

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2007, Legislative Day No. 12

Bill No. 49-07

Mr. S.G. Samuel Moxley, Chairman
By Request of County Executive

By the County Council, June 4, 2007

A BILL
ENTITLED

AN ACT concerning

The Building Code of Baltimore County

FOR the purpose of adopting with certain amendments, deletions and additions, the ICC International Building Code, 2006 Edition; the ICC International Residential Code, 2006 Edition, including Appendix F, the ICC International Mechanical Code, 2006 Edition, and the ICC International Energy Conservation Code, 2006 Edition, all as the "Building Code of Baltimore County, Maryland".

BY repealing

The Building Code of Baltimore County, Maryland as adopted by Bill No. 1-05

BY adopting

The ICC International Building Code, 2006 Edition, Including Appendix C, with amendments, and Appendix F,
The ICC International Residential Code, 2006 Edition, including Appendix F, with amendments,
The International Mechanical Code, 2006 Edition, with amendments, and
The ICC International Model Energy Conservation Code, 2006 Edition

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
 [Brackets] indicate matter stricken from existing law.
 ~~Strike out~~ indicates matter stricken from bill.
 Underlining indicates amendments to bill.

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY,
2 MARYLAND, that the Building Code of Baltimore County adopted by Bill No. 1-05 be and the
3 same is hereby repealed.

4 SECTION 2. AND BE IT FURTHER ENACTED, that the ICC International Building Code,
5 2006; the ICC International Residential Code, 2006, the International Mechanical Code, 2006; and
6 the ICC International Model Energy Code, 2006; be and they are hereby adopted as the "Building
7 Code of Baltimore County".

8 SECTION 3. AND BE IT FURTHER ENACTED, that the following sections and subsections
9 of the ICC International Building Code portion and the ICC International Residential Code portion
10 of the newly adopted Building Code of Baltimore County are hereby repealed:

11 ICC International Building Code Sections 101.1, 101.2, 101.4, 101.4.1, 101.4.2, 101.4.4,
12 101.4.5, 101.4.6, 102.1, 102.6, 103.1, 103.2, 104.1, 105.2- Building: 1, 2, 4,9, 105.6, 106.1, 108.2,
13 108.3, 108.6, 109.3, 112.1, 113.3, 114.3, 115.3, 115.4, 305.2, 308.3.1, 308.5.2, 310.1(R-4), 402.5.1,
14 402.7, 402.7.2, 402.7.3.1, 402.8, 403.1, 403.3.2, 403.7, 403.8, 403.9,506.2.2, 708.4 EXCEPTION 4,
15 714.2.1, 903.1, 903.2, 903.3..2, 905.3.3, 905.3.7, CHAPTER 11, 1607.11.2, 1607.11.2.2,
16 1607.11.2.3, TABLE 1805.5(1) NOTE c 2701.1, 2901.1, 2902, Appendix C-C102.2, and ICC
17 International Residential Code Sections R105.2, R311.6, R317.1, R404.1 NUMBERS (3) AND (5),
18 TABLE R404.1(2), R613.2 and R806.4

19 SECTION 4. AND BE IT FURTHER ENACTED, that the following sections and subsections
20 and additions, be and they are hereby added to the ICC International Building Code portion of the
21 Baltimore County Building Code, said new sections and subsections to read as follows:

22

1 **CHAPTER 1- ADMINISTRATIVE**

2 **SECTION 101.1 SCOPE AND TITLE.**

3 **101.1 GENERAL:** THE ICC INTERNATIONAL BUILDING CODE, 2006 EDITION;
4 THE ICC INTERNATIONAL RESIDENTIAL CODE, 2006 EDITION, THE
5 INTERNATIONAL MECHANICAL CODE, 2006 EDITION, AND THE ICC
6 INTERNATIONAL MODEL ENERGY CONSERVATION CODE, 2006 EDITION,
7 ADOPTED WITH CERTAIN AMENDMENTS, DELETIONS, AND ADDITIONS, BY
8 BALTIMORE COUNTY COUNCIL BILL NO. 49-07, SHALL BE KNOWN COLLECTIVELY
9 AS THE BUILDING CODE OF BALTIMORE COUNTY, MARYLAND, (HEREINAFTER
10 REFERRED TO AS "CODE"). WHENEVER THE TERM "CODE" IS USED IN EITHER THE
11 ICC INTERNATIONAL BUILDING CODE, THE ICC INTERNATIONAL RESIDENTIAL
12 CODE, THE INTERNATIONAL MECHANICAL CODE, OR THE ICC INTERNATIONAL
13 MODEL ENERGY CODE, IT SHALL MEAN THE BUILDING CODE OF BALTIMORE
14 COUNTY AS ADOPTED BY BILL NO. 49-07. THE ADMINISTRATIVE SECTIONS OF
15 THE ICC INTERNATIONAL BUILDING CODE, AS AMENDED, SHALL APPLY
16 TO ALL PORTIONS OF THE BALTIMORE COUNTY BUILDING CODE.

17 **101.2 SCOPE:** THIS CODE SHALL CONTROL ALL MATTERS CONCERNING THE
18 CONSTRUCTION, ALTERATION, ADDITION, REPAIR, REMOVAL, DEMOLITION, USE,
19 LOCATION, OCCUPANCY AND MAINTENANCE OF ALL BUILDINGS AND
20 STRUCTURES AND THEIR SERVICE EQUIPMENT AS HEREIN DEFINED, AND SHALL
21 APPLY TO EXISTING OR PROPOSED BUILDINGS AND STRUCTURES IN BALTIMORE
22 COUNTY, MARYLAND, EXCEPT AS SUCH MATTERS ARE OTHERWISE PROVIDED
23 FOR IN OTHER ORDINANCES OR STATUTES, OR IN THE RULES AND REGULATIONS
24 AUTHORIZED FOR PROMULGATION UNDER THE PROVISIONS OF THIS CODE.

25 EXCEPTION: DETACHED ONE AND TWO-FAMILY DWELLINGS AND
26 MULTIPLE SINGLE FAMILY DWELLINGS (TOWN HOUSES) NOT MORE THAN THREE

1 STORIES IN HEIGHT ABOVE GRADE PLANE AND WITH A SEPARATE MEANS OF
2 EGRESS AND THEIR ACCESSORY STRUCTURES SHALL COMPLY WITH THE
3 INTERNATIONAL RESIDENTIAL CODE

4 **101.4 REFERENCE CODES:** THE OTHER CODES LISTED IN SECTIONS 101.4.1
5 THROUGH 101.4.7 AND REFERENCED ELSEWHERE IN THIS CODE CONSISTING OF,
6 INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE AND
7 INTERNATIONAL MECHANICAL CODE, SHALL BE CONSIDERED PART OF THE
8 REQUIREMENTS OF THESE CODES TO THE PRESCRIBED EXTENT OF EACH SUCH
9 REFERENCE.

10 **101.4.1 ELECTRICAL:** WHENEVER THE TERM “ICC ELECTRICAL CODE” IS
11 USED, IT SHALL MEAN THE BALTIMORE COUNTY ELECTRICAL CODE ADOPTED
12 PURSUANT TO ARTICLE 21, TITLE 7, SUBTITLE 3 OF THE BALTIMORE COUNTY
13 CODE, 2003.

14 **101.4.2 GAS:** WHENEVER THE TERM “INTERNATIONAL FUEL GAS CODE” IS
15 USED, IT SHALL MEAN THE BALTIMORE COUNTY PLUMBING AND GASFITTING
16 CODE ADOPTED PURSUANT TO ARTICLE 21, TITLE 15, SUBTITLE 1 OF THE
17 BALTIMORE COUNTY CODE, 2003.

18 **101.4.4 PLUMBING:** WHENEVER THE TERM “INTERNATIONAL PLUMBING
19 CODE” IS USED, IT SHALL MEAN THE BALTIMORE COUNTY PLUMBING AND
20 GASFITTING CODE ADOPTED PURSUANT TO ARTICLE 21, TITLE 15, SUBTITLE 1 OF
21 THE BALTIMORE COUNTY CODE, 2003.

22 **101.4.5 PROPERTY MAINTENANCE:** WHENEVER THE TERM
23 “INTERNATIONAL PROPERTY MAINTENANCE CODE” IS USED IT SHALL MEAN THE
24 BALTIMORE COUNTY LIVABILITY CODE PURSUANT TO ARTICLE 35, TITLE 5, OF
25 THE BALTIMORE COUNTY CODE, 2003.

1 **101.4.6 FIRE PREVENTION:** WHENEVER THE TERM “INTERNATIONAL FIRE
2 CODE” IS USED, IT SHALL MEAN THE BALTIMORE COUNTY FIRE PREVENTION
3 CODE ADOPTED PURSUANT TO ARTICLE 14, TITLE 2, SUBTITLE 1 OF THE
4 BALTIMORE COUNTY CODE, 2003.

5 **SECTION 102.0 APPLICABILITY:**

6 **102.1 GENERAL:** THE PROVISIONS OF THIS CODE SHALL APPLY TO ALL
7 BUILDINGS AND STRUCTURES AND THEIR APPURTENANT CONSTRUCTION, AND
8 ACCESSORY ADDITIONS, EXCEPT IN THOSE INSTANCES WHEN ANOTHER
9 STATUTE SPECIFICALLY PROVIDES OTHERWISE FOR THEM. THE PROVISIONS OF
10 THIS CODE SHALL APPLY EQUALLY TO COUNTY AND PRIVATE BUILDINGS. THE
11 PROVISIONS OF THIS CODE SHALL NOT APPLY TO BUILDINGS OR PORTIONS OF
12 BUILDINGS USED EXCLUSIVELY BY FEDERAL OR STATE GOVERNMENT
13 AGENCIES. IF SAID BUILDINGS CEASE BEING USED FOR GOVERNMENTAL USE,
14 THE BUILDINGS SHALL COMPLY WITH THIS CODE.

15 **102.6 EXISTING STRUCTURES:** THE LEGAL USE AND OCCUPANCY OF ANY
16 STRUCTURE EXISTING ON THE EFFECTIVE DATE OF THIS CODE AND THE LEGAL
17 USE AND OCCUPANCY WHICH HAS BEEN APPROVED, MAY BE CONTINUED
18 WITHOUT CHANGE, EXCEPT AS MAY BE SPECIFICALLY COVERED IN THIS CODE,
19 OR AS MAY BE DEEMED NECESSARY BY THE BUILDING OFFICIAL FOR THE
20 GENERAL SAFETY AND WELFARE OF THE OCCUPANTS AND THE PUBLIC.
21 BUILDINGS EXISTING PRIOR TO THE EFFECTIVE DATE OF THIS CODE IN WHICH
22 THERE IS WORK INVOLVING REPAIRS, ALTERATIONS, ADDITIONS OR CHANGES
23 OF USE SHALL BE MADE TO CONFORM TO THE APPLICABLE LAWS AND
24 PROVISIONS COVERING SUCH WORK.

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26

1 **SECTION 103 DEPARTMENT OF BUILDING SAFETY:**

2 **103.1 SCOPE:** "DEPARTMENT OF BUILDING SAFETY" SHALL MEAN THE
3 DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT.

4 **SECTION 104 DUTIES AND POWERS OF THE BUILDING OFFICIAL:**

5 **104.1 BUILDING OFFICIAL:** WHEN USED IN THIS CODE, THE TERM
6 "BUILDING OFFICIAL" SHALL MEAN THE BUILDING ENGINEER OF BALTIMORE
7 COUNTY OR HIS DESIGNEE, AS PROVIDED FOR IN SECTION 3-2-1104 OF THE
8 BALTIMORE COUNTY CODE, 2003, "BUILDING ENGINEER". THE BUILDING
9 ENGINEER'S OFFICE AND DUTIES SHALL BE AS SET FORTH IN THE BALTIMORE
10 COUNTY CODE, 2003 AND IN THIS CODE.

11 **104.1.1 RULE MAKING AUTHORITY:** THE BUILDING OFFICIAL SHALL HAVE
12 POWER, AS MAY BE NECESSARY IN THE INTEREST OF PUBLIC HEALTH, SAFETY
13 AND GENERAL WELFARE, TO INTERPRET AND IMPLEMENT THE PROVISIONS OF
14 THIS CODE SO AS TO SECURE THEIR INTENT AND SHALL HAVE POWER TO
15 DESIGNATE REQUIREMENTS APPLICABLE BECAUSE OF LOCAL CLIMATIC OR
16 OTHER CONDITIONS. NO SUCH INTERPRETATIONS SHALL HAVE THE EFFECT OF
17 WAIVING WORKING STRESSES OR FIRE RESISTIVE REQUIREMENTS SPECIFICALLY
18 PROVIDED IN THIS CODE OR SHALL HAVE THE EFFECT OF VIOLATING ACCEPTED
19 ENGINEERING PRACTICE INVOLVING PUBLIC SAFETY.

20 **SECTION 105.0 PERMITS:**

21 **105.2: WORK EXEMPT FROM PERMIT:**

22 **Building:**

- 23 1. USE GROUP R-3 ONE-STORY ACCESSORY STRUCTURES USED AS TOOL AND
24 STORAGE SHEDS, PLAYHOUSES, DECKS NOT GREATER THEN 16 INCHES
25 ABOVE THE LOWEST GRADE AND SIMILAR USES, PROVIDED THE FLOOR
26 AREA DOES NOT EXCEED 120 SQUARE FEET AND ARE NOT LOCATED IN A

1 DESIGNATED “CHESAPEAKE BAY CRITICAL AREA”, 100 YEAR FLOODPLAIN
2 OR A “BALTIMORE COUNTY HISTORIC DISTRICT”.

3 2. FENCES NOT OVER 42 INCHES HIGH AND NOT LOCATED IN A BALTIMORE
4 COUNTY HISTORICAL DISTRICT.

5 4. RETAINING WALLS THAT ARE NOT OVER 3 FEET IN HEIGHT MEASURE
6 FROM THE LOWEST POINT OF FINISHED GRADE.

7 9. PREFABRICATED SWIMMING POOLS LESS THAN 24 INCHES DEEP AND LESS
8 THAN 250 SQUARE FEET OF SURFACE AREA (18 FT DIAMETER).

9 **105.3.1.1 PUBLIC NOTICE FOR PIER OR MOORING PILE CONSTRUCTION:** A
10 PERMIT TO BUILD, ALTER, MODIFY, REPLACE OR EXTEND A PIER OR MOORING
11 PILE MAY BE GRANTED ONLY IF PUBLIC NOTICE HAS BEEN GIVEN BY THE
12 APPLICANT AS SPECIFIED BY THE CODE OFFICIAL, AND A PUBLIC HEARING HELD
13 BEFORE THE CODE OFFICIAL OR DESIGNEE IF REQUESTED. SUCH PUBLIC NOTICE
14 SHALL CONSIST OF POSTING THE PROPERTY FOR A PERIOD OF 15 DAYS. ANY
15 OWNER OF ADJACENT PROPERTY OR PROPERTY IN ANY WAY IMPACTED BY THE
16 PROPOSED PERMITTED WORK MAY REQUEST A PUBLIC HEARING OR MAY
17 SUBMIT WRITTEN COMMENTS FOR CONSIDERATION. IF NO PUBLIC HEARING IS
18 REQUESTED, THE CODE OFFICIAL OR DESIGNEE MAY ISSUE THE PERMIT
19 CONTAINING ANY APPROPRIATE CONDITIONS OR LIMITATIONS. THE HEARING
20 OFFICER SHALL HAVE THE RIGHT TO SPECIFY THE LIMITS OF CONSTRUCTION
21 WHICH SHALL CONFORM AS CLOSELY AS POSSIBLE TO THE RULES SET FORTH IN
22 SECTION 417 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

23 **105.5.1 TIME LIMITATION ON PERMITS:** ALL PERMITS SHALL BE ISSUED TO
24 EXPIRE ONE YEAR AFTER THE DATE SUCH PERMIT IS ISSUED, UNLESS THE TIME
25 OF COMPLETION STATED IN THE APPLICATION CALLS FOR A LONGER OR
26 SHORTER PERIOD THAN ONE YEAR, IN WHICH EVENT THE TIME OF EXPIRATION

1 ON THE PERMIT SHALL BE FIXED SO AS TO ALLOW A REASONABLE TIME TO
2 COMPLETE THE WORK. ALL PERMITS FOR A SUBSTATION ISSUED TO A PUBLIC
3 SERVICE COMPANY, AS DEFINED IN TITLE 1 OF THE PUBLIC UTILITY COMPANIES
4 ARTICLE OF THE ANNOTATED CODE OF MARYLAND, SHALL BE ISSUED TO
5 EXPIRE FIVE YEARS AFTER THE DATE SUCH PERMIT IS ISSUED, PROVIDED THAT
6 WITHIN ONE YEAR AFTER THE ISSUANCE OF THE PERMIT THE SITE IS FENCED
7 AND LANDSCAPED AND A SIGN POSTED STATING THE PROPOSED USE OF THE
8 COMPLETED PROJECT. HOWEVER, AS TO ANY PERMIT, THE BUILDING OFFICIAL
9 IS HEREBY AUTHORIZED TO GRANT AN EXTENSION OF TIME NOT IN EXCESS OF
10 ONE YEAR IN WHICH TO COMPLETE THE WORK. IF THE WORK UNDER A PERMIT
11 IS NOT COMPLETE BEFORE THE EXPIRATION DATE ON THE PERMIT, OR ANY
12 EXTENSION THEREOF, THAT PERMIT AUTOMATICALLY BECOMES A NULLITY. IN
13 LIEU OF A ONE-YEAR PERMIT WITH AN OPTION FOR A ONE-YEAR EXTENSION, A
14 PERMIT MAY BE GRANTED FOR TWO YEARS WITH NO EXTENSION POSSIBLE.

15 **105.6 SUSPENSION OF PERMITS:** EXCEPT FOR A PERMIT FOR A SUBSTATION
16 ISSUED TO A PUBLIC SERVICE COMPANY AS DEFINED IN TITLE 1 OF THE PUBLIC
17 UTILITY COMPANIES ARTICLE OF THE ANNOTATED CODE OF MARYLAND, ANY
18 PERMIT ISSUED SHALL BECOME INVALID IF THE AUTHORIZED WORK IS NOT
19 COMMENCED WITHIN SIX MONTHS AFTER ISSUANCE OF THE PERMIT, OR IF THE
20 AUTHORIZED WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF SIX
21 MONTHS AFTER THE TIME OF COMMENCING THE WORK.

22 **105.6.1 REMOVAL OF DANGER DUE TO LACK OF ACTIVE WORK:** IF AT ANY
23 TIME THE BUILDING OFFICIAL DETERMINES THAT THE PUBLIC HEALTH OR
24 SAFETY IS ENDANGERED BY THE LACK OF ACTIVE CONSTRUCTION ON THE
25 WORK AUTHORIZED BY THE PERMIT FOR THE CONSTRUCTION OR
26 REHABILITATION OF A STRUCTURE OR DWELLING ON A SINGLE LOT OF RECORD,

1 HE MAY ENFORCE COMPLIANCE UNDER THE PROVISIONS OF ARTICLE 3, TITLE 6
2 OF THE BALTIMORE COUNTY CODE, 2003. AS USED IN THIS PARAGRAPH, “ACTIVE
3 CONSTRUCTION” MEANS THE USE OF REASONABLE EFFORTS TO COMPLETE THE
4 AUTHORIZED WORK IN A TIMELY MANNER CONSISTENT WITH USUAL AND
5 CUSTOMARY LOCAL CONSTRUCTION INDUSTRY STANDARDS.

6 **105.6.2 REVOCATION OF PERMITS:** THE BUILDING OFFICIAL MAY REVOKE A
7 PERMIT OR APPROVAL ISSUED UNDER THE PROVISIONS OF THIS CODE IN THE
8 CASE OF ANY FALSE STATEMENT OR MISREPRESENTATION OF FACT IN THE
9 APPLICATION OR ON THE PLANS ON WHICH THE PERMIT OR APPROVAL WAS
10 BASED. IF ANY PERMIT IS ISSUED IN VIOLATION OF THE PROVISIONS OF THIS
11 CODE OR OTHER LAWS, RESOLUTIONS AND REGULATIONS OF BALTIMORE
12 COUNTY, OR LAWS OF THE STATE OF MARYLAND, OR WITHOUT PROPER
13 AUTHORITY, IT MAY BE VOIDED AS IF IT HAD NEVER BEEN ISSUED.

