

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2024 Legislative Session

Bill 2024-10

Charles County Building Code

Introduced by Charles County Commissioners

FOR the purpose of adopting the 2021 International Building Code, the 2021 International Residential Code, the 2021 International Energy Conservation Code, the 2021 International Fuel Gas Code, the 2021 International Existing Building Code, the 2021 International Mechanical Code, 2021 International Plumbing Code, the 2021 International Swimming Pool and Spa Code, the 2021 International Fire Code (chapters 12 and 32 and section 312 only), the 2021 International Property Maintenance Code, and the National Electric Code, 2020 Edition, collectively as the Building Code for Charles County, with certain insertions, additions, deletions, and changes BY amending: Chapter 224 – Building Construction Section 224-1 through 224-4 *Code of Charles County, Maryland* (2013 Edition).

Date introduced: 04/16/2024

Public Hearing: 05/14/2024 Virtual and In-Person @ 6:00 p.m.

Commissioners Action: 05/14/2024

Commissioner Votes: RBC: Y, GB: Y, TC: Y, AS: Y, RP: Y

Pass/Fail: Pass

Effective Date: 06/28/2024

Remarks: _____

NOTE: CAPITALS indicate matter added to existing text.
[Brackets] indicate matter deleted from existing law.

1 COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND
2 2024 Legislative Session

3
4 Bill No. 2024-10

5 Chapter. No. 224

6 Introduced by Charles County Board of Commissioners

7 Date of Introduction April 16, 2024
8
9

10 **BILL**

11 AN ACT concerning

12 Charles County Building Code

13 FOR the purpose of

14 Adopting the 2021 International Building Code, the 2021 International Residential Code,
15 the 2021 International Energy Conservation Code, the 2021 International Fuel Gas Code, the 2021
16 International Existing Building Code, the 2021 International Mechanical Code, 2021 International
17 Plumbing Code, the 2021 International Swimming Pool and Spa Code, the 2021 International Fire
18 Code (chapters 12 and 32 and section 312 only), the 2021 International Property Maintenance
19 Code, and the National Electric Code, 2020 Edition, collectively as the Building Code for Charles
20 County, with certain insertions, additions, deletions, and changes

21
22 BY amending:

23 Chapter 224 – Building Construction

24 Section 224-1 through 224-4

25 *Code of Charles County, Maryland*

26 (2013 Edition)
27

28 **SECTION 1.** Be it enacted by the County Commissioners of Charles County, Maryland, that
29 the Laws of Charles County, Maryland read as follows:
30
31

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1
2 **Chapter 224.**

3 **§ 224-1 Adoption of [2015] 2021 Standards; Additions, Deletions, Changes.**

- 4 (1) The 2021 International Building Code [2015] (IBC), the 2021 International Residential
5 Code[2015] (IRC), the [2015] 2021 International Energy Conservation Code (IECC), the
6 [2015] 2021 International Fuel Gas Code (IFGC), the [2015] 2021 International Existing
7 Building Code (IEBC), the [2015] 2021 International Mechanical Code (IMC), the [2015]
8 2021 International Plumbing Code (IPC), [and] THE 2021 INTERNATIONAL
9 SWIMMING POOL AND SPA CODE (ISPSC), THE 2021 INTERNATIONAL FIRE
10 CODE (IFC) (CHAPTERS 12 AND 32 AND SECTION 312 ONLY), the [2015] 2021
11 International Property Maintenance Code (IPMC), published by the International Code
12 Council, Inc. (ICC), copies of which are attached hereto and made part hereof by
13 incorporation, are hereby adopted as written, collectively, as The Building Code of Charles
14 County, and will take effect for all permit applications upon the effective date of this bill,
15 with the following insertions, additions, deletions.
- 16 (2) THE NATIONAL ELECTRICAL CODE (2020 EDITION) IS HEREBY ADOPTED AS
17 CHARLES COUNTY ELECTRICAL CODE, AND IS INCORPORATED HEREIN.
- 18 (3) THE TERMS “BUILDING OFFICIAL,” “MECHANICAL OFFICIAL,” OR “CODE
19 OFFICIAL,” AS USED UNDER IBC, IRC, IECC, IFGC, IEBC, IMC, IPC, ISPSC, IFC,
20 AND IPMC SHALL MEAN AND REFER TO “BUILDING CODE OFFICIAL.”

21
22 **§ 224-1.1 INTERNATIONAL BUILDING CODE**

- 23 (1) IBC Section 101.1, insert “Charles County, Maryland” AS NAME OF JURISDICTION.
24 “CHARLES COUNTY MARYLAND” IS HEREBY INSERTED IN ALL CODES
25 MENTIONED IN THESE AMENDMENTS AS THE JURISDICTION NAME.
- 26 (2) IBC Section 101.2 "Scope", Add:
27 "Exception 2: Existing buildings undergoing repair, alterations, or additions and changes
28 of occupancy shall be permitted to comply with the Maryland Building Rehabilitation Code
29 as set forth in COMAR [Title 5, Subtitle 16] 09.12.58.”

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- 1 (3) IBC SECTION 101.2.1 REPLACE IN ITS ENTIRETY WITH THE FOLLOWING:
2 "THE FOLLOWING APENDICES OF THE 2021 INTERNATIONAL BUILDING
3 CODE ARE ADOPTED INTO THE CHARLES COUNTY BUILDING CODE:
4 (A) EMPLOYEE QUALIFICATIONS,
5 (F) RODENTPROOFING,
6 (G) FLOOD-RESISTANCE CONSTRUCTION,
7 (H) SIGNS, DELETE ALL OCCURANCES OF NFPA70 AND REPLACE WITH
8 CHARLES COUNTY ELECTRIC CODE – NATIONAL ELECTRIC CODE (2020
9 EDITION),
10 (I) PATIO COVERS, AND
11 (K) ADMINISTRATIVE PROVISIONS.”
- 12 (4)[3] IBC Section 101.4.3, Plumbing, delete without replacement the sentence: "The
13 provisions of the International Private Sewage Disposal shall apply to Private Sewage
14 Disposal Systems"
- 15 (5)[4] IBC Section 101.4.5, Fire prevention, is removed and replaced as follows:
16 101.4.5. Fire prevention. Fire protection and safety practices shall be deemed to include
17 the requirements of the Fire Code of the State of Maryland. [The provisions of the Fire
18 Code of the State of Maryland shall govern in all matters in which they are applicable and
19 shall supersede the requirements of the IBC in all cases].
- 20 (6) IBC SECTION 103, FOR NAME OF DEPARTMENT INSERT “PLANNING AND
21 GROWTH MANAGEMENT” WHEREVER IT APPEARS IN THIS CODE AND ALL
22 OTHER CODES REFERENCED IN THESE AMENDMENTS.
- 23 (7)[5] IBC Section 105.2, Work exempt from permit, add under “Building”: 14. NON-
24 HABITABLE Outbuildings [(non-habitable)] for verifiable agricultural use on
25 agriculturally zoned parcels of five acres or more.
- 26 (8)[6] IBC Section 105.2, Work exempt from permit, add under “Building”: 15. Tents and
27 membrane structures that are open sided, with no cooking facilities contained within, for
28 use less than 180 days, up to 2,400 square feet are exempt [from] permits.
- 29 (9)[7] IBC Section 105.2, Work exempt from permit, add under “Building”: 16. Flagpoles not
30 exceeding 20’ feet are exempt from permits.

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- 1 (10) ADD IBC SECTION 105.6.1 “WITHHOLDING PERMITS”: THE BUILDING CODE
2 OFFICIAL MAY WITHHOLD THE ISSUANCE OF ANY PERMIT (COMMERCIAL,
3 RESIDENTIAL, OR TRADE RELATED) AND/OR PLACE A HOLD ON
4 INSPECTIONS IF THE APPLICANT, THE OWNER, OR ANY INDIVIDUAL LISTED
5 ON THE APPLICATION AS A RESPONSIBLE OFFICER (IF THE APPLICANT IS A
6 BUSINESS ENTITY) HAS FAILED TO REMEDY OR CORRECT ANY EXISTING
7 VIOLATION(S) IN CHARLES COUNTY FOR WHICH THE APPLICANT HAS BEEN
8 CITED BY ANY COUNTY AGENCY OR DEPARTMENT.
- 9 (11) IBC SECTION 107.3.1 APPROVAL OF CONSTRUCTION DOCUMENTS. REMOVE
10 THE WORDING “REVIEWED FOR CODE COMPLIANCE” AND REPLACE WITH
11 “APPROVED FOR ISSUE.”
- 12 (12) ADD IBC SECTION 110.1.1 ELECTRICAL EQUIPMENT INSPECTION”. WHEN
13 PERFORMING INSPECTIONS WHICH REQUIRE THE INSPECTOR TO EXAMINE
14 ENERGIZED EQUIPMENT, WHERE THE REMOVAL OF ANY COVERS ARE
15 NECESSARY, THE MASTER ELECTRICIAN AND/OR THEIR QUALIFIED
16 DESIGNEE SHALL BE PRESENT AT THE TIME OF THE INSPECTION TO
17 PERFORM SUCH TASKS AND RE-SECURE THE EQUIPMENT ONCE THE
18 EXAMINATION IS COMPLETED.
- 19 (13) ADD IBC SECTION 111.1 CHANGE OF OCCUPANCY. A BUILDING OR
20 STRUCTURE SHALL NOT BE USED OR OCCUPIED IN WHOLE OR IN PART, AND
21 A CHANGE OF OCCUPANCY, OWNER OR TENANT OF A BUILDING OR
22 STRUCTURE OR PORTION THEREOF SHALL NOT BE MADE, UNTIL A NEW
23 CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE BUILDING CODE
24 OFFICIAL, CERTIFYING COMPLIANCE WITH APPLICABLE PARTS OF THIS
25 CODE AND OTHER APPLICABLE STATE OR LOCAL LAWS, ORDINANCES AND
26 REGULATIONS. ISSUANCE OF A CERTIFICATE OF OCCUPANCY SHALL NOT
27 BE CONSTRUED AS AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF
28 THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION.
29 CERTIFICATES PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL
30 THE PROVISIONS OF THIS CODE OR OTHER ORDINANCES OF THE
31 JURISDICTION SHALL NOT BE VALID. THIS PROVISION SHALL NOT APPLY TO

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1 A CHANGE OF TENANT FOR R-2, CHANGE OF OWNER OR TENANT FOR R-3,
2 OR CHANGE OF TENANT FOR R-4 STRUCTURES.

3 (14)[8] DELETE [Replace] the entire IBC Section 113, Board of Appeals, and replace with [IBC
4 Section 113, Appeals ,to read as follows:] SECTION 113 "APPEALS" WILL REPLACE
5 ALL SECTIONS FOR APPEALS IN ALL INTERNATIONAL CODES ADOPTED IN
6 THESE AMENDMENTS. SECTION 113 WILL READ AS FOLLOWS:

7 Section 113 Appeals

- 8 A. 113.1 General. In order to hear and decide the appeals of orders, decisions, or
9 determinations of the Code Official relative to the application and interpretation
10 of this code, there shall be an administrative policy created for such an appeal by
11 the Department of Planning and Growth Management. This policy and procedure
12 will be maintained by the Department of Planning and Growth Management.
- 13 B. 113.2 Application. A written application for appeal shall be based on a claim that
14 the true intent of this code or the rules legally adopted thereunder have been
15 incorrectly interpreted by the Code Official. The appeal of the order, decision, or
16 determination of the Code Official will be processed in writing through the Chief
17 of Codes, Permits and Inspection Services, to the Director of Planning and Growth
18 Management. THIS APPEAL MUST BE FILED WITHIN 180 DAYS OF THE
19 ISSUANCE OF DECISION IN QUESTION BY THE BUILDING CODE
20 OFFICIAL.

21 (15)[9]IBC Section 114.4, Violation penalties, add the following statement: "If a violation
22 continues unresolved past the notice date of the original violation letter, the Building Code
23 Official, at his or her discretion, can issue weekly or monthly fines until the violation is
24 brought into compliance. The BUILDING Code Official must notify the person responsible
25 for the violation in writing, OR ELECTRONICALLY, before the weekly or monthly fines
26 begin."

27 (16)[10]IBC Section 114, Violations, add a new Subsection 114.5 entitled "Public utility
28 easement," to read as follows: 114.5 Public utility easement. No building or structure
29 shall be erected upon any public easement. For the purpose of this subsection, a public
30 utility easement shall be a parcel of land on which a limited right-of-way is provided for

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1 one or more designated purposes, such as but not limited to water, sewer, gas, electric, or
2 telephone, without the title of the land.

3
4 (17) IBC SECTION 308.5.1 ADD EXCEPTION 1 TO READ: A CHILDCARE FACILITY
5 MAY BE CLASSIFIED AS I-4 WHEN THE FACILITY IS CLASSIFIED AS A DAY
6 CARE OCCUPANCY UNDER THE STATE FIRE PREVENTION CODE.

7 (18) IBC SECTION 406.2.7 ELECTRIC VEHICLE CHARGING STATIONS AND
8 SYSTEMS, DELETE THE WORDING “ACCESSIBILITY TO ELECTRIC VEHICLE
9 CHARGING STATIONS SHALL BE IN ACCORDANCE WITH SECTION 1107”,
10 WITHOUT REPLACEMENT.

11 (19) IBC SECTION 411.5 PUZZLE ROOM EXITING. DELETE ITEM 3 AND REPLACE
12 WITH “3. ALL EXIT AND EXIT DOORS FROM EACH PUZZLE ROOM SHALL BE
13 OPEN AND READILY AVAILABLE UPON ACTIVATION BY THE AUTOMATIC
14 FIRE ALARM SYSTEM, AUTOMATIC SPRINKLER SYSTEM, AND A MANUAL
15 CONTROL AT A CONSTANTLY ATTENDED LOCATION AND SHALL HAVE A
16 READILY ACCESSIBLE CONTROL LOCATED INSIDE EACH PUZZLE ROOM.”

