

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2010, Legislative Day No. 11
Bill No. 47-10

Mr. John Olszewski, Sr., Chairman
By Request of County Executive

By the County Council, June 7, 2010

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, 2009 Edition; the ICC International Residential Code, 2009 Edition; the ICC International Mechanical Code, 2009 Edition, and the ICC International Energy Conservation Code, 2009 Edition, all as the "Building Code of Baltimore County, Maryland,"; altering the Plumbing and Gasfitting Code of Baltimore County; amending certain law related to floodplain management; and providing for a retroactive effective date of this Act.

BY repealing

The Building Code of Baltimore County, Maryland as adopted by Bill No. 49-07

BY adopting

The ICC International Building Code, 2009 Edition, including Appendix C, with amendments, and Appendix F,

The ICC International Residential Code, 2009 Edition, including Appendices B, C and F and Appendix G with amendments,

The International Mechanical Code, 2009 Edition, with amendments, and

The ICC International Model Energy Conservation Code, 2009 Edition, and

BY amending

The Plumbing and Gasfitting Code of Baltimore County, Maryland as adopted by Bill 89-09

BY repealing and reenacting, with amendments

Section 32-8-101(h) and (u) and 32-8-207(d)(2)

Title 8. Floodplain Management

Article 32. Planning, Zoning and Subdivision Control

Baltimore County Code 2003

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. 49-07 be and the same is
3 hereby repealed.

4 **SECTION 2. AND BE IT FURTHER ENACTED** that the ICC International Building Code,
5 2009 including Appendix C, with amendments, and Appendix F, the ICC International Residential Code,
6 2009 including Appendices B, C and F and Appendix G with amendments, the International Mechanical
7 Code, 2009, and the ICC International Model Energy Code, 2009 be and they are hereby adopted subject
8 to the modifications set forth herein.

9 **SECTION 3. AND BE IT FURTHER ENACTED** that the Bill No. 47-10 may be referred to as
10 “The Building Code of Baltimore County”.

11 **SECTION 4. AND BE IT FURTHER ENACTED** that the additions, amendments and deletions
12 set forth in the following Parts 100, 200 and 300 are hereby adopted as “The Building Code of Baltimore
13 County”:

14 **PART 100 COMMON PROVISIONS.**

15 **PART 101 INTRODUCTION.** TITLE PARTS AND SUBPARTS SET FORTH IN PART 100 APPLY
16 TO ALL THE CODES ADOPTED AND ALL THE CODES REFERENCED IN THE ADOPTED
17 CODES UNLESS AMENDED IN THIS CODE, THE BUILDING CODE OF BALTIMORE COUNTY.

18 **PART 102 ADOPTED CODES.** THE FOLLOWING CODES ARE HEREBY ADOPTED ALONG
19 WITH AMENDMENTS OF THOSE SECTIONS AS SET FORTH IN THIS CODE:

20 1. THE INTERNATIONAL BUILDING CODE, 2009 EDITION PUBLISHED BY THE
21 INTERNATIONAL CODE COUNCIL, INC.

22 2. THE INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION PUBLISHED BY THE
23 INTERNATIONAL CODE COUNCIL, INC.

24 3. THE INTERNATIONAL MECHANICAL CODE, 2009 EDITION PUBLISHED BY THE
25 INTERNATIONAL CODE COUNCIL, INC.

26 4. THE INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION PUBLISHED
27 BY THE INTERNATIONAL CODE COUNCIL, INC.

28 **PART 103 APPLICABLE COUNTY CODES.** THE CODES SET OUT BELOW REPLACE THE
29 ENUMERATED SECTIONS OF THE CODES DESCRIBED IN PART 102:

30 1. THE “BALTIMORE COUNTY ELECTRICAL CODE” ADOPTED PURSUANT TO ARTICLE
31 21, TITLE 7, SUBTITLE 3 OF THE BALTIMORE COUNTY CODE, 2003 SHALL GOVERN THE
32 INSTALLATION, MAINTENANCE AND REPAIR OF ELECTRICAL SYSTEMS, EQUIPMENT
33 AND COMPONENTS IN THE PLACE OF CHAPTER 27 OF THE INTERNATIONAL BUILDING

1 CODE, 2009 EDITION TITLED “ELECTRICAL” AND PART VIII OF THE INTERNATIONAL
2 RESIDENTIAL CODE, 2009 EDITION TITLED “ELECTRICAL.”

3 2. THE “BALTIMORE PLUMBING AND GASFITTING CODE” ADOPTED PURSUANT TO
4 ARTICLE 21, TITLE 15, SUBTITLE 1 OF THE BALTIMORE COUNTY CODE, 2003 SHALL
5 GOVERN THE INSTALLATION, MAINTENANCE AND REPAIR OF PLUMBING SYSTEMS IN
6 THE PLACE OF CHAPTER 29, TITLED “PLUMBING SYSTEMS” OF THE INTERNATIONAL
7 BUILDING CODE, 2009 EDITION; PART VII OF THE INTERNATIONAL RESIDENTIAL CODE,
8 2009 EDITION TITLED “PLUMBING;” AND THE INSTALLATION, MAINTENANCE AND
9 REPAIR OF MECHANICAL APPLIANCES, AND EQUIPMENT AND SYSTEMS IN
10 CONFORMANCE WITH THE INTERNATIONAL FUEL GAS CODE.

11 3. THE “INTERNATIONAL PROPERTY MANAGEMENT CODE, 2009 EDITION” SHALL
12 MEAN THE BALTIMORE COUNTY LIVABILITY CODE ADOPTED PURSUANT TO ARTICLE 35,
13 TITLE 5 OF THE BALTIMORE COUNTY CODE, 2003.

14 4. THE “INTERNATIONAL FIRE CODE, SHALL MEAN THE BALTIMORE COUNTY FIRE
15 PREVENTION CODE ADOPTED PURSUANT TO ARTICLE 14, TITLE 2, SUBTITLE 1 OF THE
16 BALTIMORE COUNTY CODE, 2003.