14 **105.8 WITHHOLDING OF PERMITS:** WHENEVER THE BUILDING OFFICIAL
15 SHALL FIND THAT ANY CONTRACTOR OR OWNER IS IN VIOLATION OF THE
16 PROVISIONS OF THIS CODE OR OF THE RULES AND REGULATIONS OF ANY OTHER
17 DEPARTMENT OR AGENCY OF BALTIMORE COUNTY IN CONNECTION WITH THE
18 ERECTION, ALTERATION OR DEMOLITION OF BUILDINGS, STRUCTURES, LANDS,
19 OR EQUIPMENT THEREON OR THEREIN, THE BUILDING OFFICIAL MAY REFUSE TO
20 GRANT ANY ADDITIONAL PERMITS TO THE CONTRACTOR OR OWNER UNTIL ALL
21 VIOLATIONS HAVE BEEN CORRECTED.

22 **SECTION 106.0 CONSTRUCTION DOCUMENTS:**

23 **106.1 GENERAL:** ALL DESIGNS FOR NEW CONSTRUCTION WORK,
24 ALTERATION, REPAIR, EXPANSION, ADDITION OR MODIFICATION WORK
25 INVOLVING THE PRACTICE OF PROFESSIONAL ARCHITECTURE OR ENGINEERING,
26 AS DEFINED BY THE STATUTORY REQUIREMENTS OF THE PROFESSIONAL

1 REGISTRATION LAWS OF THE STATE OF MARYLAND SHALL BE PREPARED BY
2 REGISTERED PROFESSIONAL ARCHITECTS OR ENGINEERS AS CERTIFIED BY THE
3 STATE. ALL PLANS, COMPUTATIONS AND SPECIFICATIONS REQUIRED FOR A
4 BUILDING PERMIT APPLICATION FOR SUCH WORK SHALL BE PREPARED BY OR
5 UNDER THE DIRECT SUPERVISION OF A REGISTERED ARCHITECT OR ENGINEER
6 AND BEAR THAT ARCHITECT'S OR ENGINEER'S ORIGINAL SIGNATURE AND SEAL
7 IN ACCORDANCE WITH THE STATE'S STATUTES AND REGULATIONS GOVERNING
8 THE PROFESSIONAL REGISTRATION AND CERTIFICATION OF ARCHITECTS OR
9 ENGINEERS. THE SUBMISSION OF SEALED DOCUMENTS MAY BE WAIVED IN
10 WHOLE OR IN PART AT THE DISCRETION OF THE BUILDING OFFICIAL WHEN THE
11 NATURE AND SCOPE OF THE WORK IS SUCH THAT REVIEW OF CERTAIN
12 CONSTRUCTION DOCUMENTS IS NOT NECESSARY TO OBTAIN COMPLIANCE WITH
13 THIS CODE.

14 **106.2.1 CHANGE IN SITE PLAN:** A LOT SHALL NOT BE CHANGED, INCREASED
15 OR DIMINISHED IN AREA FROM THAT SHOWN ON THE OFFICIAL PLAT SITE PLAN,
16 UNLESS A REVISED SITE PLAN DEMONSTRATING COMPLIANCE WITH ALL
17 APPLICABLE COUNTY REGULATIONS AS A RESULT OF SUCH CHANGES IS
18 SUBMITTED TO AND APPROVED BY THE CODE OFFICIAL.

19 **106.2.2 SITE PLAN REQUIRED TO BUILD, ALTER, MODIFY, REPLACE OR**
20 **EXTEND A PIER OR MOORING PILES:** AN APPLICANT FOR A PERMIT TO BUILD,
21 ALTER, MODIFY, REPLACE OR EXTEND A PIER OR MOORING PILES SHALL SUBMIT
22 A SITE PLAN COMPLYING WITH THE REQUIREMENTS FOR A PLOT DIAGRAM AS
23 SET FORTH IN SECTION 417 OF THE BALTIMORE COUNTY ZONING REGULATIONS,
24 INCLUDING SPECIFIED RULES FOR DIVISIONAL LINES. THE CODE OFFICIAL IS
25 AUTHORIZED TO WAIVE OR MODIFY THE REQUIREMENT FOR A SITE PLAN WHEN

1 THE APPLICATION FOR PERMIT IS FOR ALTERNATION OR REPAIR OR WHEN
2 OTHERWISE WARRANTED.

3 **SECTION 108.0 FEES:**

4 **108.2 NEW CONSTRUCTION AND ALTERATIONS:** ALL FEES FOR PERMITS
5 REQUIRED BY THIS CODE SHALL BE ESTABLISHED PURSUANT TO SECTION 35-2-
6 302 OF THE BALTIMORE COUNTY CODE, BY THE COUNTY ADMINISTRATIVE
7 OFFICER, WHO SHALL REVIEW THE PERMIT FEES SCHEDULE AND SHALL BASE
8 THE COST OF THE PERMIT FEE ON THE EXPENSE INCURRED BY BALTIMORE
9 COUNTY IN PROCESSING PERMIT APPLICATIONS AND IN CONDUCTING
10 INSPECTIONS OF THE WORK.

11 **108.3 ACCOUNTING:** AN ACCURATE ACCOUNT SHALL BE KEPT OF ALL FEES
12 COLLECTED FOR BUILDING PERMITS.

13 **108.6 REFUNDS:** IN THE CASE OF A REVOCATION OF A PERMIT OR
14 ABANDONMENT OR DISCONTINUANCE OF A BUILDING PROJECT OR THE DENIAL
15 OF A PERMIT APPLICATION, NO REFUNDS OF PERMIT FEES WILL BE MADE.

16 **SECTION 109.0 INSPECTION:**

17 **109.2 REQUIRED INSPECTIONS:** AFTER ISSUING A BUILDING PERMIT, THE
18 CODE OFFICIAL SHALL CONDUCT INSPECTIONS FROM TIME TO TIME DURING
19 AND UPON COMPLETION OF THE WORK FOR WHICH A PERMIT HAS BEEN ISSUED.
20 AN INSPECTION MAY INCLUDE AT THE DISCRETION OF THE CODE OFFICIAL ANY
21 OR ALL OF THE INSPECTIONS AS SET FORTH IN SUBSECTIONS 109.3.1 THROUGH
22 109.3.10 OF THIS SECTION. IF AN EVENT OCCURS PRIOR TO ISSUANCE OF THE
23 CERTIFICATE OF OCCUPANCY, CAUSING CHANGE OR DAMAGE TO WORK
24 PREVIOUSLY INSPECTED, THE BUILDER SHALL NOTIFY THE BUILDING OFFICIAL,
25 AND A REINSPECTION SHALL BE REQUIRED. A RECORD OF ALL SUCH
26 EXAMINATIONS AND INSPECTIONS AND OF ALL VIOLATIONS OF THIS CODE

1 SHALL BE MAINTAINED BY THE BUILDING OFFICIAL. THE OWNER SHALL
2 PROVIDE FOR SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1704.0.

3 **SECTION 112.0 BOARD OF APPEALS:**

4 **112.1 APPEAL:** AN APPEAL OF THE ACTION OF THE BUILDING OFFICIAL
5 SHALL BE PURSUANT AND SUBJECT TO SECTION 35-2-302 OF THE BALTIMORE
6 COUNTY CODE, 2003.

7 **SECTION 113.0 VIOLATIONS:**

8 **113.3 PROSECUTION OF VIOLATION:** IF THE NOTICE OF VIOLATION IS NOT
9 COMPLIED WITH PROMPTLY, THE BUILDING OFFICIAL SHALL INSTITUTE OR
10 CAUSE TO BE INSTITUTED ANY APPROPRIATE ACTION IN ACCORDANCE WITH
11 ARTICLE 3, TITLE 6 OF THE BALTIMORE COUNTY CODE, 2003, INCLUDING A
12 PROCEEDING AT LAW OR IN EQUITY WHICH MAY BE NECESSARY AND PROPER,
13 TO RESTRAIN, CORRECT OR ABATE SUCH VIOLATION OR TO REQUIRE THE
14 REMOVAL OR TERMINATION OF THE UNLAWFUL USE OF THE BUILDING OR
15 STRUCTURE IN VIOLATION OF THE PROVISIONS OF THIS CODE OR OF THE ORDER
16 OR DIRECTION MADE PURSUANT THERETO.

17 **113.5 FALSE STATEMENT:** ANY PERSON WHO KNOWINGLY MAKES A FALSE
18 STATEMENT, REPRESENTATION OR CERTIFICATION IN ANY APPLICATION, RECORD,
19 REPORT, SITE PLAN, OR OTHER DOCUMENT SUBMITTED TO THE DEPARTMENT OF
20 PERMITS AND DEVELOPMENT MANAGEMENT IS, IN ADDITIONAL TO ANY OTHER
21 PENALTIES, SUBJECT TO A CIVIL PENALTY NOT EXCEEDING \$2,500.

22 **SECTION 114.0 STOP WORK ORDER:**

23 **114.3 UNLAWFUL CONTINUANCE:** ANY PERSON WHO CONTINUES ANY WORK
24 IN OR ABOUT THE STRUCTURE AFTER HAVING BEEN SERVED WITH A STOP WORK
25 ORDER, EXCEPT WORK AS HE IS DIRECTED TO PERFORM TO REMOVE A VIOLATION
26 OR UNSAFE CONDITIONS, UPON CONVICTION SHALL BE PUNISHABLE BY A FINE OF

1 NOT LESS THAN ONE HUNDRED (\$100) DOLLARS NOR MORE THAN ONE THOUSAND
2 (\$1,000) DOLLARS

3 **SECTION 115.0 UNSAFE STRUCTURES AND EQUIPMENT:**

4 **115.3 NOTICE OF UNSAFE STRUCTURES:** IF AN UNSAFE CONDITION IS FOUND
5 IN A BUILDING OR STRUCTURE, THE BUILDING OFFICIAL SHALL SERVE ON THE
6 OWNER, AGENT OR PERSON IN CONTROL OF THE BUILDING OR STRUCTURE A
7 WRITTEN NOTICE DESCRIBING THE BUILDING OR STRUCTURE DEEMED UNSAFE
8 AND SPECIFYING THE REQUIRED REPAIRS OR IMPROVEMENTS TO BE MADE TO
9 RENDER THE BUILDING OR STRUCTURE SAFE AND SECURE, OR REQUIRING THE
10 UNSAFE BUILDING OR STRUCTURE OR PORTION THEREOF TO BE DEMOLISHED
11 WITHIN A STIPULATED TIME.

12 **115.3.1 ORDER:** THE BUILDING OFFICIAL SHALL SPECIFY THE REPAIRS, IF ANY,
13 THE OWNER MUST MAKE, AND SHALL SPECIFY A TIME WITHIN WHICH THE OWNER
14 SHALL COMPLY WITH THE ORDER. THE ORDER SHALL BE SERVED ON THE OWNER
15 OF RECORD, OR ON AN AGENT, WHENEVER AN AGENT IS IN CHARGE OF THE
16 BUILDING. IF THE OWNER OR AGENCY CANNOT BE FOUND, THE ORDER MAY BE
17 SERVED BY POSTING IT ON THE MAIN ENTRANCE OF THE BUILDING AND BY
18 PUBLISHING IT ONCE EACH WEEK FOR THREE SUCCESSIVE WEEKS IN A NEWSPAPER
19 AUTHORIZED TO PROVIDE SERVICE BY PUBLICATION.

20 **115.4 FAILURE TO COMPLY:** WHENEVER THE OWNER, AGENT OR PERSON IN
21 CONTROL OF THE BUILDING OR STRUCTURE FAILS TO COMPLY WITH AN ORDER
22 ISSUED BY THE BUILDING OFFICIAL UNDER THE AUTHORITY CONTAINED IN THIS
23 CODE TO REPAIR OR RAZE AN UNSAFE STRUCTURE, THE BUILDING OFFICIAL SHALL
24 INSTITUTE OR CAUSE TO BE INSTITUTED APPROPRIATE ACTION AS PROVIDED FOR
25 IN SECTION 113.3 OF THIS CODE OR SHALL CAUSE THE STRUCTURE OR PART OF IT
26 TO BE RAZED AND REMOVED OR REPAIRED AND MADE SAFE EITHER THROUGH AN

1 AVAILABLE PUBLIC AGENCY, OR BY CONTRACT, OR BY ARRANGEMENT WITH
2 PRIVATE PERSONS. THE COST OF RAZING AND REMOVAL OR REPAIRING SHALL BE
3 CHARGED AGAINST THE REAL ESTATE UPON WHICH THE STRUCTURE IS LOCATED
4 AND SHALL BE A LIEN UPON THE REAL ESTATE.

5 **115.6 UNREASONABLE REPAIRS:** WHENEVER THE BUILDING OFFICIAL
6 DETERMINES THAT THE COST OF SUCH REPAIRS UNDER 115.5 WOULD EXCEED 100
7 PERCENT OF THE THEN CURRENT VALUE OF THE STRUCTURE, THE REPAIRS SHALL
8 BE PRESUMED UNREASONABLE, AND IT SHALL BE PRESUMED, FOR THE PURPOSE OF
9 THE SECTION, THAT THE STRUCTURE IS A NUISANCE WHICH MAY BE ORDERED
10 RAZED WITHOUT THE OWNER HAVING THE OPTION TO REPAIR IT.

11 **115.7 TEMPORARY SAFEGUARDS:** IF AN UNSAFE CONDITION EXISTS WHICH
12 REQUIRES IMMEDIATE CORRECTION AND CORRECTIVE ACTION BY THE OWNER,
13 AGENT OR PERSON IN CONTROL OF A PROPERTY OR STRUCTURE IS DETERMINED TO
14 BE INADEQUATE OR ILL-TIMED BY THE CODE OFFICIAL, THEN THE CODE OFFICIAL
15 MAY TAKE SUCH CORRECTIVE ACTION AS IS DEEMED APPROPRIATE TO ABATE THE
16 UNSAFE CONDITION PRIOR TO COMPLYING WITH THE REQUIREMENTS OF SECTION
17 115.0.

18 **SECTION 305.0 EDUCATIONAL GROUP E:**

19 **305.2 DAY CARE FACILITIES:** THE USE OF A BUILDING OR STRUCTURE, OR
20 PORTION THEREOF, FOR EDUCATIONAL, SUPERVISION OR PERSONAL CARE
21 SERVICES FOR MORE THAN FIVE CHILDREN 24 MONTHS OF AGE AND OLDER, FOR
22 LESS THAN 24 HOURS PER DAY SHALL BE CLASSIFIED AS USE GROUP E.

23 **SECTION 308.0 INSTITUTIONAL GROUP I:**

24 **308.3.1 CHILD CARE FACILITY:** A CHILD CARE FACILITY THAT PROVIDES
25 CARE ON A 24-HOUR BASIS TO MORE THAN FIVE CHILDREN 24 MONTHS OF AGE
26 OR LESS SHALL BE CLASSIFIED AS GROUP I-2.

1 **308.5.2 CHILD CARE FACILITY:** A FACILITY THAT PROVIDES SUPERVISION
2 AND PERSONAL CARE ON LESS THAN A 24 HOUR BASIS FOR MORE THAN FIVE
3 CHILDREN LESS THAN 24 MONTHS OF AGE SHALL BE CLASSIFIED AS USE
4 GROUPI-4.

5 **EXCEPTION:** A CHILD DAY CARE FACILITY THAT PROVIDES CARE FOR MORE
6 THAN FIVE BUT NO MORE THAN 100 CHILDREN LESS THAN 24 MONTHS OF AGE,
7 WHEN THE ROOMS WHERE SUCH CHILDREN ARE CARED FOR ARE LOCATED ON THE
8 LEVEL OF EXIT DISCHARGE AND SUCH LEVEL DISCHARGE IS NO MORE THAN 21
9 INCHES ABOVE OR BELOW OUTSIDE GRADE AND EACH OF THESE CHILD CARE
10 ROOMS HAS AN EXIT DOOR DIRECTLY TO THE EXTERIOR, SHALL BE CLASSIFIED AS
11 USE GROUP E.

12 **SECTION 310 RESIDENTIAL GROUP R**

13 **310.1 RESIDENTIAL GROUP R-4:** R-4 RESIDENTIAL OCCUPANCIES SHALL
14 INCLUDE BUILDINGS ARRANGED FOR OCCUPANCY AS RESIDENTIAL
15 CARE/ASSISTED LIVING FACILITIES INCLUDING MORE THAN FIVE BUT NOT MORE
16 THAN 16 OCCUPANTS, EXCLUDING STAFF, AND SHALL COMPLY WITH THE
17 FOLLOWING:

- 18 A. CHAPTER 5 OF THIS CODE FOR R-3 USES, AND
- 19 B. FULLY SPRINKLERED IN ACCORDANCE WITH SECTION 903.3 OF THIS CODE,
20 AND
- 21 C. NFPA 101 “LIFE SAFETY CODE”, 2006 EDITION, SECTIONS 32-1 AND 32-2.

22 **310.1.1 DAY-CARE HOME:** CHILD CARE FACILITIES WHEN LOCATED IN
23 RESIDENTIAL OCCUPANCIES, THAT PROVIDE ACCOMMODATIONS FOR SIX
24 CLIENTS AND NO MORE THAN 12 CLIENTS, WITH NOT MORE THAN FIVE
25 CHILDREN UNDER THE AGE OF 24 MONTHS, FOR LESS THAN 24 HOURS SHALL

1 COMPLY WITH THE REQUIREMENTS OF THIS CODE FOR R-3 USES AS WELL AS
2 NFPA 101 "LIFE SAFETY CODE", 2006 EDITION, SECTION 16.6.

3 **CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY**

4 **SECTION 402.0 COVERED MALLS:**

5 **402.5.1 MINIMUM WIDTH:** THE MINIMUM WIDTH OF THE MALL SHALL BE 30
6 FEET (9144 MM), AND SHALL BE SUFFICIENT TO ACCOMMODATE THE OCCUPANT
7 LOAD SERVED. THERE SHALL BE A MINIMUM OF 10 FEET (3048 MM) CLEAR EXIT
8 WIDTH TO A HEIGHT OF 8 FEET (2438 MM) BETWEEN ANY PROJECTION OF A
9 TENANT SPACE BORDERING THE MALL AND THE NEAREST KIOSK, VENDING
10 MACHINE, BENCH, DISPLAY OPENING, FOOD COURT OR OTHER OBSTRUCTION TO
11 MEANS OF EGRESS TRAVEL.

12 **402.7 FIRE-RESISTANCE-RATED SEPARATION:** FIRE-RESISTANCE-RATED
13 SEPARATION IS NOT REQUIRED BETWEEN TENANT SPACES AND THE MALL
14 EXCEPT AS REQUIRED BY SECTION 402.7.2. FIRE-RESISTANCE-RATED
15 SEPARATION IS NOT REQUIRED BETWEEN A FOOD COURT AND ADJACENT
16 TENANT SPACES OR THE MALL.

17 **402.7.2 TENANT SEPARATIONS:** EACH TENANT SPACE SHALL BE SEPARATED
18 FROM OTHER TENANT SPACES BY A ONE HOUR FIRE RESISTIVE PARTITION THAT
19 EXTENDS FROM THE FLOOR TO THE UNDERSIDE OF THE ROOF DECK, FLOOR
20 DECK ABOVE, OR CEILING WHERE THE CEILING IS CONSTRUCTED TO LIMIT THE
21 TRANSFER OF SMOKE, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH
22 SECTION 708. A TENANT SEPARATION WALL IS NOT REQUIRED BETWEEN ANY
23 TENANT SPACE AND THE MALL EXCEPT FOR A ONE-HOUR RATED BULKHEAD
24 WALL LOCATED ABOVE THE CEILING OF A TENANT SPACE, SEPARATING IT FROM
25 THE MALL. SUCH BULKHEAD WALL MAY BE SUPPORTED BY A NON-FIRE
26 RESISTIVE ASSEMBLY WHEN CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL.

1 **402.7.3.1 OPENINGS BETWEEN ANCHOR BUILDING AND MALL:** EXCEPT FOR
2 THE SEPARATION BETWEEN GROUP R-1 SLEEPING UNITS AND THE MALL,
3 OPENINGS BETWEEN ANCHOR BUILDINGS OF TYPE 1A, 1B, 11A AND 11B
4 CONSTRUCTION AND THE MALL NEED NOT BE PROTECTED, EXCEPT AS
5 REQUIRED BY SECTION 402.8.