17 [11 IBC Section 504.1 GENERAL, delete the first paragraph and replace with the following:
18 504.1 Automatic sprinkler system increase. For buildings protected throughout with an
19 approved automatic sprinkler system installed in accordance with IBC Section 903.3.1.1,
20 the value specified in Table 504 for maximum height is increased by 20 feet (6,096 mm),
21 and the maximum number of stories is increased by one story. When the building is
22 equipped throughout with an automatic sprinkler system installed in accordance with IBC
23 Section 903.3.1.2 for Groups R-1, R-2, R-4, and in accordance with IBC Section 903.3.1.3
24 for Group R-3, the building height limitations specified in Table 504 CHAPTER 5 are
25 increased by one story and 20 feet (6,096 mm) but may not exceed a height of four stories
26 and 60 feet (18,288 mm) above the grade plane. These increases are permitted in addition
27 to the area increase.]

28 (20) IBC SECTION 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCES.
29 DELETE CONDITION 4 WITHOUT REPLACEMENT. CONDITION 7 REPLACE
30 “GRADE PLAN” WITH “LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE
31 ACCESS.”

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- 1 (21) IBC 808.1.1.3 INDEPENDENT SUSPENSION: LIGHT FIXTURES (LUMINARIES),
2 HVAC DIFFUSERS, RETURN BOXES, EXHAUST AND CIRCULATING FANS
3 INSTALLED IN ACOUSTIC CEILINGS SHALL REQUIRE INDEPENDENT
4 SUSPENSION TO ENSURE THAT THESE COMPONENTS WILL NOT DROP MORE
5 THAN THREE (3) INCHES WHEN THE FRAMING MEMBERS NO LONGER
6 PROVIDE THE SUPPORT NUMBER 12 WG WIRE FIRMLY SECURED TO THE
7 BUILDING STRUCTURE AND EACH COMPONENT IS REQUIRED FOR THIS
8 PURPOSE. TWO (2) RESTRAINING WIRES (ONE (1) AT EACH OPPOSITE END OF
9 THE LUMINARE) ARE REQUIRED FOR LUMINARIES LESS THAN 2’x4’ AND
10 FOUR (4) RESTRAINING WIRES (ONE (1) AT EACH CORNER) ARE REQUIRED
11 ON ALL LUMINARIES >4’ AND LARGER. OTHER TYPES OF LAY-IN FIXTURES
12 AND SURFACE MOUNTED FIXTURES INSTALLED ON DROP CEILING SHALL
13 BE SUPPORTED BASED ON THE FIXTURE AREA TO PRECLUDE THE DANGER
14 OF FALLING WHEN THE FRAMING MEMBERS ARE REMOVED (e.g., HI-HAT
15 LUMINAIRE). HVAC COMPONENTS SHALL BE SUPPORTED IN A SIMILAR
16 FASHION.
- 17 (22)[12]IBC Section 901.1, Scope, add: "Fire protection system requirements of Chapter 9
18 may be concurrently covered in the State Fire Code, Public Safety Article, §§6-206 and
19 6-501, Annotated Code of Maryland and COMAR 29.06.01. The State Fire Code is
20 enforced by the State Fire Marshal or authorized fire official."
- 21 (23) IBC SECTION 907.2.1.1 SYSTEMS INITIATION IN GROUP A OCCUPANCIES WITH
22 OCCUPANT LOAD OF 1000 OR MORE. REPLACE ALL REFERENCES OF "1000"
23 IN THIS SECTION WITH "300".
- 24 (24)[13]IBC Section 1001.1, General, add: "Means of egress requirements in Chapter 10 may be
25 concurrently covered in the State Fire PREVENTION Code, Public Safety Article TITLE
26 §§ 6 [206] and [6-501] TITLE 9, Annotated Code of Maryland and COMAR 29.06.01. The
27 State Fire Code is enforced by the State Fire Marshal or authorized fire official."
- 28 (25) IBC SECTION 1004.8 CONCENTRATED BUSINESS USE AREA. ADD "NAIL
29 SALONS", AFTER "CALL CENTERS", AND BEFORE "TRADING FLOORS".
- 30 [(14)] *Section moved to §224-1.1(27)*
- 31 [(15) IBC Section 1014.3, Handrail graspability, add:

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1 Exception 2: For occupancies in Group R-3 as applicable in IBC Section 101.2 and within
2 dwelling units in occupancies Group R-2 as applicable in IBC Section 101.2, the grip
3 portion of handrails shall have a circular cross-section of 1.25 inches (32 mm) minimum
4 to 2.625 inches (66.7 mm) maximum. Other shapes that provide an equivalent grasping
5 surface are permissible. Edges shall have a minimum radius of 0.125 inch (3.2 mm).]

6 [(16)] *Section moved to §224-1.1(32)*

7 [(17)] IBC Section 2701.1, Scope, remove section and replace with:

8 2701.1 Scope. For the applicable electrical requirements, refer to the National Electrical
9 Code as adopted and enforced by the State Fire Marshal, authorized fire officials, or
10 building officials pursuant to the provisions of the Public Safety Article, Title 12, Subtitle
11 6, Annotated Code of Maryland and known as the "Charles County Electrical Code."]

12 [(18)] *Section moved to §224-1.1(34)*

13 [(19)] *Section moved to §224-1.1(35)*

14 [(20)] Section R101.2, Scope, add Exception 3:

15 Exception 3: Existing buildings undergoing repair, alterations, additions, and change of
16 occupancy shall be permitted to comply with the Maryland Building Rehabilitation Code.]

17 [(21)] Section R105.2, Work exempt from permit.

18 (1) Under "Building" revise Subsection 10: Remove the wording "are not attached to a
19 dwelling" without replacement.

20 (2) Add:

21 11. Pre-made residential use storage sheds 200 square feet or less for
22 nonautomotive storage that are delivered totally assembled shall not be
23 required to provide footings and foundations below the frost line.

24 Radio and television towers for one-and two-family dwellings may be erected without a
25 building permit.]

26 [(22)] Section R109.1.5, Other inspections, add the following:

27 R109.1.5.2 Footing inspection for decks. Footing inspection will not be required for all
28 deck applications.

29 R109.1.5.3 Preliminary inspection for decks. For all fire, wind, water, earthquake damage
30 repairs, a preliminary inspection by the Building Code Official will be required for
31 determining the status of the existing building before rebuild can begin.]

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- 1 [(23)] *Section moved to §224-1.2(9)*
- 2 [(24)] *Section moved to §224-1.2(10)*
- 3 [(25)] *Section moved to §221-1.2(11)*
- 4 (26)[26][Section R303.4, Mechanical ventilation, remove in its entirety without replacement. For
5 mechanical ventilation requirements, refer to the International Energy Conservation Code
6 (IECC).] IBC SECTION 1004.8 CONCENTRATED BUSINESS USE AREA. ADD
7 “NAIL SALONS” AFTER “CALL CENTERS” AND BEFORE “TRADING FLOORS”
- 8 [(27) Section R310.1, Emergency escape and rescue required, remove and replace with:
9 R310.1 Emergency escape and rescue required. Every sleeping room shall have at least one
10 openable emergency escape and rescue window or exterior door opening for emergency
11 escape and rescue. If openings are provided as a means of escape and rescue, they shall have
12 a sill height of not more than 44 inches (1,118 mm) above the adjacent interior surface. If a
13 door opening having a threshold below the adjacent ground elevation serves as an
14 emergency escape and rescue opening and is provided with a bulkhead enclosure, the
15 bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions
16 required by this section shall be obtained by the normal operation of the window or door
17 opening from the inside. Escape and rescue window openings with a finished sill height
18 below the adjacent ground elevation shall be provided with a window well in accordance
19 with Section R310.2.]
- 20 [(28) Section R311.7.5, Stair treads and risers, remove and replace with:
21 R311.7.5. Stair treads and risers. The maximum riser height shall be 8 1/4 inches (210
22 mm) and the minimum tread depth shall be nine inches (299 mm). The riser height shall be
23 measured vertically between leading edges of the adjacent treads. The tread depth shall be
24 measured horizontally between the vertical planes of the foremost projection of adjacent
25 treads and at a right angle to the treads' leading edge. The walking face of treads and
26 landings of a stairway shall be sloped no steeper than one unit vertical in 48 units horizontal
27 (2% slope). The greatest riser height within any flight of stairs shall not exceed the smallest
28 by more than 3/8 inch (9.5 mm). The greatest tread depth within any flight of stairs shall
29 not exceed the smallest by more than 3/8 inch (9.5 mm). Winder treads shall have a
30 minimum tread depth of nine inches (229 mm) measured at a point 12 inches (305 mm)

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- 1 from the side where the treads are narrower. Winder treads shall have a minimum tread
2 depth of six inches (152 mm) at any point.]
- 3 [(29) Section R311.7.5.3, Nosings, delete Exception ONE [1] and replace with:
4 Exception: A nosing is not required if the tread depth is a minimum of 10 inches.]
- 5 [(30) Section R311.7.8, Handrails, remove and replace with:
6 R311.7.8 Handrails. Handrails shall be provided on at least one side of stairways consisting
7 of three or more risers. Handrails shall have a minimum height of 34 inches (864 mm) and
8 a maximum height of 38 inches (965 mm) measured vertically from the nosing of the
9 treads. All required handrails shall be continuous the full length of the stairs from a point
10 directly above the top riser to a point directly above the lowest riser of the stairway. The
11 ends of the handrail shall be returned into a wall or shall terminate in newel posts or safety
12 terminals. A minimum clear space of 1 1/2 inches (38 mm) shall be provided between the
13 wall and the handrail.
14 Exceptions:
15 1. Handrails shall be permitted to be interrupted by a newel post at a turn.
16 The use of a volute, turnout, or starting easing shall be allowed over the lowest tread.]
- 17 [(31)] *Section moved to §224-1.2(16)*
- 18 [(32) Section E 3401.1, Applicability, add: "The subject matter of the Chapters 34 through 43 is
19 not within the scope of the Charles County Building Code. For the applicable electrical
20 requirements, refer to the 2014 National Electrical Code (NEC) as adopted and enforced
21 by the State Fire Marshal and the Building Code Official pursuant to the provisions of the
22 Public Safety Article, Title 12, Subtitle 6, Annotated Code of Maryland and known as the
23 "Charles County Electrical Code."].
- 24 [(33) Appendix E, Manufactured Housing Used as Dwellings, of the IRC is incorporated into
25 the Charles County Building Code, as modified: Section AE304, Fees, is removed without
26 replacement.]
- 27 [(34) IBC provisions contained in the following appendices are adopted: IBC Appendix C,
28 Group U - Agricultural Buildings, Appendix F, Rodent proofing, Appendix G, Flood-
29 Resistant Construction, Appendix I, Patio Covers.]
- 30 [(35) IBC Appendix H, Signs, is adopted with the following section changed:

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1 Section H106.2, remove: "NFPA 70" and replace with "2014 National Electrical Code
2 (NEC), otherwise known as the 'Charles County Electrical Code.'"]

3 (27) IBC Section 1011.5.2, Riser height and tread depth, delete Exception 3 and
4 replace with the following:

5 3. In occupancies in R-3 as applicable in IBC 101.2, within dwelling units in occupancies
6 in Group R-2, as applicable in IBC Section 101.2 and in occupancies in Group U which
7 are accessory to an occupancy in Group R-3, the maximum riser height shall be 8 1/4 inches
8 (210 mm) and the minimum tread depth shall be nine inches (229 mm). The minimum
9 winder tread depth at the walk line shall be nine inches (229 mm), and the minimum winder
10 tread depth shall be six inches (152 mm). A nosing not less than 3/4 inch (19 mm) but not
11 more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers where the
12 tread depth is less than 11 inches (279 mm).

13 (28)[36]Remove Chapter 11 of the IBC related to accessibility requirements and replace with
14 the Maryland Accessibility Code set forth in COMAR [05.02.02.] 09.12.53.

15 (29)[37]Add the following to IBC Chapter 18, Soils and Foundations, [Section 1801.2.2,]
16 SUBSECTION1803.5.3.1 AREA OF SPECIAL GEOTECHNICAL CONSIDERATION
17 [Expansive soil, and IRC Section 401:]In the portion of Charles County designated as the
18 "Area of Special Geotechnical Consideration" per the Planning and Growth Management
19 map entitled "Area of Geotechnical Concern," [all] soils and foundation support shall be
20 [removed] EXCAVATED to a minimum depth of four feet below the final finished grade.
21 [The minimum footing depths shall be as determined by this code.] Soil removed shall not
22 be used as backfill for foundation walls or other structural fill. No large trees or woody
23 vegetation with large root systems shall be located such that the drip zone for the tree is
24 within five feet of the foundation wall. Applicants may provide a geotechnical report
25 prepared by a professional engineer licensed in the State of Maryland in lieu of complying
26 with the above requirements. All recommendations provided in the geotechnical report
27 shall be incorporated as part of the permit and become a permit condition.

28 (30)[38]Add the following to IBC Chapter 18, Soils and Foundations, Section 1808.5 Shifting or
29 moving soils,[IRC Section R403.1.4,] Minimum depth: All exterior footings or foundations
30 located in the portion of Charles County designated as the "Area of Special Geotechnical
31 Consideration" per the Planning and Growth Management map entitled "Area of

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1 Geotechnical Concern," shall extend to a minimum of four feet below the finished grade.
2 Applicants may provide a geotechnical report prepared by a professional engineer licensed
3 in the State of Maryland in lieu of complying with the above requirements. All
4 recommendations provided in the geotechnical report shall be incorporated as part of the
5 permit and become a permit condition.

6 (31)[39]Add the following to IBC Chapter 18, Soils and Foundations, Section 1805.4.3, Drainage
7 discharge [IRC Section R405, Foundation Drainage, and R405.1,] Concrete or masonry
8 foundations: "In the portion of Charles County designated as 'Areas of Special
9 Geotechnical Consideration' per the Planning and Growth Management entitled 'Area of
10 Geotechnical Concern,' foundation drains shall be installed and shall discharge at a
11 minimum of 10 feet away from all foundation walls [or at the property line, whichever is
12 less."].

