and I-4
- 5 (7) Mercantile (see Section 309): Group M
- 6 (8) Residential (see Section 310): Groups R-1, R-2, R-3 and R-4 as applicable in Section
- 7 101.2

8 (a) A facility with five or fewer persons receiving custodial care shall be  
 9 classified as Group R-3 or shall comply with the IRC provided an automatic sprinkler system is  
 10 installed in accordance with Section 903.3.1.3.

11 (b) Lodging houses. Owner-occupied lodging houses with five or fewer guest  
 12 rooms shall be permitted to be constructed in accordance with the IRC provided an automatic  
 13 sprinkler system is installed in accordance with Section 903.3.1.3.

- 14 (9) Storage (see Section 311): Groups S-1 and S-2
- 15 (10) Utility and Miscellaneous (see Section 312): Group U
- 16 (11) Use Group U-PU- public utility facilities (see Section 313.0).

17 \* \* \* \* \*

18 **Sec. 4-135. - Special Detailed Requirements Based on Use and Occupancy; Section 406,**  
 19 **Motor-Vehicle-Related Occupancies.**

20 (a) Section 406.4.[9]4 is added to read as follows: ["Elevation Change."  
 21 "Separation." Every opening located between a public garage and another occupancy shall be  
 22 designed to prevent the transmission of liquids and vapors from entering adjacent occupancies.

23 (b) Sec. 406.6.2 A mechanical ventilation system and exhaust system shall be  
 24 provided in accordance with Chapters 4 and 5 of the International Mechanical Code.  
 25 Minimum ventilation Automatic operation of the system shall not reduce the ventilation  
 26 airflow rate below 0.05 cfm per square foot (0.00025 m<sup>3</sup>/s x m<sup>2</sup>) of the floor area and the  
 27 system shall be capable of producing a ventilation airflow rate of 1.00 cfm per square foot  
 28 (0.0005 m<sup>3</sup>/s x m<sup>2</sup>) of floor area.

29 \* \* \* \* \*

30 **Sec. 4-143. - General Building Heights and Areas; Section 509, Incidental Uses.**

31 The following additions are made to Table 509 of the IBC:

Room or Area	Separation and/or Protection
Storage areas <sup>1</sup> over [50]1,000 square feet not in an S or F	1 hour or <u>Automatic Sprinkler Protection</u>
Storage areas <sup>1</sup> over [100]2,500 square feet not in an S or F	<u>1 hour and Automatic Sprinkler Protection</u>

<sup>1</sup> Storage areas include walk-in freezers and refrigerators.

**Sec. 4-144. [through Sec. 4-148. - Reserved.] Fire and Smoke Protection Features; Section 704, Fire-Resistance Rating of Structural Members.**

(a) Section 704.14 is added to read as follows: “Protection of Truss Framing Members.” All combustible truss framing members which comprise a portion of a nonrated floor assembly shall be protected by the installation of a ceiling. The ceiling material shall not be less than one-half (1/2) inch gypsum board or an approved equivalent alternative material. The ceiling must be adequately supported by direct mechanical fastening to the structural framing or be suspended by not less than No. 12 MSG galvanized steel wire or by an equivalent method. Where combustible truss joist framing is used as a portion of a required rated floor-ceiling assembly, the structural members shall be protected in accordance with an appropriate tested and listed design.

Exceptions:

1. Buildings protected throughout, excluding crawlspaces less than forty-two (42) inches in depth by an automatic sprinkler system; and
2. Crawl spaces of not more than forty-two (42) inches in depth, measured from the top of the floor surface above to the surface of the crawl space floor.

\* \* \* \* \*

**Sec. 4-145. [through Sec. 4-148. -Reserved.] Exterior Walls; Section 705, Combustible Materials on the Exterior Side of Exterior Walls.**

(a) Section [1406.3.12.5]. 705.2.3.1 is amended to read as follows: “Balconies and Similar Projections.” Balconies and similar projections of combustible construction other than fire-retardant treated wood shall be fire resistance rated where required by Table 601 for floor construction or shall be of heavy timber construction in accordance with Section 2304.11. The aggregate length of the projections shall not exceed 50 percent of the building’s perimeter on each floor. Existing balconies which are subject to repair or replacement due to deterioration or

1 damage shall comply with this Section.

2 (b) Section [1406] 705.2.5 is added to read as follows: “Soffits of Roof Projections.”

3 Exterior walls in R-1 and R-2 occupancies meeting the requirements of Section 705 shall be  
 4 provided soffits comprised of noncombustible material one-half (1/2) inch in thickness. No soffit  
 5 screens or openings are permitted within the soffits.

6 Exception: Building equipped with an automatic sprinkler system in habitable areas are  
 7 permitted to have unlimited soffit vents.

8 Sec. 4-146. through Sec. 4-148. – Reserved.

9 **Sec. 4-149. – Fire and Smoke Protection Features; Section 705, Exterior Walls.**

10 [(a) The following deletions are made to Sections 705.3 of the IBC: Section 705.3  
 11 Buildings on the Same Lot. Delete Exception 2.]

12 [(b)] (a) Section 705.11, Parapets. Parapets shall be provided on exterior walls of  
 13 buildings. However, a parapet is not required on an exterior wall where any of the following  
 14 conditions (1) through (6) exist:

15 (1) The wall is not required to be fire-resistance rated in accordance with Table  
 16 602 because of fire separation distance;

17 (2) The building has an area of not more than one thousand (1,000) square feet on  
 18 any floor;

19 (3) The walls terminate at roofs of not less than two (2) hour fire-resistance-rated  
 20 construction or at a roof, including the deck and supporting construction, constructed entirely of  
 21 noncombustible materials;

22 (4) The exterior walls are one (1) hour fire-resistance-rated that terminate at the  
 23 underside of the roof sheathing, deck or slab, provided that conditions A through D below are  
 24 met:

25 (A) Where the roof or ceiling framing elements are parallel to the walls, such  
 26 framing and elements supporting such framing shall not be of less than one (1) hour fire-  
 27 resistance-rating construction for a width of four (4) feet, measured from the interior side of the  
 28 wall for Groups R and U and ten (10) feet for other occupancies;

29 (B) Where roof or ceiling framing elements are not parallel to the walls, the  
 30 entire span of such framing and elements supporting such framing shall not be of less than one  
 31 (1) hour fire-resistance-rated construction;



1 (C) Openings in the roof are not located within five (5) feet of the one (1) hour  
2 fire-resistance-rated exterior wall for Groups R and U and ten (10) feet for other occupancies;  
3 and

4 (D) The entire building is provided with not less than a Class B roof covering.

5 (5) In occupancies of Use Groups R-2 and R-3 as applicable in Section 101.2, both  
6 provided with a Class C roof covering, the exterior wall shall be permitted to terminate at the  
7 roof sheathing or deck in Types III, IV and V construction provided that:

8 (A) The roof sheathing or deck is constructed of approved noncombustible  
9 materials or of fire-retardant-treated wood for the distance of four (4) feet, or

10 (B) The roof is protected with 0.625 inch Type X gypsum board directly  
11 beneath the underside of the roof sheathing or deck, supported by a minimum of nominal two (2)  
12 inch ledgers attached to the sides of the roof framing members for a minimum distance of four  
13 (4) feet. Exception: Occupancies of Use Groups R-2 and R-3 are exempt from the requirements  
14 of Subsections (5)(A) and (5)(B) of this Section when equipped with residential sprinkler  
15 systems installed in accordance with Section 903 of this Code, and the roof is covered with a  
16 minimum of a Class C roof covering.

17 (6) Where the wall is permitted to have at least twenty-five (25%) percent of the  
18 exterior wall areas containing unprotected openings based on the location from a lot line as  
19 determined in accordance with Section 705.8.1 of this Code.

20 \* \* \* \* \*

21 **Sec. 4-151. - Fire and Smoke Protection Features; Section 708, Fire Partitions.**

22 (a) Section 708.1[.1](6) is added to read as follows: "Tenant Separations." Walls  
23 separating tenant spaces in all occupancies shall be in accordance with Section 708.3. and 708.4.

24 1. Exception: Ancillary tenant spaces of use group[s] M [or B] that do not exceed  
25 three thousand (3,000) square feet located within a main mercantile occupancy do not have to be  
26 separated. Examples of such spaces are, but not limited to, optical services, banking services,  
27 prescription services, beauty shops and similar tenant spaces located within mercantile  
28 occupancies.

29 2. Kiosks do not require separation in use group M.

30 [(b) Section 708.4 is amended to read as follows: "Continuity." Fire partitions shall  
31 extend from the top of the floor assembly below to the underside of the floor/ceiling or roof

1 ceiling assembly above, and shall be securely attached thereto. If the partitions are not  
2 continuous to the deck and where constructed of combustible construction, the space between the  
3 ceiling and the deck above shall be fireblocked or draftstopped in accordance with Section 718.2  
4 and 718.3 of this Code at the partition line. The supporting construction shall be protected to  
5 afford the required fire resistance rating of the wall supported, except for tenant and sleeping unit  
6 separation walls and exit access corridor walls in buildings of Type IIB, IIIB, and VB  
7 construction. All hollow vertical spaces shall be fire stopped at every floor level as required in  
8 Section 721.0.]

9 Exception: Tenant and guest room separation walls may terminate at the underside of a  
10 noncombustible ceiling in Use Group B, buildings having a complete supervised automatic  
11 sprinkler system.

- 12 (1) The wall need not be extended into the crawlspace below where the floor above the  
13 crawlspace has a minimum one (1) hour fire-resistance-rating;
- 14 (2) Where the room-side fire-resistance-rated membrane of the corridor is carried through to  
15 the underside of a fire-resistance-rated floor or roof above, the ceiling or the corridor  
16 shall be permitted to be protected by the use of ceiling materials as required for a one (1)  
17 hour fire-resistance-rated floor or roof system;
- 18 (3) Where the corridor ceiling is constructed as required for the corridor walls, the walls  
19 shall be permitted to terminate at the upper membrane of such ceiling assembly;
- 20 (4) Fireblocking or draftstopping is not required at the partition line in Group R-2 buildings  
21 that do not exceed four (4) stories in height, provided that the attic space is subdivided by  
22 draftstopping in to areas not exceeding three thousand (3,000) square feet or above every  
23 two dwelling units, whichever is smaller;
- 24 (5) Fireblocking or draftstopping is not required at the partition line in Use Group B, F, and  
25 S buildings equipped with an automatic sprinkler system installed throughout in accordance with  
26 Section 903.3.1.1 or 903.3.1.2 of this Code, and provided that automatic sprinklers are installed  
27 in combustible floor/ceiling and roof/ceiling spaces.

28 [(c) Section 708.4.1 is added to read as follows: "Continuity of Tenant Separation Fire  
29 Partitions." Tenant Separation Walls required by Section 708.1 and 708.1.1 of this Code shall be  
30 constructed to the floor or roof deck above, or may terminate at a ceiling where permitted, as  
31 provided in Table 708.4.1.]

[or may terminate at a ceiling where permitted, as provided in Table 708.4.1.

