



Angela D. Alsobrooks
County Executive

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



MEMORANDUM

TO: The Honorable Calvin S. Hawkins, II, Chair
Prince George's County Council

FROM: Melinda Bolling, Director *Melinda Bolling*
Department of Permitting, Inspections and Enforcement

RE: Sub-Title 13 Building Code Amendments Adopting the International
Property Maintenance Code

DATE: March 2, 2021

Prince George's County has not adopted the International Property Maintenance Code (IPMC) since 2000. Each year, the International Code Council (ICC) reviews best practices in construction and property maintenance and adopts codes that meet those standards. The State of Maryland adopts these codes and requires the Counties to adopt them with amendments. Because we have not adopted the IPMC since 2000, essentially, we have not been inspecting and enforcing conditions that meet current standards and best practices. By adopting the 2018 IPMC, the adopted sections will bring Prince George's County in alignment with the State of Maryland and surrounding jurisdictions. The impact of this adoption will provide better housing for Prince George's residents.

Following up on the February 25, 2021 Council of the Whole meeting, DPIE highlights the following sections of the International Property Maintenance Code that will be adopted in Sub-Title 13 with County Amendments.

1. **Section 107- Notices and Orders** This section explains the requirements to properly provide notice of a violation and notification of the right to file a lien.
2. **Section 108 - Unsafe structures and equipment** This section explains the criteria for unsafe structures dwellings for unfit conditions and condemnation.
 - a. 108.1.5 Dangerous structure or premises – provides a list of conditions or defects to be considered dangerous.
 - b. 108.2.1 Authority to disconnect service utilities - Gives the code official the authority to authorize disconnection of utilities in an emergency when necessary to eliminate an unsafe condition or hazard to life or property.

- c. 108.6 Abatement methods – Requires the owner or representative to abate or correct the unsafe condition by repair rehabilitation or demolition.
 - d. 108.7 Record - Code official shall file a report on the unsafe condition and occupancy status.
- 3. **Section 112- Stop work order** – Authorizes the Code official to stop all work being performed contrary to the code requirements or in a dangerous manner.
- 4. **Section 304 - Exterior structure** – Explains the exterior of a structure must be maintained structurally sound and in good repair.
 - a. 304.1.1 Unsafe conditions – Provides the criteria to determine an unsafe condition and to have repaired or replaced to comply with the International Building Code.
 - b. 304.18 Building security – Explains the requirement for doors, windows, and hatchways in livable facilities with devices to provide security for occupants and property.
 - c. 304.18.1 Doors – Explains the requirement for a deadbolt lock on all livable dwellings and the specifications on the hardware.
 - d. 304.18.2 Windows – Provides the requirements for window sash locking devices on openable windows that provide access to a dwelling.
 - e. 304.18.3 Basement hatchways – Explains the requirement for locking devices to secure units from unauthorized entry to basement areas.
 - f. 304.19 Gates – Explains the requirement for hardware to be maintained in good condition and latches tightly secure the gate.
- 6. **Section 305- Interior structure** – Provides the requirements for maintaining interior structures and equipment of a dwelling unit in a good state of repair, structurally sound and sanitary.
 - a. 305.1.1 – This section shows a list of five (5) conditions determined to be unsafe and required to be repaired or replaced in accordance with the building code.
- 7. **Section 308 – Rubbish and Garbage** - This section provides the requirements for trash, garbage and rubbish removal.
- 8. **Section 403** – Additional ventilation equipment's for natural and mechanical ventilation and lists new exceptions for cooking facilities.
- 9. **Section 506 – Sanitary Drainage system** – Provides requirements for plumbing fixtures being connected to either public or approved private sewage disposal system.

- a. 506.3 Grease interceptors – Provides the requirements for grease interceptors and automatic grease removal devices to include installation and maintenance.

10. Section 604 – Electrical Facilities – criteria for electrical systems in occupied buildings.

- a. 604.3.1 – Abatement of electrical hazards associated with water exposure – water.
- b. 604.3.1.1 - Electrical equipment – List all electrical components and requires replacement after exposure to water in accordance with the International Building Code (IBC).
- c. 604.3.2. - Abatement of electrical hazards associated with fire exposure - This section governs the repair and replacement of electrical systems and equipment that have been exposed to fire.
- d. 604.3.2.1 - Electrical equipment - Provides the requirement for replacement of electrical equipment and circuits that have been exposed to fire in accordance with the IBC.

11. Section 605 - Electrical equipment – Provides the requirements for electrical equipment and unauthorized electrical materials.

12. Chapter 7 - Fire Safety – Consist of updated language and new sections providing criteria and requirements for the inspection and maintenance of fire rated material, components, and provisions in accordance with the international fire code.

13. Section 703 - Fire Resistance ratings – Consist of additional subsections providing instruction and requirements for the inspection and maintenance of fire protective areas within a building ensuring proper fire resistance by the Code.

14. Section 704 - Fire protection systems – New sections and language providing requirements to maintain Fire protective systems. This includes include but not limited to the installation, inspection and maintenance of installed fire suppression systems. The criteria for emergency operations, record keeping, system specifications and enforcement.

15. Section 705 - Carbon Monoxide alarms and detection

- a. New 705.1 General
- b. New 705.2 Carbon monoxide alarms and detectors

If you have any questions regarding the amendments to Sub-Title 13, please feel free to contact me via e-mail at mmbolling@co.pg.md.us or 240-762-0195 or Lori S. Parris, Senior Advisor to the Director at lparris@co.pg.md.us or 301-636-2016.

CC: The Honorable Angela Alsobrooks, Office of the County Executive