17 **PART 104 GOVERNMENT BUILDINGS.** THIS CODE SHALL APPLY TO COUNTY
18 BUILDINGS; HOWEVER, THIS CODE SHALL NOT APPLY TO BUILDINGS OR PORTIONS OF
19 BUILDINGS USED EXCLUSIVELY BY FEDERAL AND STATE GOVERNMENT AGENCIES
20 UNTIL SUCH USE CEASES, AFTER WHICH THE BUILDINGS SHALL COMPLY WITH THIS
21 CODE.

22 **PART 105 BUILDING OFFICIAL.** THE TERM “BUILDING OFFICIAL” SHALL MEAN THE
23 BUILDING ENGINEER OF BALTIMORE COUNTY OR HIS DESIGNEE. THE BUILDING
24 ENGINEER’S DUTIES ARE DESCRIBED IN SECTION 3-2-1104 OF THE BALTIMORE COUNTY
25 CODE, 2003. THE BUILDING ENGINEER SHALL HAVE THOSE POWERS AS THE BUILDING
26 OFFICIAL DEEMS NECESSARY IN THE INTEREST OF PUBLIC HEALTH, SAFETY AND THE
27 GENERAL WELFARE TO INTERPRET AND IMPLEMENT THE PROVISIONS OF THIS CODE SO
28 AS TO SECURE COMPLIANCE, INCLUDING ANY ADDITIONAL REQUIREMENTS BECAUSE
29 OF LOCAL CLIMATIC OR OTHER CONDITIONS. SUCH INTERPRETATIONS AND
30 REQUIREMENTS SHALL NOT WAIVE WORKING STRESSES, FIRE RESISTANT
31 REQUIREMENTS SET FORTH IN THIS CODE, OR ACCEPTED STANDARDS OF ENGINEERING
32 PRACTICE INVOLVING PUBLIC SAFETY.

33 **PART 106 EXISTING BUILDINGS AND STRUCTURES.** THE LEGAL USE AND OCCUPANCY
34 OF ANY BUILDING OR STRUCTURE EXISTING AS OF THE EFFECTIVE DATE OF THIS CODE

1 MAY BE CONTINUED WITHOUT CHANGE EXCEPT AS MAY BE SPECIFICALLY COVERED
2 BY THIS CODE OR AS MAY BE DEEMED NECESSARY BY THE BUILDING OFFICIAL FOR
3 THE GENERAL SAFETY AND WELFARE OF THE OCCUPANTS AND THE PUBLIC.
4 ALTERATIONS, ADDITIONS AND REPAIRS OF EXISTING BUILDINGS AND STRUCTURES
5 SHALL CONFORM TO APPLICABLE LAWS AND REGULATIONS COVERING SUCH WORK
6 AND SHALL NOT CAUSE AN EXISTING BUILDING OR STRUCTURE TO BECOME UNSAFE
7 OR TO ADVERSELY AFFECT THE PERFORMANCE OF THE BUILDING.

8 **PART 106.1 PROOF OF LEGAL CHANGE OF USE AND OCCUPANCY OF EXISTING**
9 **BUILDINGS.** THE BUILDING OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE
10 SATISFACTORY EVIDENCE THAT A LEGAL CHANGE OF USE OR OCCUPANCY IN
11 COMPLIANCE WITH APPLICABLE FIRE AND BUILDING CODES WAS GRANTED BY
12 BALTIMORE COUNTY.

13 **PART 107 DEPARTMENT OF PUBLIC SAFETY.** "THE DEPARTMENT OF PUBLIC SAFETY"
14 SHALL MEAN THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT.

15 **PART 108 TERMS "BUILDING CODE" AND "CODE."** THE ICC INTERNATIONAL BUILDING
16 CODE, 2009 EDITION; THE ICC INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION, THE
17 INTERNATIONAL MECHANICAL CODE, 2009 EDITION, AND THE ICC INTERNATIONAL
18 MODEL ENERGY CONSERVATION CODE, 2009 EDITION, ADOPTED WITH CERTAIN
19 AMENDMENTS, DELETIONS, AND ADDITIONS, BY BALTIMORE COUNTY COUNCIL BILL
20 NO. 47-10, SHALL BE KNOWN COLLECTIVELY AS THE BUILDING CODE OF BALTIMORE
21 COUNTY, MARYLAND, (HEREINAFTER REFERRED TO AS "CODE"). WHENEVER THE TERM
22 "CODE" IS USED IN EITHER THE ICC INTERNATIONAL BUILDING CODE, THE ICC
23 INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL MECHANICAL CODE, OR
24 THE ICC INTERNATIONAL MODEL ENERGY CODE, IT SHALL MEAN THE BUILDING CODE
25 OF BALTIMORE COUNTY AS ADOPTED BY BILL NO. 47-10.

26 **PART 109 APPLICATION OF BUILDING CODE.**
27 THIS CODE SHALL APPLY TO THE CONSTRUCTION, ALTERATION, ADDITION, REPAIR,
28 REMOVAL, DEMOLITION, ENLARGEMENT, REPLACEMENT, RELOCATION, EQUIPMENT,
29 USE OR OCCUPANCY, LOCATION, AND MAINTENANCE OF ALL BUILDINGS AND
30 STRUCTURES OR ANY APPURTENANTS CONNECTED OR ATTACHED TO SUCH BUILDINGS
31 AND STRUCTURES, AND THEIR SERVICE EQUIPMENT AS HEREIN DEFINED, EXCEPT AS
32 SUCH MATTERS ARE OTHERWISE PROVIDED FOR IN OTHER ORDINANCES OR STATUTES,
33 OR IN THE RULES AND REGULATIONS AUTHORIZED FOR PROMULGATION UNDER THE
34 PROVISIONS OF THIS CODE.

1 **PART 110 REFERENCE CODES.** THE CODES LISTED IN PART 103 AND THE 2009 EDITIONS
2 OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE,
3 INTERNATIONAL MECHANICAL CODE AND INTERNATIONAL ENERGY CONSERVATION
4 CODE SHALL BE CONSIDERED PART OF THE REQUIREMENTS OF THIS CODE TO THE
5 PRESCRIBED EXTENT OF EACH SUCH REFERENCE.