13 (32) IBC Section 2401.1, Scope, add: "The requirements for safety glazing set forth in Public
14 Safety Article Title 12, Subtitle 4, Annotated Code of Maryland, are in addition to Chapter
15 24, Section 2406, of the IBC related to safety glazing. In the event of a conflict between
16 Chapter 24 of the IBC and the Annotated Code of Maryland, the requirements of the
17 Annotated Code of Maryland will prevail."

18 (33) IBC Section 2701.1, Scope, remove section and replace with: 2701.1 Scope. For the
19 applicable electrical requirements, refer to the CHARLES COUNTY ELECTRICAL
20 CODE AND National Electrical Code, 2020 EDITION, [as adopted and enforced by the
21 State Fire Marshal, authorized fire officials, or building officials pursuant to the provisions
22 of the Public Safety Article, Title 12, Subtitle 6, Annotated Code of Maryland [and known
23 as the "Charles County Electrical Code."].

24 (34) IBC Section 3001.1, Scope, add: "The provisions of Chapter 30 of the IBC relate to
25 elevators and conveying systems and are in addition to and not instead of the
26 requirements set forth in the Public Safety Article, Title 12, Subtitle 8, Annotated Code
27 of Maryland. In the event of a conflict between the IBC and the Maryland Annotated
28 Code, the provisions of the Maryland Annotated Code will prevail."

29 (35) IBC Section 3102.1, General, remove the sentence: "Those erected for a shorter period
30 of time shall comply with the International Fire Code." Replace with the following

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1 sentence: "Those erected for a shorter period of time shall comply with the State Fire
2 Code."

3 (36)[40]VACANT COMMERCIAL STRUCTURES. Remove the IBC Chapter 34 in its entirety
4 and replace with the following:

5 A. Section 3401 General

6 3401.1 Scope. The provisions of the Maryland Building Rehabilitation Code shall
7 control the repairs, modifications, reconstruction, additions, and changes in
8 occupancy to existing buildings.

9 B. Section 3402 Vacant Commercial Structures

10 i. 3402.1 Scope. This section is to protect the public health, safety and welfare
11 in all existing vacant commercial structures; fixing the responsibility of
12 owners; and providing for administration, enforcement and penalties.

13 ii. 3402.2 Intent. Existing structures and premises that do not comply with
14 these provisions shall be altered or repaired to provide a minimum level of
15 health and safety as required herein. All vacant structures and premises
16 thereof or vacant land shall be maintained in a clean, safe, secure and
17 sanitary condition as provided herein so as not to cause a blighting problem
18 or adversely affect the public health and safety.

19 iii. 3402.3 Existing remedies. The provisions in this code shall not be construed
20 to abolish or impair existing remedies of the jurisdiction or its officers or
21 agencies relating to the removal or demolition of any structure which is
22 dangerous, unsafe and unsanitary.

23 iv. 3402.4 Saving clause. This code shall not affect violations of any other
24 ordinance, code or regulation existing prior to the effective date hereof, and
25 any such violation shall be governed and shall continue to be punishable to
26 the full extent of the law under the provisions of these ordinances, codes or
27 regulations in effect at the time the violation was committed.

28 C. Section 3403 Notices and Orders

29 i. 3403.1 Notice to owner or to person or persons responsible. Whenever the
30 Code Official determines that there has been a violation of this Code or has

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1 grounds to believe that a violation has occurred, notice shall be given to the
2 owner or the person or persons responsible.

3 ii. 3403.2 Form. Such notice shall:

4 a. Be in writing;

5 b. Include a description of the real estate sufficient for identification;

6 c. Include a statement of the reason or reasons why the notice is being
7 issued; and

8 d. Include a correction order allowing a reasonable time for repairs.

9 iii. 3403.3 Method of service. Such notice shall be deemed to be properly
10 served if a copy thereof is (a) delivered to the owner personally; or (b) sent
11 by certified or registered mail addressed to the owner at the last known
12 address with return receipt requested. If the certified or registered letter is
13 returned showing that the letter was not delivered, a copy thereof shall be
14 posted in a conspicuous place in or about the structure affected by such
15 notice. Service of such notice in the foregoing manner upon the owner's
16 agent or upon the person responsible for the structure shall constitute service
17 of notice upon the owner.

18 iv. 3403.4 Transfer of ownership. It shall be unlawful for the owner of any
19 structure who has received a compliance order or upon whom a notice of
20 violation has been served to sell, transfer, mortgage, lease or otherwise
21 dispose of another until the provisions of the compliance order or notice of
22 violation have been complied with, or until such owner shall first furnish
23 the grantee, transferee, mortgagee or lessee a true copy of any compliance
24 order or notice of violation issued by the BUILDING Code Official and
25 shall furnish to the BUILDING Code Official a signed and notarized
26 statement from the grantee, transferee, mortgagee or lessee, acknowledging
27 the receipt of such compliance order or notice of violation and fully
28 accepting the responsibility without condition for making the corrections or
29 repairs required by such compliance order or notice of violation.

30 v. 3403.5 Closing of vacant structures. If the structure is vacant and unfit for
31 human habitation and occupancy, and is not in danger of structural collapse,

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1 the BUILDING Code Official is authorized to post a placard of
2 condemnation on the premises and order the structure closed up so as not to
3 be an attractive nuisance. Upon failure of the owner to close up the
4 premises within the time specified in the order, the BUILDING Code
5 Official shall cause the premises to be closed through any available public
6 agency or by contract or arrangement by private persons and the cost thereof
7 shall be charged against the real estate upon which the structure is located
8 and shall be a lien upon such real estate.

9 vi. 3403.6 Notice. Whenever the BUILDING Code Official has condemned a
10 structure under provisions of this section, notice shall be posted in a
11 conspicuous place in or about the structure affected by such notice and
12 served on the owner or the person or persons responsible for the structure.

13 vii. 3403.7 Placarding. Upon failure of the owner or person responsible to
14 comply with the notice provisions within the time given, the BUILDING
15 Code Official shall post on the premises a placard bearing the word
16 "Condemned" and a statement of the penalties provided for occupying the
17 premises or removing the placard.

18 viii. 3403.8 Prohibited occupancy. Any person who shall occupy a placarded
19 premises and any owner or any person responsible for the premises who
20 shall let anyone occupy a placarded premises shall be liable for the penalties
21 provided by this code.

22 ix. 3403.9 Removal of placard. The Building Code Official shall remove the
23 condemnation placard whenever the defect or defects upon which the
24 condemnation and placarding action were based have been eliminated. Any
25 person who defaces or removes a condemnation placard without the
26 approval of the Building Code Official shall be subject to the penalties
27 provided by the code.

28 D. Section 3404 Demolition

29 i. 3404.1 General. The BUILDING Code Official shall order the owner of any
30 premises upon such that it is unreasonable to secure from casual entry,
31 meaning windows and doors boarded per Appendix A of the 2021 [2012]

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1 IPMC, and trash and debris removed within 30 days of the date of the notice
2 from the BUILDING Code Official, repair the structure, to raze and remove
3 such structure within 90 days; or if such structure is capable of being made
4 safe by repairs, to repair and make safe and sanitary within 90 days of the
5 notice or to raze and remove at the owner's option; or where there has been
6 a cessation of normal construction of any structure for a period of more than
7 six months, to raze and remove such structure within 90 days of the date of
8 the notice.

9 ii. 3404.2 Order. All notices and orders shall comply with Section 3410.

10 iii. 3404.3 Failure to comply. If the owner of a premises fails to comply with a
11 demolition order within the time prescribed, the BUILDING Code Official
12 shall cause the structure to be razed and removed, either through an
13 available public agency or by contract or arrangement with private persons,
14 and the cost of such razing and removal shall be charged against the real
15 estate upon which the structure is located and shall be a lien upon such real
16 estate.

17 iv. 3404.4 Salvage materials. When any structure has been ordered razed and
18 was removed through the BUILDING Code Official due to the owner's
19 failure to comply, the governing body or other designated officer under said
20 contract or arrangement aforesaid shall have the right to sell the salvage and
21 valuable materials at the highest price obtainable. The net proceeds of such
22 sale, after deducting the expenses of such razing and removal, shall be
23 promptly remitted with a report of such sale or transaction, including the
24 items of expense and the amounts deducted, for the person who is entitled
25 thereto, subject to any order of a court. If such surplus does not remain to
26 be turned over, the report shall so state.

27 E. Section 3405 Exterior Structure

28 i. 3405.1 General. The exterior of a structure shall be maintained in good
29 repair, structurally sound and sanitary so as not to pose a threat to the public
30 health, safety or welfare.

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- ii. 3405.2 Failure to comply. If the owner of a premises fails to comply with a repair order within 90 days, the BUILDING Code Official shall cause the structure to be repaired, either through an available public agency or by contract or arrangement with private persons, and the cost of such repair shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.
- iii. 3405.3 Exterior painting. All wood and metal surfaces, including but not limited to, window frames, doors, door frames, cornices, porches and trim, shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
- iv. 3405.4 Street numbers. Each structure to which a street number has been assigned shall have such number displayed in a position easily observed and readable from the public right-of-way.
- v. 3405.5 Structural members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- vi. 3405.6 Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rats.
- vii. 3405.7 Exterior walls. All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- viii. 3405.8 Roofs and drainage. The roof and flashing shall be sound, tight, and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters, and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- ix. 3405.9 Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in safe condition.

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- x. 3405.10 Overhang extensions. All canopies, marquees, signs, metal awnings, fire escapes, standpipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.
- xi. 3405.11 Stair and walking surfaces. Every stair, ramp, balcony, porch, deck or other walking surface shall be kept in a sound condition.
- xii. 3405.12 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- xiii. 3405.13 Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- xiv. 3405.14 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- xv. 3405.15 Window and door frames. Every window, door and frame shall be kept in sound condition, good repair and weathertight.
 - (1) 3405.15.1 Glazing. All glazing materials shall be maintained free from cracks and holes.
 - (2) 3405.15.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
 - (3) 3405.16 Doors. All exterior doors and hardware shall be maintained in good condition.

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- 1 (4) 3405.17 Basement, or crawl space hatchways. Every basement
2 hatchway shall be maintained to prevent the entrance of rodents, rain,
3 and surface drainage water.
- 4 (5) 3405.18 Guards for basement windows. Every basement window that
5 is openable shall be supplied with rat proof shields, storm windows or
6 other approved protection against entry of rodents.

7 [(36) IBC Section 1011.5.2, Riser height and tread depth, delete Exception [4] FOUR and replace
8 with the following:

9 4. See the Maryland Building Rehabilitation Code as set forth in COMAR Title 5,
10 Subtitle 6, for the replacement of existing stairways.]

11

12 **224-1.2 INTERNATIONAL RESIDENTIAL CODE**

13 [(42) IRC Section R101.2, Scope, add: Exception 3: Existing buildings undergoing repair,
14 alterations [or], additions, and change of occupancy shall be permitted to comply with the
15 Maryland Building Rehabilitation Code.]

16 [(43) IRC Section R103, remove the word "Department" and replace with "Planning and Growth
17 Management" wherever it appears.]

18 (1) NEW IRC SUBSECTION R101.4 IS ADDED AS FOLLOWS: THE PROVISIONS OF
19 CHAPTER 33 "SAFEGUARDS DURING CONSTRUCTION" OF THE 2021 IBC, AS
20 ADOPTED BY CHARLES COUNTY, SHALL BE APPLICABLE, INTER ALIA, TO
21 ALL RESIDENTIAL CONSTRUCTION SITES POSSESSING A VALID BUILDING
22 PERMIT.

23 (2) IRC SECTION R102.5 REPLACE IN ITS ENTIRETY WITH: THE FOLLOWING
24 APPENDICES OF THE 2021 IRC ARE HEREBY ADOPTED INTO THE CHARLES
25 COUNTY BUILDING CODE.

26 (AA) SIZING AND CAPACITIES OF GAS PIPING,

27 (AB) SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH
28 DRAFT HOODS, CATEGORY 1 APPLIANCES, AND APPLIANCES LISTED FOR
29 USE WITH TYPE B VENTS,

30 (AC) EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT
31 SYSTEMS,

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- 1 (AE) MANUFACTURED HOUSING USED AS DWELLINGS,
- 2 (AH) PATIO COVERS,
- 3 (AJ) EXISTING BUILDINGS AND STRUCTURES,
- 4 (AK) SOUND TRANSMISSION,
- 5 (AM) HOME DAY CARE R-3 OCCUPANCY,
- 6 (AN) VENTING METHODS, AND
- 7 (AQ) TINY HOUSES.

8 [(44) IRC Section 106.3.1, Remove the wording “approved plans per IRC Section R106.3.1
9 reviewed for code compliance” and replace with “approved to issue”.]

10 (3) R105.2, WORK EXEMPT FROM PERMIT.

11 A. UNDER “BUILDING” REVISE SUBSECTION 10: REMOVE THE WORDING
12 “ARE NOT ATTACHED TO A DWELLING” AND REPLACE WITH “NOT
13 SUPPORTED BY ATTACHMENT TO A DWELLING, OR ADJACENT
14 STRUCTURE.

15 B. UNDER “BUILDING” ADD SUBSECTION 11: OTHER THAN STORM
16 SHELTERS, ONE STORY DETACHED ACCESSORY STRUCTURES,
17 PROVIDED THE FIRST FLOOR AREA DOES NOT EXCEED 200 SQUARE
18 FEET, NOT TO BE USED FOR AUTOMOTIVE STORAGE AND DOES NOT
19 SERVE A MAIN EGRESS OF AN EXISTING STRUCTURE.

20 [(45) Add an Appendix V. “Swimming Pools, Spas and Hot Tubs.”]

