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

AN ACT concerning the

Building Code of Prince George’s County

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

BY repealing and reenacting with amendments:

SUBTITLE 4. BUILDING

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, 4-231, 4-239, 4-241, 4-243, 4-246, 4-248, 4-249, 4-250, 4-254, 4-255 and 4-352,

The Prince George's County Code


By repealing:

SUBTITLE 4. BUILDING.
By adding:

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

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, 4-196, 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Code be and the same are hereby repealed and reenacted with the following amendments: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').
The International Swimming Pool and Spa Code, 2018 Edition (hereinafter referred to as the ‘ISPSC’).


Updated Standards. Where existing standards or requirements adopted herein have been updated or superseded by the promulgating authority, such revised standard or requirement shall be deemed as the current code adopted and as prima facie evidence of compliance with the intent of the Subtitle.

Conflict with the Washington Suburban Sanitary Commission Plumbing and Fuel Gas Code: If a conflict exists between the standards or requirements set forth in the adopted Codes and the standards and requirements for plumbing and gasfitting as set forth in the Washington Suburban Sanitary Commission Plumbing and Fuel Gas Code, the standards or requirements set forth in the latter shall govern.

Sec. 4-103. Public inspection.

A copy of the IBC, IMC, IECC, IRC, [and] IEBC, and ISPSC adopted by the Subdivision shall be marked as a master copy and maintained by the Clerk of the Council.

SUBTITLE 4. BUILDING.

DIVISION 1. BUILDING CODE.

SUBDIVISION 2. AMENDMENTS TO THE INTERNATIONAL BUILDING CODE.

Sec. 4-105 Amendments, additions and deletions.

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

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

(a) Exception to 101.2 Detached one- and two- family dwellings and multiple single family dwellings (townhouses) not more than three (3) stories above grade plane, in height with a separate means of egress, and their accessory structures not more than one-story above grade plane in height and less than three thousand (3,000) square feet in area, shall comply with the
IRC.

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


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

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

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

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

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

(c) Section 102.3.1, Suspension of Approval. Whenever it is determined, however, that there is documentary evidence that the use of a material or method approved herein would
constitute a distinct threat to life or property, the Director or the Director’s designee shall have
the authority to administratively suspend approval granted herein of such material or method.
The Director or the Director's designee shall, within five (5) working days, request, in writing, the County Council to confirm such administrative suspension by resolution of the Council. Such written request of the Director or the Director's designee shall be submitted with sufficient technical data and record of national or local testing to substantiate that the use of an approved method or material would constitute a distinct hazard to life or property.

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

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

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

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

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

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

(a) Section 105.2, Work Exempt from Permit. Notwithstanding the foregoing, except for classified historic sites and property located within Chesapeake Bay Critical Area Overlay Zones, permits shall not be required for the following, provided that the construction does not
result in any violation of this Subtitle: a one-story detached accessory structure (tool, storage
shed, playhouse and similar uses) on one- and two-family dwelling properties with less than one
hundred fifty (150) square feet of floor space not designed or intended for occupation or
habitation and limited to one (1) accessory structure only per property; all forms of paving less
than five hundred (500) square feet except for parking surfaces; a retaining wall not greater than
two (2) feet in height unless supporting a structure; fence not greater than four (4) feet in height;
and satellite dishes not greater than two (2) feet in diameter and height. Except for classified
Historic Sites, and commercial properties, permits shall not be required for installation of siding,
roofing, or storm door/window installations, provided that no construction is involved.

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

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

(d) Section 105.3.1.1, Required Documents for Permits Application. The application shall
include: (1) any and all documents showing the business partners of the owner or lessee involved in the operation and or ownership of the building structure or use for which the permit is being sought; (2) any and all organizational documentation of the entity that owns, uses or leases the building or structure; (3) any and all documents showing who will operate the business; and (4) any other data and information supported by documentation that is required by the Director or the Director's designee deemed necessary for furtherance of the intent of this Code.

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

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

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

(h) Section 105.3.2, Time Limitation of an Application. An application for a permit for any proposed work shall be deemed to have been abandoned [twenty-four (24)] six (6) months
after the date of filing, unless such application has been diligently pursued in good faith or a permit has been issued. Extensions of time may be authorized by the Director or the Director's designee. The Director or the Director's designee may request any documentation or certification deemed necessary and assess an extension fee as appropriate.

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

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

(k) Section 105.8, Rural Tier. Where the property is located in the Rural Tier, as delineated in the Approved General Plan, the validity period of building permits and the requirements for granting extensions to the validity periods of expired building permits shall conform to Subtitle 27, Part 18 of the County Code (Interim Development Ordinance).
Section 105.9, Building Location. No permit for building shall be issued for a structure that overlaps the County line. Location of the County line on the site plan shall be certified by a Professional Land Surveyor.

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

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

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

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

(b) A new Subsection 105.5.2, Expiration of Permit; Correction of Code Violations. Any permit issued for residential property to correct a building code or housing code violation, issued pursuant to Subtitle 4 or Subtitle 13 of this Code, shall be issued only for a period of time reasonably necessary to correct the violation, not to exceed 90 days. The initial period of the permit shall be established by the Director or the Director's designee based upon the extent of the work required to correct the violation. The permit may be extended or renewed for an additional period of 180 days if, in the opinion of the Director or the Director's designee, the applicant has demonstrated substantial progress to complete the work in accordance with the permit and has demonstrated substantial justification for failure to complete the work within the period of the permit. The Board of Appeals shall have no authority to grant an extension to the period of the permit.
(c) Section 105.6, Suspension or Revocation and Reissuance of Permits. The Director or the Director's designee is authorized to suspend or revoke a permit issued under the provisions of this Code as follows: (1) whenever the permit is issued in error, (2) incorrectly, (3) inaccurately, (4) in an incomplete manner, (5) for any reason that is necessary to maintain the health, safety and welfare of the public, (6) in violation of any ordinance, regulation or any of the provisions of this Code, and (7) the Director or the Director's designee, in consultation with the Police Department and the Fire/EMS Department, shall have the authority to deny, suspend, or revoke any application or permit under the provisions of this Division and upon a violation of this Division. In addition, the failure to have utility lines located on site through the Utility Service Protection Center (“Miss Utility”) and any nonmember utilities prior to starting any excavation deeper than twelve (12) inches will result in permit revocation.”