6 **402.8 AUTOMATIC SPRINKLER SYSTEM:** THE COVERED MALL BUILDING
7 AND ALL CONNECTED BUILDINGS SHALL BE EQUIPPED THROUGHOUT WITH AN
8 AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, AND
9 SHALL ALSO COMPLY WITH THE FOLLOWING:

- 10 1. THE AUTOMATIC SPRINKLER SYSTEM SHALL BE COMPLETE AND
11 OPERATIVE THROUGHOUT OCCUPIED SPACE IN THE COVERED MALL
12 BUILDING PRIOR TO OCCUPANCY OF ANY OF THE TENANT SPACES.
13 UNOCCUPIED TENANT SPACES SHALL BE SIMILARLY PROTECTED UNLESS
14 PROVIDED WITH APPROVED ALTERNATE PROTECTION.
- 15 2. SPRINKLER PROTECTION FOR THE MALL SHALL BE INDEPENDENT FROM
16 THAT PROVIDED FOR TENANT SPACES OR ANCHOR STORES.
- 17 3. EACH TENANT AREA SHALL BE PROVIDED WITH ITS OWN CONNECTION TO
18 THE BULK SPRINKLER MAIN SO AS TO MINIMIZE THE SPRINKLER
19 COVERAGE THAT MAY BE OUT OF SERVICE AT ANY ONE TIME.
- 20 4. SPRINKLER PROTECTION FOR ANCHOR STORES SHALL BE INDEPENDENT
21 FROM MALL AND MALL TENANT SPACE SYSTEMS.
- 22 5. UNPROTECTED OPENINGS IN FIRE RATED WALL SEPARATING MALL FROM
23 ANCHOR STORES SHALL BE PROTECTED BY CLOSED HEAD SPRINKLER
24 PROTECTION SPACED SIX (6) FOOT ON CENTER AT EACH OPENING, AND
25 SHALL BE SUPPLIED BY THE MALL SPRINKLER SYSTEM.

1 6. AUTOMATIC SPRINKLER PROTECTION WATER FLOWS SHALL BE ZONED BY
2 FLOORS AS REQUIRED BY THE BALTIMORE COUNTY FIRE PREVENTION
3 CODE.

4 **EXCEPTION:** NO AUTOMATIC SPRINKLER SYSTEM IS REQUIRED IN SPACES
5 OR AREAS OF OPEN PARKING GARAGES CONSTRUCTED IN ACCORDANCE
6 WITH SECTION 406.2.

7 **402.8.2 STANDPIPE SYSTEM ANCHOR STORES:** ANCHOR STORES SHALL BE
8 PROVIDED WITH A STANDPIPE SYSTEM IN ACCORDANCE WITH SECTION 905.3.3.

9 **402.10.1 CLEAR SPACE REQUIRED FOR STORE FRONTS:** NO SPACE WITHIN
10 10 FEET OF ANY MALL STORE FRONT, OR WITHIN 50 FEET OF THE FRONT OF ANY
11 ANCHOR STORE SHALL BE USED FOR A KIOSK OR OTHER TEMPORARY USE.

12 **402.10.2 TEMPORARY USE AREAS:** TEMPORARY USE AREAS, EXCLUDING
13 PLACES OF ASSEMBLY, SHALL COMPLY WITH REQUIREMENTS OF 402.10.

14 **402.10.3 HAZARDOUS MATERIALS:** NO COMBUSTIBLE OR FLAMMABLE
15 LIQUIDS OR GASES, OR BOTH, SHALL BE PERMITTED IN THE MALL.

16 **402.10.4 MOTOR VEHICLES AND RECREATIONAL VEHICLES:** NO MOTOR
17 VEHICLES USED FOR TRANSPORTATION OR RECREATIONAL VEHICLES, SUCH AS
18 AN AIRPLANE, BOAT, TRAILER, CAMPER, ETC, SHALL BE DISPLAYED OR STORED
19 IN THE COVERED MALL AREA UNLESS BY PERMISSION OF THE BALTIMORE
20 COUNTY FIRE DEPARTMENT.

21 **402.10.5 ASSEMBLY USES WITHIN MALL:** ASSEMBLY USES WITHIN THE
22 MALL SHALL COMPLY WITH THE FOLLOWING:

- 23 1. NO AREAS WITHIN A MALL SHALL BE USED FOR ASSEMBLY TYPE
24 ACTIVITIES UNLESS THE EXITS FOR THAT AREA OF THE MALL HAVE BEEN
25 CALCULATED TO SATISFY THE BUILDING AND FIRE CODE FOR THE
26 PROPOSED USE BY A LICENSED PROFESSIONAL ARCHITECT OR ENGINEER

1 REGISTERED IN THE STATE OF MARYLAND, AND PROVISIONS ARE MADE
2 TO CONTROL THE OCCUPANT LOAD SO THAT THE DESIGN LOAD IS NOT
3 EXCEEDED.

- 4 2. THE BUILDING AND/OR FIRE OFFICIAL MAY REQUIRE ANY ADDITIONAL
5 SAFEGUARDS AS NECESSARY TO INSURE THE PUBLIC HEALTH, SAFETY,
6 OR WELFARE.

7 **SECTION 403.0 HIGH-RISE BUILDINGS:**

8 **403.1 APPLICABILITY:** THE PROVISIONS OF THIS SECTION SHALL APPLY TO
9 ALL BUILDINGS USED FOR HUMAN OCCUPANCY WHEN THE BUILDINGS ARE 75'-
10 0" (22860 MM) OR MORE IN HEIGHT, AS MEASURED FROM THE LOWEST
11 ELEVATION OF A PUBLIC OR PRIVATE PUBLIC WAY OVER 21'-0" WIDE USED AS A
12 REFERENCE DATUM AT A POINT 6'-0" FROM THE BUILDING UPWARD TO THE
13 EAVE OF A PITCHED ROOF OR THE TOP OF A PARAPET OR THE POINT OF FIRE
14 DEPARTMENT ACCESS ON A NON-PITCH ROOF. THIS PUBLIC WAY SHALL NOT BE
15 FURTHER FROM THE BUILDING THAN WILL ALLOW A 100 FOOT AERIAL LADDER
16 TO REACH A HEIGHT OF 75'-0" (22860 MM) AT THE BUILDING AND SHALL BE
17 AVAILABLE ON AT LEAST TWO SIDES.

18 **EXCEPTION:** THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO THE
19 FOLLOWING BUILDINGS AND STRUCTURES:

- 20 1. AIRPORT TRAFFIC CONTROL TOWERS IN ACCORDANCE WITH SECTION 412.
21 2. OPEN PARKING GARAGES IN ACCORDANCE WITH SECTION 406.3.
22 3. BUILDINGS WITH AN OCCUPANCY IN GROUP A-5 IN ACCORDANCE WITH
23 SECTION 303.1.
24 4. LOW-HAZARD SPECIAL INDUSTRIAL OCCUPANCIES IN ACCORDANCE WITH
25 SECTION 503.1.1.

1 5. BUILDINGS WITH AN OCCUPANCY IN GROUP H-1,H-2 OR H-3 IN
2 ACCORDANCE WITH SECTION 415.

3 **403.3.2 SHAFT ENCLOSURES:** THE REQUIRED FIRE RESISTANCE RATING OF
4 THE FIRE SEPARATION ASSEMBLIES ENCLOSING VERTICAL SHAFTS, OTHER
5 THAN STAIRWAY ENCLOSURES AND ELEVATOR HOISTWAY ENCLOSURES, MAY
6 BE REDUCED TO 1 HOUR WHEN AUTOMATIC SPRINKLERS ARE INSTALLED
7 WITHIN THE SHAFTS AT ALTERNATE FLOORS, AND ZONED SEPARATELY ON THE
8 ANNUNCIATOR PANEL OF THE CENTRAL CONTROL STATION.

9 **403.7 FIRE DEPARTMENT COMMUNICATIONS SYSTEM:** A FIRE
10 DEPARTMENT RADIO SIGNAL IN-BUILDING AMPLIFICATION SYSTEM SHALL BE
11 INSTALLED TO PROVIDE REQUIRED LEVEL OF RADIO COVERAGE FOR
12 EMERGENCY RESPONDERS BY ALLOWING RADIO FREQUENCIES TO BE
13 TRANSMITTED AND RECEIVED UNOBSTRUCTED THROUGHOUT THE BUILDING.
14 AMPLIFIERS SHALL BE ABLE TO HANDLE THE 800 MHZ BANDWIDTH
15 THROUGHOUT ITS ENTIRE SPECTRUM OF FREQUENCIES CURRENTLY IN
16 OPERATION BY BALTIMORE COUNTY. A PERMANENT SIGN SHALL BE
17 CONSPICUOUSLY INSTALLED IN THE FIRE COMMAND STATION INDICATING THE
18 PRESENCE OF THE AMPLIFICATION SYSTEM AND THE SPECTRUM OF
19 FREQUENCIES SERVED.

20 **403.7.1 TESTING AND CERTIFICATION OF FIRE DEPARTMENT**
21 **COMMUNICATIONS SYSTEM:** RADIO COVERAGE AND IN-BUILDING SIGNAL
22 AMPLIFICATION SYSTEMS SHALL BE TESTED AND INSPECTED BY APPROVED
23 INDIVIDUALS. THE RESULTS OF THE TESTING AND INSPECTION SHALL BE
24 CERTIFIED TO THE CODE OFFICIAL, FIRE DEPARTMENT, AND BALTIMORE
25 COUNTY ELECTRONICS SERVICES-TELECOMMUNICATIONS.

1 **403.8 FIRE COMMAND STATION:** A CENTRAL CONTROL STATION FOR FIRE
2 DEPARTMENT OPERATIONS SHALL BE PROVIDED IN A LOCATION APPROVED BY
3 THE FIRE DEPARTMENT. THE CENTRAL CONTROL STATION SHALL CONTAIN:
4 THE VOICE ALARM SYSTEM PANELS; THE FIRE DETECTION AND ALARM SYSTEM
5 ANNUNCIATOR PANELS; AN ANNUNCIATOR WHICH VISUALLY INDICATES THE
6 FLOOR LOCATION OF ELEVATORS AND WHETHER THEY ARE OPERATIONAL;
7 STATUS INDICATORS AND CONTROLS FOR AIR HANDLING SYSTEMS; CONTROLS
8 FOR UNLOCKING ALL STAIRWAY DOORS SIMULTANEOUSLY; SPRINKLER VALVE
9 AND WATERFLOW DETECTOR DISPLAY PANELS; EMERGENCY AND STANDBY
10 POWER; STATUS INDICATORS AND A TELEPHONE FOR FIRE DEPARTMENT USE
11 WITH CONTROLLED ACCESS TO THE PUBLIC TELEPHONE SYSTEM WITH DIRECT
12 CONNECTION TO A LISTED CONTROL STATION. THE DESIGN OF THE FIRE
13 CENTRAL CONTROL STATION SHALL BE APPROVED BY THE AUTHORITY HAVING
14 JURISDICTION BASED ON THIS CODE AND THE NFPA 72 SERIES PRIOR TO THE
15 STATION'S INSTALLATION. CENTRAL CONTROL STATION ROOMS SHALL BE A
16 MINIMUM OF 120 SQUARE FEET OF FLOOR AREA DIRECTLY ACCESSIBLE FROM
17 THE MAIN BUILDING LOBBY.

18 **403.9 ELEVATORS:** ELEVATOR OPERATION AND INSTALLATION SHALL BE
19 IN ACCORDANCE WITH ARTICLE 30. ELEVATOR SERVICE SHALL BE PROVIDED
20 FOR FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS. SAID ELEVATOR
21 CAB SHALL BE OF SUCH SIZE TO ACCOMMODATE AN AMBULANCE COT THAT IS
22 24 INCHES BY 83 INCHES IN THE HORIZONTAL OPEN POSITION.

23 **403.11.2 EMERGENCY ELECTRIC POWER FEED:** PRIMARY AND EMERGENCY
24 ELECTRIC POWER FEED LINES SHALL NOT BE INSTALLED IN THE SAME UTILITY
25 SHAFT, AND SHALL BE SEPARATED BY SUFFICIENT DISTANCE OR PROTECTION

1 SO AS TO INSURE ANY SINGLE OCCURRENCE WOULD NOT RENDER BOTH
2 INOPERATIVE.

3 **403.15 WINDOWS:** TEMPERED GLASS WINDOWS/PANELS OR OPERABLE
4 WINDOWS SHALL BE PROVIDED WHEN REQUIRED BY THE BUILDING OFFICIAL IN
5 EXTERIOR WALLS AT THE RATE OF 20 SQUARE FEET PER 50 LINEAL FEET OF
6 EXTERIOR WALL IN EACH STORY AND SHALL BE DISTRIBUTED AT NOT MORE
7 THAN 50-FOOT INTERVALS. WHERE TEMPERED GLASS IS USED, SUCH
8 WINDOWS/PANELS SHALL BE CLEARLY AND PERMANENTLY MARKED.
9 IDENTIFICATION SHALL BE BY AN ETCHED GLASS MALTESE CROSS OF MINIMUM
10 4 INCH BY 4 INCH IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE
11 DEPARTMENT'S REQUIREMENTS.

12 **SECTION 407.0 GROUP I-2**

13 **SECTION 407.8 FIRE DEPARTMENT COMMUNICATIONS SYSTEM:** A FIRE
14 DEPARTMENT RADIO SIGNAL IN-BUILDING AMPLIFICATION SYSTEM SHALL BE
15 INSTALLED IN NEWLY CONSTRUCTED HOSPITAL BUILDINGS AND ADDITIONS TO
16 PROVIDE REQUIRED LEVEL OF RADIO COVERAGE FOR EMERGENCY RESPONDERS
17 BY ALLOWING RADIO FREQUENCIES TO BE TRANSMITTED AND RECEIVED
18 UNOBSTRUCTED THROUGHOUT THE BUILDING. AMPLIFIERS SHALL BE ABLE TO
19 HANDLE THE 800MHZ BANDWIDTH THROUGHOUT ITS ENTIRE SPECTRUM OF
20 FREQUENCIES CURRENTLY IN OPERATION BY BALTIMORE COUNTY. A
21 PERMANENT SIGN SHALL BE CONSPICUOUSLY INSTALLED AT THE FIRE ALARM
22 PANEL INDICATING THE PRESENCE OF THE AMPLIFICATION SYSTEM AND THE
23 SPECTRUM OF FREQUENCIES SERVED.

24 **SECTION 407.8.1 TESTING AND CERTIFICATION OF FIRE DEPARTMENT**
25 **COMMUNICATIONS SYSTEM:** RADIO COVERAGE AND IN-BUILDING SIGNAL
26 AMPLIFICATION SYSTEMS SHALL BE TESTED, AND INSPECTED BY APPROVED

1 INDIVIDUALS. THE RESULTS OF THE TESTING AND INSPECTION SHALL BE
2 CERTIFIED TO THE CODE OFFICIAL, FIRE DEPARTMENT, AND BALTIMORE
3 COUNTY ELECTRONIC SERVICES-TELECOMMUNICATIONS.

4 **CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS**

5 **SECTION 506 AREA MODIFICATIONS:**

6 **506.2.2 OPEN SPACE LIMITS:** SUCH OPEN SPACE SHALL BE EITHER ON THE
7 SAME LOT OR DEDICATED FOR PUBLIC USE AND SHALL BE ACCESSED FROM A
8 STREET OR APPROVED FIRE LANE IN ACCORDANCE WITH NFPA 1, “UNIFORM FIRE
9 CODE” 2006 EDITION, SECTION 18.2.

10 **SECTION 507 UNLIMITED AREA BUILDINGS:**

11 **507.1.1 FIRE LANES REQUIRED:** OPEN SPACE REQUIRED FOR UNLIMITED
12 AREA BUILDINGS SHALL BE PROVIDED WITH A STREET OR AN APPROVED FIRE
13 LANE IN ACCORDANCE WITH NFPA 1 “UNIFORM FIRE CODE” 2006 EDITION,
14 SECTION 18.2.

15 **508.3.3.5 SEPARATION FULLY SPRINKLERED FIRE, RESCUE AND**
16 **AMBULANCE STATIONS:** A FIRE-RESISTIVE SEPARATION ASSEMBLY SHALL NOT
17 BE REQUIRED FOR FULLY SPRINKLERED FIRE, RESCUE, AND AMBULANCE
18 STATIONS OF A POLITICAL SUB-DIVISION, INCLUDING VOLUNTEER STATIONS,
19 MEETING THE FOLLOWING:

20 a. A NON-FIRE RESISTIVE SEPARATION IS PROVIDED THAT CONFORMS TO
21 SECTION 706.5 FOR CONTINUITY, WITH PENETRATIONS AND OPENINGS
22 PROTECTED TO LIMIT THE TRANSFER OF SMOKE.

23 b. A FIRE-RESISTIVE ASSEMBLY CONFORMING TO TABLE 706.3.9 IS PROVIDED
24 TO SEPARATE USE GROUPS A, OTHER THEN TRAINING ROOMS WITH LESS
25 THAN 100 OCCUPANTS, FROM ALL OTHER USE GROUPS.

1 **CHAPTER 6 TYPES OF CONSTRUCTION**

2 **SECTION 601.0 GENERAL:**

3 **TABLE 601 – add to NOTE e:** IN SPRINKLERED IIB, IIIB and VB BUILDINGS,
4 UNDER 10,000 SQUARE FEET IN FLOOR AREA, SUCH SPRINKLERED SYSTEM MAY
5 BE SERVICED BY THE DOMESTIC WATER SYSTEM IF MINIMUM FLOW
6 REQUIREMENTS AS DETERMINED BY THE FIRE DEPARTMENT CAN BE MET.

7 **CHAPTER 7 FIRE RESISTANCE-RATED CONSTRUCTION**

8 **SECTION 705.0 FIRE WALLS:**

9 **705.1.2 LABELING OF FIRE WALLS:** ALL FIRE WALLS SHALL BE
10 PLACARDED OR STENCILED ON BOTH SIDES WITH THE PHASE “FIRE WALL”. THE
11 LETTERS SHALL BE RED IN COLOR, 6 INCHES HIGH AND A MINIMUM OF ¾ INCH
12 WIDE. THE PHRASE SHALL BE WRITTEN ONCE FOR EACH 15 FEET OF
13 HORIZONTAL WALL LENGTH. SIGNAGE MAY BE LOCATED IN THE CONCEALED
14 SPACE ABOVE A CEILING.

15 **705.6 VERTICAL CONTINUITY: EXCEPTION 4-4.4:** ANY GAP BETWEEN
16 THE TOP OF THE WALL OR NAILING STRIP AND THE UNDERSIDE OF THE DECK
17 SHALL BE FILLED WITH APPROVED FIREPROOF FLEXIBLE INSULATION
18 INSTALLED IN ACCORDANCE WITH ITS LISTING.

19 **SECTION 714.0 FIRE RESISTANCE RATINGS:**

20 **714.2.1 INDIVIDUAL PROTECTION:** COLUMNS, GIRDERS, TRUSSES, BEAMS,
21 LINTELS OR OTHER STRUCTURAL MEMBERS THAT ARE REQUIRED TO HAVE A
22 FIRE-RESISTANCE RATING AND THAT SUPPORT TWO FLOORS OR ONE FLOOR AND
23 ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NONLOAD-BEARING WALL
24 MORE THAN TWO STORIES HIGH, SHALL BE INDIVIDUALLY PROTECTED ON ALL
25 SIDES FOR THE FULL LENGTH WITH MATERIALS HAVING THE REQUIRED FIRE-
26 RESISTANCE RATING. OTHER STRUCTURAL MEMBERS REQUIRED TO HAVE A

1 FIRE-RESISTANCE RATING SHALL BE PROTECTED BY INDIVIDUAL ENCASEMENT,
2 BY A MEMBRANE OR CEILING PROTECTION AS SPECIFIED IN SECTION 711, OR BY
3 A COMBINATION OF BOTH. COLUMNS SHALL ALSO COMPLY WITH SECTION
4 714.2.2.

5 **CHAPTER 9 FIRE PROTECTION SYSTEMS**

6 **SECTION 901.0 GENERAL:**

7 **901.2.1 NONREQUIRED SYSTEMS:** ANY FIRE PROTECTION SYSTEMS NOT
8 REQUIRED BY THIS CODE SHALL COMPLY WITH THE REQUIREMENTS OF THE
9 APPROPRIATE ADOPTED CODES AND STANDARDS.

10 **901.8 LETTER SIZES:** THE MINIMUM HEIGHT OF LETTERS AND NUMBERS
11 SHALL BE 2" UNLESS OTHERWISE NOTED. WHERE FIRE PROTECTION EQUIPMENT
12 OR CONTROLS ARE LOCATED IN A SEPARATE ROOM OR BUILDING, A SIGN SHALL
13 BE PROVIDED ON THE ENTRANCE DOOR. SPRINKLER AND STANDPIPE SYSTEMS
14 INCLUDING FIRE PUMPS SHALL COMPLY WITH SECTION 905.7.1.