21 (4) IRC SECTION R106 CONSTRUCTION DOCUMENTS, ADD THE FOLLOWING:
22 R106.1.6 STRUCTURAL STEEL. THE USE OF STEEL BEAMS IN RESIDENTIAL
23 CONSTRUCTION SHALL BE BY ENGINEERED DESIGN ONLY. IN COMPLYING
24 WITH INDUSTRY STANDARDS, STEEL BEAMS SHALL BE SUPPORTED BY
25 STEEL COLUMNS UNLESS AN ENGINEERED DESIGN SPECIFIES AN
26 ALTERNATIVE SUPPORT.

27 [(46) IRC Appendix V, Swimming Pools, Spas and Hot Tubs, add Section AG 105.1.2,
28 Aboveground pools.

- 29 1. The terrain under an aboveground pool shall be graded flat.
- 30 2. This level grading shall extend three feet beyond the pool assembly; including the
31 pool barrier/fence/deck perimeter, and/or outermost point of the pool assembly.

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- 1 3. Measurements shall be taken perpendicular to the outermost points of the
2 barrier/fence/deck; around the entire pool assembly.
- 3 4. Any decking that is integrated to the pool design, shall be considered part of the
4 pool assembly when calculating this condition.]
- 5 [(47) IRC Appendix V Incorporate 2012 IRC Appendix G “Swimming Pools, Spas and Hot
6 Tubs, in its entirety. Add Requirement 6” The wire shall not be less than 11.5 gauge to
7 Section AG 105.2.]
- 8 [(48) IBC Section 103, remove the word[s] “Department of Building Safety” and replace with
9 “Planning and Growth Management” wherever it appears.]
- 10 [(49)] *Section moved to §224-1.2(19)*
- 11 [(50)] *Section moved to §224-1.2(8)*
- 12 (5) IRC SECTION 106.3.1 APPROVAL OF CONSTRUCTION DOCUMENTS. REMOVE
13 THE WORDING “REVIEWED FOR CODE COMPLIANCE” AND REPLACE WITH
14 "APPROVED FOR ISSUE."
- 15 [(51) IRC Section R109.1.5, Other inspections, add R109.1.5.2, Energy efficiency.
16 R109.1.5.2 Energy efficiency. The dwelling shall be inspected to determine compliance
17 with the Maryland Energy Conservation Building Standards and compliance with Chapter
18 11, Energy Efficiency.]
- 19 (6) R109.1.5 OTHER INSPECTIONS. ADD
20 R109.1.5.2 DECK FOOTING INSPECTION FOR DECKS. A FOOTING INSPECTION
21 SHALL BE REQUIRED FOR ALL DECK APPLICATIONS. DECK FOOTING
22 INSPECTIONS SHALL BE APPROVED PRIOR TO THE PLACEMENT OF
23 CONCRETE, AND PRIOR TO THE BEGINNING OF ANY FRAMING THAT
24 OBSTRUCTS ACCESS TO ALL FOOTING EXCAVATIONS, SUCH AS THE
25 PLACEMENT OF BEAMS AND/OR JOISTS WITH A HEAD CLEARANCE LESS
26 THAN 4’ ABOVE GRADE.
27 R109.1.5.3 DECK FRAMING INSPECTION. A SEPARATE DECK FRAMING
28 INSPECTION SHALL BE REQUIRED PRIOR TO INSTALLATION OF ANY
29 SURFACE DECKING, WHERE ANY PORTION OF THE DECK BEAMS AND/OR
30 JOISTS (WITH THE EXCEPTION OF LANDINGS AND STAIRWAYS) HAS A
31 CLEARANCE OF LESS THAN 4’ ABOVE GRADE AT ANY POINT UNDER THE

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1 DECK. TRIM BOARDS AND/OR LATTICE WORK, WHICH MAY OBSCURE
2 FRAMING FASTENERS AND CONNECTIONS, SHALL NOT BE INSTALLED
3 UNTIL THE FRAMING HAS BEEN APPROVED.

4 R109.1.5.4 PRELIMINARY INSPECTION.

5 A. A PRELIMINARY INSPECTION SHALL BE REQUIRED FOR ALL LEDGER
6 SUPPORTED DECKS. THIS INSPECTION REQUIRES THE EXPOSURE OF
7 THE FRAMING OF THE STRUCTURE TO WHICH THE LEDGER IS TO BE
8 ATTACHED, PRIOR TO THE ATTACHMENT OF THE LEDGER.

9 B. FOR ALL FIRE, WIND, WATER, EARTHQUAKE, VEHICLE IMPACT
10 DAMAGE, AND PERMITS ASSOCIATED WITH VIOLATIONS, A
11 PRELIMINARY INSPECTION BY THE BUILDING CODE OFFICIAL MAY
12 BE REQUIRED FOR DETERMINING THE STATUS OF THE EXISTING
13 BUILDING BEFORE REBUILD CAN BEGIN.

14 R109.1.5.5 ENERGY EFFICIENCY INSPECTION. THE DWELLING SHALL BE
15 INSPECTED TO DETERMINE COMPLIANCE WITH THE MARYLAND ENERGY
16 CONSERVATION BUILDING STANDARDS AND COMPLIANCE WITH CHAPTER
17 11, ENERGY EFFICIENCY.

18 R109.5.6 LOAD PATH AND WALL BRACING INSPECTION. THE LOAD PATH
19 AND WALL BRACING INSPECTION WILL INCLUDE THE WALL BRACING
20 REQUIREMENTS IN SECTION R602.10 "WALL BRACING" OF THE 2021 IRC
21 AND SHALL BE APPROVED PRIOR TO THE APPLICATION OF HOUSE WRAP,
22 THE INSTALLATION OF DOORS, WINDOWS, TRIM AND APPLICATION OF ANY
23 EXTERIOR WALL COVERINGS. WHERE THE GYPSUM BOARD (GB) METHOD
24 OF WALL BRACING IS USED FOR INTERIOR BRACED WALL LINES,
25 INSPECTION OF THE DRYWALL FASTENERS IS REQUIRED. THE FASTENER
26 INSPECTION SHALL BE APPROVED PRIOR TO APPLICATION OF DRYWALL
27 TAPE AND JOINT COMPOUND TO ANY PORTION OF GYPSUM BOARD PANELS
28 CONTRIBUTING TO THE SPECIFIED LENGTH OF INTERIOR BRACED WALL
29 LINES.

30 (7) ADD IRC SECTION R 109.3.1 "ELECTRICAL EQUIPMENT INSPECTION". WHEN
31 PERFORMING INSPECTIONS WHICH REQUIRE THE INSPECTOR TO EXAMINE

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1 ENERGIZED EQUIPMENT, WHERE THE REMOVAL OF ANY COVERS ARE
2 NECESSARY, THE MASTER ELECTRICIAN AND/OR THEIR QUALIFIED
3 DESIGNEE SHALL BE PRESENT AT THE TIME OF THE INSPECTION TO
4 PERFORM SUCH TASKS AND RE-SECURE THE EQUIPMENT ONCE THE
5 EXAMINATION IS COMPLETED.

6 (8) IRC Section R110.1, Use and occupancy, remove Exception 2 without replacement.

7 (9) IRC Section R110, add the following Subsection R110.6: Sale of one-or two-family
8 dwelling. Prior to the consummation of the same (settlement) of any new one- or two-
9 family dwelling, there shall be an inspection of the unit and premises by the BUILDING
10 Code Official and a certificate of use and occupancy issued or a list of the violations or
11 deficiencies requiring correction prior to issuance of such certificate. At the time of
12 consummation of such sale, the certificate of use and occupancy, or a list of the deficiencies
13 or violations which remain to be corrected prior to issuance of such certificate, shall be
14 presented to the buyer. Unless contractually relieved of such responsibility, the seller shall
15 be responsible for correction of any violations or deficiencies necessary for the certificate
16 to be issued. When a certificate of use and occupancy has not been issued prior to
17 consummation of the sale, there shall be required a separate written contractual agreement
18 indicating responsibility for correction of all deficiencies or violations cited by the
19 BUILDING Code Official by a date certain. The provisions of this subsection are not
20 applicable when a new dwelling unit is purchased for resale as a new dwelling unit.

21 (10) IRC Section R202, Definitions, add: Complete Load Path. A system of wood structural
22 panels, metal connectors, tie rods or engineer design that provides a continuous
23 connection of all exterior framing components from the roof of the building to the
24 foundation capable of resisting wind uplift forces generated by the design wind speed as
25 adjusted for the exposure category.

26 [(53) IRC Section R505 Cold - formed steel floor framing, add R505.3.9 Steel to Steel Support
27 Assemblies. R505 Steel to steel support assemblies. The use of steel beams in residential
28 construction shall be engineered design only. In complying with industry standards, steel
29 beams shall be supported by steel columns unless an engineered design specifically
30 requires an alternative support.]

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- 1 (11) IRC Section R301.2, Climatic and geographic design criteria, add the following to Table
2 R301.2(7), Climatic and Geographic Design Criteria:
3 Ground Snow Load = 25 p.s.f.
4 Wind = 115 m.p.h.
5 Seismic Design Criteria = A
6 Weathering = Severe
7 Frost Line Depth = 24 inches
8 Termite = Moderate to Heavy
9 Decay = Slight to Moderate
10 Winter Design Temperature = 13 degrees F
11 Ice Barrier Underlayment required = Yes
12 Flood Hazards = [Chapter 238 Flood Damage Control Article II, Floodplain Management
13 September 2013] CODE OF CHARLES COUNTY, MARYLAND, CHAPTER 238
14 FLOOD DAMAGE CONTROL
15 Air Freezing Index = 308
16 Mean Annual Temperature = 55.9 F
17 (12) IRC SECTION R311.7.5.1 RISERS. DELETE “7 3/4 INCHES (196 MM)” AND
18 REPLACE WITH “8 1/4 INCHES (210 MM)”
19 (13) IRC SECTION R311.7.5.2 TREADS. DELETE “10 INCHES (254 MM)” AND
20 REPLACE WITH “9 INCHES (229 MM)”
21 (14) IRC SECTION R311.7.5.2.1 WINDERS. DELETE “10 INCHES (254 MM)” AND
22 REPLACE WITH “9 INCHES (229 MM)”
23 (15) IRC Section R313.1.1, delete text and replace with the following: R313.1.1 Design and
24 installation. Automatic residential fire sprinkler systems for townhouses shall be designed
25 in accordance with NFPA 13D.
26 (16) IRC Section R313.2, One- and two-family dwellings automatic fire systems, remove
27 “Exception” and replace with the following: Exception: An automatic residential fire
28 sprinkler system shall not be required for additions or alterations to existing buildings that
29 are not already provided with an automatic residential sprinkler system; unless the
30 proposed addition results in an increase in the existing square footage of the structure by
31 more than 50%, or if the alteration will involve more than 70% of the existing square

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1 footage. The square footage of every room being added or altered shall be included in the
2 calculation of total square footage for the addition or alteration. The entire square footage
3 of an individual room shall be considered added or altered when more than 50% of the total
4 linear length of a room's framing, is new, removed, or replaced. If the addition exceeds
5 50% or the alteration exceeds 70%, it will be classified as a Single-Family Dwelling and
6 reviewed and inspected as such WITH AUTOMATIC FIRE SUPPRESSION
7 RETROFITTED IN THE ENTIRE STRUCTURE. DESIGN AND INSTALLATION OF
8 AUTOMATIC RESIDENTIAL FIRE SPRINKLERS SYSTEM SHALL BE IN
9 ACCORDANCE WITH NFPA 13D.

10 (17) IRC SECTION R313.2.1, DELETE TEXT AND REPLACE WITH THE FOLLOWING:
11 R313.2.1 DESIGN AND INSTALLATION. AUTOMATIC SPRINKLER SYSTEMS
12 SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D.

13 (18)[54]IRC SECTION R403.1.4 Minimum depth, replace with the following: [R403.1.4
14 Minimum depth.] Unless otherwise located in the area of geotechnical concern (*SEE*
15 *APPLICABLE GEOTECHNICAL REQUIREMENTS IN § 224-1.1 (29), (30) AND (31) OF*
16 *THESE AMENDMENTS*), exterior footings shall not be placed less than 24" [inches] below
17 the undisturbed ground surface. [Where applicable the depth of the footings shall also
18 conform to Sections 403.1.4.1 through 403.1.4.2.] All deck AND STAIR support posts
19 [and stringers] shall [be supported] BEAR ON A MINIMUM 16" X 16" X 8", OR 18"
20 ROUND concrete footings. FOOTINGS WITHIN FIVE (5) FEET OF THE EXISTING
21 HOUSE FOUNDATION, OUTSIDE STAIRWAY WALLS, OR SIMILAR
22 STRUCTURES, MUST BE AS DEEP AS THE FOOTINGS OF THOSE STRUCTURES
23 TO REACH UNDISTURBED SOIL OR PROVIDE AN ENGINEERED REPORT FROM
24 A MARYLAND LICENSED PROFESSIONAL THAT THE FOOTING(S) MEETS ALL
25 APPLICABLE CODE REQUIREMENTS.

26 (19) IRC Section R406, Foundation Waterproofing and Damp proofing, remove Section
27 R406.1, Concrete, and masonry foundation damp proofing, without replacement. Section
28 406.2, Concrete, and masonry foundation waterproofing, remove the words: "In areas
29 where a high-water table or other severe soil/water conditions are known to exist" and
30 replace with "all."

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1 (20) ADD IRC SECTION R903.4.2 "DISCHARGE LOCATION". ROOF DRAINAGE
 2 LEADERS OR EXTENSIONS SHALL NOT DISCHARGE CLOSER THAN TEN (10)
 3 FEET FROM ANY LOT LINE SO AS NOT TO BE A NUISANCE TO SURROUNDING
 4 PROPERTIES. WHERE THE STRUCTURE IS LESS THAN (10) FEET FROM THE
 5 PROPERTY LINE, THE DISCHARGE POINTS SHALL BE THE GREATEST
 6 DISTANCE POSSIBLE FROM THE PROPERTY LINE.

