

Introduced 04.07.2025
Public Hearing 04.21.2025
Council Action 07.07.2025
Executive Action 07.08.2025
Effective Date 09.07.2025

County Council of Howard County, Maryland

2025 Legislative Session

Legislative Day No. 5

Bill No. 28-2025

Introduced by: The Chairperson at the request of the County Executive

Short Title: Adopting – Plumbing and Gasfitting Code

Title: AN ACT adopting the 2024 International Plumbing Code and the National Fuel Gas Code (NFPA 54-2024), as the Plumbing and Gasfitting Code for Howard County in order to protect the public health and safety by setting forth criteria for the design and installation of plumbing and gasfitting systems; adopting local amendments to the Plumbing and Gasfitting code; making certain technical corrections; and generally relating to the Plumbing and Gasfitting Code for Howard County.

Introduced and read first time April 7, 2025. Ordered posted and hearing scheduled.
By order Michelle Harrod
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on April 21, 2025.
By order Michelle Harrod
Michelle Harrod, Administrator

This Bill was read the third time on July 7, 2025 and Passed ☒, Passed with amendments ☐, Failed ☐.
By order Michelle Harrod
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 8 day of July, 2025 at 5:00 a.m./p.m.
By order Michelle Harrod
Michelle Harrod, Administrator

Approved/Vetoed by the County Executive July 8, 2025
Calvin Ball
Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

Extend lisc to July 21, 2025 - May 5, 2025 MPA

1 **Section 1. *Be It Enacted*** by the County Council of Howard County, Maryland, that the
2 *Howard County Code is amended as follows:*

3 *By repealing and reenacting:*

4 *Title 3. Buildings.*

5 *Subtitle 3. Plumbing and Gasfitting Regulations.*

6 *Section 3.301. General Provisions.*

7 *Section 3.302. Adoption of Plumbing and Gasfitting Code.*

8
9 **TITLE 3. BUILDINGS.**

10 **SUBTITLE 3. PLUMBING AND GASFITTING REGULATIONS.**

11
12 **SECTION 3.301. GENERAL PROVISIONS.**

13 (A) *PLUMBING AND GASFITTING CODE.* THERE IS A HOWARD COUNTY PLUMBING AND
14 GASFITTING CODE, ADOPTED AT SECTION 3.302 OF THIS SUBTITLE. ALL PLUMBING,
15 GASFITTING, AND ON-SITE UTILITY WORK PERFORMED IN HOWARD COUNTY SHALL
16 CONFORM TO THE PROVISIONS OF THE HOWARD COUNTY PLUMBING AND GASFITTING
17 CODE.

18 (B) *DEFINITION OF TERMS.* ALL TERMS SHALL BE AS DEFINED IN THE HOWARD COUNTY
19 PLUMBING AND GASFITTING CODE.

20 (C) *INTENT.* THE INTENT OF ACTIONS TAKEN PURSUANT TO THIS SUBTITLE ARE PURELY
21 GOVERNMENTAL IN NATURE, ARE CONDUCTED SOLELY FOR THE PUBLIC BENEFIT, AND ARE
22 NOT TO BE CONSTRUED AS A WARRANTY OF DESIGN OR CONSTRUCTION TO ANY PERSON.

23 (D) *HOMEOWNERS' RIGHT TO CONDUCT PLUMBING WORK.* NOTWITHSTANDING ANY OTHER
24 PROVISION IN THIS SUBTITLE, A PERMIT IS NOT REQUIRED FOR A HOMEOWNER WHO
25 PERSONALLY PERFORMS PLUMBING WORK IN THEIR OWN RESIDENCE IN THE FOLLOWING
26 INSTANCES:

- 27 (1) FOR ANY PLUMBING WORK LISTED IN SUBSECTIONS 3.305(A)(4)(i) AND (ii);
28 (2) EXCEPT FOR MAKING A FINAL CONNECTION BETWEEN THE HOMEOWNER'S
29 RESIDENCE AND A PUBLIC OR PRIVATE DISPOSAL SYSTEM OR WATER SUPPLY
30 SYSTEM, THE INSTALLATION, MAINTENANCE, EXTENSION, ALTERATION, OR
31 REMOVAL OF PIPING, A PLUMBING FIXTURE, A PLUMBING APPLIANCE, A