[Table 708.4.1

**Continuity of Tenant Separation Partitions]**

USE GROUP	WITHOUT FULL AUTOMATIC SPRINKLERS	WITH FULL AUTOMATIC SPRINKLERS PER 903.3	NOTES D = TENANT WALL TO DECK ABOVE, C = TENANT WALL TO CEILING ABOVE
A	D	D	
B	D	C	See Exception 708.4, (5)
E	D	D	
F	D	C	See Exception 708.4, (5)
H	D	D	
I	D	D	
M	D	D	See Section 708.1, Exception 1. for Kiosks See Section 708.1, Exception 2. for ancillary tenant spaces
R-1, Guestrooms	D	D	See 708.1, (b)
R, Dwelling Units	D	D	See Exception 708.4, (4) for R-2
S	D	C	See Exception 708.4, (5)

]

**Sec. 4-157. - Fire Protection Systems; Section 901, General.**

(a) Section 901.2.1, Fire Protection System Shop. Construction documents or shop drawings, or both, for the installation of all fire protection and suppression systems (i.e., fire sprinkler and alarm systems etc.) shall be required to be reviewed and certified for compliance to this Code by a DPIE-approved Third-Party Peer Reviewer for submission to

1 the Director or the Director's designee as provided for in the joint Memorandum of  
 2 Understanding between the Fire/EMS Department and the Department of Permitting,  
 3 Inspections and Enforcement prior to the issuance of a building permit.

4 Exception 1: Plans are not required for automatic sprinkler system modifications in  
 5 commercial buildings involving ten (10) sprinkler heads or less that do not involve the shifting of  
 6 any cross mains or risers or create a more hydraulically demanding remote area. Inspection and  
 7 testing shall still be required after completion of the work.

8 Exception 2: Plans are not required for automatic sprinkler system modifications in single  
 9 family dwelling for adding or relocating sprinkler heads on the basement level or grade level  
 10 involving six (6) or less heads that does not involve the shifting of any cross mains or risers or  
 11 create a more hydraulically demanding remote area. Inspection and testing shall still be required  
 12 after completion of the work.

13 (b) Section 901.2.1.2, Review Assumptions. The operational assumption during the  
 14 review and inspection of all fire suppression systems shall be as follows:

15 (1) Total area protection: All areas shall be protected, including, but not limited to  
 16 attics, bathrooms, closets, combustible concealed spaces, loading docks, and open areas  
 17 beneath the projection of the structure footprint, planned for storage or vehicle traffic; unless  
 18 specifically noted, and supported by a Section of this Code on the shop drawings submitted  
 19 for review.

20 (2) Conditioned space: All areas through which any portion of a fire suppression  
 21 system passes shall be provided with an ambient temperature of no less than forty (40)  
 22 degrees Fahrenheit unless specifically noted on the plans submitted for review.

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

25 **Sec. 4-158. - Fire Protection Systems; Section 903, Automatic Sprinkler Systems.**

26 (a) General. Sprinklers systems designed in accordance with NFPA 13D shall be supplied  
 27 and back flowed in accordance with the WSSC Plumbing Code.

28 [(a)] (b) Section 903.2.1, General. Approved automatic sprinkler systems in [new] buildings  
 29 and structures shall be provided in the locations described in this Section. For the purposes of  
 30 this Section, the fire area is defined as the aggregate floor area enclosed and bounded by  
 31 firewalls and exterior walls of a building.

1 [(b)](c) Section 903.2.1.1, Group A-1. An automatic sprinkler system shall be provided  
 2 throughout stories and a fire area containing a Group A-1 occupancy to and including  
 3 intervening floors and the level of exit discharge serving that occupancy [of the building] where  
 4 one of the following conditions exists:

- 5 (1) The fire area exceeds six thousand (6,000) square feet;
- 6 (2) The fire area has an occupant load of three hundred (300) or more;
- 7 (3) The fire area is located on a floor other than the level of exit discharge serving  
 8 such occupancies; or
- 9 (4) The fire area contains a multi-theatre complex.

10 [(c)](d) Section 903.2.1.3, Group A-3. An automatic sprinkler system shall be provided  
 11 throughout stories and a fire area containing a Group A-3 occupancy to and including  
 12 intervening floors and the level of exit discharge serving that occupancy [of the building] where  
 13 one of the following conditions exists:

- 14 (1) The fire area exceeds six thousand (6,000) square feet;
- 15 (2) The fire area has an occupant load of three hundred (300) or more; or
- 16 (3) The fire area is located on a floor other than the level of exit discharge.

17 [(d)](e) Section 903.2.1.4, Group A-4. An automatic sprinkler system shall be provided  
 18 throughout stories and a fire area containing a Group A-4 occupancy to and including  
 19 intervening floors and the level of exit discharge serving that occupancy [of the building] where  
 20 one of the following conditions exists:

- 21 (1) The fire area exceeds six thousand (6,000) square feet;
- 22 (2) The fire area has an occupant load of three hundred (300) or more; or
- 23 (3) The fire area is located on a floor other than the level of exit discharge.

24 Exception: Sprinklers shall not be required directly over participant floor areas or swimming  
 25 areas of buildings occupied exclusively for indoor participant sports such as indoor  
 26 firearm ranges without tactical floor exercises, tennis, skating, swimming and equestrian  
 27 activities, provided that the main floor area is located at the same level as the level of exit  
 28 discharge of the main entrance and exit, and the building owner furnishes to the Director  
 29 or the Director's designee a notarized statement acknowledging that the future use of the  
 30 unprotected sporting floor areas of the facility will be limited to sporting activities of a  
 31 low hazard nature with minimal occupant loadings and no combustibility of the contents

1 and furnishings other than necessary to the sporting events.

2 [(e)](f) [Section 903.2.7, Group M. An automatic sprinkler system shall be provided  
3 throughout buildings where the fire area containing a Group M occupancy exceeds six thousand  
4 (6,000) square feet, or where more than two (2) stories in height or where the combined fire area  
5 on all floors, including any mezzanines, exceeds twelve thousand (12,000) square feet or when  
6 used for the sales or display of upholstered furniture or mattresses over five thousand (5,000)  
7 square feet.] Under 903.2.6 Group I. An automatic sprinkler system shall be provided

8 throughout buildings with a Group I fire area.

9 Exception: Family Home Daycare exceeding eight (8) and up to twelve (12) shall provide  
10 automatic sprinkler as per 903.3.1.3 [NFPA 13D] throughout the entire building.

11 [[e]](g) Section 903.2.7, Group M. An automatic sprinkler system shall be provided  
12 throughout buildings where the fire area containing a Group M occupancy where one of the  
13 following conditions exists:

14 (1) A Group M fire area exceeds six thousand (6,000) square feet,

15 (2) A Group M fire area is located [or where] more than two (2) stories [in height]  
16 above grade plane

17 (3) [or where t] The combined fire area on all floors, including any mezzanines,  
18 exceeds twelve thousand (12,000) square feet.

19 (4) A Group M occupancy [or when] used for the sales or display of upholstered  
20 furniture or mattresses over five thousand (5,000) square feet.

21 [[f]] (h) Section 903.2.7.1, High-Piled Storage. An automatic sprinkler system shall be  
22 provided in all buildings of Group M where storage of merchandise is in high-piled or rack  
23 storage arrays. High-piled storage shall be considered storage in excess of twelve (12) feet above  
24 the floor for purposes of this Section.

25 [[g]](i) Section 903.2.8, Group R-2. An automatic sprinkler system shall be provided  
26 throughout buildings with a Group R-2 fire area. The following reductions in construction  
27 requirements are permitted when a building of use Group R-2 is fully sprinklered and is not over  
28 four (4) stories above grade on any side of the building:

29 (1) Attic sprinklers may be omitted provided that the ceiling of the top level is of  
30 five-eighths (5/8) inch fire code type gypsum board and the attic is draftstopped at each two (2)  
31 units maximum and all ceiling ductwork penetrations are provided with UL listed ceiling

1 dampers;

2 (2)Section 11-258 of the County Code (County Fire Safety Law) requiring heat  
3 detectors in apartments is not applicable;

4 (3)Balconies of apartments may be of combustible construction, provided the  
5 balconies are sprinklered;

6 (4)Sprinklers may be omitted from open-air exterior stair enclosures provided that  
7 a Class A finish is used in the stairs; and

8 [(5) Standpipes are not required for apartments of three (3) or less stories.  
9 Four (4) story apartments may utilize dry standpipes; and]

10 [6] (5) Balcony soffit vents in unsprinklered attics are permitted.

11 [[h]](j) Section 903.2.9, Group S-1. An automatic sprinkler system shall be provided  
12 throughout buildings where the fire area containing a Group S-1 where one of the following  
13 conditions exists:

14 (1) Occupancy exceeds six thousand (6,000) square feet[, or].

15 (2) Where a Group S-1 fire area used for the storage of commercial motor  
16 vehicles where [the] fire area exceeds five thousand (5,000) square feet. [,or]

17 (3) Where a Group S-1 occupancy used for storage of upholstered furniture  
18 or mattresses exceeds two thousand five hundred (2,500) square feet.

19 (4) Where fire area is located more than two (2) stories above grade plane.

20 (5) Combined are on all floors, including mezzanines, exceeds 24,000  
21 square feet (2230 m2).

22 [i] [Section 903.3.5.3, Cross Connection. A connection from a sprinkler system designed  
23 in accordance with NFPA 13D to a single remote commode (water closet) shall be permitted.  
24 Such connection shall be from the sprinkler system piping to the water closet supply piping.]

25 [j](k) Section 903.3.9, Riser and Water Supply Requirements. Every building which is  
26 required to be fully sprinklered shall be provided with a complete and separate sprinkler system  
27 riser. The riser shall include an alarm check valve or indicating device and check valve, a drain  
28 and connection for a fire department pumping connection and a control valve. The arrangement  
29 and location shall be subject to the approval of the authority having jurisdiction. A separate main  
30 supply source shall be required for each system riser. The system supply shall be based upon the  
31 low hydraulic grade shown on the Hydraulic Information Sheet, as determined by the

1 Washington Suburban Sanitary Commission [WSSC] or lowest hydraulic point per the water  
2 authority in areas not served by WSSC. The demand for the automatic sprinkler system [plus 5  
3 psi] must be below the available water supply curve, as follows:

4 (1) Automatic sprinkler demand plus, 10% or 10 psi, whichever is greater for  
5 commercial systems under NFPA 13 and NFPA13R.

6 (2) Automatic sprinkler demand plus 5% or 5 psi, whichever is greater for  
7 residential systems for under NFPA 13D.

8 [k](l) Section 903.6, Zones. Automatic fire suppression system zones shall coincide  
9 with the fire alarm zones required in Section 907.6.4 of this Code unless specifically exempted  
10 by the Director or the Director's designee.

11 [l](m) Section 903.7, Thermal Protection. Heat tracing tape shall not be an acceptable  
12 means of thermal protection for any portion of a fire suppression system.

13 Exception: Wet pipe suppression systems with heat trace tape specifically listed for  
14 intended application and installed in accordance with the listing as acceptable as approved by the  
15 Director or the Director's designee.

16 [n](o) Section 903.3.7.1, Mechanical Protection. All piping comprising any portion of a  
17 fire protection system shall be protected against reasonable mechanical vehicular damage.

18 \* \* \* \* \*

19 **Sec. 4-163. - Fire Protection Systems; Section 903, Automatic Sprinkler Systems.**

20 (a) Section 903.3.7.1, Number of Inlets. The number of inlets shall comply with Table  
21 903.3.

22 **TABLE 903.3**

23 The number of 2½-inch fire department connection inlets shall be based on the following  
24 schedule:

[TOTAL INSIDE] <u>HIGHEST</u> SYSTEM WATER DEMAND	NUMBER OF 2 1/2 INCH [INLETS] <u>Fire Department Connections [FDC]</u>
0 gpm to [300] <u>500</u> gpm	1
[30]500 [1] gpm + to [750] <u>1000</u> gpm	2
<u>1000 gpm + to 1500 gpm</u>	3



<u>1500 gpm + to 2000 gpm</u>	4
[s Each additional 250 gpm]	[1 additional inlet]
For systems exceeding [1] 2,000 gpm of fire sprinkler flow demand, the number and arrangement of the fire department connection inlets shall be as directed by the Director or the Director's designee.	

