

## **Chapter 606**

**(Senate Bill 869)**

AN ACT concerning

### **Maryland Building Performance Standards – Hotels – Mandatory Master Control Device**

FOR the purpose of authorizing the Department of Housing and Community Development to adopt certain standards that are more stringent than standards in the International Building Code; requiring that guest rooms in newly constructed hotels be equipped with a certain device that turns off lighting fixtures after a certain period of time; authorizing the required device to control heating, ventilation, or air conditioning default settings in a certain manner; requiring the Department to adopt certain provisions of law as a part of the Maryland Building Performance Standards; providing for the application of this Act; defining certain terms; and generally relating to requirements for energy conservation devices in hotels under the Maryland Building Performance Standards.

BY repealing and reenacting, with amendments,  
Article – Public Safety  
Section 12–503  
Annotated Code of Maryland  
(2011 Replacement Volume)

BY adding to  
Article – Public Safety  
Section 12–510  
Annotated Code of Maryland  
(2011 Replacement Volume)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

#### **Article – Public Safety**

12–503.

(a) (1) The Department shall adopt by regulation, as the Maryland Building Performance Standards, the International Building Code, including the International Energy Conservation Code, with the modifications incorporated by the Department under subsection (b) of this section.

(2) The Department shall adopt each subsequent version of the Standards within 12 months after it is issued.

(b) (1) Before adopting each version of the Standards, the Department shall:

(i) review the International Building Code to determine whether modifications should be incorporated in the Standards;

(ii) consider changes to the International Building Code to enhance energy conservation and efficiency;

(iii) accept written comments;

(iv) consider any comments received; and

(v) hold a public hearing on each proposed modification.

(2) (i) Except as provided in subparagraph (ii) of this paragraph **AND § 12-510 OF THIS SUBTITLE**, the Department may not adopt, as part of the Standards, a modification of a building code requirement that is more stringent than the requirement in the International Building Code.

(ii) The Department may adopt energy conservation requirements that are more stringent than the requirements in the International Energy Conservation Code, but may not adopt energy conservation requirements that are less stringent than the requirements in the International Energy Conservation Code.

(c) The Standards apply to each building or structure in the State for which a building permit application is received by a local jurisdiction on or after August 1, 1995.

### **12-510.**

**(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.**

**(2) (I) “HOTEL” MEANS AN ESTABLISHMENT THAT OFFERS SLEEPING ACCOMMODATIONS FOR COMPENSATION.**

**(II) “HOTEL” DOES NOT INCLUDE A BED AND BREAKFAST ESTABLISHMENT.**

**(3) “MASTER CONTROL DEVICE” MEANS:**

**(I) A CONTROL THAT IS ACTIVATED WHEN A PERSON ENTERS THE ROOM THROUGH THE PRIMARY ROOM-ACCESS METHOD; OR**

**(II) AN OCCUPANCY SENSOR CONTROL THAT IS ACTIVATED BY A PERSON'S PRESENCE IN THE ROOM.**

**(B) THIS SECTION APPLIES ONLY TO THE NEW CONSTRUCTION OF HOTELS.**

**(C) (1) EACH HOTEL GUEST ROOM SHALL BE EQUIPPED WITH A MASTER CONTROL DEVICE THAT AUTOMATICALLY TURNS OFF THE POWER TO ALL OF THE LIGHTING FIXTURES IN THE GUEST ROOM NO MORE THAN 30 MINUTES AFTER THE ROOM HAS BEEN VACATED.**

**(2) A MASTER CONTROL DEVICE MAY ALSO CONTROL THE HEATING, VENTILATION, OR AIR CONDITIONING DEFAULT SETTINGS IN HOTEL GUEST ROOMS 30 MINUTES AFTER A ROOM HAS BEEN VACATED BY:**

**(I) INCREASING THE SET TEMPERATURE BY AT LEAST 3 DEGREES FAHRENHEIT WHEN IN THE AIR CONDITIONING MODE; OR**

**(II) DECREASING THE SET TEMPERATURE BY AT LEAST 3 DEGREES FAHRENHEIT WHEN IN THE HEATING MODE.**

**(D) THE DEPARTMENT SHALL ADOPT THE PROVISIONS OF THIS SECTION AS A PART OF THE MARYLAND BUILDING PERFORMANCE STANDARDS.**

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall apply to a building permit application submitted to a local jurisdiction under § 12-505(a) of the Public Safety Article and to industrialized building plans submitted to the Department of Housing and Community Development under Title 12, Subtitle 3 of the Public Safety Article on or after October 1, 2012.

SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2012.

**Approved by the Governor, May 22, 2012.**