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

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

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

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

(5) Whenever the Director or the Director's designee determines by inspection that work started on any building or structure for which a permit has been issued has been suspended
for a period of six (6) months, the owner of the property upon which the structure is located, or other person or agent in control of said property, shall, within thirty (30) days from the receipt of written notice from the Department, obtain a new or renewal permit to complete the required work and diligently pursue the work to completion, or shall remove work not completed or demolish the incomplete structures or buildings within sixty (60) days from the date of the printed notice.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Documentation of the title and edition of all applicable State and local Building and Fire codes and standards, and amendments thereto, on which the design is based;
2. Designated Use Group Classification(s) of all spaces;
3. Type of construction requirements identified, with supportive calculations;
4. Documentation of fire endurance ratings of structural elements and related components (walls, floors, roofs, parapets, opening protectives);
5. Height and area calculations and limitation compliance and required property line setback criteria;
6. Occupant load calculations and egress capacity and travel distance analysis;
7. Interior finishes analysis;
8. Fire protection systems required (suppression, fire alarm, smoke detection, heat detection, smoke control, other required fire protection systems);
9. Fire hydrant locations, fire department connection locations, and emergency fire and medical vehicle access;
10. Emergency lighting and emergency power systems;
11. Applicable provisions of Chapter 4 of the IBC, "Special Detailed Requirements Based on Use and Occupancy"; and
12. Compliance with applicable NFPA Codes and Standards for specific processes, materials, or hazards which are referenced within the IBC or the NFPA 101, Life Safety Code. A written Fire Protection Engineering Design Evaluation (FPEDE) concerning these items shall be submitted with the plans accompanying the application for a building permit. It shall be in the format established by the Director or the Director’s designee and shall be signed and sealed by the preparer. If, in the course of performing the FPEDE, the evaluating fire protection engineer determines that there are
fire related code deficiencies in the drawing or specifications, all such
deficiencies shall be remedied prior to the submittal of the FPEDE and the
building permit application and drawings. A tracking of the deficiencies and
their resolution must be included in the submittal. The FPEDE must include a
signed and sealed statement by both the evaluating fire protection engineer
and the engineer or architect of record attesting: "These drawings and
specifications are in full compliance with the fire safety provisions of all
adopted State and local Building Code, Fire Codes, Mechanical Codes, local
amendments and referenced codes and standards to the best of their
knowledge and belief."

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

(1) Use Group "A", Assembly, with an occupant load of one thousand (1,000)
persons or more; for a new building, an addition to an existing Assembly
building or occupancy change of a building to an Assembly occupant type;

(2) Use Group "H", High Hazard;

(3) Use Groups "I-2" and "I-3", Institutional;

(4) Use Group "M", all covered malls and open malls exceeding thirty thousand
(30,000) square feet in gross area;

(5) [All] Use Groups R-1 and R-2 with an estimated construction cost of [Five]

Ten Million Dollars ($5,000,000.00) or more;

(6) Any Use Group when deemed necessary by the Director or the Director's
designee due to complexity or scope of the design;

(7) Any automatic fire suppression, fire detection, fire alarm or smoke
management system shop drawings when deemed necessary by the Director or
the Director's designee due to complexity or scope of the design;

(8) Any building design for a Use Group when deemed necessary by the Director
or the Director's designee due to submission of drawings containing extensive
or repeated code deficiencies, which create an undue burden upon the review
process.
The completed FPEDE must be submitted with the initial plan submission for
the plan review to take place. The FPEDE must include any Fire Protection
Engineer comments given during the review and how they were remedied as
part of the report submitted for review.

(e) Section 107.3.1[4.2]1.2, Qualifications of Fire Protection Engineering Design
Evaluation (FPEDE) Preparer. The FPEDE must be prepared by a Fire Protection Engineer who
is a registered professional engineer in the State of Maryland. The preparer must also possess:

1. A Bachelor of Science degree in Fire Protection Engineering from an
   Accreditation Board for Engineering and Technology (ABET) accredited
   University; or

2. At least five (5) years of documented experience as a professional engineer in the
   review and evaluation of buildings and fire protection systems for code
   compliance [, plus certification in fire protection plan review from a major model
   code organization]; and

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

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

(g) Transitory Provisions

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

2. Existing Valid Permit. Work authorized by a permit issued before the
effective date of the new edition of the Construction Codes shall be allowed to be carried to
completion, subject to the conditions of Sections 105.5 and 105.6.

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

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

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

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

(d) Permits granted under Section 123.1.2 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.

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

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

(b) The applicant shall submit a copy of the design contract, with a notarized affidavit
stating that the submitted copy is a true and accurate copy of the contract for the
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 of 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
deficiencies or violations cited by the Department of Permitting, Inspections, and Enforcement by a date certain. The provisions of this Section are not applicable when a new dwelling unit is purchased for resale as a new dwelling unit.

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

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

[(b)](c) Section 111.1.2, Issuance of Certificates of Occupancy. No Certificate of Occupancy for any building or structure, erected, altered, repaired, changed to a different use group, or transferred to a new owner or occupant shall be issued unless such building or structure was erected, altered, or repaired and is otherwise in compliance with the provisions of this Division and other provisions of State or local laws, ordinances, and regulations.

Exception: All buildings which undergo a change of owner or tenant only with no change of intended use group are not required to meet the fire safety requirements for a new building in order to obtain a Certificate of Occupancy. Such buildings are required to comply with the provisions of state and local laws, ordinances, and regulations with respect to fire safety for existing buildings.