\* \* \* \* \*

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

(a) Section 907.2.1.1, System initiation in Group A occupancies with an occupant load of 300 or more. Activation of the fire alarm in Group A occupancies with an occupant load of 300 or more shall initiate a signal using an emergency voice/alarm communications system in accordance with NFPA 72. Section 907.5.2.2.

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.

(b) Section 907.6.4, 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.

(c) Section 907.6.4.1, Graphic 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. The Graphic Zoning Panel shall provide the following information:

1. Full name and address of building
2. Location of Sprinkler Room and/or Fire Pump Room

- 1        3. Location of fire hydrant(s)
- 2        4. Fire Command Center, if applicable
- 3        5. Location of Fire Alarm Control Panel [FACP]
- 4        6. Location of all Fire Alarm Control Unit(s) [FACU], if applicable
- 5        7. Location of main electrical disconnect for Building and Photovoltaic Systems
- 6        8. Location of main gas shutoff, if applicable
- 7        9. North Arrow
- 8        10. Location of all generator(s), if applicable

9        (d) Fire alarm system within a building must not have conflicting:

- 10       1. Audio devices
- 11       2. Visual devices

12       **Sec. 4-166. – [through Sec. 4-170. - Reserved]. Fire Protection Systems; Section 909, Smoke**  
 13       **Control Systems.**

14                Section 909.2.1, Smoke Control Systems Design Report. All active mechanical smoke  
 15       control systems shall be reviewed, signed and stamped by a professional engineer who is  
 16       licensed in the State of Maryland and who meets the requirements of Section 107.3.4 prior to  
 17       submission for review. The professional engineer shall submit a Design Report with supportive  
 18       calculations to the Director or the Director's designee attesting to the design's compliance with  
 19       Sections 909.8 and 909.9 of this Code, as well as applicable adopted NFPA Codes for smoke  
 20       control systems.

21       **Sec. 4-167. – [through Sec. 4-170. - Reserved]. Fire Protection Systems; Section 912, Fire**  
 22       **Department Connections.**

23       (a)        Section 912.2.3 is added to read as follows: "Location and Performance of Fire  
 24       Hydrants." Every building of more than one thousand (1,000) square feet in area shall be  
 25       provided with sufficient fire hydrants located such that no exterior portion of the building is  
 26       located more than five hundred (500) feet from a fire hydrant. The distance shall be measured as  
 27       a hose line would be laid along paved streets, through parking lot entrances, and around  
 28       obstructions, in accordance with the determination of the authority having jurisdiction. A fire  
 29       hydrant is required within two hundred (200) feet of any required fire department connection, as  
 30       hose is laid. The fire department connection must be located on the front, address side of the  
 31       building and be visible from a fire hydrant or as approved by the Fire Code Official. Each

1 hydrant shall provide a minimum of one thousand (1,000) gpm at a residual pressure of twenty  
2 (20) psi.

3 Exception: An approved alternate water supply source may be acceptable in areas not served by  
4 a public water supply. In addition, a fire hydrant is not required to be situated within two  
5 hundred (200) feet of any required fire department connection that is intended to supply an  
6 automatic fire sprinkler system that has been retrofitted into an existing building of any use  
7 group, provided that the area of the building has not been increased in size or the use group  
8 classification has not been changed to require an automatic fire suppression system under any  
9 other provision of this Division.

10 Sec. 4-168. through 4-170. – Reserved.

11 \* \* \* \* \*

12 **Sec. 4-172. - Means of Egress; Section 1015, Guards.**

13 (a) Section 1015.2.2, All retaining walls thirty (30) inches or higher shall be provided with  
14 guard rails in accordance with this Section.

15 [(b)Section 1015.4.1, Ladder Effect. Guards shall not have an ornamental pattern that would  
16 provide a ladder effect for all of the following uses Assembly [A], Educational [E], Institutional  
17 [I], Mercantile [M], Residential [R] and any other uses open to the general public. Does not  
18 apply where there are A, E, I, M and R are accessory uses only.]

19 **Sec. 4-173. – Means of Egress; Section 1027, Exterior Exit Stairways and Ramps.**

20 Section 1027.6.1, Types of Protection. In other than Use Group R-3 (one-and-two-family  
21 dwellings) treads, platforms and landings or other walking surfaces that are part of a required  
22 exterior stairway, or egress system, located more than thirty (30) inches above grade, or below  
23 grade and are in climates subject to snow or ice shall be protected by either:

- 24 1. Roof overhang, canopy or awning consistent with the type of construction.
- 25 2. Heated slab.
- 26 3. Reliable snow maintenance program approved by the Director or the Director's

27 designee.

28 a. Not for use with new buildings or new occupancy types without specific  
29 approval by the Director or Director’s designee.

30 b. Owner / owner’s representative shall complete the Snow Removal  
31 Agreement form which must be notarized.

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1. The form shall contain the following information:

- (A) Shall identify the Owner, Tenant’s and Contractor’s contact information.
- (B) The period of the time the Agreement covers.
- (C) Case Number.
- (D) Project Name.
- (E) Location and/or Street Address.
- (F) The Agreement must be notarized.
- (G) The Agreement shall contain the following language:

This document will serve as an agreement to establish and maintain a snow and ice removal maintenance program at (address) that is acceptable to the Department of Permitting, Inspections, and Enforcement of Prince George’s County Government. If the weather forecast predicts at least 2” of accumulation, the owner/contractor will remove snow and ice accumulation from all exterior ramps, stairways, landings, and walkways in accordance with Prince George’s County Subtitle 4-173.

\* \* \* \* \*

**Sec. 4-187. - Structural Design; Section 1608, Snow Loads.**

(a) Section 1608.1, General. Design snow loads shall be determined in accordance with [Section] Chapter 7 of ASCE 7, but the design roof load shall not be less than that determined by Section 1607 of this Code. However, in no case shall a roof be designed for less than thirty (30) per square foot (psf) snow load plus the drift.

(b) Section 1608.2, Ground Snow Loads. The minimum ground snow loads to be used in determining the design snow loads for roofs, including snow drift shall be thirty-five (35) pounds per square foot (psf).

**Sec. 4-188. – [Reserved], Soils and Foundations; Section 1805, Dampproofing and**

**Waterproofing.** (a) Section 1805.4.3.1 is added to read as follows: "Foundation Drainage."  
In no case shall a discharge pipe of foundation drainage be connected to a public sanitary sewer or a septic system.

(b) Section 1805.4.3.4, Sump Pumps and Pits. Where subsoil drains do not discharge by gravity, the drains shall discharge to an accessible sump pit with an automatic electric pump. A battery back-up or water-powered back-up sump pump will also be provided. Sump pit shall be a

1 minimum of twenty-four (24) inches in diameter, or eighteen (18) inches square and twenty-four  
2 (24) inches in depth and be provided with a fitted cover. The sump pump shall have adequate  
3 capacity to discharge all water coming into the sump as it accumulates, but in no case shall the  
4 capacity of the pump be less than fifteen (15) gallons per minute. The discharge from the pump  
5 shall be a minimum of one and one-fourth (1¼) inches and shall have a union in the discharge  
6 pipng to make the pump accessible for servicing. Subsoil drains and sump pump discharge may  
7 discharge to a properly graded open area provided the point of discharge is ten (10) feet from any  
8 property line or Building Restriction Line (BRL). Where a continuously flowing spring or high  
9 groundwater table is encountered during the design stage, basement floors shall be designed at  
10 least two and one-half (2.5) feet above the groundwater's highest detected level. Alternatively,  
11 pre-approved methods of permanent dewatering shall be provided, and groundwater level shall  
12 be verified again before construction. If such condition is encountered after construction, and  
13 subsoil drains are pre-approved by the County, these drains must be piped to a storm drain or  
14 approved outfall where they shall be fitted with an accessible backwater valve. Residential sump  
15 pumps are not to be relied on for lowering high groundwater table.

16 (c) Section 1805.4.3.5, Areaway Drains. All open subsurface space adjacent to a building  
17 servng as an exit or entrance shall be provided with a drain or drains. Such areaway drains shall  
18 be of approved material in accordance with the International Plumbing Code (IPC) and not less  
19 than two (2) inches in diameter and shall discharge by gravity or mechanical means. Areaway  
20 drains for areas exceeding 100 square feet shall be sized in accordance with Section 1114 of the  
21 2015 IPC and be a pre-approved design.

22 (d) Section 1805.4.3.6, Window Well Drains. Window well areaways shall have drains.  
23 Window well areaways ten (10) square feet or less may discharge to the subsoil drain through a  
24 two-inch minimum diameter pipe.

25 (e) Section 1805.4.3.7, Foundation Weep Holes. Where subsoil drains are required by  
26 Section 1805.4.2, foundations of hollow core masonry shall have foundation weep holes. Weep  
27 holes shall be placed a maximum of 4-foot o/c intervals and shall discharge into the aggregate of  
28 interior subsoil drainage system.

29 (f) Section 1805.4.3.8, Site Grading. The ground immediately adjacent to the foundation  
30 shall be sloped away from the building at a slope of not less than one unit vertical in twelve (12)  
31 units horizontal (1:12) for a minimum distance of 5 feet (914 mm) measured perpendicular to the

1 face of the wall or an approved alternate method of diverting water away from the foundation  
 2 shall be used. Consideration shall be given to the possible additional settlement of the backfill  
 3 when establishing the final ground level adjacent to the foundation.

4 **Sec. 4-189. - Soils and Foundations; Section 1809, Shallow Foundation.**

5 (a) [Section 1809.5, Frost Protection. Except when erected upon solid rock or otherwise  
 6 protected from frost, foundation walls, piers, and other permanent supports of all buildings and  
 7 structures shall extend thirty (30) inches below finished grade and placed on undisturbed ground  
 8 or compacted fill material, certified by a geotechnical engineer licensed to practice in the State of  
 9 Maryland, and spread footings of adequate size shall be provided when necessary to properly  
 10 distribute the load within the allowable bearing value of the soil, or such structures shall be  
 11 supported on piles, piers or pre-approved methods of ground improvement when solid earth to  
 12 rock is not available. Footings shall not be founded on frozen soils unless such frozen condition  
 13 is of a permanent character.] Section 1808.7, Footings on or Adjacent to Slopes. The placement  
 14 of buildings and structures on or adjacent to slopes steeper than one (1) unit vertical in three (3)  
 15 units horizontal (or a 33.3% slope) shall conform to Section 1808.7.1 through 1808.7.5 of this  
 16 Code. However, if there is a conflict between the requirements of this Section and Subtitle 32 of  
 17 the County Code, the more restrictive requirements shall apply.

18 (b) [Section 1808.7, Footings on or Adjacent to Slopes. The placement of buildings and  
 19 structures on or adjacent to slopes steeper than one (1) unit vertical in three (3) units horizontal  
 20 (or a 33.3% slope) shall conform to Section 1808.7.1 through 1808.7.5 of this Code. However, if  
 21 there is a conflict between the requirements of this Section and Subtitle 32 of the County Code,  
 22 the more restrictive requirements shall apply.] Section 1809.5, Frost Protection. Except when  
 23 erected upon solid rock or otherwise protected from frost, foundation walls, piers, and other  
 24 permanent supports of all buildings and structures shall extend thirty (30) inches below finished  
 25 grade and placed on undisturbed ground or compacted fill material, certified by a geotechnical  
 26 engineer licensed to practice in the State of Maryland, and spread footings of adequate size shall  
 27 be provided when necessary to properly distribute the load within the allowable bearing value of  
 28 the soil, or such structures shall be supported on piles, piers or pre-approved methods of ground  
 29 improvement when solid earth to rock is not available. Footings shall not be founded on frozen  
 30 soils unless such frozen condition is of a permanent character.