15 **SECTION 903.0 AUTOMATIC SPRINKLER SYSTEMS:**

16 **903.1 GENERAL:** WATER SPRINKLER EXTINGUISHING SYSTEMS SHALL BE
17 OF AN APPROVED TYPE AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS
18 OF THIS CODE AND NFPA 13. MINIMAL WATER SUPPLY REQUIREMENTS SHALL
19 BE AS FOLLOWS:

20	LIGHT HAZARD	150 gpm
21	ORDINARY GROUP 1 HAZARD	600 gpm
22	ORDINARY GROUP 2 HAZARD	750 gpm
23	OR A HIGHER HAZARD	750 gpm

24 **903.1.2 CONSTRUCTION DOCUMENTS AND DESIGN:** DESIGN OF PLANS
25 AND PREPARATION OF CALCULATIONS FOR AUTOMATIC SPRINKLER AND SPRAY
26 FIRE SUPPRESSION SYSTEMS, FIRE STANDPIPE SYSTEMS AND FIRE PUMPS SHALL

1 BE PREPARED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL
2 ENGINEER, COMPETENT IN THE FIELD OF FIRE PROTECTION ENGINEERING AND
3 AUTOMATIC SPRINKLER SYSTEM DESIGN OR A CERTIFIED ENGINEERING
4 TECHNICIAN POSSESSING A LEVEL III OR HIGHER CERTIFICATION IN AUTOMATIC
5 SPRINKLER SYSTEM LAYOUT FROM THE NATIONAL INSTITUTE OF
6 CERTIFICATION IN ENGINEERING TECHNOLOGIES (NICET). PLANS SHALL BE
7 SIGNED GIVING NICET LEVEL AND CERTIFICATION NUMBER, OR BY SEAL OF A
8 PROFESSIONAL ENGINEER WHO IS REGISTERED IN THE STATE OF MARYLAND.
9 THE VELOCITY PRESSURE METHOD OF HYDRAULIC CALCULATION SHALL NOT
10 BE UTILIZED IN CALCULATING SPRINKLER OR STANDPIPE SYSTEM DEMANDS.

11 **903.2 WHERE REQUIRED:** AN AUTOMATIC SPRINKLER SYSTEM SHALL BE
12 PROVIDED IN THE LOCATIONS DESCRIBED IN THIS SECTION AS WELL AS IN ALL
13 BUILDINGS SUBJECT TO HUMAN OCCUPANCY WHICH ARE 45 FEET OR HIGHER
14 WHEN MEASURED FROM THE LOWEST POINT OF GRADE TO THE ROOF.

15 EXCEPTION:

16 1. OPEN AIR PARKING GARAGES COMPLYING WITH 406.3.

17 **903.2.7.1 ADDITIONS, RENOVATIONS AND FIRE DAMAGE REPAIR TO**
18 **EXISTING RESIDENTIAL BUILDINGS:**

19 a. IF AN ADDITION, RENOVATION OR FIRE DAMAGE REPAIR IS MADE TO
20 AN EXISTING RESIDENTIAL BUILDING AND EXCEEDS 50 PERCENT OF
21 THE GROSS FLOOR AREA, THEN THE ENTIRE BUILDING SHALL BE
22 PROVIDED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER
23 PROTECTION.

24 b. EXISTING RESIDENTIAL BUILDINGS FOUR OR MORE STORIES IN HEIGHT
25 EXPERIENCING FIRE DAMAGE REPAIR EXCEEDING 50 PERCENT OF THE
26 GROSS FLOOR AREA OF A FLOOR, THEN THAT FLOOR EXPERIENCING

1 DAMAGE SHALL BE PROVIDED WITH APPROVED AUTOMATIC
2 SPRINKLER PROTECTION THROUGHOUT. THE PROVISIONS OF SUB
3 SECTION (a.) OF THE SECTION SHALL ALSO APPLY AS MAY BE
4 APPLICABLE.

5 **903.3.2 QUICK RESPONSE HEADS:** LISTED QUICK RESPONSE HEADS
6 SHALL BE INSTALLED IN ALL HIGH RISE, INSTITUTIONAL AND ASSEMBLY
7 OCCUPANCIES. LISTED RESIDENTIAL OR QUICK RESPONSE HEADS SHALL BE
8 INSTALLED IN ALL RESIDENTIAL OCCUPANCIES. IN OCCUPIED AND ANCILLARY
9 AREAS IN THE ABOVE OCCUPANCIES, QUICK RESPONSE HEADS MUST BE USED
10 WITH A WET PIPE SPRINKLER SYSTEM.

11 **903.4 SPRINKLER SYSTEM MONITORING AND ALARMS:**

12 **Add Exception 8: SPRINKLER ALARMS:** ALARMS AND ALARM
13 ATTACHMENTS SHALL NOT BE REQUIRED, EXCEPT WHERE A BUILDING IS
14 PROVIDED WITH A FIRE ALARM SYSTEM, IN WHICH CASE INTERCONNECTION TO
15 PROVIDE A WATERFLOW ALARM SHALL BE MADE.

16 **903.4.4 FIRE SUPPRESSION SYSTEMS:** FIRE SUPPRESSION SYSTEMS IN
17 NEW BUILDINGS AND EXISTING BUILDINGS SHALL BE MAINTAINED BY LOCKING
18 VALVES IN THE OPEN POSITION, AS REQUIRED BY THE BALTIMORE COUNTY FIRE
19 DEPARTMENT, AND ONE OF THE FOLLOWING METHODS:

20 1. APPROVED CENTRAL STATION SYSTEM IN ACCORDANCE WITH NFPA 71
21 LISTED IN CHAPTER 35.

22 2. APPROVED PROPRIETARY SYSTEM IN ACCORDANCE WITH NFPA 72D
23 LISTED IN CHAPTER 35.

24 3. APPROVED REMOTE STATION SYSTEM OF THE JURISDICTION IN
25 ACCORDANCE WITH NFPA 72C LISTED IN CHAPTER 35.

1 4. APPROVED LOCAL ALARM SERVICE THAT WILL CAUSE THE SOUNDING
2 OF AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION IN
3 ACCORDANCE WITH NFPA 72A.

4 EXCEPTIONS:

- 5 1. UNDERGROUND GATE VALVES WITH ROADWAY BOXES.
- 6 2. HALOGENATED EXTINGUISHING SYSTEMS.
- 7 3. CARBON DIOXIDE EXTINGUISHING SYSTEMS.
- 8 4. DRY CHEMICAL EXTINGUISHING SYSTEMS.
- 9 5. WATER SPRINKLER SYSTEM WHEN SERVICING 20 OR LESS SPRINKLERS.
- 10 6. SYSTEMS INSTALLED IN COMPLIANCE WITH N.F.P.A. NO. 13D,
11 "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE AND TWO
12 FAMILY DWELLINGS AND MOBILE HOMES".

13 **903.6 INDEPENDENT SPRINKLER CONTROL VALVE(S) REQUIRED:**

14 WHENEVER AUTOMATIC SPRINKLER PROTECTION IS UTILIZED TO PROVIDE A
15 FIRE-RESISTIVE RATING, SUCH SPRINKLERS SHALL BE UNDER THE CONTROL OF
16 AN INDEPENDENT CONTROL VALVE. SUCH VALVE SHALL BE ARRANGED TO BE
17 INDEPENDENT OF ANY OTHER SPRINKLER SYSTEM CONTROL VALVES, OTHER
18 THAN THOSE AT THE MAIN SPRINKLER HEADER OR MAIN STANDPIPE RISER
19 CONTROL VALVE.

20 **903.7 LOCATION OF SPRINKLER CONTROL VALVES IN RESIDENTIAL**
21 **OCCUPANCIES:** SPRINKLER CONTROL VALVE(S) SHALL NOT BE LOCATED INSIDE
22 OR ACCESSED THROUGH A DWELLING UNIT, UNLESS SUCH VALVE CONTROLS
23 ISOLATED SPRINKLERS SERVING THAT DWELLING UNIT.

24 **903.8 ATRIUM SPRINKLERS:** AUTOMATIC SPRINKLER PROTECTION
25 SERVING THE ATRIUM SHALL BE UNDER THE CONTROL OF A SEPARATE

1 SECTIONAL CONTROL VALVE LOCATED AND ARRANGED IN A MANNER
2 APPROVED BY THE FIRE DEPARTMENT OR CODE OFFICIAL.

3 **SECTION 905.0 STANDPIPE SYSTEMS:**

4 **905.2.1 DESIGN PRESSURE:** IN NON-HIGH-RISE BUILDINGS EQUIPPED WITH
5 COMPLETE AUTOMATIC SPRINKLER PROTECTION IN ACCORDANCE WITH NFPA
6 13, STANDPIPE RISERS SHALL BE DESIGNED TO DELIVER THE REQUIRED
7 STANDPIPE FLOW (GPM) AT A POSITIVE RESIDUAL PRESSURE AT THE TOP MOST
8 HOSE OUTLET PROVIDED THAT THE MINIMUM PIPE SIZE FOR STANDPIPES IS 4
9 INCHES AND IT IS SHOWN THAT THE STANDPIPE DEMAND AT 100 PSI DISCHARGE
10 AT THE TOP MOST OUTLET CAN BE SUPPLIED BY A 1250 GPM FIRE DEPARTMENT
11 PUMPER AT 150 PSI DISCHARGE AT THE FIRE DEPARTMENT CONNECTION.

12 **905.3.3 COVERED MALL BUILDINGS AND ANCHOR STORES:** THERE SHALL
13 BE CLASS I STANDPIPE HOSE CONNECTIONS PROVIDED IN ALL THE FOLLOWING
14 LOCATIONS:

- 15 1. THERE SHALL BE A FIRE DEPARTMENT STANDPIPE OUTLETS
16 CONNECTED TO THE MALL AREA AUTOMATIC SPRINKLER SYSTEM, OR
17 THERE SHALL BE A SEPARATE STANDPIPE SYSTEM, CAPABLE OF
18 DELIVERING 250 GALLONS PER MINUTE AT 50 PSI AT THE MOST
19 REMOTE HOSE CONNECTION, WITH AN OUTLET LOCATED WITHIN EACH
20 ENTRANCE TO AN EXIT PASSAGEWAY, CORRIDOR OR ENCLOSED
21 STAIRWAY, AT EXTERIOR EXITS AND AT A MINIMUM OF 200 FOOT
22 INTERVALS ALONG THE COVERED MALL.
- 23 2. THERE SHALL BE FIRE DEPARTMENT STANDPIPE SYSTEM PROVIDED IN
24 ALL ANCHOR STORES ATTACHED TO A MALL STRUCTURE. STANDPIPE
25 SYSTEM SHALL BE INDEPENDENT OF THE ANCHOR STORE AUTOMATIC
26 SPRINKLER SYSTEM AND BE CAPABLE OF DELIVERING 250 GALLONS

1 PER MINUTE AT 50 PSI DISCHARGE PRESSURE AT THE MOST REMOTE
2 HOSE CONNECTION WITH AN OUTLET LOCATED WITHIN EACH
3 ENTRANCE TO AN EXIT PASSAGEWAY, CORRIDOR OR ENCLOSED
4 STAIRWAY, AT EXTERIOR EXITS, AND AT EACH ESCALATOR FLOOR
5 OPENING.

6 **905.3.7 MARINAS AND BOATYARDS:** MARINAS AND BOATYARDS SHALL BE
7 EQUIPPED THROUGHOUT WITH STANDPIPE SYSTEMS IN ACCORDANCE
8 WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE.

9 **905.9.1 LOCATION:** THE INDICATING, RISER CONTROL VALVE(S) SHALL BE
10 LOCATED IN THE FIRE RATED STAIRTOWER ENCLOSURE AND ARRANGED IN A
11 MANNER APPROVED BY THE BUILDING OFFICIAL OR THE FIRE DEPARTMENT.
12 FLOOR CONTROL VALVES SHALL BE LOCATED WITHIN THE FIRE RATED
13 STAIRTOWER ENCLOSURE AND ARRANGED IN A MANNER APPROVED BY THE
14 BUILDING OFFICIAL.

15 **SECTION 910 SMOKE AND HEAT VENTS:**

16 **910.2.1.1 STORAGE FACILITIES:** S-1 STORAGE BUILDINGS TWO OR MORE
17 STORIES IN HEIGHT SHALL BE PROVIDED WITH TEMPERED GLASS
18 WINDOWS/PANELS OR OPERABLE WINDOWS SHALL BE PROVIDED WHEN
19 REQUIRED BY THE BUILDING OFFICIAL IN EXTERIOR WALLS AT THE RATE OF 20
20 SQUARE FEET PER 50 LINEAL FEET OF EXTERIOR WALL IN EACH STORY AND
21 SHALL BE DISTRIBUTED AT NOT MORE THAN 50-FOOT INTERVALS AND SHALL
22 HAVE DIRECT ACCESS TO CORRIDORS OR AISLES. WHERE TEMPERED GLASS OR
23 PANELS ARE USED, SUCH WINDOWS/PANELS SHALL BE CLEARLY AND
24 PERMANENTLY MARKED. IDENTIFICATION SHALL BE BY AN ETCHED GLASS
25 MALTESE CROSS OF MINIMUM 4 INCH BY 4 INCH IN ACCORDANCE WITH THE
26 BALTIMORE COUNTY FIRE DEPARTMENTS REQUIREMENTS.

1 **SECTION 912.0 YARD HYDRANTS:**

2 **912.1.2 SIZE:** THE MINIMUM SIZE OF ON-SITE MAINS SUPPLYING FIRE
3 HYDRANTS SHALL BE 8" IN DIAMETER.

4 **912.1.3 LEADS:** HYDRANT LEADS FROM MAINS SHALL BE NOT LESS THAN
5 6" IN DIAMETER, NOR MORE THAN 20' IN LENGTH. EXCEPTIONS TO THESE
6 CRITERIA MAY BE GRANTED AT THE DISCRETION OF THE BUILDING OFFICIAL OR
7 THE FIRE DEPARTMENT.

8 **CHAPTER 10 MEANS OF EGRESS**

9 **SECTION 1001.0 GENERAL:**

10 **1001.1.1 LIFE SAFETY CODE CONFLICTS:** WHEN THIS CODE AND THE
11 NFPA 101 LIFE SAFETY CODE HAVE CONFLICTING TECHNICAL PROVISIONS FOR
12 MEANS OF EGRESS, THE BUILDING OFFICIAL MAY ACCEPT ALTERNATIVE
13 FEATURES OF THE LIFE SAFETY CODE AS CONSTITUTING EQUIVALENT
14 PROTECTION.

15 **SECTION 1009 STAIRWAYS AND HANDRAILS:**

16 **1009.3 TREADS AND RISERS ADD EXCEPTION**

17 6. IN OCCUPANCIES IN USE GROUP R-3 THE MAXIMUM RISER HEIGHT
18 SHALL BE 8 1/4 INCHES (210mm) AND THE MINIMUM TREAD DEPTH SHALL BE 9
19 INCHES (229mm). A 1-INCH (25mm) NOSING SHALL BE PROVIDED ON STAIRWAYS
20 WITH SOLID RISERS. THIS PROVISION SHALL ONLY APPLY TO INTERIOR STAIRS
21 OF USE GROUP R-3. THIS EXCEPTION SHALL EXPIRE ON JULY 1, 2010.

22 **SECTION 1011 EXIT SIGNS:**

23 **1011.1.1 COLOR:** EXIT SIGNS SHALL HAVE GREEN LETTERS ON A WHITE
24 BACKGROUND OR IN OTHER APPROVED DISTINGUISHABLE BACKGROUND
25 COLOR.

1 **CHAPTER 11 ACCESSIBILITY:**

2 **SECTION 1101 GENERAL:**

3 **1101.1 SCOPE:** THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE
4 DESIGN AND CONSTRUCTION OF FACILITIES FOR ACCESSIBILITY TO PHYSICALLY
5 DISABLED PERSONS.

6 **1101.2 DESIGN:** BUILDINGS AND FACILITIES SHALL BE DESIGNED AND
7 CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THE MARYLAND
8 ACCESSIBILITY CODE SET FORTH IN COMAR 05.02.02.

9 **CHAPTER 16 STRUCTURAL DESIGN**

10 **SECTION 1607.0 LIVE LOADS:**

11 **1607.3.1 UNIFORM LIVE LOADS PIERS:**

12 a. UNIFORM LIVE LOADS FOR PIERS SERVING ONE AND TWO FAMILY
13 DWELLINGS SHALL BE 60 (PSF) WITH AN ADDITIONAL 10 (PSF) FOR
14 ADDED DEAD LOAD.

15 b. UNIFORM LIVE LOADS FOR PIERS SERVING ALL OTHER OCCUPANCIES
16 SHALL BE A MINIMUM OF 100 (PSF).

17 **1607.11.2 MINIMUM ROOF LIVE LOADS:** ORDINARY ROOFS, EITHER FLAT,
18 PITCHED, OR CURVED, SHALL BE DESIGNED FOR THE LIVE LOADS AS SPECIFIED
19 IN TABLE 1607.11 OR THE SNOW LOAD COMPUTED BY THE METHODS OF SECTION
20 1608, WHICHEVER IS GREATER.

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22
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1 **TABLE 1607.11**

2 **MINIMUM ROOF LIVE LOADS**

3 ROOF SLOPE	LIVE LOAD (PSF)
4 FLAT/FLAT OR RISE < 4/12	30
5 PITCHED RISE 4/12 to <12/12	20
6 RISE 12/12 OR GREATER	0
7 ARCH OR DOME WITH RISE <1/8 SPAN	30
8 CURVED ARCH OR DOME WITH 1/8 SPAN TO <3/8 SPAN	20
9 ARCH OR DOME WITH RISE 3/8 SPAN OR GREATER	15

10 **1607.11.2.2 SPECIAL-PURPOSE ROOFS:** ROOFS USED FOR PROMENADE
11 PURPOSES, ROOF GARDENS, ASSEMBLY PURPOSES OR OTHER SPECIAL PURPOSES
12 SHALL BE DESIGNED FOR A MINIMUM LIVE LOAD AS REQUIRED IN TABLE 1607.1.

13 **1607.11.2.3 LANDSCAPED ROOFS:** WHERE ROOFS ARE TO BE LANDSCAPED,
14 THE UNIFORM DESIGN LIVE LOAD IN THE LANDSCAPING AREA SHALL BE 30 PSF.
15 THE WEIGHT OF THE LANDSCAPING MATERIALS SHALL BE CONSIDERED AS
16 DEAD LOAD AND SHALL BE COMPUTED ON THE BASIS OF SATURATION OF THE
17 SOIL.

18 **SECTION 1609.0 WIND LOADS:**

19 **1609.3.2 BASIC WIND SPEED:** THE BASIC WIND SPEED IN BALTIMORE
20 COUNTY FOR DESIGN PURPOSES IS A FASTEST MILE SPEED OF 75 MPH WITH A
21 THREE SECOND GUST OF 90 MPH.

22 **CHAPTER 18 SOILS AND FOUNDATIONS**

23 **SECTION 1803 EXCAVATION, GRADING AND FILL**

24 **SECTION 1803.4.1 USE OF COMPACTED FILL AND 100 YEAR FLOODPLAIN:**

25 A FOOTING SHALL NOT BEAR ON COMPACTED FILL WHEN USED IN A 100 YEAR
26 FLOODPLAIN OR WHEN USED TO ELEVATE (REMOVE) A STRUCTURE OUT OF A
27 100 YEAR FLOODPLAIN.

28

1 **SECTION 1805.0 FOOTINGS AND FOUNDATIONS:**

2 **1805.2.1.1 FROST DEPTH:** THE FROST DEPTH FOR FOOTING DESIGN IN
3 BALTIMORE COUNTY IS 30" BELOW FINISHED GRADE.

4 **1805.2.1.2 FOOTING DEPTH POLE BUILDINGS AND SIMILAR**
5 **STRUCTURES:** THE MINIMUM DEPTH OF FOOTINGS FOR POLE BUILDINGS AND
6 SIMILAR STRUCTURES SHALL BE 48 INCHES BELOW FINISHED GRADE.

7 **1805.5.2.3 EXCAVATING BASEMENTS UNDER AN EXISTING STRUCTURE:**
8 THE DESIGN OF FOUNDATION AND RETAINING WALLS NECESSARY TO
9 EXCAVATE A BASEMENT UNDER AN EXISTING R-3 STRUCTURE SHALL BE
10 DESIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF
11 MARYLAND.

12 EXCEPTION: UNDER LIGHT FRAME CONSTRUCTION, WITH A MAXIMUM OF TWO
13 STORIES, PROFESSIONAL SERVICES MY BE WAIVED BY THE CODE OFFICIAL
14 WHEN DESIGNED IN FULL ACCORDANCE WITH PERMITS AND DEVELOPMENT
15 MANAGEMENT **FIGURE 107** STANDARD DESIGN DIAGRAM FOR "TYPICAL WALL
16 SECTION FOR EXCAVATED BASEMENT".