6 **PART 110.1 GAS.** WHENEVER THE TERM “INTERNATIONAL FUEL GAS CODE” IS USED, IT
7 SHALL MEAN THE BALTIMORE COUNTY PLUMBING AND GASFITTING CODE ADOPTED
8 PURSUANT TO ARTICLE 21, TITLE 15, SUBTITLE 1 OF THE BALTIMORE COUNTY CODE,
9 2003.

10 **PART 110.2 PLUMBING.** WHENEVER THE TERM “INTERNATIONAL PLUMBING CODE” IS
11 USED, IT SHALL MEAN THE BALTIMORE COUNTY PLUMBING AND GASFITTING CODE
12 ADOPTED PURSUANT TO ARTICLE 21, TITLE 15, SUBTITLE 1 OF THE BALTIMORE COUNTY
13 CODE, 2003.

14 **PART 110.3 PROPERTY MAINTENANCE.** WHENEVER THE TERM “INTERNATIONAL
15 PROPERTY MAINTENANCE CODE” IS USED, IT SHALL MEAN THE BALTIMORE COUNTY
16 LIVABILITY CODE ADOPTED PURSUANT TO ARTICLE 35, TITLE 5 OF THE BALTIMORE
17 COUNTY CODE, 2003.

18 **PART 110.4 FIRE PREVENTION.** WHENEVER THE TERM “INTERNATIONAL FIRE CODE” IS
19 USED, IT SHALL MEAN THE BALTIMORE COUNTY FIRE PREVENTION CODE ADOPTED
20 PURSUANT TO ARTICLE 14, TITLE 2, SUBTITLE 1 OF THE BALTIMORE COUNTY CODE, 2003.

21 **PART 110.5 ELECTRICAL.** ALL ELECTRICAL COMPONENTS, EQUIPMENT AND SYSTEMS
22 SHALL COMPLY WITH THE STANDARDS FOR ELECTRICAL INSTALLATIONS PURSUANT
23 TO ARTICLE 21, TITLE 7, SUBTITLE 3 OF THE BALTIMORE COUNTY CODE, 2003.

24 **PART 111 ENFORCEMENT ASSISTANCE.** THE BALTIMORE COUNTY POLICE
25 DEPARTMENT, THE BALTIMORE COUNTY FIRE DEPARTMENT AND DEPARTMENT OF
26 PUBLIC WORKS SHALL HAVE THE AUTHORITY TO RENDER ASSISTANCE IN THE
27 ENFORCEMENT OF THIS CODE.

28 **PART 112 PERMITS.**

29 **PART 112.1 WORK EXEMPT FROM PERMIT.** THE FOLLOWING WORK DOES NOT
30 REQUIRE A PERMIT:

- 31 1. USE GROUP R-3 ONE-STORY ACCESSORY STRUCTURES USED AS TOOL AND
32 STORAGE SHEDS, PLAYHOUSES, DECKS NOT GREATER THEN 16 INCHES ABOVE THE
33 LOWEST GRADE AND SIMILAR USES, PROVIDED THE FLOOR AREA DOES NOT EXCEED
34 120 SQUARE FEET AND ARE NOT LOCATED IN A DESIGNATED “CHESAPEAKE BAY

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

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

5 3. OIL DERRICKS.

6 4. RETAINING WALLS LESS THAN 3 FEET IN HEIGHT MEASURE FROM THE LOWEST
7 POINT OF FINISHED GRADE.

8 5. WATER TANKS SUPPORTED DIRECTLY ON GRADE IF THE CAPACITY DOES NOT
9 EXCEED 5,000 GALLONS (18,925 LITERS) AND THE RATIO OF HEIGHT TO DIAMETER OR
10 WIDTH DOES NOT EXCEED 2:1.

11 6. SIDEWALKS AND DRIVEWAYS NOT MORE THAN 30 INCHES (762 MM) ABOVE
12 ADJACENT GRADE, AND NOT OVER ANY BASEMENT OR STORY BELOW AND ARE NOT
13 PART OF AN ACCESSIBLE ROUTE.

14 7. PAINTING, PAPERING, TILING, CARPETING, CABINETS, COUNTER TOPS AND
15 SIMILAR FINISH WORK.

16 8. TEMPORARY MOTION PICTURE, TELEVISION AND THEATER STAGE SETS AND
17 SCENERY.

18 9. PREFABRICATED SWIMMING POOLS LESS THAN 24 INCHES DEEP AND LESS THAN
19 250 SQUARE FEET OF SURFACE AREA (18 FT DIAMETER).

20 10. SHADE CLOTH STRUCTURES CONSTRUCTED FOR NURSERY OR AGRICULTURAL
21 PURPOSES, NOT INCLUDING SERVICE SYSTEMS.

22 11. SWINGS AND OTHER PLAYGROUND EQUIPMENT ACCESSORY TO DETACHED
23 ONE-AND TWO-FAMILY DWELLINGS.

24 12. WINDOW AWNINGS SUPPORTED BY AN EXTERIOR WALL THAT DO NOT PROJECT
25 MORE THAN 54 INCHES (1372 MM) FROM THE EXTERIOR WALL AND DO NOT REQUIRE
26 ADDITIONAL SUPPORT OF GROUPS R-3 AND U OCCUPANCIES.

27 13. NONFIXED AND MOVABLE FIXTURES, CASES, RACKS, COUNTERS AND
28 PARTITIONS NOT OVER 5 FEET 9 INCHES (1753 MM) IN HEIGHT.

29 14. NONSTRUCTURAL ALTERATIONS NOT INVOLVING KITCHENS OR SLEEPING
30 AREAS IN BASEMENT OF ONE-AND TWO-FAMILY DWELLINGS.