7 (21) MODIFY IRC SECTION N1101.13.15 ADDITIONAL ENERGY EFFICIENCY, ADD
 8 "4. FOR BUILDINGS COMPLYING WITH SECTION N1102.1.3.1, THE STRUCTURE
 9 SHALL ALSO COMPLY WITH THE ADDITIONAL ENERGY FEATURES IN
 10 SECTION 1108.3."

11 (22) MODIFY IRC SECTION N1102.1.1 ABOVE CODE PROGRAMS. ADD TO THE END
 12 OF SECTION N1102.1.1, "COMPLIANCE WITH THE SILVER RATING OF THE
 13 ICC/ASHRAE, 700-2015 NATIONAL GREEN BUILDING STANDARD AS
 14 CODIFIED IN §12-509(a) OF THE ANNOTATED CODE OF MARYLAND SHALL BE
 15 CONSIDERED TO BE IN COMPLIANCE WITH THIS CODE."

16 (23) MODIFY IRC SECTION N1102.1.3: (i) ADD NEW "N1101.1.3.1 MARYLAND
 17 ALTERNATIVE R-VALUE. ASSEMBLIES WITH R-VALUE OF INSULATION
 18 MATERIALS EQUAL TO OR GREATER THAN THAT SPECIFIED IN TABLE
 19 N1102.1.3.1 SHALL BE AN ALTERNATIVE TO THE U-FACTOR IN TABLE N1102.1
 20 WHEN COMBINED WITH SECTION N1108.3. THE PROVISIONS OF SECTION
 21 N1108.2.1 SHALL BE APPLIED TO THE BASE MODEL HOUSE TO ESTABLISH
 22 THE REFERENCE BASE DESIGN ESTABLISHING ENERGY EFFICIENCY. "; AND

23 (ii) ADD THE FOLLOWING TABLE:

TABLE N1102.1.3.1 (R402.1.3.1)										
MD ALTERNATIVE INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT ^a										
CLIMATE ZONE	FENESTRATION U-FACTOR ^{b,1}	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b,2}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE ^c	MASS WALL R-VALUE ^d	FLOOR R-VALUE	BASEMENT ^{e,g} WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^c WALL R-VALUE
4 EXCEPT MARINE	0.30	0.55	0.40	49	20 OR 13+5 ^h	8/13	19	10CI OR 13	10CI 4FT	10CI OR 13

TABLE N1102.1.3.1 (R402.1.3.1)

MD ALTERNATIVE INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT ^a										
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5	0.30 ¹	0.55	.040	49	20 OR 13+5 ¹¹	13/17	30	15CI OR 19 OR 13 + 5CI	10CI, 4FT	15CI OR 19 OR 13 + 5CI
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FOR SI: 1 FOOT = 304.8 MM.

CI = CONTINUOUS INSULATION.

^A R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS INSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL BE NOT LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

^B THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATIONS. EXCEPTION: IN CLIMATE ZONES 0 THROUGH 3, SKYLIGHTS SHALL BE PERMITTED TO BE EXCLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS PROVIDED THAT THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30.

^C "10CI OR 13" MEANS R-10 CONTINUOUS INSULATION (CI) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL OR R-13 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL. "15CI OR 19 OR 13 & 5CI" MEANS R-15 CONTINUOUS INSULATION (CI) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL; OR R-19 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL; OR R-13 CAVITY INSULATION ON THE INTERIOR OF THE WALL IN ADDITION TO R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL.

^D R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS. AS INDICATED IN THE TABLE. THE SLAB-EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.

^E THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.

^F BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM HUMID LOCATIONS AS DEFINED BY FIGURE R301.1 AND TABLE R301.1.

^G THE FIRST VALUE IS CAVITY INSULATION; THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13 & 5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

^H MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

^I A MAXIMUM U-FACTOR OF 0.32 SHALL APPLY IN CLIMATE ZONES 3 THROUGH 8 TO VERTICAL FENESTRATION PRODUCTS INSTALLED IN BUILDINGS LOCATED EITHER:

¹ ABOVE 4,000 FEET IN ELEVATION, OR

² IN WINDBORNE DEBRIS REGIONS WHERE PROTECTION OF OPENINGS IS REQUIRED BY SECTION R301.2.1.2 OF THE INTERNATIONAL RESIDENTIAL CODE.

1

2 (24) MODIFY IRC SECTION N1102.2.1 CEILINGS WITH ATTIC SPACES WITH THE
3 FOLLOWING:

4 A. ADD "OR SECTION N1102.1.3.1" AFTER "N1102.1.3 AND BEFORE
5 "REQUIRES R-49 INSULATION"; AND

6 B. ADD "OR SECTION N1102.1.3.1" AFTER "N1102.1.3 AND BEFORE
7 "REQUIRES R-60 INSULATION."

8 (25) MODIFY IRC SECTION N1102.2.2 CEILINGS WITHOUT ATTICS WITH THE
9 FOLLOWING:

10 A. ADD "OR SECTION N1102.1.3.1" AFTER "N1102.1.3 AND BEFORE
11 "REQUIRES INSULATION R-VALUES GREATER THAN R-30"; AND

12 B. ADD "OR N 1102.1.3.1" AFTER "N1102.1.3" AND BEFORE "SHALL BE
13 LIMITED TO."

14 (26) MODIFY IRC SECTION N1108 ADDITIONAL EFFICIENCY PACKAGE OPTIONS:

15 A. ADD NEW SECTION "N1108.3 MARYLAND ALTERNATIVE ADDITIONAL
16 ENERGY EFFICIENCY PACKAGE OPTIONS. THE PROVISIONS OF THIS
17 SECTION SHALL BE APPLIED AS PART OF THE PRESCRIPTIVE
18 COMPLIANCE PATH OF SECTION 1102.1.3.1. ADDITIONAL ENERGY

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1 EFFICIENCIES FROM TABLE N1108.3 MUST BE SELECTED TO MEET OR
 2 EXCEED A MINIMUM PERCENTAGE INCREASE OF 6% FOR CLIMATE
 3 ZONE 4 AND 6% FOR CLIMATE ZONE 5", AND

4 B. ADD THE FOLLOWING TABLE:

TABLE N1108.3 (R408.3) ADDITIONAL ENERGY FEATURES ¹			
	ENERGY FEATURE	PERCENTAGE INCREASE FOR CLIMATE ZONE 4	PERCENTAGE INCREASE FOR CLIMATE ZONE 5
1	≥ 2.5% REDUCTION IN TOTAL UA ⁴	1%	1%
2	≥ 5% REDUCTION IN TOTAL UA ⁴	2%	3%
3	> 7.5% REDUCTION IN TOTAL UA ⁴	2%	3%
4	0.22 U-FACTOR WINDOWS ⁵	3%	4%
5	HIGH PERFORMANCE COOLING SYSTEM (GREATER THAN OR EQUAL TO 18 SEER AND 14 EER AIR CONDITIONER) ²	3%	2%
6	HIGH PERFORMANCE COOLING SYSTEM (GREATER THAN OR EQUAL TO 16 SEER AND 12 EER AIR CONDITIONER) ²	3%	3%
7	HIGH PERFORMANCE GAS FURNACE (GREATER THAN OR EQUAL TO 96 AFUE NATURAL GAS FURNACE) ²	5%	7%
8	HIGH PERFORMANCE GAS FURNACE (GREATER THAN OR EQUAL TO 92 AFUE NATURAL GAS FURNACE) ²	4%	5%
9	HIGH PERFORMANCE HEAT PUMP SYSTEM (GREATER THAN OR EQUAL TO 10 HSPF/18 SEER AIR SOURCE HEAT PUMP.) ²	6%	6%
10	HIGH PERFORMANCE HEAT PUMP SYSTEM (GREATER THAN OR EQUAL TO 9 HSPF/16 SEER AIR SOURCE HEAT PUMP.) ²	5%	5%
11	GROUND SOURCE HEAT PUMP (GREATER THAN OR EQUAL TO 3.5 COP GROUND SOURCE HEAT PUMP.) ²	6%	8%
12	FOSSIL FUEL SERVICE WATER HEATING SYSTEM (GREATER THAN OR EQUAL TO 82 EF FOSSIL FUEL SERVICE WATER-HEATING SYSTEM.)	3%	2%
13	HIGH PERFORMANCE HEAT PUMP WATER HEATING SYSTEM OPTION (GREATER THAN OR EQUAL TO 2.9 UEF ELECTRIC SERVICE WATER-HEATING SYSTEM.)	8%	6%
14	HIGH PERFORMANCE HEAT PUMP WATER HEATING SYSTEM. (GREATER THAN OR EQUAL TO 3.2 UEF ELECTRIC SERVICE WATER-HEATING SYSTEM.)	8%	6%
15	SOLAR HOT WATER HEATING SYSTEM (GREATER THAN OR EQUAL TO 0.4 SOLAR FRACTION SOLAR WATER-HEATING SYSTEM.)	6%	6%
16	MORE EFFICIENT HVAC DISTRIBUTION SYSTEM. (100 PERCENT OF DUCTLESS THERMAL DISTRIBUTION SYSTEM OR HYDRONIC THERMAL DISTRIBUTION SYSTEM LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.)	10%	12%
17	100% OF DUCTS IN CONDITIONED SPACE. (100 PERCENT OF DUCT THERMAL DISTRIBUTION SYSTEM LOCATED IN CONDITIONED SPACE AS DEFINED BY SECTION R403.3.2.)	12%	15%
18	REDUCED TOTAL DUCT LEAKAGE. (WHEN DUCTS ARE LOCATED OUTSIDE CONDITIONED SPACE, THE TOTAL LEAKAGE OF THE DUCTS, MEASURED IN ACCORDANCE WITH R403.3.5, SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING: A. WHERE AIR HANDLER IS INSTALLED AT THE TIME OF TESTING, 2.0 CUBIC FEET PER MINUTE PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA. B. WHERE AIR HANDLER IS NOT INSTALLED AT THE TIME OF TESTING, 1.75 CUBIC FEET PER MINUTE PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.)	1%	1%
19	2 ACH50 AIR LEAKAGE RATE WITH ERV OR HRV INSTALLED. (LESS THAN OR EQUAL TO 2.0 ACH50, WITH EITHER AN ENERGY RECOVERY VENTILATOR (ERV) OR HEAT RECOVERY VENTILATOR (HRV) INSTALLED.) ²	10%	13%

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20	2 ACH50 AIR LEAKAGE RATE WITH BALANCED VENTILATION. (LESS THAN OR EQUAL TO 2.0 ACH50, WITH BALANCED VENTILATION AS DEFINED IN SECTION 202 OF THE 2021 INTERNATIONAL MECHANICAL CODE.) ¹	4%	5%
TABLE N1108.3 (R408.3) ADDITIONAL ENERGY FEATURES ¹			
	ENERGY FEATURE	PERCENTAGE INCREASE FOR CLIMATE ZONE 4	PERCENTAGE INCREASE FOR CLIMATE ZONE 5
21	1.5 ACH50 AIR LEAKAGE RATE WITH ERV OR HRV INSTALLED. (LESS THAN OR EQUAL TO 1.5 ACH50, WITH EITHER AN ERV OR HRV INSTALLED.) ²	12%	15%
22	1 ACH50 AIR LEAKAGE RATE WITH ERV OR HRV INSTALLED. (LESS THAN OR EQUAL TO 1.0 ACH50, WITH EITHER AN ERV OR HRV INSTALLED.) ²	14%	17%
23	ENERGY EFFICIENT APPLIANCES (MINIMUM 3 APPLIANCES NOT TO EXCEED 1 FROM EACH TYPE WITH FOLLOW EFFICIENCIES. REFRIGERATOR - ENERGY STAR PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR CONSUMER REFRIGERATION PRODUCTS, VERSION 5.1 (08/05/2021), DISHWASHER - ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL DISHWASHERS, VERSION 6.0 (01/29/2016), CLOTHES DRYER - ENERGY STAR PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR CLOTHES DRYERS, VERSION 1.1 (05/05/2017) AND CLOTHES WASHER - ENERGY STAR PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR CLOTHES WASHERS, VERSION 8.1 (02/05/2018)	7%	5%
24	RENEWABLE ENERGY MEASURE. ⁴	11%	9%
<p>¹ ENERGY EFFICIENCY PERCENTAGE INCREASES AS ESTABLISHED BY PNNL.</p> <p>² FOR MULTIPLE COOLING SYSTEMS, ALL SYSTEMS SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS IN THIS SECTION AND SHALL BE SIZED TO SERVE 100 PERCENT OF THE COOLING DESIGN LOAD. FOR MULTIPLE HEATING SYSTEMS, ALL SYSTEMS SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS IN THIS SECTION AND SHALL BE SIZED TO SERVE 100 PERCENT OF THE HEATING DESIGN LOAD. INCREASES TO MINIMUM EFFICIENCY REQUIREMENTS ARE LIMITED TO ONE SELECTION.</p> <p>³ MINIMUM HRV AND ERV REQUIREMENTS, MEASURED AT THE LOWEST TESTED NET SUPPLY AIRFLOW, SHALL BE GREATER THAN OR EQUAL TO 75 PERCENT SENSIBLE RECOVERY EFFICIENCY (SRE), LESS THAN OR EQUAL TO 1.1 CUBIC FEET PER MINUTE PER WATT (0.03 M3/MIN/WATT) AND SHALL NOT USE RECIRCULATION AS A DEFROST STRATEGY. IN ADDITION, THE ERV SHALL BE GREATER THAN OR EQUAL TO 50 PERCENT LATENT RECOVERY/MOISTURE TRANSFER (LRMT).</p> <p>⁴ RENEWABLE ENERGY RESOURCES SHALL BE PERMANENTLY INSTALLED THAT HAVE THE CAPACITY TO PRODUCE A MINIMUM OF 1.0 WATT OF ON-SITE RENEWABLE ENERGY PER SQUARE FOOT OF CONDITIONED FLOOR AREA. THE INSTALLED CAPACITY SHALL BE IN ADDITION TO ANY ONSITE RENEWABLE ENERGY REQUIRED BY SECTION R404.4. TO QUALIFY FOR THIS OPTION, ONE OF THE FOLLOWING FORMS OF DOCUMENTATION SHALL BE PROVIDED TO THE CODE OFFICIAL:</p> <p style="margin-left: 20px;">^a SUBSTANTIATION THAT THE RECS ASSOCIATED WITH THE ON-SITE RENEWABLE ENERGY ARE OWNED BY, OR RETIRED ON BEHALF OF, THE HOMEOWNER.</p> <p style="margin-left: 20px;">^b A CONTRACT THAT CONVEYS TO THE HOMEOWNER THE RECS ASSOCIATED WITH THE ON-SITE RENEWABLE ENERGY OR CONVEYS TO THE HOMEOWNER AN EQUIVALENT QUANTITY OF RECS ASSOCIATED WITH OTHER RENEWABLE ENERGY.</p> <p style="margin-left: 20px;">^c REDUCTION IN TOTAL UA FROM LINES 1, 2 OR 3 AND HIGHER PERFORMANCE WINDOWS FROM LINE 4 ARE LIMITED TO A SINGLE SELECTION.</p>			