31 **Sec. 4-189.01. - Soils and Foundations; [Section 1805, Dampproofing and Waterproofing]**

1 **Section 1809.01, Ground Improvement Foundation.**

2 [Section 1805.4.3.1 is added to read as follows: "Foundation Drainage." In no case shall a  
3 discharge pipe of foundation drainage be connected to a public sanitary sewer or a septic  
4 system.]

5 Section 1809.01 Aggregate Pier or similar Ground Improvement Foundation System is  
6 added.

7 (a) Construction tolerance of the pier installed location shall not be more than 6 inches.

8 (b) For the 3-pier footing, the centroid of the installed piers, the centroid of the footing and the  
9 centerlines of the supported column shall be coincided.

10 (c) The capacity of the single-pier-, and 2-pier footings used in supporting column/wall loads  
11 shall be reduced due to the eccentricity (allowed construction tolerance) of the pier  
12 location.

13 **Sec. 4-190. - Special Inspections and Tests; Section 1705, Required Soils.**

14 Section 1705.6, Soils. The special inspections for existing site soil conditions, fill  
15 placement and load bearing requirements shall follow Division 2 of Subtitle 32 of the County  
16 Code entitled, "Grading, Drainage and Erosion and Sediment Control.

17 Section 1706.19, Fire Inspections. A third party inspection is required for fire protection  
18 system work under the Third-Party Inspections Program (TPIP).

19 This includes all new buildings other than single family dwellings. In all cases, the determination  
20 for inspection responsibility is made in writing prior to the issuance of a building permit for the  
21 structure or alteration. Owners of projects that are subject to the Third-Party Inspections Program  
22 (TPIP) must submit, as part of the permit application, a Statement of Third-Party Inspections  
23 (STPI). The STPI shall identify the names of all design professionals of record, Third-Party  
24 Inspectors of Record (TPIR), and the Inspection and Testing Agency retained by the Owner to  
25 provide inspections and/or testing services. An individual's signature on the STPI certifies that  
26 they have read and understand their role under the TPIP.

27 Small tenant work is not normally included in the TPIP program and is generally inspected by  
28 County inspection personnel. The owner may elect, or the County inspector may require, a third  
29 party Certification on small systems at their discretion based on system size or complexity. The  
30 format of these third party inspections shall be the same as utilized for TPIP compliance.

31 1. It is the responsibility of the owner to engage and pay for the third party fire protection

1 system inspection. Please notice that no contractor may utilize a person of their own employment  
 2 to inspect the construction work of their own firm.

3 2. All work on fire protection systems is subject to inspection regardless of the number of  
 4 heads or devices involved. All suppression systems and alarm systems (suppression monitoring,  
 5 fire and voice alarm) require a valid fire protection system permit.

6 3. All pressurized fire protection systems shall undergo hydrostatic testing after any work  
 7 on the pressurized part of the system is completed. County inspection personnel may waive the  
 8 hydrostatic testing of altered fire sprinkler systems of less than 50 added or relocated heads  
 9 where the workmanship is without question, the existing piping appears to be in good condition,  
 10 and no pipe larger than two and one half (2 1/2) inches in diameter is altered.

11 4. A third party inspector shall submit the fire protection system Certification form in  
 12 accordance with TPIP. On small projects outside the scope of the TPIP, the third party inspector  
 13 shall personally present the Certification form to the County inspector. In all cases the  
 14 Certification form shall be accompanied by inspection documentation as outlined in the  
 15 appropriate National Fire Protection Association Standard (i.e. Contractor's Material and Test  
 16 Certification - NFPA 13, Inspection and Testing Form - NFPA 72, etc.) or similar.

17 Where a specific format does not exist for a fire protection system, a submission shall be  
 18 made to the Fire Code Official for approval. The submission shall document compliance with the  
 19 important aspects and testing of the proposed system.

20 **Sec. 4-191 through Sec. 4-192. [through Sec. 4-193.] - Reserved.**

21 **Sec. 4-[194.] 193 - Masonry; Section 2109, Empirical Design of Masonry.**

- 22 (a) Section 2109.2.3 is added to read as follows: "Masonry Wall Reinforcement." All  
 23 masonry walls and cavity walls, except those systems which encompass engineered  
 24 systems in accordance with standards of Chapter 35, of this Code shall be bonded by  
 25 joint reinforcement [(approved type)] (truss type) at vertical intervals not to exceed  
 26 sixteen (16) inches.

27 **Sec. 4-194. – Steel; Section 2204, Connections.**

- 28 (a) Section 2204.4 is added to read as follows: For construction of steel moment frames,  
 29 direct welding connection between steel column and steel beam/girder without the use of  
 30 connecting elements (i.e. plates, angles, etc.) is prohibited.

31 **Sec. 4-195. - Electrical; Section 2701, General.**



1 Section 2701.1 is amended to read as follows: "Scope." This Chapter governs the electrical  
2 components, equipment and systems used in buildings and structures covered by this Code.  
3 Electrical components, equipment and systems shall be designed and constructed in accordance  
4 with the provisions of the National Electrical Code, as adopted and amended by Subtitle 9 of the  
5 County Code.

6 **Sec. 4-196. - Electrical; Section 2702, Emergency and Standby Power Systems.**

7 (a) Section 2702.2, Emergency and Standby Power Systems. Where required, emergency  
8 and standby power systems shall be installed in accordance with the National Electrical  
9 Code, NFPA 110 and NFPA 111, and shall be provided where required by Section  
10 2702.2[1 through 2702.2.20] of this Code and Subtitle 9.

11 (b) Section 2702.2.2 (a) is added to read as follows: "Standby Power." Elevator cars  
12 required by Section 3002.4 of this Code to accommodate ambulance stretchers shall be furnished  
13 with standby power, meeting the requirements of Section 3003.1 of this Code.

14 \* \* \* \* \*

15 **Sec. 4-201. - Mechanical Systems; Section 2803, Minimum Heating Standards.**

16 (a) Section 2801 [2803] is added to read as follows: "Scope." To provide minimum  
17 protection of health, every dwelling unit shall be provided with a heating system or heat supply  
18 in compliance with the IBC and IMC that will maintain a temperature of sixty-eight [seventy] 68  
19 [(70)] degrees Fahrenheit in all habitable spaces, bathrooms, and toilet compartments when the  
20 outdoor ambient temperature is, at design condition of fourteen (14) degrees Fahrenheit.

21 (b) Section 2801 [2803.1] is added to read as follows: "Design Standards." Heating system  
22 design shall be based on accepted engineering practice standards and/or methods established by  
23 accredited authoritative agencies listed in the ASHRAE Standard [Appendix A]. Certification of  
24 calculations and design by a registered professional engineer may be accepted by the Building  
25 Official as to compliance with this Section of the IBC.

26 (c) Section 2801 [2803.2] is added to read as follows: "Plans." The actual design  
27 conditions used shall be stated on plans submitted for permit. The minimum design condition  
28 required by this Section shall be met.

29 [(d) Section 2803.3 is added to read as follows: "Maximum Temperature Differentials."  
30 The system shall be designed, installed, and balanced to maintain a maximum temperature  
31 differential in those spaces specified in Subsection 2810.1 of not greater than eight (8) degrees

1 Fahrenheit as specified in Subsection (a) of this Section.]

2 \* \* \* \* \*

3 **Sec. 4-203. - Elevators and Conveying Systems; Section 3001, General.**

4 [(a) Section 3001.[2] 3 is amended to read as follows: "Reference Standards." Except  
5 as otherwise provided for in this Code, the design, construction, installation, alteration, repair  
6 and maintenance of elevators and conveying systems and their components shall conform to the  
7 State of Maryland Elevator Code, ASME A17.1, Safety Code for Elevators and Escalators, as  
8 adopted by the Maryland Department of Labor, Licensing and Regulation.

9 [(b) Section 3001.4.1 is added to read as follows: "Standby Power." Elevator cars required  
10 by Section 3002.4 of this Code to accommodate ambulance stretchers shall be furnished with  
11 standby power, meeting the requirements of Section 3003.0 of this Code.]

12 **Sec. 4-204. - Special Construction; Section 3103, Temporary Structures.**

13 (a) Section 3103.5 is added to read as follows: "Certification." An affidavit or affirmation  
14 shall be submitted to the [Code Official] Director or Director's designee and a copy retained on  
15 the premises on which the tent or air-supported structure is located. The affidavit shall attest to  
16 the following information relative to the flame-resistance of the fabric:

- 17 (1) Names and addresses of the owners of the tent or air-supported structure;
- 18 (2) Date the fabric was last treated with flame resistant solution;
- 19 (3) Trade name or kind of chemical used in treatment;
- 20 (4) Name of person or firm treating the material; and
- 21 (5) Name of testing agency and test standard by which the fabric was tested.

22 \* \* \* \* \*

23 **Sec. 4-209. - Special Construction; [Section 3109, Swimming Pool Enclosures and Safety**  
24 **Devices] Swimming Pools, Spas and Hot Tubs (ISPSC).**

25 (a) Section 305.2 (ISPSC) is amended to read as follows: [3109.3 is amended to read as  
26 follows: "Public Swimming Pools." Public swimming pools shall be completely enclosed by a  
27 fence of at least six (6) feet in height or a screen enclosure. Openings in the fence shall not  
28 permit the passage of a four (4) inch diameter sphere. The fence or screen enclosure shall be  
29 equipped with self-closing and self-latching gates.] Outdoor swimming pools and spas shall  
30 include all Public and Residential pools and spas that shall be surrounded by a barrier that  
31 complies with Sections 305.2.1 through 305.7 (ISPSC).

1 (b) [Section 3109.4 is amended to read as follows: "Residential Swimming Pools."  
 2 Residential swimming pools shall comply with Section 3109.4.1 through 3109.4.3 of this Code.]  
 3 Section 305.2.1 (ISPSC) is amended to read as follows: "Barrier Height and Clearances." Barrier  
 4 heights and clearances shall be in accordance with all of the following:

5 [(c) [Section 305.2.1 (ISPSC) [3109.4.1 (IBC)] is amended to read as follows: "Barrier  
 6 Height and Clearances."]

7 1. The top of the barrier shall be at least six (6) feet (1829 mm) above finished ground  
 8 level measured on the side of the barrier which faces away from the swimming pool or spa.

9 2. The maximum vertical clearance between finished ground level and the barrier shall be  
 10 two (2) inches [measured on the side of the barrier which faces away from the swimming pool]  
 11 for grade surfaces that are not solid, such as grass or gravel, measured on the side of the barrier  
 12 which faces away from the swimming pool or spa.

13 3. The maximum vertical clearance between the surface, such as concrete, and the bottom  
 14 of the required barrier shall not exceed four (4) inches (102 mm) where measured on the side of  
 15 the required barrier that faces away from the pool or spa.

16 4. Where the top of the pool structure is above finished grade level such as an above-  
 17 ground pool, the barrier shall be at finished ground level, such as the pool structure or shall be  
 18 mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure,  
 19 the maximum vertical clearance between the top of the pool structure and the bottom of the  
 20 barrier shall be four (4) inches. A natural barrier, hedge, pool cover or other protection device  
 21 approved by the Building Official may be used so long as the degree of protection afforded by the  
 22 substituted device or structure is not less than the protection afforded by the enclosure, gate and  
 23 latch described herein.