[(c)] (d) Section 111.2.1, Change of Use Group, Owner or Tenant. No change in use group, owner, or tenant of a building, structure, or land shall be permitted, wholly or in part, until a new Certificate of Occupancy has been issued by the Building Official certifying 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
superimposed live and special loads of the building or structure for which the building permit has been issued, and that complies with all requirements of Chapter 18 of the IBC and Chapter 4 of the IRC.

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

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

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

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

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

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

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

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

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

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

**Public Way:** A paved thoroughfare at least twenty-one (21) feet in width which is located
on privately owned, privately maintained property but is designated for public use or which is
publicly owned and maintained, and which must be kept accessible at all times to the local fire
department. This public way shall not be farther from the building than will allow the fire
department aerial equipment to reach seventy-five (75) feet in height.

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

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

* * * * * * * *

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

(a) Section 302.1, General. Structures, or portions of structures, shall be classified with respect to
occupancy in one or more of the groups listed in this section. A room or space that is intended to
be occupied at different times for different purposes shall comply with all of the requirements
that are applicable to each of the purposes for which the room or space will be occupied.
Structures with multiple occupancies or uses shall be classified according to Section 508. Where
a structure is proposed for a purpose that is not specifically provided for in this Code, such
structure shall be classified in the group that the occupancy most nearly resembles, according to
the fire safety and relative hazard involved.


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

(2) Business (see Section 304): Group B
(3) Educational (see Section 305): Group E
(4) Factory and Industrial (see Section 306): Groups F-1 and F-2
(6) Institutional (see Section 308): Groups I-1, I-2, I-3, and I-4
(7) Mercantile (see Section 309): Group M
(8) Residential (see Section 310): Groups R-1, R-2, R-3 and R-4 as applicable in Section 101.2

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

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

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

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

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

(b) Sec. 406.6.2 A mechanical ventilation system and exhaust system shall be provided in accordance with Chapters 4 and 5 of the International Mechanical Code. Minimum ventilation Automatic operation of the system shall not reduce the ventilation airflow rate below 0.05 cfm per square foot (0.00025 m3/s x m2) of the floor area and the system shall be capable of producing a ventilation airflow rate of 1.00 cfm per square foot (0.0005 m 3/s x m2) of floor area.

Sec. 4-143. - General Building Heights and Areas; Section 509, Incidental Uses.
The following additions are made to Table 509 of the IBC:
<table>
<thead>
<tr>
<th>Room or Area</th>
<th>Separation and/or Protection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storage areas 1 over [50]1,000 square feet not in an S or F</td>
<td>1 hour or Automatic Sprinkler Protection</td>
</tr>
<tr>
<td>Storage areas 1 over [100]2,500 square feet not in an S or F</td>
<td>1 hour and Automatic Sprinkler Protection</td>
</tr>
</tbody>
</table>

1 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
Section [1406] 705.2.5 is added to read as follows: “Soffits of Roof Projections.”

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

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

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

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

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

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

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

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

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

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

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

(B) Where roof or ceiling framing elements are not parallel to the walls, the entire span of such framing and elements supporting such framing shall not be of less than one (1) hour fire-resistance-rated construction;
(C) Openings in the roof are not located within five (5) feet of the one (1) hour fire-resistance-rated exterior wall for Groups R and U and ten (10) feet for other occupancies; and

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

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

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

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

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

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

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

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

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

(b) Section 708.4 is amended to read as follows: "Continuity." Fire partitions shall extend from the top of the floor assembly below to the underside of the floor/ceiling or roof
ceiling assembly above, and shall be securely attached thereto. If the partitions are not continuous to the deck and where constructed of combustible construction, the space between the ceiling and the deck above shall be fireblocked or draftstopped in accordance with Section 718.2 and 718.3 of this Code at the partition line. The supporting construction shall be protected to afford the required fire resistance rating of the wall supported, except for tenant and sleeping unit separation walls and exit access corridor walls in buildings of Type IIB, IIIB, and VB construction. All hollow vertical spaces shall be fire stopped at every floor level as required in Section 721.0.

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

(1) The wall need not be extended into the crawlspace below where the floor above the crawlspace has a minimum one (1) hour fire-resistance-rating;

(2) Where the room-side fire-resistance-rated membrane of the corridor is carried through to the underside of a fire-resistance-rated floor or roof above, the ceiling or the corridor shall be permitted to be protected by the use of ceiling materials as required for a one (1) hour fire-resistance-rated floor or roof system;

(3) Where the corridor ceiling is constructed as required for the corridor walls, the walls shall be permitted to terminate at the upper membrane of such ceiling assembly;

(4) Fireblocking or draftstopping is not required at the partition line in Group R-2 buildings that do not exceed four (4) stories in height, provided that the attic space is subdivided by draftstopping in to areas not exceeding three thousand (3,000) square feet or above every two dwelling units, whichever is smaller;

(5) Fireblocking or draftstopping is not required at the partition line in Use Group B, F, and S buildings equipped with an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1 or 903.3.1.2 of this Code, and provided that automatic sprinklers are installed in combustible floor/ceiling and roof/ceiling spaces.

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

<table>
<thead>
<tr>
<th>USE GROUP</th>
<th>WITHOUT FULL AUTOMATIC SPRINKLERS</th>
<th>WITH FULL AUTOMATIC SPRINKLERS PER 903.3</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>D</td>
<td>D</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>D</td>
<td>C</td>
<td>See Exception 708.4, (5)</td>
</tr>
<tr>
<td>E</td>
<td>D</td>
<td>D</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>D</td>
<td>C</td>
<td>See Exception 708.4, (5)</td>
</tr>
<tr>
<td>H</td>
<td>D</td>
<td>D</td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>D</td>
<td>D</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>D</td>
<td>D</td>
<td>See Section 708.1, Exception 1. for Kiosks See Section 708.1, Exception 2. for ancillary tenant spaces</td>
</tr>
<tr>
<td>R-1, Guestrooms</td>
<td>D</td>
<td>D</td>
<td>See 708.1, (b)</td>
</tr>
<tr>
<td>R, Dwelling Units</td>
<td>D</td>
<td>D</td>
<td>See Exception 708.4, (4) for R-2</td>
</tr>
<tr>
<td>S</td>
<td>D</td>
<td>C</td>
<td>See Exception 708.4, (5)</td>
</tr>
</tbody>
</table>

**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
the Director or the Director's designee as provided for in the joint Memorandum of

Understanding between the Fire/EMS Department and the Department of Permitting,

Inspections and Enforcement prior to the issuance of a building permit.