31 **PART 112.2 PUBLIC NOTICE FOR PIER OR MOORING PILE CONSTRUCTION.** A PERMIT
32 TO BUILD, ALTER, MODIFY, REPLACE OR EXTEND A PIER OR MOORING PILE MAY BE
33 GRANTED ONLY IF PUBLIC NOTICE HAS BEEN GIVEN BY THE APPLICANT AS SPECIFIED
34 BY THE CODE OFFICIAL, AND A PUBLIC HEARING HELD BEFORE THE CODE OFFICIAL OR

1 DESIGNEE IF REQUESTED. SUCH PUBLIC NOTICE SHALL CONSIST OF POSTING THE
2 PROPERTY FOR A PERIOD OF 15 DAYS. ANY OWNER OF ADJACENT PROPERTY OR
3 PROPERTY IMPACTED BY THE PROPOSED PERMITTED WORK MAY REQUEST A PUBLIC
4 HEARING OR MAY SUBMIT WRITTEN COMMENTS FOR CONSIDERATION. IF NO PUBLIC
5 HEARING IS REQUESTED, THE CODE OFFICIAL OR DESIGNEE MAY ISSUE THE PERMIT
6 CONTAINING ANY APPROPRIATE CONDITIONS OR LIMITATIONS. THE HEARING OFFICER
7 SHALL HAVE THE RIGHT TO SPECIFY THE LIMITS OF CONSTRUCTION WHICH SHALL
8 CONFORM AS CLOSELY AS POSSIBLE TO THE RULES SET FORTH IN SECTION 417 OF THE
9 BALTIMORE COUNTY ZONING REGULATIONS.

10 **PART 112.3 TIME LIMITATION ON PERMITS.** ALL PERMITS SHALL BE ISSUED TO EXPIRE
11 ONE YEAR AFTER THE DATE SUCH PERMIT IS ISSUED, UNLESS THE TIME OF
12 COMPLETION STATED IN THE APPLICATION CALLS FOR A LONGER OR SHORTER PERIOD
13 THAN ONE YEAR, IN WHICH EVENT THE TIME OF EXPIRATION ON THE PERMIT SHALL BE
14 FIXED SO AS TO ALLOW A REASONABLE TIME TO COMPLETE THE WORK. ALL PERMITS
15 FOR A SUBSTATION ISSUED TO A PUBLIC SERVICE COMPANY, AS DEFINED IN TITLE 1 OF
16 THE PUBLIC UTILITY COMPANIES ARTICLE OF THE ANNOTATED CODE OF MARYLAND,
17 SHALL BE ISSUED TO EXPIRE FIVE YEARS AFTER THE DATE SUCH PERMIT IS ISSUED,
18 PROVIDED THAT WITHIN ONE YEAR AFTER THE ISSUANCE OF THE PERMIT THE SITE IS
19 FENCED AND LANDSCAPED AND A SIGN POSTED STATING THE PROPOSED USE OF THE
20 COMPLETED PROJECT. HOWEVER, AS TO ANY PERMIT, THE BUILDING OFFICIAL IS
21 HEREBY AUTHORIZED TO GRANT AN EXTENSION OF TIME NOT IN EXCESS OF ONE YEAR
22 IN WHICH TO COMPLETE THE WORK. IF THE WORK UNDER A PERMIT IS NOT COMPLETE
23 BEFORE THE EXPIRATION DATE ON THE PERMIT, OR ANY EXTENSION THEREOF, THAT
24 PERMIT AUTOMATICALLY BECOMES A NULLITY. IN LIEU OF A ONE-YEAR PERMIT WITH
25 AN OPTION FOR A ONE-YEAR EXTENSION, A PERMIT MAY BE GRANTED FOR TWO YEARS
26 WITH NO EXTENSION POSSIBLE.

27 **PART 112.4 SUSPENSION OF PERMITS.** EXCEPT FOR A PERMIT FOR A SUBSTATION
28 ISSUED TO A PUBLIC SERVICE COMPANY AS DEFINED IN TITLE 1 OF THE PUBLIC UTILITY
29 COMPANIES ARTICLE OF THE ANNOTATED CODE OF MARYLAND, ANY PERMIT ISSUED
30 SHALL BECOME INVALID IF THE AUTHORIZED WORK IS NOT COMMENCED WITHIN SIX
31 MONTHS AFTER ISSUANCE OF THE PERMIT, OR IF THE AUTHORIZED WORK IS
32 SUSPENDED OR ABANDONED FOR A PERIOD OF SIX MONTHS AFTER THE TIME OF
33 COMMENCING THE WORK.

1 **PART 112.5 REMOVAL OF DANGER DUE TO LACK OF ACTIVE WORK.** IF AT ANY TIME
2 THE BUILDING OFFICIAL DETERMINES THAT THE PUBLIC HEALTH OR SAFETY IS
3 ENDANGERED BY THE LACK OF ACTIVE CONSTRUCTION ON THE WORK AUTHORIZED
4 BY THE PERMIT FOR THE CONSTRUCTION OR REHABILITATION OF A STRUCTURE OR
5 DWELLING ON A SINGLE LOT OF RECORD, THE BUILDING OFFICIAL MAY ENFORCE
6 COMPLIANCE UNDER THE PROVISIONS OF ARTICLE 3, TITLE 6 OF THE BALTIMORE
7 COUNTY CODE, 2003. AS USED IN THIS PARAGRAPH, “ACTIVE CONSTRUCTION” MEANS
8 THE USE OF REASONABLE EFFORTS TO COMPLETE THE AUTHORIZED WORK IN A
9 TIMELY MANNER CONSISTENT WITH USUAL AND CUSTOMARY LOCAL CONSTRUCTION
10 INDUSTRY STANDARDS.

11 **PART 112.6 REVOCATION OF PERMITS.** THE BUILDING OFFICIAL MAY REVOKE A
12 PERMIT OR APPROVAL ISSUED UNDER THE PROVISIONS OF THIS CODE IN THE CASE OF
13 ANY FALSE STATEMENT OR MISREPRESENTATION OF FACT IN THE APPLICATION OR ON
14 THE PLANS ON WHICH THE PERMIT OR APPROVAL WAS BASED. IF ANY PERMIT IS
15 ISSUED IN VIOLATION OF THE PROVISIONS OF THIS CODE OR OTHER LAWS,
16 RESOLUTIONS AND REGULATIONS OF BALTIMORE COUNTY, OR LAWS OF THE STATE OF
17 MARYLAND, OR WITHOUT PROPER AUTHORITY, IT MAY BE VOIDED AS IF IT HAD NEVER
18 BEEN ISSUED.