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2 (27) IRC SECTION P2904 TO BE REMOVED AND REPLACED WITH "SECTION P2904,

3 DWELLING UNIT FIRE SPRINKLER SYSTEMS. THE DESIGN AND

4 INSTALLATION OF RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE IN

5 ACCORDANCE WITH NFPA 13D.

6

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1 **224-1.3 INTERNATIONAL ENERGY CONSERVATION CODE**

- 2 (1) ADD A NOTE TO IECC SECTION C101, SCOPE AND GENERAL REQUIREMENTS:
3 ADDITIONAL REQUIREMENTS CONCERNING ENERGY CONSERVATION FOR
4 BUILDINGS AND STRUCTURES MAY BE REQUIRED BY THE ENERGY
5 CONSERVATION BUILDING STANDARDS, PUBLIC UTILITIES ARTICLE, §7-401
6 – 7-408, ANNOTATED CODE OF MARYLAND , AS AMENDED.
- 7 (2) ADD A NOTE TO IECC SECTION C405.2.5 SPECIFIC APPLICATION CONTROL:
8 FOR THE NEW CONSTRUCTION OF HOTELS:
9 A. EACH HOTEL GUEST ROOM SHALL BE EQUIPPED WITH A MASTER
10 CONTROL DEVICE THAT AUTOMATICALLY TURNS THE POWER OFF TO
11 ALL LIGHTING FIXTURES IN THE GUEST ROOM NO MORE THAN 20
12 MINUTES AFTER THE ROOM HAS BEEN VACATED; AND
13 B. A MASTER CONTROL DEVICE MAY ALSO CONTROL HEATING,
14 VENTILATION, OR AIR CONDITIONING DEFAULT SETTINGS IN HOTEL
15 GUEST ROOMS 20 MINUTES AFTER A ROOM HAS BEEN VACATED BY:
16 i. INCREASING THE SET ROOM TEMPATURE BY ATLEAST 3
17 DEGREES FAHRENHEIT WHEN IN THE AIR CONDITIONING MODE;
18 OR
19 ii. DECREASING THE SET TEMPATURE BY ATLEAST 3 DEGREES
20 FAHRENHEIT WHEN IN THE HEATING MODE.
- 21 (3) MODIFY IECC SECTION R102.1.1 ABOVE CODE PROGRAM. ADD TO THE END
22 OF SECTION R102.1.1, “COMPLIANCE WITH THE SILVER RATING OF THE
23 ICC/ASHRAE 700-2015 NATIONAL GREEN BUILDING STANDARD AT CODIFIED
24 IN §12-509(a) PUBLIC SAFETY ARTICLE OF THE ANNOTATED CODE OF
25 MARYLAND SHALL BE CONSIDERED IN COMPLIANCE WITH THIS CODE.
- 26 (4) MODIFY THE IECC SECTION R202 TO ADD THE FOLLOWING DEFINITIONS:
27 • ELECTRIC VEHICLE (EV) - AN AUTOMOTIVE-TYPE VEHICLE FOR ON-
28 ROAD USE, PRIMARILY POWERED BY AN ELECTRIC MOTOR THAT
29 DRAWS CURRENT FROM AN ONBOARD BATTERY CHARGED
30 THROUGH A BUILDING ELECTRICAL SERVICE, ELECTRIC VEHICLE

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- 1 SUPPLY EQUIPMENT (EVSE), OR ANOTHER SOURCE OF ELECTRIC
2 CURRENT.
- 3 • ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) – APPARATUS
4 INSTALLED SPECIFICALLY FOR DELIVERING ELECTRICITY FROM THE
5 PREMISES WIRING TO AN ELECTRIC VEHICLE.
 - 6 • ELECTRIC VEHICLE READY PARKING SPACE - A DEDICATED PARKING
7 WITH ELECTRICAL PANEL CAPACITY AND FULL CIRCUIT
8 INSTALLATION OF A MINIMUM 40-AMPRE, 208/240-VOLT CIRCUIT,
9 RACEWAY WIRING, A NEMA 14-50R RECEPTACLE, AND CIRCUIT
10 OVERCURRENT PROTECTION DEVICES TO ENABLE FUTURE
11 INSTALLATION OF EVSE. “EVSE-INSTALLED PARKING SPACE” MEANS
12 A PARKING SPACE WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT
13 THAT IS FULLY INSTALLED FROM THE ELECTRICAL PANEL TO THE
14 PARKING SPACE.
 - 15 • “LEVEL 2 CHARGING” MEANS THAT THE CHARGING CAPABILITY OF
16 THE ELECTRIC VEHICLE SUPPLY EQUIPMENT:
17 (I) INCLUDES THE ABILITY TO CHARGE A BATTERY OR ANY OTHER
18 ENERGY STORAGE DEVICE IN AN ELECTRIC VEHICLE THROUGH
19 MEANS OF AN ALTERNATING CURRENT ELECTRICAL SERVICE WITH
20 A MINIMUM OF 208 VOLTS; AND
21 (II) MEETS APPLICABLE INDUSTRY SAFETY STANDARDS.
- 22 (5) MODIFY THE IECC TO ADD SECTION R401.4 “ELECTRIC VEHICLE CHARGING.
23 SINGLE FAMILY DETACHED HOUSES, DUPLEXES, AND TOWNHOME UNITS
24 THAT INCLUDE A SEPARATE GARAGE, CARPORT, OR DRIVEWAY SHALL
25 INCLUDE NOT LESS THAN: (I) ONE (1) ELECTRIC VEHICLE SUPPLY
26 EQUIPMENT (EVSE) INSTALLED PARKING SPACE CAPABLE OF PROVIDING
27 AT LEAST LEVEL 2 CHARGING; OR (II) ONE ELECTRIC VEHICLE READY
28 PARKING SPACE IN OR ON THE GARAGE, CARPORT, OR DRIVEWAY.”
- 29 (6) MODIFY IECC SECTION R401.2.5 ADDITIONAL ENERGY EFFICIENCY ADD “4.
30 FOR BUILDINGS COMPLYING WITH SECTION R402.1.3.1, THE STRUCTURE

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1 SHALL ALSO COMPLY WITH THE ADDITIONAL ENERGY FEATURES IN
 2 SECTION R408.3.”
 3 (7) MODIFY IECC SECTION R402.1.3 R-VALUE ALTERNATIVE WITH THE
 4 FOLLOWING: ADD NEW “R402.1.3.1 MARYLAND ALTERNATIVE R-VALUE,
 5 ASSEMBLIES WITH R-VALUE OF INSULATION MATERIALS EQUAL TO OR
 6 GREATER THAN VALUES SPECIFIED IN TABLE R402.1.3.1 SHALL BE AN
 7 ALTERNATIVE TO THE U-FACTOR IN TABLE R402.1.2 WHEN COMBINED WITH
 8 SECTION R408.3. THE PROVISIONS OF SECTION R408.2.1 SHALL BE APPLIED
 9 TO THE BASE MODEL HOUSE TO ESTABLISH THE REFERENCE BASE DESIGN
 10 ESTABLISHING ENERGY EFFICIENCY.” AND
 11 (ii) ADD THE FOLLOWING TABLE:

CLIMATE ZONE	FENESTRATION U-FACTOR ^{B,1}	SKYLIGHT U-FACTOR ^D	GLAZED FENESTRATION SHGC ^{B,E}	CEILING R-VALUE	WOOD FRAME WALL	MASS WALL R-VALUE ^H	FLOOR R-VALUE	BASEMENT WALL R-VALUE ^G	SLAB ^D R-VALUE & DEPTH	CRAWL SPACE ^F WALL R-VALUE
4 EXCEPT MARINE	0.30	0.55	.40	49	20 OR 13 + 5 ^H	8/13	19	10CI OR 13	10CI, 4FT	10CI OR 13
5	.30 ^I	0.55	.40	49	20 OR 13 + 5 ^H	13/17	30	15CI OR 19 OR 13 + 5CI	10CI, 4FT	15CI OR 19 OR 13 + 5CI

FOR SI: 1 FOOT = 304.8 MM.
 CI=CONTINUOUS INSULATION.
^A R-VALUES ARE MINIMUMS, U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS INSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL BE NOT LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
^B THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATIONS. EXCEPTION: IN CLIMATE ZONES 0 THROUGH 3, SKYLIGHTS SHALL BE PERMITTED TO BE EXCLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS PROVIDED THAT THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30.
^C "10CI OR 13" MEANS R-10 CONTINUOUS INSULATION (CI) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL OR R-13 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL. "15CI OR 19 OR 13 & 5CI" MEANS R-15 CONTINUOUS INSULATION (CI) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL, OR R-19 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL, OR R-13 CAVITY INSULATION ON THE INTERIOR OF THE WALL, IN ADDITION TO R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL.
^D R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS, AS INDICATED IN THE TABLE. THE SLAB-EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.
^E THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.
^F BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM HUMID LOCATIONS AS DEFINED BY FIGURE R301.1 AND TABLE R301.1.
^G THE FIRST VALUE IS CAVITY INSULATION; THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13 & 5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.
^H MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
^I A MAXIMUM U-FACTOR OF 0.32 SHALL APPLY IN CLIMATE ZONES 3 THROUGH 8 TO VERTICAL FENESTRATION PRODUCTS INSTALLED IN BUILDINGS LOCATED EITHER:
¹ ABOVE 4,000 FEET IN ELEVATION, OR
² IN WINDBORNE DEBRIS REGIONS WHERE PROTECTION OF OPENINGS IS REQUIRED BY SECTION R301.2.1.2 OF THE INTERNATIONAL RESIDENTIAL CODE.

12

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- 1 (8) MODIFY IECC SECTION R402.2.1 CEILING WITH ATTIC SPACES WITH THE
 2 FOLLOWING:
- 3 A. ADD "OR SECTION R402.1.3.1 AFTER R402.1.3 AND BEFORE "REQUIRES
 4 R-49 INSULATION", AND
- 5 B. ADD "OR SECTION R402.1.3.1 AFTER R402.1.3 AND BEFORE "REQUIRES
 6 R-60 INSULATION".
- 7 (9) MODIFY IECC SECTION R402.2.2 CEILINGS WITHOUT ATTICS WITH THE
 8 FOLLOWING:
- 9 A. ADD "OR SECTION R402.1.3.1" AFTER "R402.1.3" AND BEFORE
 10 "REQUIRES INSULATION R-VALUES GREATER THAN R-30", AND
- 11 B. ADD "OR R402.1.3.1" AFTER "R402.1.3" AND BEFORE "SHALL BE
 12 LIMITED TO".
- 13 (10) MODIFY IECC SECTION R408 ADDITIONAL EFFICIENCY PACKAGE OPTIONS:
- 14 A. ADD NEW SECTION "R408.3 MARYLAND ALTERNATIVE ADDITIONAL
 15 ENERGY EFFICIENCY PACKAGE OPTIONS. THE PROVISIONS OF THIS
 16 SECTION SHALL BE APPLIED AS PART OF THE PRESCRIPTIVE
 17 COMPLIANCE PATH OF R402.1.3.1. ADDITIONAL ENERGY
 18 EFFICIENCIES FROM TABLE R408.3 MUST BE SELECTED TO MEET OR
 19 EXCEED A MINIMUM PERCENTAGE INCREASE OF 6% FOR CLIMATE
 20 ZONE 4 AND 6% FOR CLIMATE ZONE 5"; AND
- 21 B. ADD THE FOLLOWING TABLE: R408.3 ADDITIONAL ENERGY
 22 FEATURES:

	ENERGY FEATURE	PERCENT AGE INCREAS E FOR CLIMATE ZONE 4	PERCENTAGE INCREASE FOR CLIMATE ZONE 5
1	≥ 2.5% REDUCTION IN TOTAL UA ⁵	1%	1%
2	≥ 5% REDUCTION IN TOTAL UA ⁵	2%	3%
3	> 7.5% REDUCTION IN TOTAL UA ⁵	2%	3%
4	0.22 U-FACTOR WINDOWS ⁵	3%	4%
5	HIGH PERFORMANCE COOLING SYSTEM (GREATER THAN OR EQUAL TO 18 SEER AND 14 EER AIR CONDITIONER) ²	3%	2%