Exception 1: Plans are not required for automatic sprinkler system modifications in

commercial buildings involving ten (10) sprinkler heads or less that do not involve the shifting of

any cross mains or risers or create a more hydraulically demanding remote area. Inspection and
testing shall still be required after completion of the work.

Exception 2: Plans are not required for automatic sprinkler system modifications in single

family dwelling for adding or relocating sprinkler heads on the basement level or grade level

involving six (6) or less heads that does not involve the shifting of any cross mains or risers or

create a more hydraulically demanding remote area. Inspection and testing shall still be required

after completion of the work.

(b) Section 901.2.1.2, Review Assumptions. The operational assumption during the

review and inspection of all fire suppression systems shall be as follows:

(1) Total area protection: All areas shall be protected, including, but not limited to

attics, bathrooms, closets, combustible concealed spaces, loading docks, and open areas

beneath the projection of the structure footprint, planned for storage or vehicle traffic; unless

specifically noted, and supported by a Section of this Code on the shop drawings submitted

for review.

(2) Conditioned space: All areas through which any portion of a fire suppression

system passes shall be provided with an ambient temperature of no less than forty (40)

degrees Fahrenheit unless specifically noted on the plans submitted for review.

(3) Code compliance: A note shall be placed on all plans submitted for review

indicating that the installation shall comply with required standards.

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

(a) General. Sprinklers systems designed in accordance with NFPA 13D shall be supplied

and back flowed in accordance with the WSSC Plumbing Code.

[(a)] (b) Section 903.2.1, General. Approved automatic sprinkler systems in [new] buildings

and structures shall be provided in the locations described in this Section. For the purposes of

this Section, the fire area is defined as the aggregate floor area enclosed and bounded by

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

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

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

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

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

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

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

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

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

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

1. A Group M fire area exceeds six thousand (6,000) square feet,
2. A Group M fire area is located [or where] more than two (2) stories [in height] above grade plane
3. [or where] The combined fire area on all floors, including any mezzanines, exceeds twelve thousand (12,000) square feet.
4. A Group M occupancy [or when] used for the sales or display of upholstered furniture or mattresses over five thousand (5,000) square feet.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[j][k] Section 903.3.9, Riser and Water Supply Requirements. Every building which is required to be fully sprinklered shall be provided with a complete and separate sprinkler system riser. The riser shall include an alarm check valve or indicating device and check valve, a drain and connection for a fire department pumping connection and a control valve. The arrangement and location shall be subject to the approval of the authority having jurisdiction. A separate main supply source shall be required for each system riser. The system supply shall be based upon the low hydraulic grade shown on the Hydraulic Information Sheet, as determined by the
Washington Suburban Sanitary Commission [WSSC] or lowest hydraulic point per the water authority in areas not served by WSSC. The demand for the automatic sprinkler system [plus 5 psi] must be below the available water supply curve, as follows:

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

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

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

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

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

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

* * * * * * * * *

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

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

**TABLE 903.3**

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

<table>
<thead>
<tr>
<th>TOTAL INSIDE SYSTEM WATER DEMAND</th>
<th>HIGHEST SYSTEM WATER DEMAND</th>
<th>NUMBER OF 2 1/2 INCH FIRE DEPARTMENT CONNECTIONS [FDC]</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 gpm to [300] 500 gpm</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>1000 gpm + to 1500 gpm</td>
<td></td>
<td>3</td>
</tr>
</tbody>
</table>
1500 gpm + to 2000 gpm  
<table>
<thead>
<tr>
<th>[s Each additional 250 gpm]</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>[1 additional inlet]</td>
<td></td>
</tr>
</tbody>
</table>

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

(d) Fire alarm system within a building must not have conflicting:
   1. Audio devices
   2. Visual devices

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

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

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

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

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

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

*                *                *                *                *                *                *                *                *

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

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

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

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

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

1. Roof overhang, canopy or awning consistent with the type of construction.

2. Heated slab.

3. Reliable snow maintenance program approved by the Director or the Director’s
designee.

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

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

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

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

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

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

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

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

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

Sec. 4-189.01. - Soils and Foundations; [Section 1805, Dampproofing and Waterproofing]
Section 1809.01, Ground Improvement Foundation.

[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.]

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

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

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

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

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

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

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

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

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

1. It is the responsibility of the owner to engage and pay for the third party fire protection
system inspection. Please notice that no contractor may utilize a person of their own employment
to inspect the construction work of their own firm.

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

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

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

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

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

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

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

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

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

Sec. 4-195. - Electrical; Section 2701, General.
Section 2701.1 is amended to read as follows: "Scope." This Chapter governs the electrical components, equipment and systems used in buildings and structures covered by this Code. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of the National Electrical Code, as adopted and amended by Subtitle 9 of the County Code.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) Section 305.2 (ISPSC) is amended to read as follows: [3109.3 is amended to read as follows: "Public Swimming Pools." Public swimming pools shall be completely enclosed by a fence of at least six (6) feet in height or a screen enclosure. Openings in the fence shall not permit the passage of a four (4) inch diameter sphere. The fence or screen enclosure shall be equipped with self-closing and self-latching gates.] Outdoor swimming pools and spas shall include all Public and Residential pools and spas that shall be surrounded by a barrier that complies with Sections 305.2.1 through 305.7 (ISPSC).
(b) [Section 3109.4 is amended to read as follows: "Residential Swimming Pools."