1 PLUMBING APPURTENANCE, OR OTHER PLUMBING APPARATUS IS EXEMPT
2 FROM THIS SUBSECTION IF THE HOMEOWNER PROVIDES HOWARD COUNTY
3 WITH WRITTEN NOTIFICATION DESCRIBING THE WORK TO BE CONDUCTED,
4 ACKNOWLEDGING THAT THE WORK MUST MEET THE REQUIREMENTS OF THE
5 PLUMBING AND GASFITTING CODE, AND GRANTING PERMISSION TO INSPECT
6 SUCH WORK; AND

- 7 (3) THE INSTALLATION, ALTERATION, REPAIR, OR MAINTENANCE OF AN
8 EXTERIOR ROOF DRAIN, GUTTER, DOWNSPOUT, OR RAIN LEADER.
9

10 **SECTION 3.302. ADOPTION OF PLUMBING AND GASFITTING CODE.**

11 (A) *ADOPTION OF NATIONAL CODES.* THE 2024 INTERNATIONAL PLUMBING CODE,
12 PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, AS MODIFIED BY LOCAL
13 AMENDMENTS, AND THE NATIONAL FUEL GAS CODE (NFPA 54-2024), PUBLISHED BY THE
14 NATIONAL FIRE PROTECTION ASSOCIATION, ARE ADOPTED AS THE PLUMBING AND
15 GASFITTING CODE FOR HOWARD COUNTY AS IF THE INTERNATIONAL PLUMBING CODE AND
16 THE NATIONAL FUEL GAS CODE WERE SET OUT IN FULL IN THIS SUBTITLE.

17 (B) *LOCAL AMENDMENTS TO THE INTERNATIONAL PLUMBING CODE.* THE FOLLOWING LOCAL
18 AMENDMENTS MODIFY CERTAIN PROVISIONS OF THE INTERNATIONAL PLUMBING CODE:

19 (1) ***SECTION 101.5 PIPING THROUGH ADJACENT PROPERTY.***

20 ADD NEW SUBSECTION 101.5 AFTER SUBSECTION 101.4 AS FOLLOWS:

21 *SECTION 101.5 PIPING THROUGH ADJACENT PROPERTY.* SEWER, WATER, AND GAS
22 PIPING SHALL NOT BE INSTALLED THROUGH PROPERTY OTHER THAN THE PROPERTY
23 TO BE SERVED.

24 EXCEPTION: PIPING PROPOSED TO PASS THROUGH PROPERTY OTHER THAN THE
25 PROPERTY TO BE SERVED MAY BE INSTALLED THROUGH A RIGHT-OF-WAY OR
26 RECORDED EASEMENT WITH THE PERMISSION OF THE AUTHORITY HAVING
27 JURISDICTION, PROVIDED THAT:

- 28 (I) ALL PRIVILEGES OF A RIGHT-OF-WAY OR RECORDED EASEMENT ARE OBTAINED
29 BY THE PROPERTY OWNER DESIRING SERVICE, WITHOUT ANY COST, LIABILITY,
30 OR DAMAGE TO HOWARD COUNTY;

1 (II) THE RECORDED EASEMENT OR RIGHT-OF-WAY MEETS ALL REQUIREMENTS OF
2 THE AUTHORITY HAVING JURISDICTION; AND

3 (III) THE RECORDED EASEMENT OR RIGHT-OF-WAY SHALL BE GRANTED AND
4 CONVEYED BY FORMAL DEED RECORDED IN THE LAND RECORDS OF HOWARD
5 COUNTY.

6 (2) DELETE SECTION 103 THROUGH SECTION 115, INCLUSIVE AND IN THEIR ENTIRETY
7 AND SUBSTITUTE:

8 **SECTION 103 ADMINISTRATION.** SECTIONS 103 THROUGH 118 OF THE
9 INTERNATIONAL BUILDING CODE, 2024 EDITION, AS ADOPTED AND AMENDED IN
10 SUBTITLE 1 OF THIS TITLE , SHALL GOVERN THE ADMINISTRATION AND
11 ENFORCEMENT OF THE PLUMBING AND GASFITTING CODE.