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6	HIGH PERFORMANCE COOLING SYSTEM (GREATER THAN OR EQUAL TO 16 SEER AND 12 EER AIR CONDITIONER) ²	3%	3%
7	HIGH PERFORMANCE GAS FURNACE (GREATER THAN OR EQUAL TO 96 AFUE NATURAL GAS FURNACE) ²	5%	7%
8	HIGH PERFORMANCE GAS FURNACE (GREATER THAN OR EQUAL TO 92 AFUE NATURAL GAS FURNACE) ²	4%	5%
9	HIGH PERFORMANCE HEAT PUMP SYSTEM (GREATER THAN OR EQUAL TO 10 HSPF/18 SEER AIR SOURCE HEAT PUMP.) ²	6%	6%
10	HIGH PERFORMANCE HEAT PUMP SYSTEM (GREATER THAN OR EQUAL TO 9 HSPF/16 SEER AIR SOURCE HEAT PUMP.) ²	5%	5%
11	GROUND SOURCE HEAT PUMP (GREATER THAN OR EQUAL TO 3.5 COP GROUND SOURCE HEAT PUMP.) ²	6%	8%
12	FOSSIL FUEL SERVICE WATER HEATING SYSTEM (GREATER THAN OR EQUAL TO 82 EF FOSSIL FUEL SERVICE WATER-HEATING SYSTEM.)	3%	2%
13	HIGH PERFORMANCE HEAT PUMP WATER HEATING SYSTEM OPTION (GREATER THAN OR EQUAL TO 2.9 UEF ELECTRIC SERVICE WATER-HEATING SYSTEM.)	8%	6%
14	HIGH PERFORMANCE HEAT PUMP WATER HEATING SYSTEM. (GREATER THAN OR EQUAL TO 3.2 UEF ELECTRIC SERVICE WATER-HEATING SYSTEM.)	8%	6%
15	SOLAR HOT WATER HEATING SYSTEM (GREATER THAN OR EQUAL TO 0.4 SOLAR FRACTION SOLAR WATER-HEATING SYSTEM.)	6%	6%
16	MORE EFFICIENT HVAC DISTRIBUTION SYSTEM. (100 PERCENT OF DUCTLESS THERMAL DISTRIBUTION SYSTEM OR HYDRONIC THERMAL DISTRIBUTION SYSTEM LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.)	10%	12%
17	100% OF DUCTS IN CONDITIONED SPACE. (100 PERCENT OF DUCT THERMAL DISTRIBUTION SYSTEM LOCATED IN CONDITIONED SPACE AS DEFINED BY SECTION R403.3.2.)	12%	15%
18	REDUCED TOTAL DUCT LEAKAGE. (WHEN DUCTS ARE LOCATED OUTSIDE CONDITIONED SPACE, THE TOTAL LEAKAGE OF THE DUCTS, MEASURED IN ACCORDANCE WITH R403.3.5, SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING: A. WHERE AIR HANDLER IS INSTALLED AT THE TIME OF TESTING, 2.0 CUBIC FEET PER MINUTE PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA. B. WHERE AIR HANDLER IS NOT INSTALLED AT THE TIME OF TESTING, 1.75 CUBIC FEET PER MINUTE PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.)	1%	1%
19	2 ACH50 AIR LEAKAGE RATE WITH ERV OR HRV INSTALLED. (LESS THAN OR EQUAL TO 2.0 ACH50, WITH EITHER AN ENERGY RECOVERY VENTILATOR (ERV) OR HEAT RECOVERY VENTILATOR (HRV) INSTALLED.) ³	10%	13%
20	2 ACH50 AIR LEAKAGE RATE WITH BALANCED VENTILATION. (LESS THAN OR EQUAL TO 2.0 ACH50, WITH BALANCED VENTILATION AS DEFINED IN SECTION 202 OF THE 2021 INTERNATIONAL MECHANICAL CODE.) ⁴	4%	5%
21	1.5 ACH50 AIR LEAKAGE RATE WITH ERV OR HRV INSTALLED. (LESS THAN OR EQUAL TO 1.5 ACH50, WITH EITHER AN ERV OR HRV INSTALLED.) ⁴	12%	15%
22	1 ACH50 AIR LEAKAGE RATE WITH ERV OR HRV INSTALLED. (LESS THAN EQUAL TO 1.0 ACH50, WITH EITHER AN ERV OR HRV INSTALLED.) ⁴	14%	17%
23	ENERGY EFFICIENT APPLIANCES (MINIMUM 3 APPLIANCES NOT TO EXCEED 1 FORM EACH TYPE WITH FOLLOW EFFICIENCIES. REFRIGERATOR - ENERGY STAR PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR CONSUMER REFRIGERATION PRODUCTS, VERSION 5.1 (08/05/2021), DISHWASHER - ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL DISHWASHERS, VERSION 6.0 (01/29/2016), CLOTHES DRYER - ENERGY STAR PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR CLOTHES DRYERS, VERSION 1.1 (05/05/2017) AND CLOTHES WASHER - ENERGY STAR PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR CLOTHES WASHERS, VERSION 8.1 (02/05/2018)	7%	5%
24	RENEWABLE ENERGY MEASURE. ⁴	11%	9%

¹ ENERGY EFFICIENCY PERCENTAGE INCREASES AS ESTABLISHED BY PNPL.

² FOR MULTIPLE COOLING SYSTEMS, ALL SYSTEMS SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS IN THIS SECTION AND SHALL BE SIZED TO SERVE 100 PERCENT OF THE COOLING DESIGN LOAD. FOR MULTIPLE HEATING SYSTEMS, ALL SYSTEMS SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS IN THIS SECTION AND SHALL BE SIZED TO SERVE 100 PERCENT OF THE HEATING DESIGN LOAD. INCREASES TO MINIMUM EFFICIENCY REQUIREMENTS ARE LIMITED TO ONE SELECTION.

³ MINIMUM HRV AND ERV REQUIREMENTS, MEASURED AT THE LOWEST TESTED NET SUPPLY AIRFLOW, SHALL BE GREATER THAN OR EQUAL TO 75 PERCENT SENSIBLE RECOVERY EFFICIENCY (SRE), LESS THAN OR EQUAL TO 1.1 CUBIC FEET PER

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MINUTE PER WATT (0.03 M3/MIN/WATT) AND SHALL NOT USE RECIRCULATION AS A DEFROST STRATEGY. IN ADDITION, THE ERV SHALL BE GREATER THAN OR EQUAL TO 50 PERCENT LATENT RECOVERY/ MOISTURE TRANSFER (LRMT).

^A RENEWABLE ENERGY RESOURCES SHALL BE PERMANENTLY INSTALLED THAT HAVE THE CAPACITY TO PRODUCE A MINIMUM OF 1.0 WATT OF ON-SITE RENEWABLE ENERGY PER SQUARE FOOT OF CONDITIONED FLOOR AREA. THE INSTALLED CAPACITY SHALL BE IN ADDITION TO ANY ONSITE RENEWABLE ENERGY REQUIRED BY SECTION R404.4. TO QUALIFY FOR THIS OPTION, ONE OF THE FOLLOWING FORMS OF DOCUMENTATION SHALL BE PROVIDED TO THE CODE OFFICIAL:

^A SUBSTANTIATION THAT THE RECS ASSOCIATED WITH THE ON-SITE RENEWABLE ENERGY ARE OWNED BY, OR RETIRED ON BEHALF OF, THE HOMEOWNER.

^B A CONTRACT THAT CONVEYS TO THE HOMEOWNER THE RECS ASSOCIATED WITH THE ON-SITE RENEWABLE ENERGY OR CONVEYS TO THE HOMEOWNER AN EQUIVALENT QUANTITY OF RECS ASSOCIATED WITH OTHER RENEWABLE ENERGY.

^C REDUCTION IN TOTAL UA FROM LINES 1, 2 OR 3 AND HIGHER PERFORMANCE WINDOWS FROM LINE 4 ARE LIMITED TO A SINGLE SELECTION.

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§224-1.4 INTERNATIONAL PLUMBING CODE

[(55) International Plumbing Code (IPC) Section 101.1, Title, insert "Charles County, Maryland."]

[(56) IPC Section 106.6, remove in its entirety without replacement.]

[(57) Replace the entire IPC Section 109, Means of Appeal, with: Section 109 Appeals 109.1 General. In order to hear and decide the appeals of orders, decisions, or determinations of the Code Official relative to the application and interpretation of this code, there shall be an administrative policy created for such an appeal by the Department of Planning and Growth Management. This policy and procedure will be maintained by the Department of Planning and Growth Management. 109.2 A written application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted by the Code Official. The appeal of the order, decision, or determination of the Code Official will be processed in writing through the Chief of Codes, Permits and Inspection Services, to the Director of Planning and Growth Management.]

[(58) In the IPC, remove all references to the "International Fire Code" and replace with the "State Fire Code of Maryland."]

(1)[59] IPC Section 603.1, Size of water service pipe, should read as follows: "The water service pipe shall be sized to supply water to the structure in the quantities and at the pressure required in this code. The minimum diameter of water service pipe shall be [one inch.]"**IN ACCORDANCE WITH THE CHARLES COUNTY WATER & SEWER ORDINANCE.**

(2)[60] IPC SECTION 603.2 Separation of water service and building sewer [should read as follows: "Water service pipe and the building sewer shall be separated by 10 feet of

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1 undisturbed or compacted earth.”]THIS CODE SECTION GOVERNS FROM THE
2 STRUCTURE TO THE METER CROCK AND CLEANOUT (PRIVATE). WHERE
3 WATER SERVICE PIPING IS LOCATED IN THE SAME TRENCH WITH THE
4 BUILDING SEWER, SUCH SEWER SHALL BE CONSTRUCTED OF MATERIALS
5 LISTED IN TABLE 702.2, WHERE THE BUILDING SEWER PIPING IS NOT
6 CONSTRUCTED OF MATERIALS LISTED IN TABLE 702.2, THE WATER SERVICE
7 PIPE AND THE BUILDING SEWER SHALL BE HORIZONTALLY SEPARATED BY
8 NOT LESS THAN 5 FEET (1524 MM) OF UNDISTURBED OR COMPACTED
9 EARTH. THE REQUIRED SEPARATION DISTANCE SHALL NOT APPLY WHERE
10 A WATER SERVICE PIPE CROSSES A SEWER PIPE, PROVIDED THAT THE
11 WATER SERVICE IS SLEEVED TO A POINT NOT LESS THAN 5 FEET (1524 MM)
12 HORIZONTALLY FROM THE SEWER PIPE CENTERLINE ON BOTH SIDES OF
13 SUCH CROSSING. THE SLEEVE SHALL BE OF PIPE MATERIALS LISTED IN
14 TABLE 605.3, 702.2 OR 702.3. THE REQUIRED SEPARATION DISTANCE SHALL
15 NOT APPLY WHERE THE BOTTOM OF THE WATER SERVICE PIPE, LOCATED
16 WITHIN 5 FEET (1524 MM) OF THE SEWER, IS NOT LESS THAN 12 INCHES (305
17 MM) ABOVE THE HIGHEST POINT OF THE TOP OF THE BUILDING
18 SEWER. PLEASE NOTE THAT PUBLIC WATER AND SEWER MAINS ARE
19 GOVERNED BY THE WATER & SEWER ORDINANCE.

20 (3)[61] IPC Section 701.2, Sewer required, remove the statement "or an approved private
21 sewage disposal system in accordance with the International Private Sewage Disposal
22 Code" without replacement.

23 [62 IPC Section 715.1 Sewage backflow, delete entire section and replace with [The
24 following:]715.1 Sewage backflow. Sewage backflow is required on all homes served by
25 a public system regardless of location of first upstream manhole cover.]

26 [(63) IPC Section 715 add new Section 715.1.1, Sewer repairs.
27 715.1.1 Sewer repairs. Where repairs] APPENDICES OF THE 2021 IPC are [being made
28 to an existing sewer lateral serving an existing dwelling on a public system, repairs must
29 incorporate a sewage backflow device install in accordance with this section.]

30 (4)[(64)]IPC provisions contained in the following appendices are HEREBY adopted[: IPC]
31 INTO THE CHARLES COUNTY BUILDING CODE.

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- 1 Appendix B - Rates of Rainfall for Various Cities
 2 Appendix C – Structural Safety
 3 Appendix D - Degree Day and Design Temperatures[and]
 4 Appendix E - Sizing of Water Piping System.
- 5 [(65) International Fuel Gas Code (IFGC) Section 101.1, Title, insert "Charles County,
 6 Maryland."]
- 7 [(66) IFGC Section 106.6, Fees, delete without replacement.]
- 8 [(67) International Fuel Gas Code (IFGC) Section 107.2 Required inspections and testing,
 9 Subsection 1, add the sentence, “All underground gas piping requires an underground
 10 inspection.”]
- 11 [(68) Replace the entire IFGC Section 109, Means of Appeal, and replace with Section 109,
 12 Appeals, to read as follows:
- 13 Section 109 Appeals
- 14 109.1 In order to hear and decide the appeals of orders, decisions, or determinations of the
 15 Code Official relative to the application and interpretation of this code, there shall be an
 16 administrative policy created for such an appeal by the Department of Planning and Growth
 17 Management. This policy and procedure will be maintained by the Department of Planning
 18 and Growth Management.
- 19 109.2 A written application for appeal shall be based on a claim that the true intent of this
 20 code or the rules legally adopted thereunder have been incorrectly interpreted by the Code
 21 Official. The appeal of the order, decision, or determination of the Code Official will be
 22 processed in writing through the Chief of Codes, Permits and Inspection Services, to the
 23 Director of Planning and Growth Management.]
- 24 [(69) In the IFGC, remove all references to the "International Fire Code" and replace with
 25 the "State Fire Code of Maryland."]
- 26
- 27 **§224-1.5 INTERNATIONAL FUEL GAS CODE**
- 28 (1)[70] International Fuel Gas Code (IFGC) Section 404.12 “Minimum Burial Depth” add [a]
 29 Section 404.12.2 with the following statement: [404.12.2] “In locations determined by the
 30 field inspector to be susceptible to physical damage, the burial depth shall be increased to
 31 18 inches minimum below finished grade.

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1 [(71) International Mechanical Code (IMC) Section 101.1, Title, insert "Charles County,
2 Maryland."]

3 [(72) IMC Section 106.5, Fees, delete without replacement.]

4 [(73) Replace the entire IMC Section 109, Means of Appeal, and replace with Section 109,
5 Appeals, to read as follows:

6 Section 109 Appeals

7 109.1 General. In order to hear and decide the appeals of orders, decisions, or
8 determinations of the Code Official relative to the application and interpretation of this
9 code, there shall be an administrative policy created for such an appeal by the Department
10 of Planning and Growth Management. This policy and procedure will be maintained by the
11 Department of Planning and Growth Management.