19 **PART 112.7 WITHHOLDING OF PERMITS.** WHENEVER THE BUILDING OFFICIAL SHALL
20 FIND THAT ANY CONTRACTOR OR OWNER IS IN VIOLATION OF THE PROVISIONS OF THIS
21 CODE OR OF THE RULES AND REGULATIONS OF ANY OTHER DEPARTMENT OR AGENCY
22 OF BALTIMORE COUNTY IN CONNECTION WITH THE ERECTION, ALTERATION OR
23 DEMOLITION OF BUILDINGS, STRUCTURES, LANDS, OR EQUIPMENT THEREON OR
24 THEREIN, THE BUILDING OFFICIAL MAY REFUSE TO GRANT ANY ADDITIONAL PERMITS
25 TO THE CONTRACTOR OR OWNER UNTIL ALL SUCH VIOLATIONS HAVE BEEN
26 CORRECTED.

27 **PART 113 SUBMITTAL DOCUMENTS.**

28 **PART 113.1 CONSTRUCTION DOCUMENTS.** CONSTRUCTION DOCUMENTS SHALL BE
29 PREPARED BY A REGISTERED PROFESSIONAL ARCHITECT OR ENGINEER LICENSED BY
30 THE STATE. ALL PLANS, COMPUTATIONS AND SPECIFICATIONS SUBMITTED WITH A
31 BUILDING PERMIT APPLICATION SHALL BE PREPARED BY OR UNDER THE DIRECT
32 SUPERVISION OF A REGISTERED ARCHITECT OR ENGINEER AND BEAR THAT
33 ARCHITECT’S OR ENGINEER’S ORIGINAL SIGNATURE AND SEAL IN ACCORDANCE WITH
34 THE STATE’S LAWS AND REGULATIONS GOVERNING THE PROFESSIONAL REGISTRATION

1 AND CERTIFICATION OF ARCHITECTS AND ENGINEERS. THE SUBMISSION OF SEALED
2 DOCUMENTS MAY BE WAIVED IN WHOLE OR IN PART AT THE DISCRETION OF THE
3 BUILDING OFFICIAL WHEN THE NATURE AND SCOPE OF THE WORK IS SUCH THAT
4 REVIEW OF CERTAIN CONSTRUCTION DOCUMENTS IS NOT NECESSARY TO OBTAIN
5 COMPLIANCE WITH THIS CODE.

6 **PART 113.2 CHANGE IN SITE PLAN.** A LOT SHALL NOT BE CHANGED, INCREASED OR
7 DIMINISHED IN AREA FROM THAT SHOWN ON THE OFFICIAL PLAT SITE PLAN, UNLESS A
8 REVISED SITE PLAN DEMONSTRATING COMPLIANCE WITH ALL APPLICABLE COUNTY
9 REGULATIONS AS A RESULT OF SUCH CHANGES IS SUBMITTED TO AND APPROVED BY
10 THE CODE OFFICIAL.

11 **PART 113.3 SITE PLAN REQUIRED TO BUILD, ALTER, MODIFY, REPLACE OR EXTEND A**
12 **PIER OR MOORING PILES.** AN APPLICANT FOR A PERMIT TO BUILD, ALTER, MODIFY,
13 REPLACE OR EXTEND A PIER OR MOORING PILES SHALL SUBMIT A SITE PLAN
14 COMPLYING WITH THE REQUIREMENTS FOR A PLOT DIAGRAM AS SET FORTH IN
15 SECTION 417 OF THE BALTIMORE COUNTY ZONING REGULATIONS, INCLUDING
16 SPECIFIED RULES FOR DIVISIONAL LINES. THE CODE OFFICIAL IS AUTHORIZED TO
17 WAIVE OR MODIFY THE REQUIREMENT FOR A SITE PLAN WHEN THE APPLICATION FOR
18 PERMIT IS FOR ALTERNATION OR REPAIR OR WHEN OTHERWISE WARRANTED.

19 **PART 114 FEES.**

20 **PART 114.1 SCHEDULE OF PERMIT FEES.** ALL FEES FOR PERMITS REQUIRED BY THIS
21 CODE SHALL BE THOSE ESTABLISHED PURSUANT TO SECTION 35-2-302 OF THE
22 BALTIMORE COUNTY CODE, 2003.

23 **PART 114.2 ACCOUNTING.** AN ACCURATE ACCOUNT SHALL BE KEPT OF ALL FEES
24 COLLECTED FOR BUILDING PERMITS.

25 **PART 114.3 REFUNDS.** IN THE CASE OF A REVOCATION OF A PERMIT OR ABANDONMENT
26 OR DISCONTINUANCE OF A BUILDING PROJECT OR THE DENIAL OF A PERMIT
27 APPLICATION, NO REFUNDS OF PERMIT FEES WILL BE MADE.

28 **PART 115 INSPECTIONS.**

29 **PART 115.1 REQUIRED INSPECTIONS.** AFTER ISSUING A BUILDING PERMIT, THE CODE
30 OFFICIAL SHALL CONDUCT INSPECTIONS FROM TIME TO TIME DURING AND UPON
31 COMPLETION OF THE WORK FOR WHICH A PERMIT HAS BEEN ISSUED. AN INSPECTION
32 MAY INCLUDE AT THE DISCRETION OF THE CODE OFFICIAL ANY OR ALL OF THE
33 INSPECTIONS SET FORTH IN SECTION 110 OF THE INTERNATIONAL BUILDING CODE AND
34 SECTION R109 OF THE INTERNATIONAL RESIDENTIAL CODE.

1 **PART 115.2 CHANGE OR DAMAGE TO INSPECTED WORK.** IF AN EVENT OCCURS PRIOR
2 TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CAUSING CHANGE OR DAMAGE TO
3 WORK PREVIOUSLY INSPECTED, THE BUILDER SHALL NOTIFY THE BUILDING OFFICIAL,
4 AND A REINSPECTION SHALL BE REQUIRED. A RECORD OF ALL SUCH EXAMINATIONS
5 AND INSPECTIONS AND OF ALL VIOLATIONS OF THIS CODE SHALL BE MAINTAINED BY
6 THE BUILDING OFFICIAL.