17 **TABLE 1805.5 (1) Note c.** SOLID GROUTED HOLLOW UNITS OR SOLID
18 MASONRY UNITS. FOR 7FT HEIGHT OF BACKFILL, HOLLOW 12 INCH BLOCK MAY
19 BE USED PROVIDED THE FOLLOWING CONDITIONS ARE MET:

20 1 THE FOUNDATION WALL DOES NOT EXCEED 8 FEET IN HEIGHT BETWEEN
21 LATERAL SUPPORTS;

22 2 THE TERRAIN SURROUNDING FOUNDATION WALLS IS GRADED SO AS TO
23 DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS;

24 3 BACKFILL IS DRAINED TO REMOVE GROUND WATER AWAY FROM
25 FOUNDATION WALLS;

1 (4) LATERAL SUPPORT IS PROVIDED AT THE TOP OF THE FOUNDATION WALLS
2 PRIOR TO BACKFILLING;

3 (5) THE LENGTH OF FOUNDATION WALL BETWEEN PERPENDICULAR MASONRY
4 WALLS OR PILASTERS DOES NOT EXCEED 24 FT;

5 (6) THE BACKFILL IS GRANULAR AND SOIL CONDITIONS IN THE AREA ARE
6 NON-EXPANSIVE;

7 (7) MASONRY IS LAID IN RUNNING BOND USING TYPE M OR S
8 MORTAR.

9 **SECTION 1805.5.1.1.1 REDUCTION IN THICKNESS OF CONCRETE**

10 **FOUNDATION WALLS:**

11 a. **BRICK LEDGE:** IF THE THICKNESS OF A FOUNDATION WALL IS
12 REDUCED TO ACCOMMODATE A BRICK LEDGE 2 FEET OR LESS FROM
13 THE TOP OF THE WALL, THE REDUCED WALL (CALLED A STEM WALL)
14 SHALL NOT BE LESS THAN 3.5 INCHES THICK UNLESS VERIFIED BY A
15 REGISTERED DESIGN PROFESSIONAL. WHERE THE SECTION IS 4 INCHES
16 THICK OR LESS, A MINIMUM OF ONE REINFORCING BAR AT TWO FEET
17 ON CENTER, THIRTY INCHES LONG SHALL BE PLACED AS CLOSE AS
18 PRACTICAL TO THE TENSION FACE AND EXTEND A MINIMUM OF
19 TWELVE INCHES INTO BOTH SECTIONS OF THE WALL. IF THE REDUCED
20 WALL IS MORE THAN 2 FEET BELOW THE TOP OF THE WALL, THE
21 SECTION SHALL BE REINFORCED IN ACCORDANCE WITH A DESIGN
22 PREPARED BY A REGISTERED DESIGN PROFESSIONAL.

23 b. **JOIST LEDGE:** WHEN THE TOP OF AN UNREINFORCED FOUNDATION
24 WALL IS REDUCED IN THICKNESS TO PERMIT INSTALLATION OF FLOOR
25 JOISTS, THE REDUCED SECTION SHALL NOT BE MORE THAN 2 FEET
26 HIGH AND NOT LESS THAN 3.5 INCHES THICK UNLESS VERIFIED BY A

1 REGISTERED DESIGN PROFESSIONAL. WHEN THE REDUCED SECTION IS
2 4 INCHES OR LESS IN THICKNESS, A MINIMUM OF ONE REINFORCING
3 BAR AT 2 FEET ON CENTER, THIRTY INCHES LONG SHALL BE PLACED
4 AS CLOSE AS PRACTICAL TO THE TENSION FACE AND EXTENDING
5 TWELVE INCHES INTO BOTH SECTIONS.

6 **SECTION 1806 RETAINING WALLS**

7 **SECTION 1806.2 REGISTERED DESIGN PROFESSIONAL REQUIRED:**

8 RETAINING WALLS GREATER THE 3 FEET IN HEIGHT FROM THE LOWEST POINT
9 OF THE FINISHED GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH A
10 DESIGN PREPARED BY A REGISTERED DESIGN PROFESSIONAL. SUCH DESIGN AS
11 WELL AS RETAINING WALL LOCATION SHALL SATISFY THE STRUCTURAL
12 DESIGN STANDARDS FOR FOUNDATIONS AND RETAINING WALLS SET FORTH IN
13 THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS DESIGN MANUAL IN
14 ADDITIONAL TO ANY OTHER APPLICABLE PROVISIONS OF THIS CODE.

15 **SECTION 1807 DAMPPROOFING AND WATERPROOFING**

16 **1807.4.2.1 FOUNDATION DRAINS USE GROUP R3 LOCATED INSIDE OF**
17 **FOOTING ONLY:** WHEN FOUNDATION DRAINS ARE PROVIDED ONLY ON THE INSIDE
18 OF THE FOOTING, WEEPHOLES SHALL BE PROVIDED ABOVE THE TOP OF THE
19 FOOTING AND BELOW THE BOTTOM OF THE FLOOR SLAB UNLESS AN ALTERNATE
20 DESIGN IS CERTIFIED BY AN ENGINEER AND APPROVED IN WRITING. IN A HOLLOW
21 MASONRY WALL, THE WEEPHOLES MAY BE CREATED IN THE WALL BY CREATING ½
22 INCH OPENING INTO THE CORE OF THE BLOCK 16 INCHES ON CENTER IMMEDIATELY
23 ABOVE THE FOOTING, OR IN A POURED CONCRETE WALL BY CREATING OPENINGS
24 AT LEAST 1 INCH IN DIAMETER NO MORE THAN 6 FEET ON CENTER WITH A
25 MINIMUM OF 6 INCHES OF GRAVEL AND A FILTER FABRIC PLACED OVER THE

1 GRAVEL BED TO PROTECT THE BED FROM CLOGGING. SYSTEM SHALL ALSO BE IN
2 ACCORDANCE WITH THE BALTIMORE COUNTY PLUMBING CODE.

3 **CHAPTER 21 MASONRY**

4 **SECTION 2111.0 MASONRY FIREPLACES:**

5 **2111.2.2 RELATION TO ADJACENT FOOTINGS:** UNLESS DESIGNED BY A
6 REGISTERED ENGINEER OR ARCHITECT, FOOTINGS FOR MASONRY CHIMNEYS OR
7 FIRE PLACES SHALL BE PLACED AT THE SAME ELEVATION AS THE FOUNDATION
8 WALL FOOTINGS.

9 **CHAPTER 23 WOOD**

10 **SECTION 2308.0 CONVENTIONAL LIGHT FRAME CONSTRUCTION:**

11 **2308.6.1 SILL PLATE ATTACHMENT TO CENTER BEAM:** WHEN A
12 WOODEN PLATE RESTS ON A STEEL BEAM IT MAY BE SECURED BY BOLTS, OR
13 "SHOT" PROVIDING THE WOOD IS NOT CRUSHED OR SPLIT. GLUING MUST BE
14 PRE-APPROVED AND CERTIFIED BY AN ENGINEER. CLIPS ARE ACCEPTABLE IF
15 DESIGNED FOR THAT PURPOSE.

16 **CHAPTER 27 ELECTRICAL**

17 **SECTION 2701.1 GENERAL :** THE DESIGN AND CONSTRUCTION OF ALL
18 NEW INSTALLATIONS OF ELECTRICAL CONDUCTORS, FITTINGS, DEVICES AND
19 FIXTURES FOR LIGHT, HEAT AND POWER SERVICE EQUIPMENT USED FOR POWER
20 SUPPLY TO RADIO AND TELEVISION RECEIVING SYSTEMS AND AMATEUR RADIO
21 TRANSMISSION SYSTEMS IN BUILDINGS AND STRUCTURES; AND ALL
22 ALTERATIONS OR EXTENSIONS TO EXISTING WIRING SYSTEMS, THEREIN TO
23 INSURE SAFETY SHALL CONFORM TO THE BALTIMORE COUNTY CODE,
24 2003,ARTICLE 21, TITLE 7 "ELECTRICITY", AS IT NOW EXISTS OR AS IT FROM
25 TIME TO TIME MAY BE AMENDED, INCLUDING THE REQUIREMENTS FOR PERMITS
26 AND INSPECTIONS WITH RESPECT THERETO, AND TO THE NATIONAL

1 ELECTRICAL CODE AS IT NOW EXISTS OR AS IT, FROM TIME TO TIME, MAY BE
2 AMENDED.

3 **2701.2 EXCEPTIONS AND ADDITIONS:**

4 1. AMERICAN WIRE GAUGE (AWG) WIRE NOS. 8, 10 AND 12 ALUMINUM
5 CONDUCTORS, REFERRED TO IN THE NATIONAL ELECTRICAL CODE, SHALL NOT BE
6 ALLOWED IN BALTIMORE COUNTY. INTERIOR WIRING CONNECTIONS TO HEAT
7 PUMPS, AIR CONDITIONERS AND ELECTRICAL HEAT OF ANY TYPE MUST BE COPPER
8 CONDUCTOR. A CONCRETE ENCLOSED ELECTRODE MEETING THE REQUIREMENTS
9 OF THE CURRENT EDITION OF THE NEC IS REQUIRED IN ALL NEW BUILDINGS.

10 2. UNGROUNDED CONDUCTORS REFERRED TO IN THE NATIONAL
11 ELECTRICAL CODE SHALL BE INSTALLED SO THAT EACH UNGROUNDED
12 CONDUCTOR OF A MULTI-WIRE CIRCUIT SHALL HAVE ITS OWN INDIVIDUAL
13 COLOR IDENTIFICATION. ALL UNGROUNDED CONDUCTORS OF THE SAME
14 IDENTIFICATION SHALL BE CONNECTED TO THE SAME UNGROUNDED FEEDER
15 CONDUCTOR, AND THE CONDUCTORS FOR SYSTEMS OF DIFFERENT VOLTAGES
16 SHALL BE OF A DIFFERENT COLOR IDENTIFICATION.

17 3. INSULATED DEVICES WITHOUT A SEPARATE OUTLET BOX REFERRED TO
18 IN THE NATIONAL ELECTRICAL CODE SHALL BE USED FOR EXPOSED WORK
19 ONLY. WHERE AN ELECTRIC SIGN IS SUPPORTED ON THE OUTSIDE OF A
20 BUILDING, THE SWITCH REQUIRED BY THE NATIONAL ELECTRICAL CODE SHALL
21 BE MOUNTED WITHIN SIGHT AND ADJACENT TO THE SIGN ON THE OUTSIDE OF
22 THE BUILDING.

23 4. TYPES NM OR NMC CABLES SHALL BE PERMITTED IN ANY DWELLING
24 OR STRUCTURE NOT EXCEEDING A TOTAL OF FOUR FLOORS PROVIDED THE
25 DWELLING OR STRUCTURE IS EQUIPPED WITH AN APPROVED FIRE SUPPRESSION

1 SYSTEM AND OTHER SECTIONS OR ARTICLES OF THE NATIONAL ELECTRICAL
2 CODE DO NOT PROHIBIT THIS TYPE OF WIRING.

3 5. IN MULTI-OCCUPANCY BUILDINGS, SEPARATE SPACES SUPPLIED BY
4 SEPARATE ELECTRIC SERVICE LATERALS OR DROPS MUST BE SEPARATED BY
5 TWO-HOUR RATED FIRE PARTITIONS THAT EXTEND TO THE UNDERSIDE OF THE
6 FLOOR OR ROOF SHEATHING ABOVE, OR TO THE BOTTOM OF A FIRE-RATED
7 ASSEMBLY.

8 THE FIRE PARTITION MAY BE OF ONE-HOUR RATED CONSTRUCTION IF ALL
9 THE FOLLOWING CONDITIONS ARE MET:

- 10 1) ADJACENT SERVICES ARE SUPPLIED BY THE SAME
11 TRANSFORMER
- 12 2) THE SPACES ARE SPRINKLERED
- 13 3) THE BUILDING IS UNDER ONE OWNERSHIP
- 14 4) SIGNS ARE INSTALLED AT EACH SERVICE LOCATION IDENTIFYING
15 ALL SERVICES. ALL SERVICES SHALL ONLY SUPPLY THE SPACE FROM WHICH THEY
16 ORIGINATE.

17 **2701.3 ELECTRICAL CODE CLASSIFICATION AUTOMOBILE DEALERSHIP**
18 **SHOWROOMS:** FOR THE PURPOSE OF DETERMINATION OF HAZARDOUS LOCATION
19 PURSUANT TO THE BALTIMORE COUNTY ELECTRICAL CODE, AN AUTOMOBILE
20 SHOWROOM SHALL NOT BE CONSIDERED A HAZARDOUS (CLASSIFIED) LOCATION.

21 **CHAPTER 29 PLUMBING SYSTEMS**

22 **SECTION 2901.0 GENERAL:**

23 **2901.1 -SCOPE:** THE DESIGN AND INSTALLATION OF PLUMBING SYSTEMS,
24 INCLUDING SANITARY AND STORM DRAINAGE, SANITARY FACILITIES, WATER
25 SUPPLIES, SEWAGE DISPOSAL, GAS PIPING AND GAS APPLIANCES, IN BUILDINGS
26 SHALL COMPLY WITH THE BALTIMORE COUNTY PLUMBING AND GASFITTING

1 CODE AS IT NOW READS AND AS IT MAY BE AMENDED FROM TIME TO TIME.

2 2901.2 MAINTENANCE OF PLUMBING: ALL PLUMBING SYSTEMS MUST BE
3 MAINTAINED IN A SAFE AND SANITARY CONDITION. NO PERSON MAY
4 DISCONNECT, BLOCK, OR CAP OFF AN EXISTING SEWER OR WATER LINE
5 WITHOUT WRITTEN PERMISSION FROM BALTIMORE COUNTY.

6 **CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS**

7 **SECTION 3001.0 GENERAL:**

8 **3001.5 CERTIFICATE OF OCCUPANCY:** THE ISSUANCE OF CERTIFICATES
9 OF COMPLIANCE SHALL BE AS REQUIRED BY PUBLIC SAFETY ARTICLE, TITLE 12,
10 SUBTITLE 8, ANNOTATED CODE OF MARYLAND AS AMENDED.

11 **3001.6 TESTS AND INSPECTIONS:** ALL EQUIPMENT AND DEVICES
12 COVERED BY THE PROVISIONS OF THIS CODE SHALL BE SUBJECTED TO
13 ACCEPTANCE AND MAINTENANCE TESTS AND PERIODIC INSPECTIONS AS
14 DIRECTED BY THE COMMISSIONER OF LABOR AND INDUSTRY OF THE STATE OF
15 MARYLAND IN ACCORDANCE WITH PUBLIC SAFETY ARTICLE, TITLE 12,
16 SUBTITLE 8, OF THE ANNOTATED CODE OF MARYLAND AS AMENDED.

17 **CHAPTER 31 SPECIAL CONSTRUCTION**

18 **SECTION 3101.0 GENERAL:**

19 **3107.2 FILING:** A PERSON SHALL NOT ERECT, INSTALL, REMOVE, REHANG
20 OR MAINTAIN OVER PUBLIC PROPERTY ANY SIGN FOR WHICH A PERMIT IS
21 REQUIRED UNDER THE PROVISIONS OF THIS CODE UNTIL AN APPROVED BOND
22 SHALL HAVE BEEN FILED IN THE SUM OF TEN THOUSAND (\$10,000) DOLLARS AS
23 HEREIN REQUIRED OR UNTIL AN INSURANCE POLICY SHALL HAVE BEEN FILED
24 FOR PUBLIC LIABILITY IN THE AMOUNT OF THREE HUNDRED THOUSAND
25 (\$300,000) DOLLARS PER ACCIDENT AND FOR PROPERTY DAMAGE IN THE
26 AMOUNT OF FIFTY THOUSAND (\$50,000) DOLLARS AS HEREIN REQUIRED.

1 **3107.3 CONDITIONS:** SUCH BOND OR INSURANCE POLICY SHALL PROTECT
2 AND SAVE BALTIMORE COUNTY, MARYLAND HARMLESS FROM ANY AND ALL
3 CLAIMS OR DEMANDS FOR DAMAGES BY REASON OF ANY NEGLIGENCE OF THE
4 SIGN HANGER, CONTRACTOR OR AGENTS, OR BY ANY REASON OF DEFECTS IN
5 THE CONSTRUCTION, OR DAMAGES RESULTING FROM THE COLLAPSE, FAILURE
6 OR COMBUSTION OF THE SIGN OR PARTS THEREOF.

7 **3108.0 RADIO AND TELEVISION TOWERS:**

8 **3108.1.1 PERMITS AND STRUCTURAL:** A PERMIT SHALL BE REQUIRED FOR
9 ALL ROOF MOUNTED SATELLITE DISH ANTENNAE THAT ARE MORE THAN THREE
10 FEET IN DIAMETER. ALL ROOF-MOUNTED SATELLITE DISH ANTENNAE SHALL BE
11 MOUNTED SO AS TO BE STRUCTURALLY STABLE AND NOT PRESENT A DANGER
12 TO THE PUBLIC. SATELLITE DISH ANTENNAE SHALL ONLY BE MOUNTED ON A
13 ROOF CAPABLE OF SUPPORTING ANY IMPOSED LOADS THE DISH GENERATES.
14 THE DESIGN AND MATERIALS OF CONSTRUCTION SHALL COMPLY WITH THE
15 REQUIREMENTS OF SECTION 3108.3 FOR CHARACTER, QUALITY OR MINIMUM
16 DIMENSION.

17 **3110.0 CIRCUSES & CARNIVALS:**

18 **3110.1 SCOPE:** THIS SECTION IS INTENDED TO REGULATE CIRCUSES AND
19 CARNIVALS IN THIS CODE. THE WORDS OR EXPRESSIONS "CIRCUSES" AND
20 "CARNIVALS" OR ANY WORD OR WORDS USED IN THEIR PLACE SHALL MEAN
21 ANY AND ALL USES OF PUBLIC OR PRIVATE LAND, STREETS, LANES, OR ALLEYS
22 FOR FETES, BAZAARS, CIRCUSES, STREET CARNIVALS, CARNIVAL, FETES OR
23 HORSEMANSHIP, ACROBATIC STUNTS, TRAINED ANIMAL ACT, CLOWNING AND
24 OTHER SIMILAR PERFORMANCES, MECHANICAL RIDES OR OTHER DEVICES TO
25 WHICH THE PUBLIC IS ADMITTED, AND SHALL INCLUDE THE USE OF TEMPORARY

1 STANDS OR FACILITIES FOR SELLING OR DISPENSING PRODUCTS FOR HUMAN
2 CONSUMPTION IN CONNECTION WITH THE FOREGOING.

3 **3110.2 GENERAL REQUIREMENTS:** ANY PERSON WISHING TO OPERATE A
4 CARNIVAL OR CIRCUS IN BALTIMORE COUNTY SHALL FILE, WITH THE BUILDING
5 OFFICIAL, A MISCELLANEOUS APPLICATION AT LEAST TEN DAYS PRIOR TO THE
6 INTENDED OPENING DATE OF THE CIRCUS OR CARNIVAL. THE BUILDING
7 OFFICIAL SHALL REQUIRE EACH APPLICANT FOR A PERMIT TO CONDUCT A
8 CIRCUS OR CARNIVAL TO INCLUDE IN THE APPLICATION A STATEMENT
9 WHETHER OR NOT MECHANICAL RIDES OR DEVICES ARE TO BE USED IN
10 CONNECTION WITH THE CIRCUS OR CARNIVAL. IN THE EVENT THE APPLICANT
11 INTENDS TO PROVIDE MECHANICAL RIDES OR DEVICES AT THE CIRCUS OR
12 CARNIVAL, THE PERSON SUPPLYING THESE MECHANICAL RIDES OR DEVICES
13 SHALL FURNISH, PRIOR TO THE ISSUANCE OF THE PERMIT, SATISFACTORY
14 EVIDENCE OF INSURANCE IN AN AMOUNT THE ADJUDGES SUFFICIENT TO
15 INSURE THE APPLICANT AGAINST ANY LIABILITY FOR DAMAGE, INCLUDING
16 DEATH, OR INJURY TO PERSONS, AND DAMAGE TO PROPERTY DUE TO FAULTY
17 EQUIPMENT OR NEGLIGENCE. THE SUPPLIER OF THE RIDES OR MECHANICAL
18 DEVICES SHALL ALSO INDEMNIFY THE COUNTY AGAINST ANY SUIT OR SUITS,
19 LOSS, CLAIM, DAMAGES, OR EXPENSE TO WHICH THE COUNTY MAY BE
20 SUBJECTED BY REASON OF ANY DAMAGE TO PROPERTY OR PERSON, INCLUDING
21 DEATH, INJURY TO THE PUBLIC HIGHWAYS AND OTHER PUBLIC PROPERTY DONE
22 IN CONNECTION WITH THE TRANSPORTATION, ERECTION, OPERATION,
23 MAINTENANCE AND SUPERVISION OF THE MECHANICAL RIDES OR DEVISE.