24 (c) Section 305.2.4 (4) (ISPSC) is amended to read as follows: An attachment device shall  
 25 attach each barrier section at a height not lower than seventy-two (72) inches (1829 mm) above  
 26 grade. Common attachments devices include, but are not limited to, devices that provide the  
 27 security equal to or greater than that of a hook-and-eye type latch incorporating a spring-  
 28 actuated retaining lever such as a safety gate hook.

29 (d) Section 305.2.5 (ISPSC) is amended to read as follows: Closely spaced horizontal  
 30 members. Where the barrier is composed of horizontal and vertical members and the distance  
 31 between the tops of the horizontal members is less than seventy-two (72) inches (1829 mm), the

1 horizontal member shall be located on the pool or spa side of the fence. Spacing between  
 2 vertical members shall not exceed 1 ¾ inches (44 mm) in width. Where there are decorative  
 3 cutouts within vertical members, spacing within the cut outs shall not exceed 1 ¾ inches (44  
 4 mm) in width.

5 (e) Section 305.2.6 (ISPSC) is amended to read as follows: Widely spaced horizontal  
 6 members. Where the barrier is composed of horizontal and vertical members and the distance  
 7 between the tops of the horizontal members is seventy-two (72) inches (1829 mm) or more,  
 8 spacing between vertical members shall not exceed 4 inches (102 mm). Where there are  
 9 decorative cutouts within vertical members, spacing within the cut outs shall not exceed 1 ¾  
 10 inches (44 mm) in width.

11 (f) Section 305.6 (ISPSC) is amended to read as follows: Natural barriers. A natural  
 12 barrier, hedge, pool cover or other protection device approved by the Building Official may be  
 13 used so long as the degree of protection afforded by the substituted device or structure is not less  
 14 than the protection afforded by the enclosure, gate and latch described herein.

15 (g) Section [3109.6] 305.8 (ISPSC) is added to read as follows: "Other Bodies of Water."  
 16 When a fish pond or other body of water such as a stormwater management wet, dry, or extended  
 17 detention pond deeper than twenty-four (24) inches is located within a densely populated area, or  
 18 in the proximity of an elementary school, playground, or other area where small children may  
 19 congregate without adult supervision, the Building Official may require a protective enclosure of  
 20 such body of water as described in Section [3109.4] 305.2 (ISPSC) as amended by this Code,  
 21 except where allowed under the County approved stormwater management pond plans,  
 22 standards, and specifications.

23 [(e) The height of the barrier in AG105 shall be six (6) feet.]

24 **Sec. 4-210. [Reserved.] SECTION 3111 Photovoltaic Panels And Modules**

25 (a) 3111.1 General. Photovoltaic panels and modules shall comply with the requirements  
 26 of this code and the 2018 National Fire Protection (NFPA) 1 Fire Code.

27 (b) 3111.1.1.3 Rooftop-mounted photovoltaic panels and modules. Photovoltaic panels and  
 28 modules installed on a roof or as an integral part of a roof assembly shall comply with the  
 29 requirements of this Code, Chapter 12 of the International Fire Code and 2018 National Fire  
 30 Protection (NFPA) 1 Fire Code.

31 (c) Section 3111.3.5.2 Ground-Mounted Photovoltaic Panels and Modules



1 Construction Operations." At the beginning of construction operations and during construction,  
2 the contractor shall provide and maintain at all times a minimum twelve (12) foot wide vehicular  
3 access roadway that will allow unimpeded access by fire and emergency rescue vehicles from the  
4 improved street to within two hundred (200) feet of the most remote building under construction  
5 on the site. The vehicular access roadway surface shall be of a compacted material of stone,  
6 blacktop or other suitable material to support a twenty (20) ton vehicle under all weather  
7 conditions.

8 \* \* \* \* \*

9 **SUBTITLE 4. BUILDING.**

10 **DIVISION 1. BUILDING CODE.**

11 **SUBDIVISION 3. AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE.**

12 **Sec. 4-231. – [Administration; Section 102, Applicability.] Mechanical Ventilation; Section**  
13 **403.**

14 (a) The following amendments, additions, and/or deletions are hereby made to Section 102  
15 of the IMC:

16 (1) A new Section 102.3.1, titled "Certificate of fitness," is added to read as follows: No  
17 boiler or unfired pressure vessel shall be placed into operation until a certificate of fitness has  
18 been issued. The certificate of fitness shall continue in force for a period of two years unless  
19 revoked or suspended, and applications shall be made for renewal biannually.

20 (2) An exception is added to Section 102.4, titled "Additions, alterations or repairs," to  
21 read as follows: Exception: The use of any type of sealant, glue, or welding for the repair of heat  
22 exchangers of hot air furnaces is prohibited.]

23 (a) Section 403.3.1.1.2.3.2 is amended to read as follows, The system ventilation  
24 efficiency (E) shall be determined using table 403.3.1.1.2.3.2.

25 \* \* \* \* \*

26 **SUBTITLE 4. BUILDING.**

27 **DIVISION 1. BUILDING CODE.**

28 **SUBDIVISION 4. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TOW-FAMILY DWELLINGS.**

29 **Sec. 4-241. - Building Planning; Section R-303, Light, Ventilation, and Heating.**

30 (a) Section R-303.3.1 is added to read as follows: "Illumination of Toilet Rooms and  
31 Bathrooms." Illumination of toilet rooms and bathrooms is to be the equivalent of at least three

1 (3) foot candles.

2 (b) Section R-303.4.1 (IRC) is added to read as follows:

3 (1) "Locations." Every door which opens directly from any one or two-family  
4 dwelling to the outdoors; fifty percent (50%) of the nominal area of every double-hung and  
5 horizontal sliding window, and that portion of every other type window normally used for  
6 ventilation; and all other openings, unless specifically exempt or modified by the Building  
7 Official in accordance with the hardship or modification provisions of this Subtitle and the IRC,  
8 shall be screened with not less than sixteen (16) mesh per inch material. In addition, every  
9 hinged screen door shall have a self-closing device in good working condition. Screen doors  
10 shall not be required on the main entrance door.

11 (2) "Governing Code." Screens required by this Section shall be installed or be  
12 available to be installed on all dwelling units. The actual times that screens must be provided and  
13 installed for use on all dwellings will be governed by the Prince George's County Housing Code.  
14 These provisions shall be applicable to all dwelling structures irrespective of the date of  
15 construction.

16 (c) Section R-303.7.2 is added to read as follows: "Minimum Illumination of Stairwells."  
17 Minimum illumination of stairwells is to be the equivalent of at least three (3) foot candles. In all  
18 one- and two-family dwellings, at least one (1) light illuminating a stair shall be controlled by  
19 wall switches at each end of the stair. All exterior steps shall be provided with a light controlled  
20 by a switch on the interior. [lighted by an interior switch].

21 \* \* \* \* \*

22 **Sec. 4-243. - Building Planning; Section R-311, Means of Egress.**

23 (a) Section R-311.4.[5.], Minimum Number of Exits in Existing One-and Two-Family  
24 Dwellings. One- and two-family dwellings that undergo basement improvements for which a  
25 building permit is required and the work performed will render the area as "Habitable" shall have  
26 a minimum of two (2) exits. All basements [and cellars] must have an exit door or an emergency  
27 escape and rescue opening leading directly to the outside grade in addition to an interior stair  
28 leading to the primary means of egress of the dwelling unit.

29 (b) Section R-311.7.5, Stair Treads and Risers. The maximum riser height shall be eight  
30 and one-fourth (8¼) inches, and the minimum tread depth shall be nine (9) inches. The riser  
31 height shall be measured vertically between the vertical planes of the foremost projection of

1 adjacent treads and at a right angle to the tread's leading edge. The walking face of treads and  
 2 landings of a stairway shall be sloped no steeper than one (1) unit vertical in forty-eight (48)  
 3 units horizontal two percent (2%) slope. The greatest riser height within any flight of stairs shall  
 4 not exceed the smallest by more than three-eighths (3/8) inch. The greatest tread depth within  
 5 any flight of stairs shall not exceed the smallest by more than three-eighths (3/8) inch.

6 \* \* \* \* \*

7 **Sec. 4-246. - Building Planning; Section R-302, Fire Resistant Construction.**

8 (a) Section R-302.2.[2] 5 is amended to read as follows: "Parapets." Parapets constructed  
 9 in accordance with Section R-302.2.[3] 4 shall be provided for townhouses as an extension of  
 10 common exterior or walls in accordance with the following:

11 (1) Where roof surfaces adjacent to the wall or walls are at the same elevation, the  
 12 parapet shall extend not less than thirty (30) inches above the roof surfaces; and

13 (2) Where roof structures adjacent to the wall or walls are at different elevations and  
 14 the higher roof is not more than thirty (30) inches above the lower roof, the parapet shall extend  
 15 not less than Thirty (30) inches above the lower roof surface.

16 Exception: A parapet is not required in Subsections (1) and (2) of this Section when  
 17 townhouses are provided with residential sprinkler systems installed in accordance with Section  
 18 903 of the IBC, or when the roof is covered with a minimum Class C roof covering and the roof  
 19 decking or sheathing is of noncombustible materials or approved fire-retardant treated wood for  
 20 a distance of four (4) feet on each side of the wall or walls, or one layer of five-eighths (5/8)  
 21 inch, or Type X gypsum board is installed directly beneath the roof decking or sheathing for a  
 22 distance of four (4) feet on each side of the wall or walls.

23 (3) A parapet is not required where roof surfaces adjacent to the wall or walls are at  
 24 different elevations and the higher roof is more than thirty (30) inches above the lower roof. The  
 25 common wall construction from the lower roof to the underside of the higher roof deck shall not  
 26 have less than a one (1) hour fire-resistive rating. The wall shall be rated for exposure from both  
 27 sides.

28 \* \* \* \* \*

29 **Sec. 4-248. - Building Planning; Section R-328, Fire Protection Systems.**

30 (a) Section R-328.1, Automatic Sprinkler System Requirement for New One- and Two-  
 31 Family Dwellings and Industrialized Buildings (Modular and Manufactured Homes to be utilized



1 as a new One- and Two-Family Dwelling). This Section, R-328, supersedes Section R-313 of the  
 2 IRC. An automatic sprinkler system shall be provided throughout new one- and two-family  
 3 dwellings, including industrialized (modular) and manufactured homes, installed as  
 4 manufactured homes after December 31, 2010. The following reductions in construction  
 5 requirements are permitted when a one or two family dwelling is fully sprinklered:

6 (1) A basement exit to grade is not required;

7 (2) A second exit from the dwelling is not required;

8 [(3) Escape windows from sleeping rooms and basements (habitable or non-habitable)  
 9 will not be required to meet any size except that at least one (1) window shall be provided from  
 10 each sleeping room and basement which may be opened from the inside without the use of tools  
 11 or keys;]

12 [(4)] (3) Trusses are not required to be provided with a fire-resistive ceiling  
 13 membrane; and

14 [(5)] (4) Fire separations may be reduced from two (2) hours to one (1) hour rating  
 15 and may be constructed with combustible framing. The one (1) hour rated fire separation wall  
 16 need not be able to withstand collapse of construction on either side under fire conditions.

17 (b) Section R-328.2, Connection from Sprinkler Systems. [A connection from a sprinkler  
 18 system designed in accordance with NFPA 13D to a single remote commode (water closet) shall  
 19 be permitted. Such connection shall be from the sprinkler system piping to the water closet  
 20 supply piping.] Sprinklers systems designed in accordance with NFPA 13D shall be supplied  
 21 and back flowed protected in accordance with the WSSC Plumbing Code.