12 109.2 A written application for appeal shall be based on a claim that the true intent of this
13 code or the rules legally adopted thereunder have been incorrectly interpreted by the Code
14 Official. The appeal of the order, decision, or determination of the Code Official will be
15 processed in writing through the Chief of Codes, Permits and Inspection Services, to the
16 Director of Planning and Growth Management.]

17 (2) THE FOLLOWING APPENDICES OF THE 2021 INTERNATIONAL FUEL GAS
18 CODE ARE HEREBY ADOPTED INTO THE CHARLES COUNTY BUILDING CODE:

19 A. SIZING AND CAPACITIES OF GAS PIPING (IFGS)

20 B. SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH
21 DRAFT HOODS, CATEGORY 1 APPLIANCES AND APPLIANCES LISTED FOR
22 USE WITH TYPE B VENTS (IFGS)

23 C. EXIT TERMINALS OF MECHANICAL DRAFT-VENT VENTING SYSTEMS
24 (IFGS).

25
26 **§224-1.6 INTERNATIONAL MECHANICAL CODE**

27 (1) THE FOLLOWING APPENDICES OF THE 2021 INTERNATIONAL MECHANICAL
28 CODE ARE HEREBY ADOPTED INTO THE CHARLES COUNTY BUILDING CODE:

29 APPENDIX A - CHIMNEY CONNECTOR PASS-THROUGHS
30
31

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- 1 Management. This policy and procedure will be maintained by the Department of Planning
2 and Growth Management.
- 3 109.2 A written application for appeal shall be based on a claim that the true intent of this
4 code or the rules legally adopted thereunder have been incorrectly interpreted by the Code
5 Official. The appeal of the order, decision, or determination of the Code Official will be
6 processed in writing through the Chief of Codes, Permits and Inspection Services, to the
7 Director of Planning and Growth Management.]
- 8 [(82) In the IEBC, remove all references of the "International Fire Code" and replace with the
9 "State Fire Code of Maryland."]
- 10 [(83) In the IEBC, remove all references to "International Property Maintenance Code (IPMC)"
11 without replacement.]
- 12 (1)[84] In the IEBC, remove all references to "Accessibility Requirements - Chapter 11 of the
13 International Building Code (IBC)," and replace with "the Maryland Accessibility Code
14 set forth in COMAR 05.02.02."
- 15 [(85) International Property Maintenance Code (IPMC) Section 101.1, Title, insert "Charles
16 County, Maryland."]
- 17 [(86) Replace all references to "Code Official" in the IPMC and replace with "Inspections and
18 Enforcement Manager."]
- 19 [(87) IPMC Appendix A, Boarding Standard, is adopted into the Charles County Building Code.]
- 20 [(88) If a building permit application has not been issued and because of inactivity an extension
21 request needs to be submitted to the Building Code Official after the adoption date of these
22 new codes, the Building Code Official is authorized to request a conformity review with
23 all applicable new codes as a condition to the extension request.]
- 24 [89] *Section moved to §224-1.2(15)*
- 25 [(90) IECC Table 405.5.2 (1) Under the building component "Vertical fenestration other than
26 opaque doors" delete "(a)" under Standard Reference Design without replacement and
27 amend "(b)" to read "15% of the conditioned floor area."]
- 28 [(91) IECC add Section 402.3.3.1 Overhang credit for SHGC (Climate Zone 1-4), with the
29 following text:
30 402.3.3.1 Overhang credit for SHGC (Climate Zone 1-4)

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1 Projection Factor. The ratio of the horizontal depth of an overhang eave, or permanently
 2 attached shading device, divided by the distance measured vertically from the bottom of
 3 the fenestration glazing to the underside of the overhang eave, or permanently attached
 4 shading device.

5 R402.3.3 Glazed fenestration SHGC exception. In climate zone 1 through 4, permanently
 6 shaded vertical fenestration shall be permitted to satisfy the SHGC requirements. The
 7 projection factor of an overhang, eave, or permanently attached shading device shall be
 8 greater than or equal to the value listed in the Table R402.3.3 for the appropriate
 9 orientation. The minimum projection shall extend beyond each side of the glazing a
 10 minimum of 12 inches. Each orientation shall be rounded to the nearest cardinal orientation
 11 (+/-45 degrees or 0.79 rad) for purposes of calculations and demonstrating compliance.

12 **TABLE R402.3.3**

13 **Minimum Projection Factor Required by Orientation For SHGC Exception]**

ORIENTATION	PROJECTION FACTOR
NORTH	≥0.40 ^a -
SOUTH	≥0.20
EAST	≥0.50
WEST	≥0.50]

14 [(92) IRC Section R403.1.6 Foundation anchorage, add the following exceptions:

15 3. Anchor bolts attaching sole plates of interior GB braced wall panels (R602.10) can be
 16 replaced with an approved anchorage method with at least 200 plf lateral and 150 plf uplift
 17 when all the following conditions are met:

18 3.1 The basic wind speed in accordance with figure R301.2(4)A does not exceed 115
 19 mph.

20 3.2 The seismic design category is A or B; and

21 3.3 The GB braced wall panels are not part of the exterior wall.]

22 [(93) IRC Section M1503.4 “Makeup Air Required” Amend the first sentence to read as follows:

23 Exhaust hood systems capable of exhausting more than 400 cubic feet per minute shall be
 24 mechanically or naturally provided with makeup air at a rate approximately equal to the
 25 exhaust air rate in excess of 400 cubic feet per minute.

26 Add the following text:

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1 Exceptions: Makeup air openings are not required for kitchen exhaust systems capable of
2 exhausting not greater than 600 cubic feet per minute provided that one of the following
3 conditions are met:

- 4 1. Where the floor area within the air barrier of a dwelling unit is at least 1500 square feet,
5 and where the natural draft or mechanical draft space or water-heating appliances are
6 not located within the air barrier.
- 7 2. Where the floor area within the air barrier of a dwelling unit is at least 3000 square feet,
8 and where the natural draft space or water-heating appliances are not located within the
9 air barrier.

10 Where all appliances in the house are sealed combustion, power-vent, unvented or
11 electric.]

12 (2) THE FOLLOWING APPENDICES OF THE 2021 INTERNATIONAL EXISTING
13 BUILDING CODE ARE HEREBY ADOPTED INTO THE CHARLES COUNTY
14 BUILDING CODE:

15 APPENDIX B - SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS FOR
16 EXISTING BUILDINGS AND FACILITIES.

17
18 **§224-1.8 INTERNATIONAL PROPERTY MAINTENANCE CODE**

19 (1) IPMC SECTION 302.4 “WEEDS”, ADD 12” (INCHES) IN BRACKETED AREA.

20 (2) THE FOLLOWING APPENDICES OF THE 2021 INTERNATIONAL PROPERTY
21 MAINTENANCE CODE ARE HEREBY ADOPTED INTO THE CHARLES COUNTY
22 BUILDING CODE:

23 (A)BOARDING STANDARD.

24
25 **§224-1.9 INTERNATIONAL SWIMMING POOL AND SPA CODE**

26 (1) ISPSC SECTION 305.2.7 “CHAIN LINK DIMENSIONS.” ADD WIRE GAUGE
27 MUST MEET OR EXCEED 11.5” AWG.

28 (2) ISPSC SECTION 305.2.4 “MESH FENCE AS A BARRIER”. DELETE WITHOUT
29 REPLACEMENT.

30 (3) ISPSC SECTION 305.4 “STRUCTURE WALL AS A BARRIER.” DELETE ALL
31 MENTIONS OF “WINDOWS”, WITHOUT REPLACEMENT.

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§224-1.10 INTERNATIONAL FIRE CODE – ADOPTION OF SELECT SECTIONS

(1) THE FOLLOWING SECTIONS OF THE INTERNATIONAL FIRE CODE ARE HEREBY ADOPTED INTO THE CHARLES COUNTY BUILDING CODE:

- SECTION 312 “VEHICLE IMPACT PROTECTION;”
- SECTION 1205 “SOLAR PHOTOVOLTAIC POWER SYSTEMS;”
- CHAPTER 31 “TENTS, TEMPORARY EVENT STRUCTURES AND OTHER MEMBRANE STRUCTURES;” AND
- CHAPTER 32 “HIGH-PILED COMBUSTIBLE STORAGE, SECTIONS 5104.4 THRU 5104.4.4, AND SECTION 5704.3.3.6 “RACK STORAGE.”

§ 224-2 Amendments.

The periodic supplements and amendments adopted by the International Codes Council, Inc. and amendments to the [2015] 2021 editions of the previously mentioned Icodes shall become a part of the Charles County Building Code as and when the same shall be adopted by the International Codes Council, Inc.

§ 224-3 Additional Provisions.

The following shall be made part of this chapter:

- (1) ONSITE drainage. The following provisions apply to the conveyance and disposal of stormwater runoff, sump pump discharge, not otherwise classed as, or qualified to be part of the Charles County Stormwater Management, Road, Grading and Sediment Control Ordinances.
 - A. Drainage. Drainage conveyance systems shall be provided to safely discharge surface and groundwater in such a manner to prevent erosion, overflow, ponding or nuisance of any kind to the nearest practical street, storm drain, adjacent properties, or other adequate conveyance system in accordance with applicable design criteria, standards and procedures as contained herein and as required by approved standards and regulations of the County Ordinance listed above.

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- 1 B. Ponding. The ponding of water shall not be permitted particularly above cut or fill
2 slopes or on drainage terraces, nor shall water be impounded on adjacent property.
3 Adequate drainage/grading shall be provided to prevent such ponding.
- 4 C. Improvements. All drainage improvements such as interceptors, diversion berms,
5 swales, and ditches shall be designed and constructed in accordance with standards
6 contained elsewhere herein. When required, ditches/swales shall be piped or paved
7 or otherwise improved. Drainage discharging into natural watercourses may require
8 that such natural watercourses be protected from erosion by an adequate amount of
9 riprap or by other acceptable measures as dictated by the County.
- 10 D. Groundwater. Springs and surfaces seeps and other groundwaters shall be capped
11 with porous gravel and/or sand with interlaced tile drains or perforated pipes
12 connecting into a PIPED OUTFALL TO A public storm drainage system or natural
13 watercourse.
- 14 (2) Certification for new residential construction.
- 15 A. Written certification, as to compliance to the approval site plan dealing with the
16 foundation wall location and first floor elevation, shall be submitted to Charles
17 County Planning and Growth Management by a registered land surveyor and/or
18 professional engineer according to Subsection [B (2)] (2)B. listed below.
- 19 B. Written certifications, as to compliance to County ordinances dealing with on-site
20 grading/drainage shall be submitted to the Charles County Planning and Growth
21 Management by the contractor/permit applicant.
- 22 i. Foundation wall location and first floor elevation certification for all new
23 residential dwelling construction on lots of one acre or less. For lots greater than
24 one acre, foundation wall location will only be required. This must be submitted
25 prior to completion of framing/wall construction. Failure to comply will result
26 in inspection disapproval and/or issuance of a stop-work order until such time
27 as certification is received.
- 28 ii. On-site grading/drainage certification for all new residential dwelling
29 construction on lots of one acre[s] or less. This must be submitted prior to the
30 issuance of a use and occupancy. Failure to comply will constitute grounds for
31 issuance of a stop-work order which will not be released until such time as

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1 certification is received. On residential dwelling construction, the Charles
2 County Building Code Official may issue a certificate of use and occupancy
3 upon the homeowner's acceptance of responsibility for lot stabilization and for
4 obtaining on-site drainage certification as soon as weather conditions allow.

5 (3) IF A BUILDING PERMIT APPLICATION HAS NOT BEEN ISSUED AND BECAUSE
6 OF INACTIVITY AN EXTENSION REQUEST NEEDS TO BE SUBMITTED TO THE
7 BUILDING CODE OFFICIAL AFTER THE ADOPTION DATE OF THESE NEW
8 CODES, THE BUILDING CODE OFFICIAL IS AUTHORIZED TO REQUEST A
9 CONFORMITY REVIEW WITH ALL APPLICABLE NEW CODES AS A CONDITION
10 TO THE EXTENSION REQUEST. IN ADDITION, IF AN APPROVAL IS GRANTED
11 ON AN EXTENSION REQUESTM WHEN APPLICABLE, ADJUSTED PLAN
12 REVIEW, INSPECTION AND OTHER MISCELLANEOUS FEES MAY NEED TO BE
13 COLLECTED.

14 (4) BEFORE A USE AND OCCUPANCY CAN BE ISSUED FOR A NEW
15 CONSTRUCTION FOR SINGLE FAMILY DWELLINGS AND TOWNHOMES, THE
16 OWNER/BUILDER IS REQUIRED TO SUBMIT AN ACCURATE AS-BUILT
17 SURVEY FOR THE LOT TO INCLUDE SWALES, STORMWATER MANAGEMENT
18 FEATURES, THE ELEVATION OF ALL DRAINAGE BREAKPOINTS, AND
19 DRAINAGE PATTERNS WITHIN THE LOT. THE DESIGN ENGINEER MUST
20 REVIEW THE AS-BUILT DATA AND CERTIFY THAT: (1) THE CONSTRUCTION
21 OF THE PROJECT HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE
22 WITH THE PLANS AND SPECIFICATIONS, HOWEVER THE DEVIATIONS WILL
23 NOT PREVENT THE PROJECT FROM FUNCTIONING WITH COMPLIANCE WITH
24 THE REQUIREMENTS. A DESCRIPTION OF ALL SUBSTANTIAL DEVIATIONS
25 MUST BE PROVIDED, WITH DATA DEMONSTRATING SATISFACTION OF THE
26 OUTSTANDING PERMIT CONDITIONS.

27 **[§ 224-4. New Editions.**

28 Whenever new editions of the previously mentioned I-codes are published by the International
29 Codes Council, Inc., the new edition shall become the adopted Building Code of Charles County
30 effective the first day of July the same calendar year of the State of Maryland's adoption date.]
31

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