Residential swimming pools shall comply with Section 3109.4.1 through 3109.4.3 of this Code.]

Section 305.2.1 (ISPSC) is amended to read as follows: "Barrier Height and Clearances." Barrier heights and clearances shall be in accordance with all of the following:

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

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

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

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

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

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

(d) Section 305.2.5 (ISPSC) is amended to read as follows: Closely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than seventy-two (72) inches (1829 mm), the
horizontal member shall be located on the pool or spa side of the fence. Spacing between
vertical members shall not exceed 1 ¾ inches (44 mm) in width. Where there are decorative
cutouts within vertical members, spacing within the cut outs shall not exceed 1 3/4 inches (44
mm) in width.

(e) Section 305.2.6 (ISPSC) is amended to read as follows: Widely spaced horizontal
members. Where the barrier is composed of horizontal and vertical members and the distance
between the tops of the horizontal members is seventy-two (72) inches (1829 mm) or more,
spacing between vertical members shall not exceed 4 inches (102 mm). Where there are
decorative cutouts within vertical members, spacing within the cut outs shall not exceed 1 3/4
inches (44 mm) in width.

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

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

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

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

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

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

(c) Section 3111.3.5.2 Ground-Mounted Photovoltaic Panels and Modules
3111.5.2.1 Non-combustible Surface. A ten (10) foot wide noncombustible surface fully enclosing all of the solar array panels is required.

1. Dirt with minor growth is not considered a noncombustible surface.
2. The entire width of the ten (10) foot noncombustible surface must be between the solar array panels and the Security Barrier.
   a. Access roads which are between the solar panel fields and are within the Security Barrier maybe used and are at least ten (10) foot wide noncombustible surfaces may be part of the noncombustible surface for the enclosure.
      i. Please note that Fire Access roads must meet all other code requirements.
   b. If a loose material is provided for a non-combustible surface then it must have a minimum depth of three (3) inches.
3. The entire width of the of the ten (10) foot wide noncombustible surface must be on the same finished grade with a maximum cross slope of 2%.
4. The ten (10) wide noncombustible surface minimum layer of three (3) inches if loose material and must meet all other codes for grading and storm water management.
   d. 3111.5.2.2 Vegetation Maintenance Plan.
      1. If vegetation maintenance plans are submitted for review, they must be two (2) original copies of the vegetation maintenance plan and be notarized with the owner’s signature.
      The two original vegetation maintenance plans must include the owner’s printed name, full address, telephone number and email address.
      2. The vegetation maintenance plans are required to be accepted and / or approved by the AHJ.
   e. 3111.[5].3 Security Barriers.
      1. Security barriers are required around the entire enclosure of all the solar array panels.

Sec. 4-211. - Safeguards During Construction; Section 3314.2, Accessibility for Emergency Vehicles.

SECTION 3314.2
ACCESSIBILITY FOR EMERGENCY VEHICLES

Section 3314.2 is added to read as follows: "Accessibility for Emergency Vehicles During
Construction Operations." At the beginning of construction operations and during construction, the contractor shall provide and maintain at all times a minimum twelve (12) foot wide vehicular access roadway that will allow unimpeded access by fire and emergency rescue vehicles from the improved street to within two hundred (200) feet of the most remote building under construction on the site. The vehicular access roadway surface shall be of a compacted material of stone, blacktop or other suitable material to support a twenty (20) ton vehicle under all weather conditions.

*                *                *                *                *                *                *                *

SUBTITLE 4. BUILDING.
DIVISION 1. BUILDING CODE.

SUBDIVISION 3. AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE.

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

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

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

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

(a) Section 403.3.1.2.3.2 is amended to read as follows, The system ventilation efficiency (E) shall be determined using table 403.3.1.2.3.2.

*                *                *                *                *                *                *

SUBTITLE 4. BUILDING.
DIVISION 1. BUILDING CODE.

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

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

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

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

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

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

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

* * * * * * * * * *

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

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

(b) Section R-311.7.5, Stair Treads and Risers. The maximum riser height shall be eight and one-fourth (8¼) inches, and the minimum tread depth shall be nine (9) inches. The riser height shall be measured vertically between the vertical planes of the foremost projection of
adjacent treads and at a right angle to the tread's leading edge. The walking face of treads and
landings of a stairway shall be sloped no steeper than one (1) unit vertical in forty-eight (48)
units horizontal two percent (2%) slope. The greatest riser height within any flight of stairs shall
not exceed the smallest by more than three-eighths (3/8) inch. The greatest tread depth within
any flight of stairs shall not exceed the smallest by more than three-eighths (3/8) inch.

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

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

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

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

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

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

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

(a) Section R-328.1, Automatic Sprinkler System Requirement for New One- and Two-
Family Dwellings and Industrialized Buildings (Modular and Manufactured Homes to be utilized
as a new One- and Two-Family Dwelling). This Section, R-328, supersedes Section R-313 of the IRC. An automatic sprinkler system shall be provided throughout new one- and two-family dwellings, including industrialized (modular) and manufactured homes, installed as manufactured homes after December 31, 2010. The following reductions in construction requirements are permitted when a one or two family dwelling is fully sprinklered:

1. A basement exit to grade is not required;
2. A second exit from the dwelling is not required;
3. Escape windows from sleeping rooms and basements (habitable or non-habitable) will not be required to meet any size except that at least one (1) window shall be provided from each sleeping room and basement which may be opened from the inside without the use of tools or keys;
4. Trusses are not required to be provided with a fire-resistant ceiling membrane; and
5. Fire separations may be reduced from two (2) hours to one (1) hour rating and may be constructed with combustible framing. The one (1) hour rated fire separation wall need not be able to withstand collapse of construction on either side under fire conditions.