22 [(c)]Section R-328.3, Sprinklers for Repair, Renovation or Replacement of Structures or  
 23 Additions. Structures that replace structures that undergo a complete demolition (exclusive of the  
 24 foundation) shall be required to be fully sprinklered.] Repairs to detached one and two family  
 25 dwellings and townhomes not more than four stories above grade plane which, because of lack of  
 26 maintenance or structural damage due to fire, explosion, or natural causes, which, in the opinion  
 27 of the Director of the Director's designee, exceed fifty percent (50%) of the building shall have  
 28 an approved automatic fire sprinkler system installed throughout the building as part of the scope  
 29 of repairs completed. Additions to existing structures which exceed one hundred percent (100%)  
 30 of the total floor (square footage) of the existing structures will cause the altered structure  
 31 (addition plus existing structure) to be fully sprinklered.

1 [(d)](c) Section R-328.4, Sprinklers for Additions. All enclosed or habitable additions to  
2 an existing sprinklered one- or two-family dwelling, including industrialized (modular and  
3 manufactured) homes must also be fully sprinklered.

4 [(e)](d) Section R-328.5, Location and Performance of Fire Hydrants. Every building of  
5 more than one thousand (1,000) square feet in an area shall be provided with sufficient fire  
6 hydrants located such that no exterior portion of the building is located more than five hundred  
7 (500) feet from a fire hydrant. The distance shall be measured as a hose line would be laid along  
8 paved streets, through parking lot entrances, and around obstructions, in accordance with the  
9 determination of the authority having jurisdiction. For multiple single-family dwellings  
10 (townhouses), provide a fire hydrant within five hundred (500) feet of all exterior portions of the  
11 building, as hose is laid. Each hydrant shall provide a minimum of one thousand (1,000) gpm at a  
12 residual pressure of twenty (20) psi.

13 Exception: An approved alternate water supply source may be acceptable in areas not  
14 served by a public water supply. In addition, a fire hydrant is not required to be situated within  
15 two hundred (200) feet of any required fire department connection that is intended to supply an  
16 automatic fire sprinkler system that has been retrofitted into an existing building of any use  
17 group, provided that the area of the building has not been increased in size or the use group  
18 classification has not been changed to require an automatic fire suppression system under any  
19 other provision of this Division.

20 [(f)](e) Section R-328.6, Booster Pump for Automatic Sprinklers. Where a booster  
21 pump is required for the water supply to the automatic sprinklers, the pump driver shall follow  
22 the requirements of this Section. [FIRE PROTECTION USE ONLY]

23 [(g)](f) Section R-328.6.1, Water Pressure and Volume Boost with Standard Drip  
24 Proof Pump Drive. Water pressure and volume boost with standard drip proof pump drive shall  
25 be installed as follows:

26 (1) Circuit breaker switch must be within the visual line-of-sight of the pump. A  
27 sub-panel may be provided within the line-of-sight of the pump, if the main panel is in a remote  
28 location to the pump.

29 (2) Passive electrical supervision to the pump will be accomplished through the  
30 following wiring diagram of either the main or subpanel. See figure R-328.6.1.

31 [(h)](g) Section R-328.6.2, Water Pressure and Volume Boost with Totally

1 Enclosed, Fan Cooled Pump Driver. Water pressure and volume boost with totally enclosed, fan  
 2 cooled pump driver shall be installed as follows:

3 (1) Circuit breaker switch must be within the visual line-of-sight of the pump. A  
 4 sub-panel may be provided within the line-of-sight of the pump, if the main panel is in a remote  
 5 location to the pump.

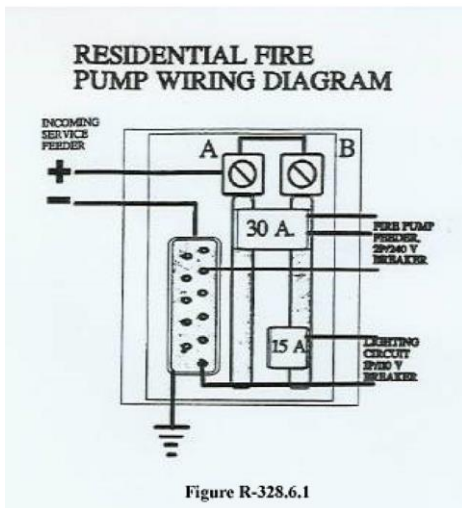
6 (2) Passive electrical supervision to the pump will be accomplished through the  
 7 following wiring diagram of either the main or subpanel. See figure R-328.6.1.

8 [(i)](h) Section R-328.6.3, Any Pump with a Stored Water Supply. Any pump with a  
 9 stored water supply shall be installed as follows:

10 (1) Circuit breaker switch must be within the visual line-of-sight of the pump. A sub-  
 11 panel may be provided within the line-of-sight of the pump, if the main panel is in a remote  
 12 location to the pump.

13 (2) Passive electrical supervision to the pump will be accomplished through the  
 14 following wiring diagram of either the main or subpanel. See [f]Figure R-328.6.1

15 **Figure R-328.6.1**



16 [(j)](i) Section R-328.6.4, Combination Use Standard Wiring Method. Any pump on a single  
 17 circuit shall be installed to be within visual sight of the pump.

18 [(k)](j) Section R-328.6.5, Mounting Considerations for Any Pump Serving a Residential  
 19 Sprinkler System. Any pump serving a residential sprinkler system shall be installed as follows:

- 20
- 21 (1) Wall or floor mounted;
  - 22 (2) Accessible for inspection or service;
  - 23 (3) Ensure not located in hazardous area;

1 (4) Install as per manufacturer's requirements.

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

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

4 (1) [Section R-403.1.1.1 Continuous footings supporting the basement walls that are  
5 constructed with concrete masonry blocks must have a minimum of three (3) No. 5 rebars at the  
6 upper portion, placed two (2) inches from top of the footing. Those rebars must be held in place  
7 by No. 3 holding bars spaced at forty-eight (48) inches on center.] Unless noted otherwise by  
8 engineering design, all footings supporting reinforced concrete or masonry basement walls shall  
9 be provided with footing dowels at the minimum amount of one-half (1/2) of the vertical wall  
10 reinforcement. The lap length at the top of the footing shall be adequate to develop the full  
11 tension capacity of the reinforcement.

12 (2) Continuous wall footings shall not be less than sixteen (16) inches wide and eight (8)  
13 inches thick.

14 (3) Section R-403.1.4, Minimum Depth. All exterior footings and foundation systems  
15 shall extend below the frost line. All exterior footings shall be placed at thirty (30) inches below  
16 the finished grade.

17 (4) Section R-403.1.6, "the maximum spacing of one-half (½) inch diameter anchor bolts  
18 is amended to be four (4) feet."

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

20 **Sec. 4-250. - Foundations; Section R-404, Foundations and Retaining Walls.**

21 (a) The following amendments, additions, and/or deletions are made to Section R-404 of  
22 the IRC:

23 (1) Section R-404.1.1, Design Loads. In addition to other applicable loads, the  
24 basement walls shall be designed for the at-rest pressure (lateral soil load) as described in Table  
25 1610.1 of the [2015] 2018 International Building Code.

26 (2) Section R-404.1.2, Design of Concrete Masonry. Design of concrete masonry  
27 unit (CMU) walls shall conform to the Building Code Requirements for Masonry Structures  
28 (ACI 530/TMS 402) Chapters 1, 2 and 3. Minimum horizontal joint reinforcement consisting of  
29 not less than two continuous wires each with a minimum cross-sectional area of 0.017 square  
30 inch (9 gage) shall be provided in horizontal bed joints spaced not more than every second  
31 course vertically. For basement walls subjected to lateral earth pressure, minimum vertical

1 reinforcement shall consist of one No. 5 rebar (ASTM A615 grade 60) spaced not more than  
 2 sixteen (16) inches (for nominal 8", 10" or 12" walls). Cells having vertical reinforcement shall  
 3 be filled with concrete or masonry grout meeting the requirement of ASTM C476. Vertical steel  
 4 reinforcement shall be placed not more than 2 inches from the inside face of the walls.

5 (3) Section R-404.1.3, Design of Concrete Walls. Design of concrete walls subjected  
 6 to lateral earth pressure shall conform to the Building Code Requirements for Reinforced  
 7 Concrete (ACI 318-14) Chapter 10. Minimum reinforcement in each direction shall not be less  
 8 than that required by Chapter 7 (i.e. for ASTM A615 grade 60, No. 4@14" for 8-inch thick, No.  
 9 4@12" for 10-inch thick, and No. 4@10" for 12-inch thick wall). For design of concrete walls  
 10 subjected to lightly loaded lateral earth pressure (4 feet or less of unbalanced backfill) or  
 11 concrete walls with insignificant stress components (for example, stresses reduced by mean of  
 12 wall stiffeners) the ACI 318-14 Chapter 22 may be used to determine the amount of  
 13 reinforcement required.

14 \* \* \* \* \*

15 **Sec. 4-254. – [Interior Residential Bathroom Facilities—Limitation] Wall Construction;**  
 16 **Section R602.10 Wall Bracing.**

17 Residential structures in the R-55 (One-Family Detached Residential) Zone shall not have more  
 18 than five (5) bathrooms for that structure or a combination of the primary residential and any  
 19 accessory use on the property. At least one bathroom within any structure on the property must  
 20 be accessible from a common interior area, such as a hallway. Section R602.10.9.2 Braced wall  
 21 panel supported by floor joists, beams or girders (see section R602.10.8). When the interior  
 22 braced wall panel, not supported by continuous braced wall or foundation wall below, is used in  
 23 conjunction/combination with the exterior braced walls, the design of this braced wall system  
 24 (interior and exterior) including the design of the supporting joists, beams and girders, column  
 25 and foundation shall be in accordance with accepted engineering practice.

26 **Sec. 4-255. [Reserved]– Roof Assemblies; Section R903 Weather Protection.**

27 Section R903.4.2 is added to read as follows: “Gutters and Downspouts.” Unless constructed  
 28 with parapet walls and coping, all exterior walls shall be provided with gutters and downspouts  
 29 or leaders to dispose of roof drainage to comply with the International Plumbing Code.

30 **SUBTITLE 4. BUILDING.**

31 **DIVISION 5. ADMINISTRATIVE PROVISIONS.**

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

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

- (1) Minimum Permit Fee.
  - (A) One- and Two-Family Dwellings.
  - (B) Commercial Buildings.
- (2) Filing Fee.
- (3) Re-Inspection.
  - (A) One- and Two-Family Dwellings.
  - (B) Commercial Buildings.
- (4) Inspection After Hours.
- (5) Permit Revision/Modification.
- (6) Use and Occupancy.
  - (A) One- and Two-Family Dwellings.
  - (B) Commercial Buildings.
  - (C) Investigation for Partial Occupancy.
- (7) Plans Revision.
  - (A) One- and Two-Family Dwellings.
  - (B) Commercial Buildings.
- (8) Finishing Basement (One- and Two-Family Dwellings).
- (9) Renewing a Permit.
  - (A) One- and Two-Family Dwellings.