24 IN ADDITION, THE BUILDING OFFICIAL SHALL REQUIRE AN APPLICANT FOR
25 A PERMIT TO FURNISH PROOF OF FINANCIAL RESPONSIBILITY IN THE FORM OF A
26 WRITTEN CERTIFICATE FROM AN INSURANCE CARRIER AUTHORIZED TO

1 TRANSACT BUSINESS IN THE STATE OF MARYLAND, THE CERTIFICATE OF
2 INSURANCE SHALL STATE THAT THE APPLYING CIRCUS OR CARNIVAL IS
3 INSURED AGAINST ANY LEGAL LIABILITY, OTHER THAN THAT COVERED BY THE
4 IMMEDIATELY PRECEDING PARAGRAPH, CAUSED BY ACCIDENTS OR
5 OTHERWISE, AND RESULTING IN INJURIES TO OR DEATH OF PERSONS, AND
6 INJURIES TO OR DESTRUCTION OF PROPERTY, PUBLIC OR OTHERWISE, AS A
7 CONSEQUENCE OF THE OWNERSHIP, OPERATION, MAINTENANCE, OR ANY OTHER
8 FACET OF THE CIRCUS OR CARNIVAL.

9 THE PROOF OF FINANCIAL RESPONSIBILITY SHALL BE PROVIDED IN AN
10 AMOUNT WHICH, IN THE JUDGMENT OF THE BUILDING OFFICIAL, WILL
11 ADEQUATELY PROTECT THE PUBLIC.

12 IF A NON-RESIDENT OF BALTIMORE COUNTY, AN APPLICANT AND THE
13 APPLICANT'S INSURANCE CARRIER SHALL EXECUTE A POWER OF ATTORNEY
14 AUTHORIZING THE BUILDING OFFICIAL, ON THEIR BEHALF, TO ACCEPT SERVICE
15 OF NOTICES, PROCESSES AND ANY ACTION ARISING OUT OF THE OWNERSHIP,
16 OPERATION, MAINTENANCE OR ANY OTHER FACET OF THE CIRCUS OR
17 CARNIVAL WHILE IT IS WITHIN THE CONFINES OF BALTIMORE COUNTY. IF A
18 NON-RESIDENT CORPORATION APPLIES FOR A PERMIT, THE BUILDING OFFICIAL
19 SHALL ISSUE A PERMIT SO LONG AS THE NON-RESIDENT CORPORATION
20 COMPLIES WITH ALL CONDITIONS HEREIN CONTAINED, AND SUBMITS WITH ITS
21 APPLICATION A CERTIFICATE FROM THE DEPARTMENT OF ASSESSMENTS AND
22 TAXATION, STATE OF MARYLAND, CERTIFYING THAT THE NON-RESIDENT
23 CORPORATION IS DULY CONSTITUTED CORPORATION AUTHORIZED TO DO
24 BUSINESS IN THE STATE OF MARYLAND. EVERY APPLICATION TO HOLD A
25 CIRCUS OR CARNIVAL SHALL BE SIGNED BY A RESPONSIBLE PERSON OR
26 OFFICIAL ACTING FOR THE APPLICANT. SUCH APPLICATION SHALL BE

1 FORTHWITH REFERRED TO THE POLICE DEPARTMENT, HIGHWAYS ENGINEER,
2 FIRE DEPARTMENT, COUNTY HEALTH OFFICER, TRAFFIC ENGINEERING AND THE
3 ZONING COMMISSIONER FOR THEIR RECOMMENDATIONS. IN THE EVENT ANY
4 REVIEWING AGENCY DISAPPROVES SUCH APPLICATION, THE PERMIT SHALL NOT
5 BE GRANTED, AND A COPY OF THE APPLICATION SHALL BE RETURNED TO THE
6 CHIEF OF POLICE. THE BUILDING OFFICIAL SHALL ISSUE A PROPER PERMIT
7 SUBJECT TO ANY RECOMMENDATIONS OF THE ABOVE NAMED AGENCIES. UPON
8 THE ISSUANCE OF EVERY SUCH PERMIT, THE BUILDING OFFICIAL SHALL
9 IMMEDIATELY SEND A COPY OF ALL SUCH PERMITS TO THE AGENCIES SET
10 FORTH ABOVE. A PROPER PERMIT SHALL BE SECURED FROM THE BUILDING
11 OFFICIAL BEFORE STARTING TO SET UP ANY STRUCTURES, APPLIANCES OR
12 EQUIPMENT FOR SUCH PURPOSES. THE CHIEF OF POLICE SHALL KEEP A CLOSE
13 WATCH UPON ANY SUCH CIRCUS OR CARNIVAL IN OPERATION IN ORDER TO
14 DETERMINE WHETHER ANY OF THE REGULATIONS OF BALTIMORE COUNTY OR
15 THE STATE OF MARYLAND ARE BEING VIOLATED.

16 **3110.3 LAYOUT:** EVERY CIRCUS OR CARNIVAL SHALL BE LAID OUT SO
17 THAT:
18 A MAIN AISLE OR CONCOURSE EXTENDS ENTIRELY THROUGH THE CIRCUS OR
19 CARNIVAL, OPEN AT BOTH ENDS ON A STREET OR OTHER PUBLIC WAY LEADING
20 TO A STREET NOT LESS THAN 30 FEET WIDE. THIS AISLEWAY SHALL BE NOT
21 LESS THAN TEN FEET WIDE FOR A LENGTH OF 100 FEET, AND INCREASED NOT
22 LESS THAN 2 ½ FEET IN WIDTH FOR EACH 100 FEET OR FRACTION THEREOF OF
23 ADDITIONAL LENGTH.

24 (B) SIDE OR BRANCH AISLEWAYS OPEN AT BOTH ENDS SHALL BE NOT
25 LESS THAN SIX FEET IN WIDTH FOR DISTANCE OF 50 FEET, AND FOR EACH

1 ADDITIONAL LENGTH OF 50 FEET, OR FRACTION OF THE BRANCH AISLEWAY,
2 NOT LESS THAN ONE FOOT SHALL BE ADDED TO ITS WIDTH.

3 **3110.4 CIRCUS AND CARNIVAL STRUCTURES:**

4 (A) **TENTS AND OTHER STRUCTURES:** ALL TENTS IN CONNECTION WITH
5 ANY CIRCUS OR CARNIVAL SHALL CONFORM TO ALL THE REQUIREMENTS FOR
6 THE TENTS IN SECTIONS 3102 AND 3103 OF THIS CODE. PERMANENT
7 STRUCTURES SHALL CONFORM TO ALL APPLICABLE PROVISIONS IN THIS CODE
8 RELATING TO PERMANENT STRUCTURES. EVERY TENT AND OTHER STRUCTURE
9 IN CONNECTION WITH A CIRCUS OR CARNIVAL SHALL BE PROVIDED WITH
10 ADEQUATE EXITS. THE WIDTH AND NUMBER OF THE EXITS AND MEANS OF
11 EGRESS SHALL BE BASED UPON THE GENERAL REQUIREMENTS FOR EXITS AND
12 MEANS OF EGRESS IN ASSEMBLY STRUCTURES. ALL EXITS AND AISLEWAYS OF
13 EVERY CIRCUS AND CARNIVAL SHALL BE WELL LIGHTED AT ALL TIMES WHEN
14 SUCH PLACES ARE OCCUPIED.

15 (B) **AMUSEMENT DEVICES:** NO MERRY-GO-ROUND, FERRIS WHEEL, WHIPS
16 OR OTHER MECHANICAL DEVICE SHALL BE OPERATED WITHOUT A PERMIT
17 FROM THE BUILDING OFFICIAL. ALL MECHANICAL DEVICES SHALL BE
18 DESIGNED, CONSTRUCTED AND ERECTED IN ACCORDANCE WITH THIS CODE.

19 (C) **CONCESSION STANDS:** THE CONCESSION STANDS SHALL BE OF
20 STANDARD PREFABRICATED CONSTRUCTION OR OF SPECIAL CONSTRUCTION
21 APPROVED BY THE BUILDING OFFICIAL FOR A PARTICULAR PURPOSE.

22 **3110.5 ELECTRICAL AND MECHANICAL REQUIREMENTS:** ALL
23 ELECTRICAL AND MECHANICAL WORK SHALL CONFORM TO THE
24 REQUIREMENTS OF THIS CODE.

1 **3110.6 MAINTENANCE AND OPERATION:** EVERY CIRCUS OR CARNIVAL
2 SHALL BE PROPERLY MAINTAINED AND OPERATED SO AS NOT TO CAUSE A
3 HAZARD OR INJURY TO LIFE OR PROPERTY.

4 **SECTION 3111.0 FENCES:**

5 **3111.1 RESIDENTIAL PROPERTIES:**

6 **A. FRONT YARDS:** THE MAXIMUM HEIGHT PERMITTED FOR ANY
7 RESIDENTIAL OCCUPANCY FENCE SHALL BE 42 INCHES ABOVE NORMAL GRADE
8 IN A FRONT YARD.

9 **B. SIDE AND REAR YARDS:** THE MAXIMUM HEIGHT PERMITTED FOR ANY
10 RESIDENTIAL OCCUPANCY FENCE SHALL BE SIX FEET ABOVE NORMAL GRADE
11 IN A SIDE AND REAR YARD (AS DEFINED BY THE BALTIMORE COUNTY ZONING
12 REGULATIONS). A FENCE MAY BE ERECTED UP TO TEN FEET HIGH IN A SIDE OR
13 REAR YARD WHEN THE FENCE IS SET BACK FROM THE PROPERTY LINE A
14 HORIZONTAL DISTANCE OF TWO FEET FOR EVERY VERTICAL FOOT OF HEIGHT IN
15 EXCESS OF SIX FEET.

16 **EXCEPTION:** IF THE REAR OR SIDE YARD ADJOINS THE FRONT YARD OF
17 ANOTHER RESIDENCE, OR IF THE SIDE YARD ADJOINS A PUBLIC ROAD IN A D.R.
18 OR R.C. 5 ZONE, THE BALTIMORE COUNTY ZONING REGULATIONS SHALL
19 CONTROL.

20 **C. MISCELLANEOUS PROVISIONS :** IF A FENCE IS INSTALLED ON TOP OF
21 A WALL WHICH HAS BEEN ERECTED TO RETAIN EARTH OR SUPPORT A
22 STRUCTURE SUCH AS A PORCH OR DECK AND IF THE FENCE IS USED FOR
23 PROTECTION OF THE PUBLIC, THE HEIGHT OF THE FENCE SHALL BE MEASURED
24 FROM THE GRADE OR DECK SURFACE TO THE TOP OF THE FENCE AS MAY BE
25 APPLICABLE. PRIVACY FENCES INTENDED TO SCREEN PORTIONS OF YARD
26 AREAS SUCH AS PATIOS, SWIMMING POOLS, ETC. MAY BE SITUATED IN FRONT

1 YARDS AND MAY EXCEED 42" IF SHOWN ON A FINAL DEVELOPMENT PLAN AND
2 APPROVED BY THE DIRECTOR OF PLANNING AND BY THE ZONING
3 COMMISSIONER.

4 **3111.2: COMMERCIAL PROPERTIES:** FENCES TO BE ERECTED FOR THE
5 ENCLOSURE OR PROTECTION OF ANY PREMISES OTHER THAN RESIDENTIAL
6 PROPERTY MAY BE CONSTRUCTED UP TO 12 FEET HIGH. HOWEVER, THE
7 BUILDING OFFICIAL IS HEREBY AUTHORIZED AND EMPOWERED TO ORDER A
8 FENCE TO BE BUILT HIGHER THAN 12 FEET IN ANY LOCATION WHEN SUCH FENCE
9 IS NECESSARY TO PROVIDE PROPER PROTECTION AROUND A DANGEROUS
10 PLACE, HIGHLY HAZARDOUS OPERATION, ATHLETIC FIELD OR ANY OTHER
11 LOCATION WHERE SUCH A HIGH FENCE IS NECESSARY FOR THE PROTECTION OR
12 SAFETY OF THE PUBLIC.

13 **3111.3: ALL PROPERTIES:** ELECTRIC FENCES SHALL BE PERMITTED ONLY ON
14 FARMS FOR THE RETENTION OF LIVESTOCK, AND ONLY IF THE ELECTRIC FENCES
15 ARE NOT A SAFETY HAZARD TO PEOPLE.

16 NO FENCE SHALL HAVE ANY PROJECTING SHARP POINTS, JAGGED EDGES OR
17 OTHER PROJECTIONS WHICH MAY INJURE PERSONS OR ANIMALS COMING IN
18 CONTACT WITH SUCH FENCE, AND NO FENCE LESS THAN FOUR FEET HIGH
19 SHALL HAVE SHARP PICKETS OR VERTICAL POINTED OBJECTS ON TOP.

20 BARBED WIRE OR OTHER APPROVED RETARDING MATERIAL OR
21 CONSTRUCTION MAY BE PLACED ON TOP OF ANY FENCE WHICH IS MORE THAN
22 SIX FEET NINE INCHES HIGH EXCEPT WHERE SUCH BARBED WIRE OR OTHER
23 RETARDING MATERIAL WILL CREATE A HIGHLY HAZARDOUS CONDITION.
24 BARBED WIRE FENCES SHALL BE PERMITTED ON FARMS FOR THE RETENTION OF
25 LIVESTOCK ONLY IF THE FENCES ARE NOT A SAFETY HAZARD TO PEOPLE.

1 **3111.4 WAIVERS:** ANY PERSON MAY APPLY FOR A WAIVER TO THE HEIGHT
2 LIMITATION REQUIREMENTS OF SECTIONS 3111.1 THROUGH 3111.2. THE
3 BUILDING OFFICIAL OR DESIGNEE IS HEREBY EMPOWERED TO GRANT SUCH
4 WAIVERS, PROVIDED PUBLIC NOTICE HAS BEEN GIVEN AND A PUBLIC HEARING
5 HAS BEEN HELD BEFORE THE BUILDING OFFICIAL OR DESIGNEE IF REQUESTED.
6 PUBLIC NOTICE SHALL CONSIST OF POSTING THE PROPERTY FOR A PERIOD OF 15
7 DAYS. ANYONE LIVING WITHIN 1000 FEET OF THE SUBJECT PROPERTY MAY
8 REQUEST A PUBLIC HEARING, OR MAY SUBMIT WRITTEN COMMENTS FOR
9 CONSIDERATION. IF NO PUBLIC HEARING IS REQUESTED, THE BUILDING
10 OFFICIAL OR DESIGNEE MAY GRANT A WAIVER CONTAINING ANY APPROPRIATE
11 CONDITIONS OR LIMITATIONS. IF A PUBLIC HEARING IS REQUESTED, NOTICE
12 SHALL BE FURTHER PROVIDED BY POSTING THE PROPERTY FOR AN ADDITIONAL
13 15 DAYS. SUCH NOTICE SHALL INCLUDE THE DATE, TIME, AND LOCATION OF THE
14 HEARING. ANY APPEAL FROM THE DECISION OF THE BUILDING OFFICIAL OR HIS
15 DESIGNEE WILL BE PURSUANT TO SECTION 32-4-281 OF THE BALTIMORE COUNTY
16 CODE, 2003. ANY ORDER BY THE BUILDING OFFICIAL GRANTING A WAIVER
17 SHALL CONTAIN A FINDING OF FACT SETTING FORTH AND SPECIFYING THE
18 REASON OR REASONS FOR MAKING SUCH VARIANCE.

19 **3112.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING:**

20 1. GENERAL- SELECTED DEFINITIONS
21 SUBSTANTIAL IMPROVEMENT - ANY REPAIR, RECONSTRUCTION,
22 ALTERATION, OR IMPROVEMENT OF A STRUCTURE, THE COST OF WHICH EQUALS
23 OR EXCEEDS 50% OF THE MARKET VALUE OF THE STRUCTURE (LESS LAND
24 VALUE) EITHER: (A) BEFORE THE IMPROVEMENT OR REPAIR IS STARTED; OR (B)
25 IF THE STRUCTURE INCURRED SUBSTANTIAL DAMAGE AND HAS BEEN
26 RESTORED, BEFORE THE DAMAGE OCCURRED. SUBSTANTIAL IMPROVEMENT

1 OCCURS WHEN THE FIRST ALTERATION OF ANY WALL, CEILING, FLOOR, OR
2 OTHER STRUCTURAL PART OF THE BUILDING COMMENCES. THE MINIMUM
3 REPAIRS NEEDED TO CORRECT PREVIOUSLY IDENTIFIED VIOLATIONS OF LOCAL
4 HEALTH, SAFETY, OR SANITARY CODES, AND ALTERATIONS TO HISTORIC
5 STRUCTURES WHICH DO NOT PRECLUDE THEIR CONTINUED DESIGNATION AS
6 HISTORIC STRUCTURES ARE NOT CONSIDERED SUBSTANTIAL IMPROVEMENTS.
7 THESE BUILDINGS OR ADDITIONS SHALL BE DESIGNED AND ADEQUATELY
8 ANCHORED TO PREVENT FLOTATION, COLLAPSE, OR LATERAL MOVEMENT OF
9 THE STRUCTURE WITH MATERIALS RESISTANT TO FLOOD DAMAGE.

10 REPETITIVE LOSS - FLOOD RELATED DAMAGE SUSTAINED BY A
11 STRUCTURE ON TWO SEPARATE OCCASIONS DURING A 10-YEAR PERIOD FOR
12 WHICH THE COST OF REPAIRS AT THE TIME OF EACH SUCH FLOOD EVENT, ON
13 THE AVERAGE, EQUALS OR EXCEEDS 25% OF THE MARKET VALUE OF THE
14 STRUCTURE BEFORE THE DAMAGE OCCURRED

15 DEFINITIONS OF OTHER TERMS SHALL BE AS SET FORTH IN THE FLOODPLAIN
16 MANAGEMENT LAW AND REGULATIONS OF THE BALTIMORE COUNTY CODE,
17 2003.

18 2. THE APPLICATION FOR A BUILDING PERMIT SHALL CONTAIN ALL
19 INFORMATION, MAPS, AND PLANS DEEMED APPROPRIATE BY THE DEPARTMENT
20 OF PERMITS AND DEVELOPMENT MANAGEMENT, INCLUDING THE DELINEATION
21 OF THE 100-YEAR FLOOD ELEVATION AND BOUNDARY AND THE PROPOSED
22 ELEVATION OF THE LOWEST FLOOR AND METHOD OF ELEVATION, IF
23 APPLICABLE.

1 ALL APPLICANTS SHALL AGREE IN WRITING TO PROVIDE AN ELEVATION
2 CERTIFICATE COMPLETED BY A REGISTERED PROFESSIONAL ENGINEER OR
3 SURVEYOR TO CERTIFY THE AS-BUILT LOWEST FLOOR OF A STRUCTURE WHICH
4 MUST BE ELEVATED TO OR ABOVE THE FLOOD PROTECTION ELEVATION.

5 AN ELEVATION CERTIFICATE MUST BE SUBMITTED BEFORE A CERTIFICATE
6 OF OCCUPANCY OR USE MAY BE ISSUED. WORK UNDERTAKEN PRIOR TO
7 SUBMISSION OF THE CERTIFICATION IS AT THE APPLICANT'S RISK.

8 FOR ENCLOSED AREAS BELOW THE FLOOD PROTECTION ELEVATION, A NON-
9 CONVERSION AGREEMENT OR DECLARATION OF LAND RESTRICTION MAY BE
10 REQUIRED, AS DEFINED IN 3112.12. BELOW. IF AN IMPROVEMENT TO AN EXISTING
11 STRUCTURE IS PROPOSED, ADEQUATE INFORMATION ON THE COST OF THE
12 IMPROVEMENT AND THE MARKET VALUE OF THE STRUCTURE BEFORE THE
13 IMPROVEMENT MUST BE SUPPLIED TO THE DEPARTMENT OF PERMITS AND
14 DEVELOPMENT MANAGEMENT TO ALLOW A DETERMINATION OF SUBSTANTIAL
15 IMPROVEMENT. THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
16 MAY USE TAX ASSESSMENT RECORDS TO DETERMINE SUBSTANTIAL
17 IMPROVEMENT.