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

[(c)]Section R-328.3, Sprinklers for Repair, Renovation or Replacement of Structures or Additions. Structures that replace structures that undergo a complete demolition (exclusive of the foundation) shall be required to be fully sprinklered.] Repairs to detached one and two family dwellings and townhomes not more than four stories above grade plane which, because of lack of maintenance or structural damage due to fire, explosion, or natural causes, which, in the opinion of the Director of the Director’s designee, exceed fifty percent (50%) of the building shall have an approved automatic fire sprinkler system installed throughout the building as part of the scope of repairs completed. Additions to existing structures which exceed one hundred percent (100%) of the total floor (square footage) of the existing structures will cause the altered structure (addition plus existing structure) to be fully sprinklered.
[(d)](c) Section R-328.4, Sprinklers for Additions. All enclosed or habitable additions to an existing sprinklered one- or two-family dwelling, including industrialized (modular and manufactured) homes must also be fully sprinklered.

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

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

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

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

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

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

[(h)](g) Section R-328.6.2, Water Pressure and Volume Boost with Totally
Enclosed, Fan Cooled Pump Driver. Water pressure and volume boost with totally enclosed, fan cooled pump driver shall be installed as follows:

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

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

Section R-328.6.3, Any Pump with a Stored Water Supply. Any pump with a stored water supply shall be installed as follows:

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

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

Figure R-328.6.1

Section R-328.6.4, Combination Use Standard Wiring Method. Any pump on a single circuit shall be installed to be within visual sight of the pump.

Section R-328.6.5, Mounting Considerations for Any Pump Serving a Residential Sprinkler System. Any pump serving a residential sprinkler system shall be installed as follows:

1. Wall or floor mounted;
2. Accessible for inspection or service;
3. Ensure not located in hazardous area;
Sec. 4-249. - Foundations; Section R-403, Footings.

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

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

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

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

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

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

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

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

(1) Section R-404.1.1, Design Loads. In addition to other applicable loads, the
basement walls shall be designed for the at-rest pressure (lateral soil load) as described in Table

(2) Section R-404.1.2, Design of Concrete Masonry. Design of concrete masonry
unit (CMU) walls shall conform to the Building Code Requirements for Masonry Structures
(ACI 530/TMS 402) Chapters 1, 2 and 3. Minimum horizontal joint reinforcement consisting of
not less than two continuous wires each with a minimum cross-sectional area of 0.017 square
inch (9 gage) shall be provided in horizontal bed joints spaced not more than every second
course vertically. For basement walls subjected to lateral earth pressure, minimum vertical
reinforcement shall consist of one No. 5 rebar (ASTM A615 grade 60) spaced not more than
sixteen (16) inches (for nominal 8", 10" or 12" walls). Cells having vertical reinforcement shall
be filled with concrete or masonry grout meeting the requirement of ASTM C476. Vertical steel
reinforcement shall be placed not more than 2 inches from the inside face of the walls.

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

* * * * * * * * * * *

Sec. 4-254. – [Interior Residential Bathroom Facilities—Limitation] Wall Construction;
Section R602.10 Wall Bracing.
Residential structures in the R-55 (One-Family Detached Residential) Zone shall not have more
than five (5) bathrooms for that structure or a combination of the primary residential and any
accessory use on the property. At least one bathroom within any structure on the property must
be accessible from a common interior area, such as a hallway. Section R602.10.9.2 Braced wall
panel supported by floor joists, beams or girders (see section R602.10.8). When the interior
braced wall panel, not supported by continuous braced wall or foundation wall below, is used in
conjunction/combination with the exterior braced walls, the design of this braced wall system
(interior and exterior) including the design of the supporting joists, beams and girders, column
and foundation shall be in accordance with accepted engineering practice.

Sec. 4-255. [Reserved] – Roof Assemblies; Section R903 Weather Protection.
Section R903.4.2 is added to read as follows: “Gutters and Downspouts.” Unless constructed
with parapet walls and coping, all exterior walls shall be provided with gutters and downspouts
or leaders to dispose of roof drainage to comply with the International Plumbing Code.

SUBTITLE 4. BUILDING.
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.
(B) Commercial Buildings.

(10) Private In-Ground Pool.

(11) Private Above-Ground Pool.

(12) Commercial Swimming Pools.

(13) Raze Permits.

  (A) One- and Two-Family Dwellings.

  (B) Commercial Buildings.

(14) Moving a Building.

(15) Revising Permit Applications.

(16) Elevators.

(17) Chair Lift.

(18) Fence Permit.

(19) Decks.

(20) Gazebos.

(21) Change of Ownership.

(22) Temporary Use and Occupancy.

(23) Partial Use and Occupancy.

(24) Special Investigation.

(25) Accessory Buildings such as Sheds, 150 Square Feet and Larger.

(26) Accessory Buildings such as Sheds, Smaller than 150 Square Feet.

(27) Sunrooms, Porches and Garages (attached or detached).

(28) Carports.

(29) Fire Damage.

(30) Driveways.

(31) Mobil/Replacement Homes.

(32) Fireplaces (One- and Two-Family Dwellings).

(33) Retaining Walls, Two Feet and Taller.

(34) Patios, Five Hundred Square Feet and Larger.

(35) Patios, under Five Hundred Square Feet.

(36) Pole Bases.

(37) Awnings.
(38) Open Pit.
(39) Waterproofing.
(40) Wheelchair Ramps.
(41) Roofing.
(42) Satellite Dishes, Two Feet in Diameter and Larger.
(43) Observation Stands.
(44) Solar Panels.
(45) Freestanding Signs.
(46) Wall Mounted Signs.
(47) Tanks, Above or Under Ground.
(48) Telecommunications Antennas.
(49) Telecommunications Towers.
(50) Electrical.
(51) Mechanical.
(52) Fire Protection.
   (A) Sprinkler Heads.
      (i) Residential Buildings (One- and Two-Family Dwellings).
      (ii) Commercial Buildings.
   (B) Fire Alarms.
(53) Post Construction Permit Fee (These fees are in addition to the standard permit fee schedule.)
   (A) Residential One-and Two-Family Dwellings unpermitted construction
      (i) Building- $250.00
      (ii) Electrical - $250.00
      (ii) Mechanical - $250.00
      (iv) Fire Protection - $250.00
      (vi) Geotechnical - $250.00
      (vii) Civil- $250.00
   (B) Commercial unpermitted construction
      (i) Building- $1000.00
      (ii) Electrical - $1000.00
(C) Second Offense Post Construction Fees. Additional permit fees for a second or subsequent offense within twenty-four (24) months will be based assessed. The Department of Permitting, Inspections and Enforcement will base the increased Post Construction Permit Fee on the following: applicant’s name, property owner, and/or company affiliated with the unpermitted construction.