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

- 1 (38) Open Pit.
- 2 (39) Waterproofing.
- 3 (40) Wheelchair Ramps.
- 4 (41) Roofing.
- 5 (42) Satellite Dishes, Two Feet in Diameter and Larger.
- 6 (43) Observation Stands.
- 7 (44) Solar Panels.
- 8 (45) Freestanding Signs.
- 9 (46) Wall Mounted Signs.
- 10 (47) Tanks, Above or Under Ground.
- 11 (48) Telecommunications Antennas.
- 12 (49) Telecommunications Towers.
- 13 (50) Electrical.
- 14 (51) Mechanical.
- 15 (52) Fire Protection.
  - 16 (A) Sprinkler Heads.
    - 17 (i) Residential Buildings (One- and Two-Family Dwellings).
    - 18 (ii) Commercial Buildings.
  - 19 (B) Fire Alarms.
- 20 (53) Post Construction Permit Fee (These fees are in addition to the standard permit fee
- 21 schedule.)
  - 22 (A) Residential One-and Two-Family Dwellings unpermitted construction
    - 23 (i) Building- \$250.00
    - 24 (ii) Electrical - \$250.00
    - 25 (ii) Mechanical - \$250.00
    - 26 (iv) Fire Protection - \$250.00
    - 27 (vi) Geotechnical - \$250.00
    - 28 (vii) Civil- \$250.00
  - 29 (B) Commercial unpermitted construction
    - 30 (i) Building- \$1000.00
    - 31 (ii) Electrical - \$1000.00



1 (ii) Mechanical - \$1000.00

2 (iv) Fire Protection - \$1000.00

3 (vi) Geotechnical - \$1000.00

4 (vii) Civil- \$1000.00

5 (C) Second Offense Post Construction Fees. Additional permit fees for a second or  
6 subsequent offense within twenty-four (24) months will be based assessed. The Department of  
7 Permitting, Inspections and Enforcement will base the increased Post Construction Permit Fee on  
8 the following: applicant’s name, property owner, and/or company affiliated with the unpermitted  
9 construction.

10 (i) Residential One-and Two-Family Dwellings unpermitted construction

11 (a) Building- \$500.00

12 (b) Electrical - \$500.00

13 (c) Mechanical - \$500.00

14 (d) Fire Protection - \$500.00

15 (e) Geotechnical - \$500.00

16 (f) Civil- \$500.00

17 (ii) Commercial Unpermitted construction

18 (a) Building- \$1000.00

19 (b) Electrical - \$1000.00

20 (c) Mechanical - \$1000.00

21 (d) Fire Protection - \$1000.00

22 (e) Geotechnical - \$1000.00

23 (f) Civil- \$1000.00

24 (54) Preliminary Design Meeting – The Building Plan Review Division Engineers  
25 meeting with Developers, Owners, Architects and Professional Engineers to discuss the proposed  
26 new construction and or alteration/repair to an existing building and to aid, recommendation and  
27 guidelines to comply with County Construction Codes. The cost of the Preliminary Design  
28 Meeting is \$750.00 plus the technology fee.

29 (55) Variance Review- \$175.00 per application

30 (56) Review and Inspection of Swimming Pools & Spas – \$750.00 per application,  
31 plus the technology fee.

1           (57) Raze Inspections - Commercial- \$500.00 per application

2           (58) Raze Inspections – Residential - \$300.00 per application

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

Heating Boilers	FEES
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

4           The fee for the inspection certificate for boilers and pressure vessels shall be Twenty Dollars  
 5           (\$20.00).]

6           [(k) Certificates. For a certificate of compliance, the fee payable by the owner on or before the  
 7           expiration of the certificate shall be as follows:

Passenger elevator — power driven	\$30.00
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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

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(j) Reserved

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(l) Reserved.

(m) Reserved.

(n) School Facilities Surcharges:

(1) Upon the issuance of a building permit for new residential construction for which a building permit application has been made on or after July 1, 1996, the applicant shall pay a school facilities surcharge, with the exception of a permit for the construction of:

(A) Dwellings for the elderly which are operated in accordance with State and Federal fair housing laws within an apartment house for the elderly, an assisted living facility, a congregate living facility, a mixed residential development, or planned retirement community;

(B) A single-family detached dwelling to be built or subcontracted by an individual owner in a minor subdivision and intended as the owner's personal residence;

(C) Improvements on property in an infrastructure finance district approved before January 1, 2000; or

(D) Multifamily housing designated as student housing within one and one-half (1 1/2) miles of the University of Maryland, College Park Campus, under the following conditions:

(i) A multifamily project that includes the following features:

1 (aa) A minimum of one (1) bathroom per two (2) beds;

2 (bb) Appropriate locks will be provided on every bedroom door as  
3 permitted by the Life Safety Code;

4 (cc) At least seventy percent (70%) of bedrooms shall not exceed one  
5 hundred and forty-five (145) square feet or be smaller than standard market units (exclusive of  
6 the closet and bathroom);

7 (dd) Balconies shall not be permitted, but enclosed decks and patios  
8 shall be permitted on the ground floor;

9 (ee) At least ninety percent (90%) of dwelling units shall be furnished  
10 with a single or full bed and desk in each bedroom and appropriate seating for each resident in  
11 the living and dining areas;

12 (ff) Design of amenities shall be geared toward college students such  
13 as study rooms, computer rooms, club rooms and game rooms; and

14 (gg) Written evidence of a relationship with an institution of higher  
15 education in terms of one or more of the following: resident life services, shuttle bus services,  
16 coordinated permit parking policies and telecommunications wiring.

17 (ii) A multifamily project that is exempt pursuant to subsection (D)(1) shall  
18 be assessed a school facilities surcharge at the time a building permit is issued for the conversion  
19 of a multifamily dwelling to standard market units;

20 (E) Multifamily housing dwelling units, or multifamily dwelling units created through the  
21 conversion of an office building, provided that the multifamily uses are located on property  
22 within a Regional Transit District or Local Center within an applicable General Plan, as  
23 designated by Resolution of the County Council.

24 (2) The amount of the school facilities surcharge for a building permit issued on or after  
25 July 1, 2003 shall be:

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

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

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

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

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

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

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

CR-50-2007 established the school facilities surcharge for Fiscal Year 2008, effective July 1, 2007, as follows:

Construction	Fee
Buildings located between Interstate Highway 495 and the District of Columbia and buildings included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority	\$7,870
All other buildings	\$13,493

CR-48-2008 established the school facilities surcharge for Fiscal Year 2009, effective July 1, 2008, as follows:

Construction	Fee
Buildings located between Interstate Highway 495 and the District of Columbia and buildings included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority	\$8,177
All other buildings	\$14,019

CR-63-2009 established the school facilities surcharge for Fiscal Year 2010, effective July 1, 2009, as follows:

Construction	Fee
Buildings located between Interstate Highway 495 and the District of Columbia and buildings included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority	\$8,120
All other buildings	\$13,921

1 CR-56-2010 established the school facilities surcharge for Fiscal Year 2011, effective July 1,  
 2 2010, as follows:

Construction	Fee
Buildings located between Interstate Highway 495 and the District of Columbia and buildings included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority	\$8,299
All other buildings	\$14,227

3 CR-51-2011 established the school facilities surcharge for Fiscal Year 2012, effective July 1,  
 4 2011, as follows:

Construction	Fee
Buildings located between Interstate Highway 495 and the District of Columbia and buildings included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority	\$8,565
All other buildings	\$14,682

5 CR-46-2012 established the school facilities surcharge for Fiscal Year 2013, effective July 1,  
 6 2012, as follows:

Construction	Fee
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Buildings located between Interstate Highway 495 and the District of Columbia and buildings included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority	\$8,762
All other buildings	\$15,020

1 CR-66-2013 established the school facilities surcharge for Fiscal Year 2014, effective July 1,  
 2 2013, as follows:

Construction	Fee
Buildings located between Interstate Highway 495 and the District of Columbia and buildings included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority	\$8,858
All other buildings	\$15,185

3 CR-55-2014 established the school facilities surcharge for Fiscal Year 2015, effective July 1,  
 4 2014 as follows:

Construction
Buildings located between Interstate Highway 495 and the District of Columbia and buildings included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority
All other buildings

5 CR-35-2015 established the school facilities surcharge for Fiscal Year 2016, effective July 1,  
 6 2015 as follows:

Construction	Fee
Buildings located between Interstate Highway 495 and	\$9,017

the District of Columbia and buildings included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority	
All other buildings	\$15,458

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(o) Public Safety Surcharge:

(1) Upon the issuance of a building permit for new residential construction for which a building permit application has been made on or after July 1, 2005, the applicant shall pay a public safety surcharge, with the exception of a permit for the construction of:

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

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

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

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

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

CR-54-2006 established the public safety surcharge for Fiscal Year 2007, effective July 1, 2006. CR-22-2007 provides a waiver of the public safety facilities surcharge for the property included in the Newton Green Senior Housing Project in Bladensburg.

CR-51-2007 established the public safety surcharge for Fiscal Year 2008, effective July 1, 2007, as follows:

Construction	Fee
Developed Tier construction	\$2,124
All other buildings	\$6,371

22 CR-49-2008 established the public safety surcharge for Fiscal Year 2009, effective July 1, 2008,



1 as follows:

Construction	Fee
Developed Tier construction	\$2,207
All other buildings	\$6,619

2 CR-64-2009 established the public safety surcharge for Fiscal Year 2010, effective July 1, 2009,  
3 as follows:

Construction	Fee
Developed Tier construction	\$2,192
All other buildings	\$6,573

4 CR-55-2010 established the public safety surcharge for Fiscal Year 2011, effective July 1, 2010,  
5 as follows:

Construction	Fee
Developed Tier construction	\$2,240
All other buildings	\$6,718

6 CR-50-2011 established the public safety surcharge for Fiscal Year 2012, effective July 1, 2011,  
7 as follows:

Construction	Fee
Developed Tier construction	\$2,312
All other buildings	\$6,933

8 CR-45-2012 established the public safety surcharge for Fiscal Year 2012, effective July 1, 2012,  
9 as follows:

Construction	Fee
Developed Tier construction	\$2,365
All other buildings	\$7,092

10 CR-65-2013 established the public safety surcharge for Fiscal Year 2014, effective July 1, 2013,  
11 as follows:

Construction	Fee
Developed Tier construction	\$2,391
All other buildings	\$7,170

1 CR-130-2013 approves a partial waiver of the adequate public facilities surcharge for all  
 2 residential units within the Patriots Landing Redevelopment Project.

3 CR-56-2014 established the public safety surcharge for Fiscal Year 2015, effective July 1, 2014,  
 4 as follows:

Construction	Fee
Developed Tier construction	\$2,439
All other buildings	\$7,314

5 CR-34-2015 established the public safety surcharge for Fiscal Year 2016, effective July 1, 2015,  
 6 as follows:

Construction	Fee
Developed Tier construction	\$2,434
All other buildings	\$7,299

7 SECTION 2. BE IT ENACTED by the County Council of Prince George's County,  
 8 Maryland, that Sections, 4-153, 4-156, 4-164, 4-171, 4-185, 4-191, 4-200, 4-212, 4-232, 4-233,  
 9 and 4-244, of the Prince George's County Code be and the same are hereby, repealed:

10 **SUBTITLE 4. BUILDING**

11 **DIVISION 1. BUILDING CODE**

12 **SUBDIVISION 2. AMENDMENTS TO THE INTERNATIONAL BUILDING CODE.**

13 **[Sec. 4-153. - Fire and Smoke Protection Features; Section 704, Fire-Resistance Rating of**  
 14 **Structural Members.]**

15 [(a) Section 704.14 is added to read as follows: "Protection of Truss Framing  
 16 Members." All combustible truss framing members which comprise a portion of a nonrated floor  
 17 assembly shall be protected by the installation of a ceiling. The ceiling material shall not be less  
 18 than one-half (1/2) inch gypsum board or an approved equivalent alternative material. The  
 19 ceiling must be adequately supported by direct mechanical fastening to the structural framing or  
 20 be suspended by not less than No. 12 MSG galvanized steel wire or by an equivalent method.