18 **3112.1 AREAS SUBJECT TO TIDAL FLOODING**

19
20 1A. WHENEVER A NEW BUILDING IS CONSTRUCTED IN AREAS SUBJECT TO
21 TIDAL FLOODING AS ESTABLISHED BY THE FIS (FLOOD INSURANCE STUDY) AND
22 FIRM (FLOOD INSURANCE RATE MAP) OF BALTIMORE COUNTY OR MORE
23 RESTRICTIVE CRITERIA AS ESTABLISHED BY THE COUNTY, THE BUILDING'S
24 LOWEST FLOOR SHALL NOT BE LOWER THAN THE ONE FOOT ABOVE THE FLOOD

1 PROTECTION ELEVATION. THIS SECTION SHALL ALSO APPLY TO BUILDING'S THAT
2 ARE REMOVED FROM THE 100 YEAR FLOOD PLAIN BY THE USE OF FILL IN
3 ACCORDANCE WITH SECTION 1803.4 OF THE INTERNATIONAL BUILDING CODE.

4 1B. WHENEVER SUBSTANTIAL IMPROVEMENTS TO EXISTING BUILDINGS,
5 INCLUDING ADDITIONS, ARE CONSTRUCTED, OR BUILDING EXPERIENCING
6 REPETITIVE LOSS ARE LOCATED IN AREAS SUBJECT TO TIDAL FLOODING AS
7 ESTABLISHED BY THE FIS AND FIRM OF BALTIMORE COUNTY OR MORE
8 RESTRICTIVE CRITERIA AS ESTABLISHED BY THE COUNTY, THE BUILDING'S LOWEST
9 FLOOR SHALL BE NOT LOWER THAN THE FLOOD PROTECTION ELEVATION.

10 2. BASEMENTS (FLOORS BELOW GRADE ON ALL FOUR SIDES) ARE NOT
11 PERMITTED FOR NEW BUILDINGS, FOR SUBSTANTIAL IMPROVEMENTS TO EXISTING
12 BUILDINGS, BUILDINGS EXPERIENCING REPETITIVE LOSS OR FOR ADDITIONS. NEW
13 BASEMENTS ARE NOT PERMITTED BELOW EXISTING BUILDINGS. AN AREA
14 BENEATH A BUILDING WILL NOT BE CONSIDERED A BASEMENT OR THE LOWEST
15 FLOOR IF IT MEETS THE FOLLOWING CRITERIA:

16 A. THE AREA CONTAINS NO MACHINERY OR EQUIPMENT. FULLY
17 ENCLOSED AREAS BELOW THE FLOOD PROTECTION ELEVATION SHALL BE USED
18 SOLELY FOR PARKING VEHICLES, ACCESS TO THE BUILDING, OR STORAGE. IF SUCH
19 AREAS ARE ENCLOSED, AND A DECLARATION OF LAND RESTRICTION IS RECORDED.

20 B. THE AREA IS CONSTRUCTED WITH OPENINGS (EXCLUDING DOORS)
21 TO ALLOW THE AUTOMATIC PASSAGE OF FLOOD WATERS AND EQUALIZATION OF
22 WATER PRESSURES.

1 (1) A MINIMUM OF TWO OPENINGS ON SEPARATE SIDES OF THE
2 STRUCTURE A HAVING A TOTAL NET AREA OF NOT LESS THAN ONE SQUARE INCH
3 FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING SHALL BE
4 PROVIDED.

5 (2) THE BOTTOM OF ALL OPENINGS SHALL BE NO HIGHER THAN
6 ONE FOOT ABOVE GRADE.

7 (3) OPENINGS MAY BE EQUIPPED WITH SCREENS, LOUVERS,
8 VALVES, OR OTHER DEVICES, PROVIDED THAT THEY PERMIT AUTOMATIC ENTRY
9 AND EXIT OF FLOODWATER.

10 (4) OTHER DESIGNS FOR MEETING THESE CRITERIA MUST BE CERTIFIED
11 BY A LICENSED PROFESSIONAL ENGINEER.

12 C. THE AREA IS CONSTRUCTED OF FLOOD-RESISTANT MATERIALS
13 BELOW THE FPE AND A DECLARATION OF LAND RESTRICTION IS RECORDED.

14 D. THE FLOOR LEVEL IS AT OR ABOVE EXISTING GRADE ON AT LEAST
15 ONE SIDE.

16 3. WHERE FEASIBLE, ACCESSORY STRUCTURES AND GARAGES GREATER
17 THAN 300 SQUARE FEET SHOULD BE LOCATED OUT OF THE FLOODPLAIN OR
18 ELEVATED TO OR ABOVE THE FLOOD PROTECTION ELEVATION. WHEN THESE
19 MEASURES ARE NOT FEASIBLE, THE FOLLOWING APPLY:

20 A. THE FLOOR OF THE STRUCTURE MUST BE AT OR ABOVE GRADE;

21 B. THE STRUCTURE MUST BE LOCATED, ORIENTED, AND
22 CONSTRUCTED SO AS TO MINIMIZE FLOOD DAMAGE; AND

23 C. THE STRUCTURE MUST BE FIRMLY ANCHORED TO PREVENT
24 FLOTATION.

25 4. ATTACHED AND DETACHED GARAGES AND ACCESSORY STRUCTURES.
26 ACCESSORY STRUCTURES OR GARAGES USED SOLELY FOR PARKING VEHICLES AND

1 LIMITED STORAGE, MEETING THE COUNTY'S VENTING REQUIREMENTS AND THE
2 REQUIREMENTS OF SECTION 2 ABOVE, HAVING ALL INTERIOR WALLS, CEILINGS,
3 AND FLOOR ELEMENTS BELOW THE FLOOD PROTECTION ELEVATION UNFINISHED,
4 AND CONTAINING NO MACHINERY, ELECTRIC DEVICES, OR APPLIANCES LOCATED
5 BELOW THE FLOOD PROTECTION ELEVATION, SHALL BE SUBJECT TO THE
6 FOLLOWING CONTINGENCIES OR RESTRICTIONS:

7 A. STRUCTURES OR GARAGES WHICH ARE 300 SQUARE FEET OR LESS
8 IN AREA SHALL BE PERMITTED WITH A NON-CONVERSION AGREEMENT,

9 B. STRUCTURES OR GARAGES WHICH ARE GREATER THAN 300
10 SQUARE FEET BUT LESS THAN OR EQUAL TO 900 SQUARE FEET IN AREA SHALL BE
11 PERMITTED WITH A RECORDED DECLARATION OF LAND RESTRICTION, AND

12 C. STRUCTURES OR GARAGES WHICH EXCEED 900 SQUARE FEET IN
13 AREA SHALL NOT BE PERMITTED.

14 5 MANUFACTURED HOMES, OR MANUFACTURED BUILDINGS, OR ADDITIONS
15 THERETO: ON SITES (i) OUTSIDE OF A MANUFACTURED HOME PARK OR
16 SUBDIVISION; OR (ii) IN AN EXISTING MANUFACTURED HOME PARK; WITHIN A
17 FLOOD ZONE SHALL BE ELEVATED TO ESTABLISH A LOWEST FLOOR ABOVE THE
18 FLOOD PROTECTION ELEVATION.

19 A. WHERE A MANUFACTURED HOME, OR MANUFACTURED BUILDING,
20 OR ADDITION THERETO IS TO BE ELEVATED TO ESTABLISH A LOWEST FLOOR
21 ABOVE THE FLOOD PROTECTION ELEVATION, IT MUST BE ELEVATED ON A
22 PERMANENT FOUNDATION AND MUST BE SECURELY ANCHORED TO AN
23 ADEQUATELY ANCHORED FOUNDATION SYSTEM TO RESIST FLOTATION
24 COLLAPSE AND LATERAL MOVEMENT. METHODS OF ANCHORING MAY INCLUDE
25 BUT ARE NOT LIMITED TO, USE OF OVER-THE-TOP OR FRAME TIES TO GROUND
26 ANCHORS.

1 B. IN THE FLOODPLAIN AREA, THE MINIMUM WIND FORCE APPLICABLE
2 TO THE DESIGN OF ANCHORAGE AND TIE-DOWN FACILITIES FOR
3 MANUFACTURED HOMES, OR MANUFACTURED BUILDINGS OR ADDITIONS
4 THERETO SHALL BE NINETY (90) MILES PER HOUR.

5 C. FOR EACH SITE WITHIN A FLOOD ZONE ON WHICH AN EXISTING
6 MANUFACTURED HOME, OR MANUFACTURED BUILDING, OR ADDITION
7 THERETO, INCURS "SUBSTANTIAL DAMAGE" AS A RESULT OF A FLOOD, THE UNIT
8 MUST, UPON REPLACEMENT OR REPAIR, BE ELEVATED ON A PERMANENT
9 FOUNDATION SO THAT THE LOWEST FLOOR OF EACH MANUFACTURED UNIT OR
10 ADDITION WILL BE AT OR ABOVE THE FLOOD PROTECTION ELEVATION IN FULL
11 COMPLIANCE WITH SUBSECTIONS A. AND B. ABOVE.

12 D. A RECREATIONAL VEHICLE WHICH REMAINS ON A SITE FOR
13 MORE THAN 180 CONSECUTIVE DAYS SHALL BE CONSIDERED A MANUFACTURED
14 HOME OR MANUFACTURED BUILDING AND SHALL COMPLY WITH ALL
15 REGULATIONS.

16 6. NEW OR REPLACEMENT UTILITY SYSTEMS, INCLUDING BUT NOT
17 LIMITED TO WATER SUPPLY, SANITARY SEWAGE, ELECTRIC, GAS, AND OIL,
18 MUST BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOOD
19 WATERS INTO THE SYSTEMS AND DISCHARGES FROM THE SYSTEMS INTO FLOOD
20 WATERS, AND ONSITE WASTE DISPOSAL SYSTEMS MUST BE LOCATED SO AS TO
21 AVOID IMPAIRMENT OF THEM OR CONTAMINATION FROM THEM DURING
22 FLOODING.

23 A. SEPTIC TANKS MUST BE ADEQUATELY ANCHORED TO PREVENT
24 FLOTATION.

25 B. ALL ELECTRIC WATER HEATERS, ELECTRIC FURNACES,
26 GENERATORS, HEAT PUMPS, AIR CONDITIONERS, AND OTHER PERMANENT

1 ELECTRICAL INSTALLATIONS, VENTILATION AND OTHER SERVICE FACILITIES
2 SHALL BE PERMITTED ONLY AT OR ABOVE THE FLOOD PROTECTION ELEVATION.

3 C. NO ELECTRICAL DISTRIBUTION PANELS SHALL BE PERMITTED
4 AT AN ELEVATION LESS THAN (2) TWO FEET ABOVE THE FLOOD PROTECTION
5 ELEVATION.

6 D. ALL FURNACES, WATER HEATERS, AND OTHER PERMANENT
7 MECHANICAL INSTALLATIONS SHALL BE PERMITTED ONLY AT OR ABOVE THE
8 FLOOD PROTECTION ELEVATION.

9 7. FOR ALL NEW OR SUBSTANTIALLY IMPROVED STRUCTURES IN THE
10 FLOODPLAIN AREA, THE OWNER MUST HAVE A PROFESSIONAL LAND
11 SURVEYOR, PROPERTY LINE SURVEYOR, OR PROFESSIONAL ENGINEER SUBMIT A
12 FULLY EXECUTED ELEVATION CERTIFICATE TO THE COUNTY AT THE TIME OF
13 FRAMING INSPECTION.

14 8. NEW OR SUBSTANTIALLY IMPROVED NON-RESIDENTIAL STRUCTURES
15 MAY BE FLOODPROOFED TO THE FLOOD PROTECTION ELEVATION. UNDER THIS
16 OPTION, THE OWNER MUST HAVE A PROFESSIONAL ENGINEER OR ARCHITECT
17 SUBMIT A FULLY EXECUTED FLOODPROOF CERTIFICATE TO THE COUNTY PRIOR
18 TO THE APPROVAL OF THE CONSTRUCTION BY ANY BUILDING OFFICIAL OF
19 BALTIMORE COUNTY.

20 9. ALL ELEVATIONS REQUIRED BY SUBSECTION 7. SHALL BE REFERENCED TO
21 BALTIMORE COUNTY DATUM "BCD" NOT NATIONAL GEODETIC VERTICAL DATUM
22 "NGVD" AS SHOWN ON THE CERTIFICATE.

23 10. ALL NEW AND EXISTING OIL, GAS AND PROPANE TANKS SHALL BE
24 ANCHORED TO PREVENT FLOATATION, COLLAPSE AND LATERAL MOVEMENT
25 UNDER FLOOD CONDITIONS BY MEANS OF AN APPROVED ENGINEERED
26 ANCHORAGE SYSTEM OR SHALL BE INSTALLED AT/OR ABOVE THE FLOOD

1 PROTECTION ELEVATION AND SHALL BE SET UPON A FIRM FOUNDATION AND
2 SUPPORTS TO PREVENT FLOATATION, COLLASPE AND LATERAL MOVEMENT UNDER
3 FLOOD CONDITIONS. IT SHALL BE UNLAWFUL TO FILL OR REFILL ANY SUCH TANK
4 THAT IS NOT SO ANCHORED OR ELEVATED.

5 11. ALL NEW OR REPLACED OIL TANKS SHALL HAVE THEIR VENT PIPE AND
6 NON-LIQUID TIGHT FILL CONNECTION TERMINATION POINT AT LEAST TWO FEET
7 ABOVE THE FLOOD PROTECTION ELEVATION. THIS PROVISION SHALL ALSO APPLY
8 TO SUBSTANTIAL IMPROVEMENT BUILDINGS AND BUILDINGS EXPERIENCING A
9 REPETITIVE LOSS. VENT AND FILL PIPE SUPPORT SHALL BE IN ACCORDANCE WITH
10 SECTION 305 OF THE MECHANICAL CODE.

11 12. FUEL OIL SYSTEM INSTALLATION SHALL COMPLY WITH SECTION 1305 OF
12 THE MECHANICAL CODE UNLESS OTHERWISE MODIFIED BY THIS CODE.

13 **3112.2 AREAS SUBJECT TO INUNDATION BY RIVERINE SURFACE WATERS**
14 **WITHIN THE 100-YEAR FLOODPLAIN.**

15 1. NO NEW BUILDINGS OR ADDITIONS SHALL BE CONSTRUCTED IN ANY
16 RIVERINE FLOODPLAIN. THE 100-YEAR FLOODPLAIN SHALL BE BASED UPON THE
17 FEDERAL FLOOD INSURANCE STUDY OR AS ESTABLISHED BY THE DIRECTOR OF
18 PUBLIC WORKS, WHICHEVER IS THE MORE RESTRICTIVE. THIS DETERMINATION
19 SHALL INCLUDE PLANNED FUTURE DEVELOPMENT OF THE WATERSHED AREA.

20 2. RECONSTRUCTION OR REPAIR OF EXISTING BUILDINGS SHALL BE
21 GOVERNED BY SECTION 115.0 "UNSAFE STRUCTURES AND EQUIPMENT". ALL
22 SUBSTANTIAL IMPROVEMENTS TO EXISTING BUILDINGS SHALL BE PERMITTED
23 ONLY ON THE BASIS OF AN APPROVED WAIVER IN ACCORDANCE WITH SECTION
24 ARTICLE 32, TITLE 8, SUBTITLE 3 OF THE BALTIMORE COUNTY CODE, 2003,
25 "WAIVERS", AND SHALL BE SUBJECT TO ALL APPLICABLE CONDITIONS OF SECTION
26 32-8-207 OF THE BALTIMORE COUNTY CODE, 2003, "DEVELOPMENT IN THE

1 FLOODPLAIN AREA" AND SECTION 3112.1 OF THIS BUILDING CODE "AREAS SUBJECT
2 TO TIDAL FLOODING".

3 WHERE REPLACEMENT STRUCTURES CANNOT BE RELOCATED OUT OF THE
4 FLOODPLAIN, THEY SHALL BE LIMITED TO THE FOOTPRINT OF THE PREVIOUS
5 STRUCTURE.

6 ALL SUBSTANTIALLY IMPROVED STRUCTURES, INCLUDING MANUFACTURED
7 HOMES, SHALL HAVE THE LOWEST FLOOR ELEVATED TO OR ABOVE THE FLOOD
8 PROTECTION ELEVATION.

9 THE LOWEST FLOOR ELEVATION FOR HOUSES OR BUILDINGS ADJACENT
10 TO A RIVERINE FLOODPLAIN SHALL BE TWO FEET ABOVE THE BASE FLOOD
11 ELEVATION.

12 **SECTION 3113.0 ADDITIONAL REQUIREMENTS FOR EXCAVATING AND**
13 **EXCAVATIONS.**

14 **3113.1 QUARRY HOLES AND ABANDONED EXCAVATIONS:**

15 1. ABANDONED EXCAVATIONS SHALL BE FILLED, FENCED, OR
16 REHABILITATED IN COMPLIANCE WITH A VALID BUILDING PERMIT.

17 2. QUARRY HOLES SHALL INCLUDE ANY AND ALL QUARRIES, WHETHER
18 ACTIVE, INACTIVE OR ABANDONED, AS WELL AS ANY OTHER SIMILAR EXCAVATED
19 HOLE OR DEPRESSIONS IN THE EARTH.

20 3. PROTECTION OF QUARRY HOLES: THE OWNER OF PROPERTY ON WHICH
21 QUARRY HOLES EXIST SHALL BE RESPONSIBLE TO COMPLETELY ENCLOSE THE
22 HOLES WITH FENCES HAVING NO OPENINGS THROUGH WHICH A FOUR (4) INCH
23 DIAMETER BALL CAN PASS. THE FENCE SHALL HAVE A MINIMUM HEIGHT OF 6'9"
24 PLUS THREE STRANDS OF BARBED WIRE. ALL FENCES SHALL BE PROVIDED WITH
25 ONE GATE OR MORE, AND ALL GATES SHALL BE KEPT CLOSED AND SECURELY
26 LOCKED EXCEPT WHEN AN AUTHORIZED PERSON IS ON THE PREMISES. THE

1 BUILDING OFFICIAL, HOWEVER, MAY PERMIT ANY WALLS OF A BUILDING OR
2 OTHER STRUCTURE, INCLUDING RETAINING WALLS, OR OTHER BARRIERS, TO
3 SERVE AS A PART OF ALL OF THE REQUIRED ENCLOSURE AROUND ANY QUARRY
4 HOLE IF THE WALLS OR BARRIERS ADEQUATELY PROTECT THE QUARRY HOLE TO
5 THE SAME EXTENT AS A FENCE WOULD IN OTHER CIRCUMSTANCES DESCRIBED IN
6 THIS SECTION.

7 4. MAINTENANCE. THE OWNER OF EVERY QUARRY HOLE SHALL MAINTAIN
8 AND KEEP IN REPAIR ALL REQUIRED FENCES AND OTHER BARRIERS PROTECTING
9 ANY QUARRY HOLE SO THAT SUCH FENCES AND OTHER BARRIERS WILL ALWAYS
10 BE IN A SAFE AND SECURE CONDITION.

11 **3113.2 BACKFILLING QUARRY HOLES AND ABANDONED EXCAVATIONS**

12 IN ALL CASES, BACKFILLING SHALL BE DONE WITH MATERIAL FREE FROM
13 WOOD, RUBBISH, OR OTHER SIMILAR MATERIAL WHICH IS SUBJECT TO DECAY. THE
14 BACKFILL MATERIAL SHALL BE THOROUGHLY COMPACTED. CONCENTRATED
15 LOADS OF ANY TYPE, SUCH AS EQUIPMENT, SHALL NOT SURCHARGE ANY WALL IN
16 THE IMMEDIATE AREAS OF BACKFILLING. THESE LOADS SHALL BE REMOVED
17 FROM THE WALL A DISTANCE EQUAL TO THE WALL'S HEIGHT AS MEASURED FROM
18 THE TOP OF THE BACKFILL.

19 **3113.3 DISPOSAL OF EXCAVATED MATERIALS**

20 1. EARTH, ROCK OR OTHER MATERIALS, IN GRADING, OR TAKEN FROM
21 EXCAVATIONS OR TAKEN OR REMOVED FROM ANY OTHER SIMILAR OPERATIONS,
22 AND WHICH IS NOT NEEDED FOR FILLING OR BACKFILLING ON THE PREMISES FROM
23 WHICH THEY HAVE BEEN REMOVED, SHALL BE HAULED AWAY AND BE DISPOSED
24 OF AT SOME POINT WHERE THEIR DISPOSAL IS ALLOWED AND WHERE A VALID
25 PERMIT EXISTS TO ALLOW DUMPING AND GRADING.