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

(a) Building- $500.00
(b) Electrical - $500.00
(c) Mechanical - $500.00
(d) Fire Protection - $500.00
(e) Geotechnical - $500.00
(f) Civil - $500.00

(ii) Commercial Unpermitted construction

(a) Building- $1000.00
(b) Electrical - $1000.00
(c) Mechanical - $1000.00
(d) Fire Protection - $1000.00
(e) Geotechnical - $1000.00
(f) Civil - $1000.00

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

(55) Variance Review- $175.00 per application

(56) Review and Inspection of Swimming Pools & Spas – $750.00 per application, plus the technology fee.
(57) Raze Inspections - Commercial - $500.00 per application

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

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

<table>
<thead>
<tr>
<th>Heating Boilers</th>
<th>FEES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td></td>
</tr>
<tr>
<td>0—1000 MBH</td>
<td>$20.00</td>
</tr>
<tr>
<td>1000—2000 MBH</td>
<td>$30.00</td>
</tr>
<tr>
<td>over 2000 MBH</td>
<td>$40.00</td>
</tr>
<tr>
<td>Steam</td>
<td></td>
</tr>
<tr>
<td>0—1000 P/H</td>
<td>$30.00</td>
</tr>
<tr>
<td>1000—2000 P/H</td>
<td>$40.00</td>
</tr>
<tr>
<td>2000—4000 P/H</td>
<td>$50.00</td>
</tr>
<tr>
<td>over 4000 P/H</td>
<td>$60.00</td>
</tr>
<tr>
<td>Power Boilers</td>
<td></td>
</tr>
<tr>
<td>0—100 HP</td>
<td>$40.00</td>
</tr>
<tr>
<td>100—500 HP</td>
<td>$50.00</td>
</tr>
<tr>
<td>500—1000 HP</td>
<td>$60.00</td>
</tr>
<tr>
<td>Domestic Hot-Water Supply Boilers</td>
<td>$20.00</td>
</tr>
<tr>
<td>Miniature Boilers</td>
<td>$20.00</td>
</tr>
<tr>
<td>Unfired pressure vessels without manhole</td>
<td>$20.00</td>
</tr>
<tr>
<td>Unfired pressure vessels with manhole</td>
<td>$40.00</td>
</tr>
</tbody>
</table>

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

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

| Passenger elevator — power driven | $30.00 |
Passenger elevator — hand driven $10.00
Freight elevator — power driven $30.00
Sidewalk elevator — power driven $12.00
Sidewalk elevator — hand driven $7.00
Dumbwaiter — power driven $15.00
Dumbwaiter — hand driven $7.00
Escalator — per floor $12.00
Man lift — power driven $12.00
Material hoists $20.00

Reserved
Reserved
Reserved.
Reserved.

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:
(aa) A minimum of one (1) bathroom per two (2) beds;
(bb) Appropriate locks will be provided on every bedroom door as permitted by the Life Safety Code;
(cc) At least seventy percent (70%) of bedrooms shall not exceed one hundred and forty-five (145) square feet or be smaller than standard market units (exclusive of the closet and bathroom);
(dd) Balconies shall not be permitted, but enclosed decks and patios shall be permitted on the ground floor;
(ee) At least ninety percent (90%) of dwelling units shall be furnished with a single or full bed and desk in each bedroom and appropriate seating for each resident in the living and dining areas;
(ff) Design of amenities shall be geared toward college students such as study rooms, computer rooms, club rooms and game rooms; and
(gg) Written evidence of a relationship with an institution of higher education in terms of one or more of the following: resident life services, shuttle bus services, coordinated permit parking policies and telecommunications wiring.
(ii) A multifamily project that is exempt pursuant to subsection (D)(1) shall be assessed a school facilities surcharge at the time a building permit is issued for the conversion of a multifamily dwelling to standard market units;
(E) Multifamily housing dwelling units, or multifamily dwelling units created through the conversion of an office building, provided that the multifamily uses are located on property within a Regional Transit District or Local Center within an applicable General Plan, as designated by Resolution of the County Council.
    (2) The amount of the school facilities surcharge for a building permit issued on or after July 1, 2003 shall be:
    (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.
(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:

<table>
<thead>
<tr>
<th>Construction</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
<td>$7,870</td>
</tr>
<tr>
<td>All other buildings</td>
<td>$13,493</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Construction</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
<td>$8,177</td>
</tr>
<tr>
<td>All other buildings</td>
<td>$14,019</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Construction</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
<td>$8,120</td>
</tr>
<tr>
<td>All other buildings</td>
<td>$13,921</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Construction</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
<td>$8,299</td>
</tr>
<tr>
<td>All other buildings</td>
<td>$14,227</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Construction</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
<td>$8,565</td>
</tr>
<tr>
<td>All other buildings</td>
<td>$14,682</td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Construction</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
<td>$8,858</td>
</tr>
<tr>
<td>All other buildings</td>
<td>$15,185</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
</tr>
<tr>
<td>All other buildings</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Construction</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings located between Interstate Highway 495 and</td>
<td>$9,017</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th></th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>All other buildings</td>
<td>$15,458</td>
</tr>
</tbody>
</table>

(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:

<table>
<thead>
<tr>
<th>Construction</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developed Tier construction</td>
<td>$2,124</td>
</tr>
<tr>
<td>All other buildings</td>
<td>$6,371</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Construction</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developed Tier construction</td>
<td>$2,207</td>
</tr>
<tr>
<td>All other buildings</td>
<td>$6,619</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Construction</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developed Tier construction</td>
<td>$2,192</td>
</tr>
<tr>
<td>All other buildings</td>
<td>$6,573</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Construction</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developed Tier construction</td>
<td>$2,240</td>
</tr>
<tr>
<td>All other buildings</td>
<td>$6,718</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Construction</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developed Tier construction</td>
<td>$2,312</td>
</tr>
<tr>
<td>All other buildings</td>
<td>$6,933</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Construction</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developed Tier construction</td>
<td>$2,365</td>
</tr>
<tr>
<td>All other buildings</td>
<td>$7,092</td>
</tr>
</tbody>
</table>

CR-65-2013 established the public safety surcharge for Fiscal Year 2014, effective July 1, 2013, as follows:
<table>
<thead>
<tr>
<th>Construction</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developed Tier construction</td>
<td>$2,391</td>
</tr>
<tr>
<td>All other buildings</td>
<td>$7,170</td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Construction</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developed Tier construction</td>
<td>$2,439</td>
</tr>
<tr>
<td>All other buildings</td>
<td>$7,314</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Construction</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developed Tier construction</td>
<td>$2,434</td>
</tr>
<tr>
<td>All other buildings</td>
<td>$7,299</td>
</tr>
</tbody>
</table>

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

SUBTITLE 4. BUILDING

DIVISION 1. BUILDING CODE

SUBDIVISION 2. AMENDMENTS TO THE INTERNATIONAL BUILDING CODE.

[Sec. 4-153. - 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 crawlsaces 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. 4-156. - Fire Protection Systems; Section 909, Smoke Control Systems.]

[Section 409.2.1, Smoke Control Systems Design Report. All active mechanical smoke control systems shall be reviewed, signed and stamped by a professional engineer who is licensed in the State of Maryland and who meets the requirements of Section 107.3.4 prior to submission for review. The professional engineer shall submit a Design Report with supportive calculations to the Director or the Director's designee attesting to the design's compliance with Sections 909.8 and 909.9 of this Code, as well as applicable adopted NFPA Codes for smoke control systems.]

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

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

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

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

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

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

[(a) Section 1406.3.1 is amended to read as follows: "Balconies and Similar Projections."
Existing balconies which are subject to repair or replacement due to deterioration or
damage shall comply with this Section.]

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

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

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

[(a) 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
minimum of twenty-four (24) inches in diameter, or eighteen (18) inches square and twenty-four
(24) inches in depth and be provided with a fitted cover. The sump pump shall have adequate
capacity to discharge all water coming into the sump as it accumulates, but in no case shall the
capacity of the pump be less than fifteen (15) gallons per minute. The discharge from the pump

68
shall be a minimum of one and one-fourth (1¼) inches and shall have a union in the discharge piping to make the pump accessible for servicing. Subsoil drains and sump pump discharge may discharge to a properly graded open area provided the point of discharge is ten (10) feet from any property line or Building Restriction Line (BRL). Where a continuously flowing spring or high groundwater table is encountered during the design stage, basement floors shall be designed at least two and one-half (2.5) feet above the groundwater's highest detected level. Alternatively, pre-approved methods of permanent dewatering shall be provided, and groundwater level shall be verified again before construction. If such condition is encountered after construction, and subsoil drains are pre-approved by the County, these drains must be piped to a storm drain or approved outfall where they shall be fitted with an accessible backwater valve. Residential sump pumps are not to be relied on for lowering high groundwater table.]

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

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

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

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

[Sec. 4-200. - Mechanical Systems; Section 2802, Existing Buildings.]
[(a) Section 2802 is added to read as follows: "Imminent Hazard." Any boiler or pressure vessel which is deemed an immediate hazard to the general public shall be removed from service and secured safe. The Building Official shall have the authority to take or cause to be taken any and all measures to enforce this Section. The Building Official or the Building Official's authorized representative may request assistance of Police or Fire Services, public utility companies, or others to lend assistance in securing any boiler or vessel deemed an immediate and imminent hazard. Upon deeming an immediate hazard, the Building Official shall cause to be posted on each unsafe device a notice reading as follows: "This device is unsafe and its use or operation has been prohibited by the Building Official and it shall be unlawful for any person or persons to operate such equipment except for the purpose of making required repairs."

(b) Section 2802.1 is added to read as follows: "Notification of Repairs." Except for one- and two-family dwellings, notification within one (1) business day shall be given to the Building Official for any repairs to pressure side of boilers or unfired pressure vessels.]

[Sec. 4-212. Existing Structures; Section 3401, General.]

[Section 3401.1 is amended to read as follows: "Scope." The provisions of this Chapter shall control the alteration, repair, addition and change of occupancy of existing structures. Exception: 2012 International Existing Building Code (IEBC), adopted as the Maryland Rehabilitation Code, COMAR 05.16.01, effective July 16, 2007 shall apply to the rehabilitation of existing buildings in Prince George's County by written request.]

[Sec. 4-223. - Safeguards During Construction, Section 3313, Accessibility for Emergency Vehicles.]

[SECTION 3313

ACCESSIBILITY FOR EMERGENCY VEHICLES]
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. After the owner obtains approval of a National Board Inspector;
2. In accordance with the National Board Inspection Code Chapter III,
3. Repairs and Alterations to Boilers and Pressure Vessels by Welding; and
4. By a repair organization having a valid:
   (i) National Board "R" symbol stamp; or
   (ii) Appropriate ASME Code symbol stamp encompassing the 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
declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Act, since the same would have been enacted without the incorporation in this Act of any such invalid or unconstitutional word, phrase, clause, sentence, subparagraph, subsection, or section.

SECTION 5. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45) 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.