7 **PART 115.3 OTHER INSPECTIONS.** THE OWNER SHALL PROVIDE FOR OTHER
8 INSPECTIONS AS REQUIRED BY THIS CODE OR AS REQUESTED BY THE BUILDING
9 OFFICIAL.

10 **PART 116 APPROVALS BY OTHER AUTHORITIES.** THE BUILDING OFFICIAL SHALL HAVE
11 THE AUTHORITY TO REQUIRE SATISFACTORY EVIDENCE SHOWING THAT OTHER
12 REGULATORY AGENCIES HAVING JURISDICTION OVER THE DESIGN, CONSTRUCTION,
13 ALTERATION, REPAIR, EQUIPMENT, MAINTENANCE, PROCESS, AND RELOCATION OF A
14 STRUCTURE HAVE ISSUED APPROPRIATE APPROVALS, INCLUDING CERTIFICATE'S OF
15 OCCUPANCY.

16 **PART 117 APPEAL.** AN APPEAL OF THE ACTION OF THE BUILDING OFFICIAL SHALL BE
17 PURSUANT AND SUBJECT TO SECTION 35-2-302 OF THE BALTIMORE COUNTY CODE, 2003.

18 **PART 118 PROSECUTION OF VIOLATION.** THE BUILDING OFFICIAL SHALL INSTITUTE
19 OR CAUSE TO BE INSTITUTED ANY APPROPRIATE ACTION FOR ANY VIOLATION OF THIS
20 CODE IN ACCORDANCE WITH ARTICLE 3, TITLE 6 OF THE BALTIMORE COUNTY CODE,
21 2003, INCLUDING A PROCEEDING AT LAW OR IN EQUITY WHICH MAY BE NECESSARY
22 AND PROPER, TO RESTRAIN, CORRECT OR ABATE SUCH VIOLATION OR TO REQUIRE THE
23 REMOVAL OR TERMINATION OF THE UNLAWFUL USE OF THE BUILDING OR STRUCTURE
24 IN VIOLATION OF THE PROVISIONS OF THIS CODE OR OF THE ORDER OR DIRECTION
25 MADE PURSUANT THERETO.

26 **PART 119 FALSE STATEMENT.** ANY PERSON WHO KNOWINGLY MAKES A FALSE
27 STATEMENT, REPRESENTATION OR CERTIFICATION IN ANY APPLICATION, RECORD,
28 REPORT, SITE PLAN, OR OTHER DOCUMENT SUBMITTED TO THE DEPARTMENT OF
29 PERMITS AND DEVELOPMENT MANAGEMENT IS, IN ADDITIONAL TO ANY OTHER
30 PENALTIES, SUBJECT TO A CIVIL PENALTY NOT EXCEEDING \$2,500.

31 **PART 120 UNLAWFUL CONTINUANCE AFTER STOP WORK ORDER.** ANY PERSON WHO
32 CONTINUES ANY WORK ON OR ABOUT THE STRUCTURE AFTER HAVING BEEN SERVED
33 WITH A STOP WORK ORDER, EXCEPT WORK THE PERSON HAS BEEN DIRECTED TO
34 PERFORM TO REMOVE A VIOLATION OR UNSAFE CONDITIONS, SHALL BE SUBJECT TO A

1 CIVIL PENALTY OF \$1,000 FOR EACH DAY WORK SUBJECT TO THE STOP WORK ORDER
2 CONTINUES.

3 **PART 121 UNSAFE STRUCTURES AND EQUIPMENT.**

4 **PART 121.1 NOTICE OF UNSAFE STRUCTURES.** IF AN UNSAFE CONDITION IS FOUND IN
5 A BUILDING OR STRUCTURE, THE BUILDING OFFICIAL SHALL SERVE ON THE OWNER,
6 AGENT OR PERSON IN CONTROL OF THE BUILDING OR STRUCTURE A WRITTEN NOTICE
7 DESCRIBING THE BUILDING OR STRUCTURE DEEMED UNSAFE AND SPECIFYING THE
8 REQUIRED REPAIRS OR IMPROVEMENTS TO BE MADE TO RENDER THE BUILDING OR
9 STRUCTURE SAFE AND SECURE, OR REQUIRING THE UNSAFE BUILDING OR STRUCTURE
10 OR PORTION THEREOF TO BE DEMOLISHED WITHIN A STIPULATED TIME.

11 **PART 121.2 REPAIR ORDER ISSUED BY THE BUILDING OFFICIAL.** THE BUILDING
12 OFFICIAL SHALL ISSUE AN ORDER SPECIFYING THE REPAIRS, IF ANY, THE OWNER MUST
13 MAKE, AND A TIME WITHIN WHICH THE OWNER SHALL COMPLY. THE ORDER SHALL BE
14 MAILED TO THE OWNER OF RECORD, OR ON AN AGENT, WHENEVER AN AGENT IS IN
15 CHARGE OF THE BUILDING, AT THE ADDRESS TO WHICH BALTIMORE COUNTY'S
16 DIRECTOR OF BUDGET AND FINANCE MAELS TAX BILLS IN ACCORDANCE WITH SECTION
17 11-2-302 OF THE BALTIMORE COUNTY CODE, 2003.

18 **PART 121.3 FAILURE TO COMPLY WITH AN ORDER ISSUED BY THE BUILDING**
19 **OFFICIAL.** WHENEVER THE OWNER, AGENT OR PERSON IN CONTROL OF THE BUILDING
20 OR STRUCTURE FAILS TO COMPLY WITH AN ORDER ISSUED BY THE BUILDING OFFICIAL
21 UNDER THE AUTHORITY CONTAINED IN THIS CODE TO REPAIR OR RAZE AN UNSAFE
22 STRUCTURE, THE BUILDING OFFICIAL SHALL INSTITUTE OR CAUSE TO BE INSTITUTED
23 APPROPRIATE REMEDIAL ACTION INCLUDING THE RAZING OF THE BUILDING OR
24 STRUCTURE. THE COST OF RAZING AND REMOVAL OR REPAIRING SHALL BE CHARGED
25 AGAINST THE REAL ESTATE UPON WHICH THE STRUCTURE IS LOCATED AND SHALL BE
26 A LIEN UPON THE REAL ESTATE.