12 (3) ***SECTION 202 GENERAL DEFINITIONS.***

13 (I) INSERT THE FOLLOWING DEFINITIONS IN ALPHABETICAL ORDER, AS
14 APPROPRIATE:

- 15 A. **AUTHORITY HAVING JURISDICTION:** THE AUTHORITY HAVING
16 JURISDICTION IS THE DIRECTOR OF THE DEPARTMENT OF INSPECTIONS,
17 LICENSES AND PERMITS OR THE DIRECTOR’S AUTHORIZED DESIGNEE.
- 18 B. **GASFITTING:** THE INSTALLATION OR MAINTENANCE OF GAS PIPING AND
19 EQUIPMENT DESIGNED FOR THE UTILIZATION OF GAS.
- 20 C. **LICENSED MASTER PLUMBER:** AN INDIVIDUAL LICENSED BY THE
21 MARYLAND STATE BOARD OF PLUMBING TO PROVIDE PLUMBING SERVICES.
- 22 D. **MASTER GASFITTER:** AN INDIVIDUAL LICENSED BY THE MARYLAND STATE
23 BOARD OF PLUMBING TO PROVIDE GASFITTING SERVICES.
- 24 E. **ON-SITE UTILITY:** A WATER, SEWER, OR STORM DRAIN SYSTEM SERVING
25 PRIVATE PROPERTY EXTENDING FROM THE PROPERTY LINE TO A DISTANCE
26 OF 5 FEET FROM ANY NEW NEWLY CONSTRUCTED IMPROVEMENT ON A
27 PROPERTY. AN ON-SITE UTILITY SHALL INCLUDE A FINAL CONNECTION TO A
28 PUBLIC OR PRIVATE WATER, SANITARY SEWER, OR STORM DRAIN SYSTEM.
29 AN ON-SITE UTILITY SHALL NOT INCLUDE A CONNECTION THAT IS WITHIN 5
30 FEET FROM ANY NEWLY CONSTRUCTED IMPROVEMENT ON THE PROPERTY.
- 31 F. **ON-SITE UTILITY CONTRACTOR:** A PERSON, COMPANY, FIRM, OR

CORPORATION WHOSE OFFICIAL HOLDS A HOWARD COUNTY ON-SITE
UTILITY CONTRACTOR'S LICENSE.

G. **ON-SITE UTILITY WORK:** THE INSTALLATION, REPAIR, OR MAINTENANCE
OF ANY ON-SITE UTILITY.

H. **PLUMBING PERMIT, EXPRESS:** A PREPAID RESIDENTIAL PERMIT THAT CAN
BE USED BY A MASTER PLUMBER FOR THE INSTALLATION OF UP TO 5
PLUMBING FIXTURES.

I. **PLUMBING PLANS AND SPECIFICATIONS:** ANY PLAN OR SPECIFICATION
REQUIRED BY THE AUTHORITY HAVING JURISDICTION AND BY SECTION
107.2.1.1 OF THE HOWARD COUNTY BUILDING CODE PRIOR TO ISSUANCE OF
A PLUMBING PERMIT.

(4) *SECTION 302 EXCLUSION OF MATERIALS DETRIMENTAL TO THE SEWER SYSTEM.*

DELETE THIS SECTION IN ITS ENTIRETY AND SUBSTITUTE THE FOLLOWING:

302 DISCHARGES TO THE PUBLIC SEWER SYSTEM.

302.1 GENERAL. ANY DISCHARGE TO THE PUBLIC SEWER SYSTEM SHALL CONFORM
TO THE STANDARDS AND REQUIREMENTS OF SECTION 18.122A, "REGULATION OF
DISCHARGES TO THE PUBLIC SEWERAGE SYSTEMS", OF THE HOWARD COUNTY
CODE.

(5) *SECTION 305.4 FREEZING.*

DELETE THE LAST SENTENCE AND SUBSTITUTE "EXTERIOR WATER SUPPLY PIPING
SHALL BE INSTALLED NOT LESS THAN 36 INCHES BELOW GRADE."

(6) *SECTION 305.4.1 SEWER DEPTH*

(i) DELETE THE FIRST SENTENCE; AND

(ii) INSERT "30 INCHES" INTO THE SECOND SENTENCE.

(7) *SECTION 404.2 ACCESSIBLE FIXTURE REQUIREMENTS*

AT THE END OF THE SENTENCE DELETE "ICC A117.1" AND SUBSTITUTE "THE
MARYLAND ACCESSIBILITY CODE".