1 Where combustible truss joist framing is used as a portion of a required rated floor-ceiling  
 2 assembly, the structural members shall be protected in accordance with an appropriate tested and  
 3 listed design.

4 Exceptions:

- 5 1. Buildings protected throughout, excluding crawlspaces less than forty-two (42) inches  
 6 in depth by an automatic sprinkler system; and
- 7 2. Crawl spaces of not more than forty-two (42) inches in depth, measured from the top of  
 8 the floor surface above to the surface of the crawl space floor.]

9 **[Sec. 4-156. - Fire Protection Systems; Section 909, Smoke Control Systems.]**

10 [Section 909.2.1, Smoke Control Systems Design Report. All active mechanical smoke control  
 11 systems shall be reviewed, signed and stamped by a professional engineer who is licensed in the  
 12 State of Maryland and who meets the requirements of Section 107.3.4 prior to submission for  
 13 review. The professional engineer shall submit a Design Report with supportive calculations to  
 14 the Director or the Director's designee attesting to the design's compliance with Sections 909.8  
 15 and 909.9 of this Code, as well as applicable adopted NFPA Codes for smoke control systems.]

16 **[Sec. 4-164. - Fire Protection Systems; Section 912, Fire Department Connections.]**

17 [(a) Section 912.2.3 is added to read as follows: "Location and Performance of Fire  
 18 Hydrants." Every building of more than one thousand (1,000) square feet in area shall be  
 19 provided with sufficient fire hydrants located such that no exterior portion of the building is  
 20 located more than five hundred (500) feet from a fire hydrant. The distance shall be measured as  
 21 a hose line would be laid along paved streets, through parking lot entrances, and around  
 22 obstructions, in accordance with the determination of the authority having jurisdiction. A fire  
 23 hydrant is required within two hundred (200) feet of any required fire department connection, as  
 24 hose is laid. The fire department connection must be located on the front, address side of the  
 25 building and be visible from a fire hydrant or as approved by the Fire Code Official. Each  
 26 hydrant shall provide a minimum of one thousand (1,000) gpm at a residual pressure of twenty  
 27 (20) psi.]

28 [Exception: An approved alternate water supply source may be acceptable in areas not served  
 29 by a public water supply. In addition, a fire hydrant is not required to be situated within two  
 30 hundred (200) feet of any required fire department connection that is intended to supply an  
 31 automatic fire sprinkler system that has been retrofitted into an existing building of any use

1 group, provided that the area of the building has not been increased in size or the use group  
 2 classification has not been changed to require an automatic fire suppression system under any  
 3 other provision of this Division.]

4 **[Sec. 4-171. - Means of Egress; Section 1004, Occupant Load.]**

5 [Section 1004.2 is amended to read as follows: "Increased Occupant Load." Upon written  
 6 approval of the Fire Code Official, the occupant load permitted in any building or portion thereof  
 7 is permitted to be increased from that number established for the occupancies in Table 1004.1.2,  
 8 provided that all other requirements of this Code are also met based on such modified number  
 9 and the occupant load shall not exceed one (1) occupant per five (5) square feet of occupied floor  
 10 space. Where required by the Fire Code Official, an approved aisle, seating or fixed equipment  
 11 diagram substantiating any increase in occupant load shall be submitted. Where required by the  
 12 Fire Code Official, such diagram shall be posted in a conspicuous location.]

13 **[Sec. 4-185. - Exterior Walls; Section 1406, Combustible Materials on the Exterior Side of**  
 14 **Exterior Walls.]**

15 [(a) Section 1406.3.1 is amended to read as follows: "Balconies and Similar Projections."

16 Existing balconies which are subject to repair or replacement due to deterioration or  
 17 damage shall comply with this Section.]

18 [(b) Section 1406.5 is added to read as follows: "Soffits of Roof Projections." Exterior walls in  
 19 R-1 and R-2 occupancies meeting the requirements of Section 705 shall be provided  
 20 soffits comprised of noncombustible material one-half (1/2) inch in thickness. No soffit  
 21 screens or openings are permitted within the soffits.]

22 [Exception: Buildings equipped with an automatic sprinkler system in habitable areas are  
 23 permitted to have unlimited soffit vents.]

24 **[Sec. 4-191. - Soils and Foundations; Section 1805, Dampproofing and Waterproofing.]**

25 [(a) Section 1805.4.3.4, Sump Pumps and Pits. Where subsoil drains do not discharge by  
 26 gravity, the drains shall discharge to an accessible sump pit with an automatic electric pump. A  
 27 battery back-up or water-powered back-up sump pump will also be provided. Sump pit shall be a  
 28 minimum of twenty-four (24) inches in diameter, or eighteen (18) inches square and twenty-four  
 29 (24) inches in depth and be provided with a fitted cover. The sump pump shall have adequate  
 30 capacity to discharge all water coming into the sump as it accumulates, but in no case shall the  
 31 capacity of the pump be less than fifteen (15) gallons per minute. The discharge from the pump

1 shall be a minimum of one and one-fourth (1¼) inches and shall have a union in the discharge  
2 piping to make the pump accessible for servicing. Subsoil drains and sump pump discharge may  
3 discharge to a properly graded open area provided the point of discharge is ten (10) feet from any  
4 property line or Building Restriction Line (BRL). Where a continuously flowing spring or high  
5 groundwater table is encountered during the design stage, basement floors shall be designed at  
6 least two and one-half (2.5) feet above the groundwater's highest detected level. Alternatively,  
7 pre-approved methods of permanent dewatering shall be provided, and groundwater level shall  
8 be verified again before construction. If such condition is encountered after construction, and  
9 subsoil drains are pre-approved by the County, these drains must be piped to a storm drain or  
10 approved outfall where they shall be fitted with an accessible backwater valve. Residential sump  
11 pumps are not to be relied on for lowering high groundwater table.]

12 [(b) Section 1805.4.3.5, Areaway Drains. All open subsurface space adjacent to a  
13 building serving as an exit or entrance shall be provided with a drain or drains. Such areaway  
14 drains shall be of approved material in accordance with the International Plumbing Code (IPC)  
15 and not less than two (2) inches in diameter and shall discharge by gravity or mechanical means.  
16 Areaway drains for areas exceeding 100 square feet shall be sized in accordance with Section  
17 1114 of the 2015 IPC and be a pre-approved design.]

18 [(c) Section 1805.4.3.6, Window Well Drains. Window well areaways shall have drains.  
19 Window well areaways ten (10) square feet or less may discharge to the subsoil drain through a  
20 two-inch minimum diameter pipe.]

21 [(d) Section 1805.4.3.7, Foundation Weep Holes. Where subsoil drains are required by  
22 Section 1805.4.2, foundations of hollow core masonry shall have foundation weep holes. Weep  
23 holes shall be placed a maximum of 4-foot o/c intervals and shall discharge into the aggregate of  
24 interior subsoil drainage system.]

25 [(e) Section 1805.4.3.8, Site Grading. The ground immediately adjacent to the foundation  
26 shall be sloped away from the building at a slope of not less than one unit vertical in twelve (12)  
27 units horizontal (1:12) for a minimum distance of 5 feet (914 mm) measured perpendicular to the  
28 face of the wall or an approved alternate method of diverting water away from the foundation  
29 shall be used. Consideration shall be given to the possible additional settlement of the backfill  
30 when establishing the final ground level adjacent to the foundation.]

31 **[Sec. 4-200. - Mechanical Systems; Section 2802, Existing Buildings.]**



**SUBTITLE 4. BUILDING**

**DIVISION 1. BUILDING CODE**

**SUBDIVISION 3. AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE.**

**[Sec. 4-232. - Same; Section M-106, Permits.]**

(a) The following amendments, additions, and/or deletions are hereby made to Section 106 of the IMC:

(1) A new Section 106.3.2, titled, "Application requirements for boilers, water heaters, and pressure vessels," is added to read as follows:

(A) Boiler, Water Heater, and Pressure Vessel work shall not be commenced until a permit for such work has been issued by the Code Official. Permits for the installation of a natural gas fired boiler, water heater, or pressure vessel shall be governed by the Plumbing and Gas Fitting Regulations of the Washington Suburban Sanitary Commission. A permit shall not be transferable. A permit is required for the following:

- 1. The replacement of any boiler;
- 2. For any welding, or other repairs, on the pressure side of any existing boiler; or
- 3. For the replacement of any burner or firing device on any boiler.

(B) The application for a permit shall be made by the owner or lessee of a building or structure or agent of either, or by the licensed engineer or architect employed in connection with the proposed work or the contractor employed to perform the work, except a permit for the replacement or repair of any existing boiler system regulated and/or licensed by this Code may only be issued to a contractor licensed by the Washington Suburban Sanitary Commission to perform such work.

(2) Section 106.5, titled "Fees," is amended to read as follows: Inspection and licensing fees shall be as established in accordance with Section 4-352 of the County Code and shall be collected prior to license issuance and/or renewal.]

**[Sec. 4-233. - Boilers, Water Heaters and Pressure Vessels; Section 1003, Pressure Vessels.]**

(a) The following amendments, additions, and/or deletions are hereby made to Section 1003 of the IMC:

(1) Section 1003.3, titled "Welding," is amended to read as follows:

(A) Repairs by fusion welding shall be made only:

- 1                   1. After the owner obtains approval of a National Board Inspector;
- 2                   2. In accordance with the National Board Inspection Code Chapter III,
- 3 Repairs and Alterations to Boilers and Pressure Vessels by Welding; and
- 4                   3. By a repair organization having a valid:
  - 5                   (i) National Board "R" symbol stamp; or
  - 6                   (ii) Appropriate ASME Code symbol stamp encompassing the
  - 7 specific repair.]

**Sec. 4-232 through Sec. 4-239. - Reserved.**

**SUBTITLE 4. BUILDING**

**DIVISION 1. BUILDING CODE**

**SUBDIVISION 4. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS.**

**[Sec. 4-244. - Building Planning; Section R-312, Guards and Window Fall Protection.]**

[Section R-312.1.3, Opening Limitations. Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere four inches in diameter, and shall not be constructed with horizontal rails or other ornamental patterns that result in a ladder effect.]

[Exceptions:

(1) The triangular openings at the open side of stairs, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere six (6) inches in diameter.

(2) Guards on the open side of stairs shall not have openings that allow passage of a sphere four and three-eighths (43/8) inches in diameter.]

SECTION 3. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Sections, 4-246.01 and 4-250.01 of the Prince George's County Code be and the same are hereby added with the following amendments:

**Sec. 4-246.01 – Building Planning; Section R324.6 “Roof access and Pathways.”**

This section is deleted in its entirety.

\* \* \* \* \*

**Sec. 4-250.01. - Foundations; Section R-404.2, titled “Wood Foundation Walls.”**

This Section is deleted in its entirety.

\* \* \* \* \*

SECTION 4. BE IT FURTHER ENACTED that the provisions of this Act are hereby



1 | declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,  
2 | sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of  
3 | competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining  
4 | words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this  
5 | Act, since the same would have been enacted without the incorporation in this Act of any such  
6 | invalid or unconstitutional word, phrase, clause, sentence, subparagraph, subsection, or section.

7 | SECTION 5. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45)  
8 | calendar days after it becomes law.

Adopted this 17th day of November, 2020.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Todd. M. Turner  
Council Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council

APPROVED:

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Angela D. Alsobrooks  
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.