27 **PART 121.4 UNREASONABLE REPAIR COSTS.** WHENEVER THE BUILDING OFFICIAL
28 DETERMINES THAT THE COST OF REQUIRED REPAIRS WOULD EXCEED 100 PERCENT OF
29 THE THEN CURRENT VALUE OF THE STRUCTURE REPORTED ON THE ASSESSMENT
30 ROLLS MAINTAINED BY THE MARYLAND DEPARTMENT OF ASSESSMENTS AND
31 TAXATION, THE REPAIRS SHALL BE PRESUMED UNREASONABLE, AND IT SHALL BE
32 PRESUMED, FOR THE PURPOSE OF THE SECTION, THAT THE STRUCTURE IS A NUISANCE
33 AND MAY BE ORDERED RAZED WITHOUT THE OWNER HAVING THE OPTION TO REPAIR
34 IT.

1 **PART 121.5 TEMPORARY SAFEGUARDS.** IF AN UNSAFE CONDITION EXISTS WHICH
2 REQUIRES IMMEDIATE CORRECTION, THE CODE OFFICIAL MAY TAKE SUCH
3 CORRECTIVE ACTION AS IS DEEMED APPROPRIATE AND NECESSARY TO ABATE THE
4 UNSAFE CONDITION PRIOR TO COMPLYING WITH THE NOTICE REQUIREMENTS OF THIS
5 SECTION.

6 **PART 121.6 TAMPERING WITH SIGNS OR OTHER SAFETY MEASURES ORDERED BY**
7 **THE CODE OFFICIAL.** NO PERSON, EXCEPT A PERSON AUTHORIZED BY THE CODE
8 OFFICIAL, SHALL REMOVE, UNLOCK, DESTROY, OR TAMPER WITH IN ANY MANNER ANY
9 LOCKED GATE, DOOR, OR BARRICADE, CHAIN, ENCLOSURE, SIGN, TAG, OR SEAL PUT IN
10 PLACE BY THE CODE OFFICIAL PURSUANT TO THIS CODE.

11 **PART 122 FENCES.**

12 **PART 122.1 RESIDENTIAL PROPERTIES.** FENCES ON RESIDENTIAL PROPERTY SHALL
13 COMPLY WITH THE FOLLOWING HEIGHT REQUIREMENTS:

14 **1. FRONT YARDS.** THE MAXIMUM HEIGHT PERMITTED FOR ANY RESIDENTIAL
15 OCCUPANCY FENCE SHALL BE 42 INCHES ABOVE NORMAL GRADE IN A FRONT YARD.

16 **2. SIDE AND REAR YARDS.** THE MAXIMUM HEIGHT PERMITTED FOR ANY
17 RESIDENTIAL OCCUPANCY FENCE SHALL BE SIX FEET ABOVE NORMAL GRADE IN A
18 SIDE AND REAR YARD (AS DEFINED BY THE BALTIMORE COUNTY ZONING
19 REGULATIONS). A FENCE MAY BE ERECTED UP TO TEN FEET HIGH IN A SIDE OR REAR
20 YARD WHEN THE FENCE IS SET BACK FROM THE PROPERTY LINE A HORIZONTAL
21 DISTANCE OF TWO FEET FOR EVERY VERTICAL FOOT OF HEIGHT IN EXCESS OF SIX FEET.

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

25 **3. MISCELLANEOUS PROVISIONS.** IF A FENCE IS INSTALLED ON TOP OF A WALL
26 WHICH HAS BEEN ERECTED TO RETAIN EARTH OR SUPPORT A STRUCTURE SUCH AS A
27 PORCH OR DECK AND IF THE FENCE IS USED FOR PROTECTION OF THE PUBLIC, THE
28 HEIGHT OF THE FENCE SHALL BE MEASURED FROM THE GRADE OR DECK SURFACE TO
29 THE TOP OF THE FENCE AS MAY BE APPLICABLE. PRIVACY FENCES INTENDED TO
30 SCREEN PORTIONS OF YARD AREAS SUCH AS PATIOS, SWIMMING POOLS, ETC. MAY BE
31 SITUATED IN FRONT YARDS AND MAY EXCEED 42 INCHES IF SHOWN ON A FINAL
32 DEVELOPMENT PLAN AND APPROVED BY THE DIRECTOR OF PLANNING AND BY THE
33 ZONING COMMISSIONER.

1 **PART 122.2 COMMERCIAL PROPERTIES.** FENCES TO BE ERECTED FOR THE ENCLOSURE
2 OR PROTECTION OF ANY PREMISES OTHER THAN RESIDENTIAL PROPERTY MAY BE
3 CONSTRUCTED UP TO 12 FEET HIGH. HOWEVER, THE BUILDING OFFICIAL IS HEREBY
4 AUTHORIZED AND EMPOWERED TO ORDER A FENCE TO BE BUILT HIGHER THAN 12 FEET
5 IN ANY LOCATION WHEN SUCH FENCE IS NECESSARY TO PROVIDE PROPER PROTECTION
6 AROUND A DANGEROUS PLACE, HIGHLY HAZARDOUS OPERATION, ATHLETIC FIELD OR
7 ANY OTHER LOCATION WHERE SUCH A HIGH FENCE IS NECESSARY FOR THE
8 PROTECTION OR SAFETY OF THE PUBLIC.

9 **PART 122.3 ALL PROPERTIES.** ALL FENCES SHALL COMPLY WITH THE FOLLOWING
10 REQUIREMENTS:

11 1. ELECTRIC FENCES SHALL BE PERMITTED ONLY ON FARMS FOR THE RETENTION
12 OF LIVESTOCK, AND ONLY IF THE ELECTRIC FENCES ARE NOT A SAFETY HAZARD TO
13 PEOPLE.