1 2. STORAGE. EARTH, ROCK, RUBBISH OR OTHER MATERIAL REMOVED FROM
2 ANY PREMISES SHALL NOT BE STORED UPON ANY TRAVELED FOOTWAY, OR
3 ROADWAY OR ANY STREET, ALLEY OR OTHER PUBLIC WAY.

4 **SECTION 3114.0 ROOF DRAINAGE AND PROTECTION OF EXTERIOR**
5 **OPENINGS:**

6 **3114.1 GENERAL REQUIREMENTS FOR ROOF DRAINAGE:**

7 1. GUTTERS, DOWNSPOUTS AND LEADERS SHALL BE PROVIDED ON ALL
8 BUILDINGS TO PROPERLY COLLECT, CONDUCT AND DISCHARGE THE WATER FROM
9 THE ROOFS OF SUCH BUILDINGS AND SHALL BE DISCHARGED IN A STORM DRAIN,
10 OR, WHEN PERMITTED, INTO THE DRIVEWAY OF AN ALLEY, STREET OR OTHER
11 PUBLIC WAY. IN THE ABSENCE OF ANY STORM DRAIN, ALLEY, STREET OR PUBLIC
12 WAY, THE WATER MAY BE DISCHARGED ONTO SPLASH BLOCKS OR INTO THE
13 GROUND, AND DIVERTED FROM THE BUILDING.

14 2. ROOFS, CORNICES, COPINGS OR OTHER SUCH PROJECTIONS, WHICH ARE
15 LESS THAN FIVE FEET, MEASURED HORIZONTALLY IN THE LINE OF FLOW AND
16 DISCHARGING OFF THE OUTER EDGE, SHALL NOT BE REQUIRED TO HAVE GUTTERS
17 OR DOWNSPOUTS, PROVIDED THE WATER THEREFROM IS NOT DISCHARGED UPON A
18 SIDEWALK, FOOTWAY OR ANY ADJOINING PROPERTY.

19 3. WHEN, BECAUSE OF THE LOCATION OF A WALL OR WALLS, RAIN STRIKING
20 A WALL SURFACE WILL DRAIN ON THE ROOF, DUE ALLOWANCE SHALL BE MADE
21 FOR THE WALL SURFACE IN DETERMINING THE SIZE OF THE GUTTERS AND
22 CONDUCTORS.

23 PROTECTIVES SHALL BE 1 3/4-INCH SOLID CORE WOOD DOORS OR APPROVED
24 EQUIVALENT.

25 4. DOWNSPOUTS ARE TO DISCHARGE AT A DISTANCE OF NOT LESS THAN
26 EIGHT FEET FROM ANY PROPERTY LINE MEASURED ALONG THE PATH OF FLOW.

1 5. ALL GUTTERS AND CONDUCTORS SHALL BE RIGIDLY SUPPORTED.

2 6. THE GUTTERS OF ADJACENT BUILDINGS ON ADJOINING PROPERTIES SHALL
3 NOT BE CONNECTED WITH COMMON DOWNSPOUTS OR LEADERS, BUT EACH
4 BUILDING SHALL HAVE INDIVIDUAL DOWNSPOUTS OR LEADER ON THE PROPERTY
5 ON WHICH IT IS LOCATED.

6 **3114.2 EXTERIOR OPENINGS:**

7 1. SILLS. ALL SILLS WHICH REST ON CONCRETE OR MASONRY EXTERIOR
8 WALLS SHALL BE A MINIMUM OF SIX INCHES ABOVE THE FINISHED PROPERTY
9 GRADE.

10 2. WINDOW WELLS. THE SILL OF ALL WINDOW OPENINGS BELOW GRADE
11 SHALL BE SIX INCHES ABOVE THE ELEVATION OF THE BOTTOM OF THE WINDOW
12 WELL AND CERTIFIED BY AN ENGINEER. CLIPS ARE ACCEPTABLE IF DESIGNED FOR
13 THAT PURPOSE.

14 **APPENDIX C- AGRICULTURAL BUILDINGS:**

15 **C102 ALLOWABLE HEIGHT AND AREA:**

16 **C102.2 ONE-STORY UNLIMITED AREA:** THE AREA OF A ONE-STORY GROUP U
17 AGRICULTURAL BUILDING OF TYPE I, II, III, OR IV CONSTRUCTION SHALL NOT BE
18 LIMITED IF THE BUILDING IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR
19 YARDS NOT LESS THAN 60 FEET IN WIDTH. UNSPRINKLERED ONE-STORY GROUP U
20 AGRICULTURAL BUILDINGS OF TYPE V CONSTRUCTION SHALL BE LIMITED TO 20,000
21 SQUARE FEET IN AREA.

22 SECTION 5. AND BE IT FURTHER ENACTED, that the following sections and
23 subsections of the ICC International Residential Code portion of the newly adopted Building Code
24 of Baltimore County are hereby repealed:

25 Section R309.2, R309.3, R301.1, R311.5.3.1, and R311.5.3.2

1 SECTION 6. AND BE IT FURTHER ENACTED, that the following sections and
2 subsections and additions, be added to the ICC International Residential Code portion of the
3 Baltimore County Building Code to read as follows:

4 **SECTION R101 TITLE, SCOPE AND PURPOSE**

5 **R101.2.1 ATTICS LOCATED ABOVE A THIRD STORY:** ATTICS LOCATED
6 ABOVE A THIRD STORY SHALL COMPLY WITH THE FOLLOWING:

- 7 a. UNFINISHED ATTICS LOCATED ABOVE A THIRD STORY OF A ONE AND TWO
8 FAMILY DWELLING ACCESSED IN ACCORDANCE R807 WITHOUT FIXED IN
9 PLACE STAIRS AND USED FOR LIMITED STORAGE OR UTILITIES ONLY SHALL
10 NOT BE CONSIDERED A STORY.
- 11 b. ATTICS USED FOR OR CONVERTED TO LIVING SPACE OR ACCESS BY FIXED IN
12 PLACED STAIRS SHALL BE CONSIDERED A STORY AND SUBJECT TO
13 COMPLIANCE WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING
14 CODE, INCLUDING COMPLETE AUTOMATIC SPRINKLER PROTECTION
15 THROUGHOUT THE STRUCTURE IN COMPLIANCE WITH TABLE 503 AND
16 SECTION 903.
- 17 c. FOR THE PURPOSE OF THIS SECTION A LOFT IS CONSIDERED A MEZZANINE
18 AND NOT A STORY, IF IT IS NO MORE THAN 1/3 OF THE FLOOR AREA OF THE
19 ROOM BELOW.

20
21
22
23 **SECTION R105 PERMITS**

24 **R105.2 WORK EXEMPT FROM PERMIT:** WORK EXEMPT FROM PERMIT SHALL
25 BE IN ACCORDANCE WITH SECTION 105.2 OF THE BALTIMORE COUNTY BUILDING
26 CODE.

1 **SECTION R106 CONSTRUCTION DOCUMENTS**

2 **R106.1.4 REGISTERED DESIGN PROFESSIONAL SEAL REQUIRED:** SUBMITTED
3 PLANS MEETING THE FOLLOWING SHALL BE SEALED BY A REGISTERED DESIGN
4 PROFESSIONAL LICENSED BY THE STATE OF MARYLAND:

- 5 **a.** CONSTRUCTION THAT UTILIZES STEEL FRAMING PURSUANT TO ANY OF THE
6 FOLLOWING CODE SECTIONS, R505, R603 OR R804.
- 7 **b.** CONSTRUCTION THAT EXCEEDS 5000 SQ FT GROSS FLOOR AREA, EXCLUDING
8 ONE STORY GARAGES.
- 9 **c.** PERMANENT PLANS – MASTER SET OF CONSTRUCTION DRAWINGS UTILIZED
10 TO OBTAIN MULTIPLE BUILDING PERMITS WITHOUT PROVIDING ADDITIONAL
11 SETS OF CONSTRUCTION PLANS FOR EACH ADDITIONAL BUILDING PERMIT.

12 **R113.5 FALSE STATEMENT:** ANY PERSON WHO KNOWINGLY MAKES A FALSE
13 STATEMENT, REPRESENTATION OR CERTIFICATION IN ANY APPLICATION,
14 RECORD, REPORT, SITE PLAN, OR OTHER DOCUMENT SUBMITTED TO THE
15 DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT IS, IN
16 ADDITIONAL TO ANY OTHER PENALTIES, SUBJECT TO A CIVIL PENALTY NOT
17 EXCEEDING \$2,500.

18 **SECTION R301 DESIGN CRITERIA**

19 **TABLE 301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

20 ROOF SNOW LOAD- 30PSF, WIND SPEED- 90MPH, SEISMIC DESIGN CATEGORY- A,
21 WEATHERING- SEVERE, FROST LINE DEPTH- 30", TERMITE- MODERATE TO HEAVY,
22 DECAY- MODERATE TO SEVERE, WINTER DESIGN TEMP- 13F

23 **R309.2 SEPARATION REQUIRED**

24 **EXCEPTION:** WHEN A HABITABLE AREA IS LOCATED OVER A GARAGE, THE
25 AREA SHALL BE SEPARATED FROM THE GARAGE BY AT LEAST ½ INCH TYPE X
26 GYPSUM BOARD APPLIED TO THE GARAGE SIDE.

1 **R309.3 FLOOR SURFACE:** GARAGE FLOOR SURFACES SHALL BE OF APPROVED
2 NONCOMBUSTIBLE MATERIAL. THE AREA OF FLOOR USED FOR PARKING VEHICLES
3 SHALL BE SLOPED AT LEAST 1/8 INCH PER FOOT TOWARD A DRAIN OR THE MAIN
4 VEHICLE ENTRY DOORWAY.

5 **SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS**

6 **R310.2.2 WINDOW WELL DRAIN REQUIRED:** WINDOW WELLS SHALL BE
7 EQUIPPED WITH AN APPROVED DRAIN TO PROPERLY COLLECT WATER AND SHALL
8 BE CONNECTED TO A FOUNDATION DRAINAGE SYSTEM ARRANGED IN
9 ACCORDANCE WITH SECTION R405.

10 **R311.5.3. STAIR TREADS AND RISERS:**

11 **R311.5.3.4 EXCEPTIONS TO RISER HEIGHT, TREAD DEPTH AND PROFILE OF**
12 **INTERIOR STAIRS:** THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES (210mm)
13 AND THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES (229mm). A 1-INCH (25mm)
14 NOSING SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THIS EXCEPTION
15 SHALL EXPIRE EFFECTIVE JULY 1, 2010.

16 **R311.6 RAMPS:**

17 **R311.6.1 MAXIMUM SLOPE:** RAMPS SHALL HAVE A MAXIMUM SLOPE OF ONE
18 UNIT VERTICAL IN EIGHT UNITS HORIZONTAL (12.5 PERCENT SLOPE).

19 **R312 GUARDS:**

20 **R312.2.1 LADDER EFFECT PROHIBITED:** REQUIRED GUARDS SHALL NOT BE
21 CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT
22 RESULTS IN A LADDER EFFECT. FOR THE PURPOSE OF THIS SECTION THE
23 RADIATING DIAGONAL GUARD DESIGN KNOWN AS CHIPPENDALE DOES NOT
24 CONSTITUTE A LADDER EFFECT.

25 **SECTION R317 DWELLING UNIT SEPARATION**

1 **R317.1 TWO-FAMILY DWELLINGS:** DWELLING UNITS IN TWO-FAMILY
2 DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND/OR FLOOR
3 ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING
4 WHEN TESTED IN ACCORDANCE WITH ASTM E 119. FIRE-RESISTANCE-RATED
5 FLOOR-CEILING AND WALL ASSEMBLIES SHALL EXTEND TO AND BE TIGHT
6 AGAINST THE EXTERIOR WALL, AND WALL ASSEMBLIES SHALL EXTEND TIGHT
7 TO THE UNDERSIDE OF THE ROOF SHEATHING.

8 **R317.2.5 DECK AND PORCH SETBACK FROM PROPERTY LINES:** DECKS AND
9 PORCH SETBACK FROM PROPERTY LINES SHALL COMPLY WITH THE FOLLOWING:

10 a. OPEN DECKS AND PORCHES SHALL HAVE A MINIMUM SETBACK FROM
11 ADJACENT PROPERTY LINES OF FOUR INCHES.

12 EXCEPTION: FOR OPEN, ONE STORY DECK, THE DECK AND/OR ITS ROOF MAY
13 BE CONTINUOUS ACROSS PROPERTY LINES PROVIDED IT IS ALLOWED BY
14 ZONING REGULATIONS AND AGREED TO BY ADJOINING PROPERTY OWNERS
15 IN WRITING.

16 b. ENCLOSED DECKS OR PORCHES WITH EXTERIOR WALLS LOCATED WITHIN
17 5 FEET OF A PROPERTY LINE SHALL COMPLY WITH THE PROVISIONS OF
18 SECTION R302. DRAFTSTOPPING SHALL BE PROVIDED AT THE GABLE
19 ENDS OF ANY ROOF STRUCTURE WITHIN 3 FEET OF THE PROPERTY LINE
20 AND OVER 20 FEET LONG. DRAFTSTOPPING SHALL ALSO BE PROVIDED AT
21 THE PROPERTY LINE WHERE A ROOF IS CONTINUOUS ACROSS A PROPERTY
22 LINE. DRAFTSTOPPING MATERIAL SHALL CONSIST OF MINIMUM
23 DRYWALL OF ½ " THICKNESS, SHEET METAL, OR FIRE RETARDANT
24 TREATED PLYWOOD.

25 **R317.2.6. ENCLOSED SPACES UNDER DECKS AND PORCHES LOCATED**
26 **WITHIN 5 FEET OF A PROPERTY LINE:** ENCLOSED SPACES UNDER DECKS
27 AND PORCHES WITH A CLEAR HEIGHT OF 5 FEET OR MORE AND LOCATED 5
28 FEET OR LESS FROM A PROPERTY LINE SHALL HAVE A FIRE RESISTIVE

RATING IN ACCORDANCE WITH TABLE R302.1 FOR EXTERIOR WALLS. THIS PROVISION SHALL NOT APPLY TO THOSE PORTIONS OF A WALL AT RIGHT ANGLES TO THE PROPERTY LINE.

SECTION R404 FOUNDATION AND RETAINING WALLS

R404.1 CONCRETE AND MASONRY FOUNDATION WALLS, ADD NOTE 3 AND

ADD EXCEPTION:

3. ANCHOR SILL PLATES WITH ½ " BOLTS (6 FEET O/C MAX.) EMBEDDED NOT LESS THAN 15" IN CONCRETE MASONRY UNITS (CMU) OR 7" IN POURED CONCRETE WALLS. MINIMUM 2 BOLTS PER PLATE AT 12" MAXIMUM FROM ENDS OF BOARD. ANCHOR STRAPS INSTALLED PER MANUFACTURERS' SPECIFICATIONS.

EXCEPTION: COMPLIANCE WITH TABLE R404.1(2)

Table R404.1(2) THICKNESS OF FOUNDATION WALLS					
Foundation Wall Construction	Thickness (Inches)	Maximum Depth of Unbalance Backfill (Feet) Below Grade	Increase per Notes		
Hollow Unit Masonry	8	4	5 per notes	1-8	
Ungrouted	10	5	6 per notes	1-8	
	12	6	7 per notes	1-8	
Plain Concrete or, Masonry Hollow or Solid, Fully Grouted	8	7			
	10	8			
	12	8			

Notes:

- (1) The foundation wall does not exceed 8 feet in height between lateral supports.
- (2) The terrain surrounding foundation walls is graded so as to drain surface water away from top of foundation walls.
- (3) Backfill is drained to remove ground water away from foundation walls.
- (4) Lateral support is provided at the top of walls prior to backfilling.
- (5) The length of foundation walls between perpendicular masonry walls or pilasters is maximum of 3 times the basement wall height.
- (6) The backfill is granular and soil conditions in the area are non-expansive.
- (7) Masonry is laid in running bond using type "M" or "S" mortar.

1 (8) Anchor bolts are provided at a maximum of 6 feet on center with a maximum distance of
2 1 foot from the ends of each plate.

3 **R404.1.3.1 EXCAVATING BASEMENTS UNDER AN EXISTING STRUCTURE: THE**

4 DESIGN OF FOUNDATION AND RETAINING WALLS NECESSARY TO EXCAVATE A
5 BASEMENT UNDER AN EXISTING STRUCTURE SHALL BE DESIGNED AND SEALED BY
6 AN ENGINEER REGISTERED IN THE STATE OF MARYLAND.

7 EXCEPTION: UNDER LIGHT FRAME CONSTRUCTION, WITH A MAXIMUM OF TWO
8 STORIES, PROFESSIONAL SERVICE MAY BE WAIVED BY THE CODE OFFICIAL WHEN
9 DESIGNED IN FULL ACCORDANCE WITH PERMITS AND DEVELOPMENT
10 MANAGEMENT **FIGURE 107** STANDARD DESIGN DIAGRAM FOR “TYPICAL WALL
11 SECTION FOR EXCAVATED BASEMENT”.

12 **SECTION R405 FOUNDATION DRAINAGE**

13 **R405.1.1 FOUNDATION DRAINS LOCATED INSIDE OF FOOTING ONLY: WHEN**

14 FOUNDATION DRAINS ARE PROVIDED ONLY ON THE INSIDE OF THE FOOTING,
15 WEEPHOLES SHALL BE PROVIDED ABOVE THE TOP OF THE FOOTING AND BELOW
16 THE BOTTOM OF THE FLOOR SLAB UNLESS AN ALTERNATE DESIGN IS CERTIFIED BY
17 AN ENGINEER AND APPROVED IN WRITING. IN A HOLLOW MASONRY WALL, THE
18 WEEPHOLES MAY BE CREATED IN THE WALL BY CREATING ½ INCH OPENINGS INTO
19 THE CORE OF THE BLOCK 16 INCHES ON CENTER IMMEDIATELY ABOVE THE
20 FOOTING, OR IN A POURED CONCRETE WALL BY CREATING OPENINGS AT LEAST 1
21 INCH IN DIAMETER NO MORE THAN 6 FEET ON CENTER WITH A MINIMUM OF 6
22 INCHES OF GRAVEL AND A FILTER FABRIC PLACED OVER THE GRAVEL BED TO
23 PROTECT THE BED FROM CLOGGING. SYSTEM SHALL ALSO BE IN ACCORDANCE
24 WITH THE BALTIMORE COUNTY PLUMBING CODE.

25 **SECTION R406 FOUNDATION AND WATERPROOFING AND DAMPPROOFING**

26 **R406.1.1 CRAWL SPACE FOUNDATION DRAINAGE: WHEN CRAWL SPACE**

27 FOUNDATIONS WHICH HAVE AT LEAST ONE WALL WHERE THE FINISHED EXTERIOR

1 GRADE IS HIGHER THAN THE INTERIOR CRAWL SPACE GRADE, FOUNDATION
2 DAMPPROOFING IS REQUIRED AS DESCRIBED IN SECTION R406.1. IF THE INTERIOR
3 GRADE OF THE CRAWL SPACE IS LOWER THAN THE EXTERIOR GRADE TILE AND A
4 SUMP PUMP IS REQUIRED OR MAY DRAIN TO DAYLIGHT.

5 **SECTION R408 UNDER-FLOOR SPACE**

6 **R408.4.1 CRAWL SPACE ACCESS:** IN ORDER TO FACILITATE ACCESS TO THE
7 CRAWL SPACE AREA A MINIMUM CLEARANCE OF 18" SHALL BE PROVIDED,
8 MEASURED FROM THE BOTTOM OF THE FLOOR JOIST TO THE INTERIOR GRADE OF
9 THE CRAWL SPACE.

10 EXCEPTION: THE CODE OFFICIAL MAY REDUCE OR WAIVE THIS REQUIREMENT
11 WHERE CONDITIONS WARRANT IN THE OPINION OF THE CODE OFFICIAL.

12 **SECTION R1003 MASONRY CHIMNEYS**

13 **R1003.2.2 MASONRY FIREPLACE/CHIMNEY FOOTINGS:** UNLESS DESIGNED
14 BY A REGISTERED ENGINEER OR ARCHITECT, FOOTINGS FOR MASONRY CHIMNEYS
15 OR FIRE PLACES SHALL BE PLACED AT THE SAME ELEVATION AS THE FOUNDATION
16 WALL FOOTINGS.

17 SECTION 7. AND BE IT FURTHER ENACTED, that this Act, having been passed by the
18 affirmative vote of five members of the County Council, shall take effect July 15, 2007.