(8) *SECTION 410.4 SUBSTITUTION.*

IN THE SECOND SENTENCE, AFTER "WHERE", DELETE "THREE OR MORE" .

(9) *SECTION 603.1 SIZE OF WATER SERVICE PIPE.*

IN THE LAST SENTENCE, DELETE "¾ INCH (19.1MM)" AND SUBSTITUTE "1 INCH".

1 (10) **TABLE 605.3 WATER SERVICE PIPE.**

2 IN THE COLUMN TITLED “MATERIAL”, IN THE ROW TITLED “COPPER OR COPPER-
3 ALLOY TUBING”, DELETE TYPES “M” AND “WM”.

4 (11) **SECTION 608.18 PROTECTION OF INDIVIDUAL WATER SUPPLIES.**

5 DELETE THIS SECTION IN ITS ENTIRETY.

6 (12) **SECTION 714.1 SEWAGE BACKFLOW.**

7 IN THE FIRST AND SECOND SENTENCES AND IN THE EXCEPTION, IN ALL INSTANCES,
8 AFTER “PUBLIC” INSERT “OR PRIVATE”.

9 (13) **SECTION 903 VENT TERMINALS.**

10 IN SUBSECTION 903.1.1, INSERT THE NUMBER “6” WHERE INDICATED.

11 (14) **SECTION 918 AIR ADMITTANCE VALVES.**

12 DELETE THIS SECTION IN ITS ENTIRETY.

13 (15) **CHAPTER 13 NONPOTABLE WATER SYSTEMS.**

14 DELETE THIS CHAPTER IN ITS ENTIRETY.

15

16 **Section 2. And Be It Further Enacted by the County Council of Howard County,**
17 **Maryland, that this Act shall become effective 61 days after its enactment.**



HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS

3430 Courthouse Drive

■ Ellicott City, Maryland 21043 ■

410-313-2433

Robert J. Frances, P.E., Director
bfrances@howardcountymd.gov

FAX 410-313-3298
TDD 410-313-2323

Date: March 27, 2025

To: Brandee Ganz, Chief Administrative Officer
Department of County Administration

From: Robert Frances, P.E., Director *Robert J. Frances*
Department of Inspections, Licenses, & Permits

Subject: Testimony Regarding Adoption of 2024 Building Codes, 2024 International Plumbing Code, 2024 Swimming Pool and Spa Code and 2024 Property Maintenance Code for Rental Housing

The Department of Inspections, Licenses, & Permits has proposed legislation to adopt the 2024 version of the Howard County Building Code. The intent of this legislation is to update the model codes used as the basis of the Howard County Building Code, to the most recent editions. This will keep Howard County up to date with the latest codes and standards that are being used in the construction industry. All the codes that are proposed can be viewed online with links provided on the Howard County website.

This adoption will include the 2024 Editions of the following model codes; International Building Code, International Residential Code, International Plumbing Code, International Energy Conservation Code, International Mechanical Code, International Swimming Pool and Spa Code, and the International Property Maintenance Code scoped to apply to rental properties and older buildings that may have structural concerns. The amendments as proposed enable us to stay current with the most up to date construction codes and allow us to maintain our current construction practices.

The most significant amendments and changes to the current code are:

- 1) Adoption of the 2024 International Energy Conservation Code will result in 7.80% energy savings, over the 2021 version, as determined by the Department of Energy.
- 2) The County has been mandated by State law to adopt the current version of the International Swimming Pool and Spa Code for all commercial and residential pool installations.
- 3) Language was added to clarify exemptions for permits to exclude any structure located within the floodplain. There will not be any exemptions as this is a requirement from FEMA.
- 4) To update codes that deal with the new federal mandate for flammable A2L refrigerants.

Fiscal Impact

The adoption of these updates to the 2024 International Codes will not have any fiscal impact on the County. There will not be a need for additional staff to enforce these requirements at this time. All training will be handled within the Department's normal training and certification methods.

If you have any questions, please feel free to contact me on extension x3946.

CC: Don Mock, P.E., Chief of Plan Review
Jennifer Sager, County Administration

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on July 8, 2025.

Michelle Harrod
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on _____, 2025.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on _____, 2025.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on _____, 2025.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on _____, 2025.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on _____, 2025.

Michelle R. Harrod, Administrator to the County Council