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

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

24 **PART 122.4 WAIVERS.** ANY PERSON MAY APPLY FOR A WAIVER TO THE HEIGHT
25 LIMITATION REQUIREMENTS OF SECTIONS 3111.1 THROUGH 3111.2. THE BUILDING
26 OFFICIAL OR DESIGNEE IS HEREBY EMPOWERED TO GRANT SUCH WAIVERS, PROVIDED
27 PUBLIC NOTICE HAS BEEN GIVEN AND A PUBLIC HEARING HAS BEEN HELD BEFORE THE
28 BUILDING OFFICIAL OR DESIGNEE IF REQUESTED. PUBLIC NOTICE SHALL CONSIST OF
29 POSTING THE PROPERTY FOR A PERIOD OF 15 DAYS. ANYONE LIVING WITHIN 1000 FEET
30 OF THE SUBJECT PROPERTY MAY REQUEST A PUBLIC HEARING, OR MAY SUBMIT
31 WRITTEN COMMENTS FOR CONSIDERATION. IF NO PUBLIC HEARING IS REQUESTED, THE
32 BUILDING OFFICIAL OR DESIGNEE MAY GRANT A WAIVER CONTAINING ANY
33 APPROPRIATE CONDITIONS OR LIMITATIONS. IF A PUBLIC HEARING IS REQUESTED,
34 NOTICE SHALL BE FURTHER PROVIDED BY POSTING THE PROPERTY FOR AN

1 ADDITIONAL 15 DAYS. SUCH NOTICE SHALL INCLUDE THE DATE, TIME, AND LOCATION
2 OF THE HEARING. ANY APPEAL FROM THE DECISION OF THE BUILDING OFFICIAL OR HIS
3 DESIGNEE WILL BE PURSUANT TO SECTION 32-4-281 OF THE BALTIMORE COUNTY CODE,
4 2003. ANY ORDER BY THE BUILDING OFFICIAL GRANTING A WAIVER SHALL CONTAIN A
5 FINDING OF FACT SETTING FORTH AND SPECIFYING THE REASON OR REASONS FOR
6 MAKING SUCH VARIANCE.

7 **PART 123 CONSTRUCTION IN FLOOD HAZARD AREAS GENERALLY.**

8 ALL PERMITTED ACTIVITY IN A FLOOD HAZARD AREA SHALL BE SUBJECT TO THE
9 LEGAL REQUIREMENTS SET FORTH IN SECTION 32-4-414 OF ARTICLE 32, TITLE 4 OF THE
10 BALTIMORE COUNTY CODE, 2003 TITLED FLOODPLAIN AND WETLAND PROTECTION AND
11 ARTICLE 32, TITLE 8 OF THE BALTIMORE COUNTY CODE, 2003 TITLED FLOODPLAIN
12 MANAGEMENT AS WELL AS THE REQUIREMENTS OF THIS CODE.

13 **PART 123.1 SELECTED DEFINITIONS.**

14 **1. SUBSTANTIAL IMPROVEMENT** – ANY REPAIR. RECONSTRUCTION. ALTERATION,
15 OR IMPROVEMENT OF A STRUCTURE, THE COST OF WHICH EQUALS OR EXCEEDS 50% OF
16 THE MARKET VALUE OF THE STRUCTURE (LESS LAND VALUE) EITHER: (A) BEFORE THE
17 IMPROVEMENT OR REPAIR IS STARTED; OR (B) IF THE STRUCTURE INCURRED
18 SUBSTANTIAL DAMAGE AND HAS BEEN RESTORED, BEFORE THE DAMAGE OCCURRED,
19 SUBSTANTIAL IMPROVEMENT OCCURS WHEN THE FIRST ALTERATION OF ANY WALL,
20 CEILING, FLOOR, OR OTHER STRUCTURAL PART OF THE BUILDING COMMENCES. THE
21 MINIMUM REPAIRS NEEDED TO CORRECT PREVIOUSLY IDENTIFIED VIOLATIONS OF
22 LOCAL HEALTH, SAFETY, OR SANITARY CODES, AND ALTERATIONS TO HISTORIC
23 STRUCTURES WHICH DO NOT PRECLUDE THEIR CONTINUED DESIGNATION AS HISTORIC
24 STRUCTURES ARE NOT CONSIDERED SUBSTANTIAL IMPROVEMENTS. THESE BUILDINGS
25 OR ADDITIONS SHALL BE DESIGNED AND ADEQUATELY ANCHORED TO PREVENT
26 FLOTATION, COLLAPSE, OR LATERAL MOVEMENT OF THE STRUCTURE WITH MATERIALS
27 RESISTANT TO FLOOD DAMAGE.

28 **2. REPETITIVE LOSS** - FLOOD RELATED DAMAGE SUSTAINED BY A STRUCTURE ON
29 TWO SEPARATE OCCASIONS DURING A 10-YEAR PERIOD FOR WHICH THE COST OF
30 REPAIRS AT THE TIME OF EACH SUCH FLOOD EVENT, ON THE AVERAGE, EQUALS OR
31 EXCEEDS 25% OF THE MARKET VALUE OF THE STRUCTURE BEFORE THE DAMAGE
32 OCCURRED.

33 **PART 123.2 BUILDING APPLICATION REQUIREMENTS.** THE APPLICATION FOR A
34 BUILDING PERMIT SHALL CONTAIN ALL INFORMATION, MAPS, AND PLANS DEEMED

1 APPROPRIATE BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT,
2 INCLUDING THE DELINEATION OF THE 100-YEAR FLOOD ELEVATION AND BOUNDARY
3 AND THE PROPOSED ELEVATION OF THE LOWEST FLOOR AND METHOD OF ELEVATION,
4 IF APPLICABLE.

5 **PART 123.3 ELEVATION CERTIFICATIONS.** ALL APPLICANTS SHALL AGREE IN WRITING
6 TO PROVIDE TWO ELEVATION CERTIFICATES COMPLETED BY A PROFESSIONAL LAND
7 SURVEYOR. THE FIRST ELEVATION CERTIFICATE SHALL BE PROVIDED AT THE
8 COMPLETION OF THE FIRST FLOOR DECK CERTIFYING THAT THE LOWEST OCCUPIED
9 FLOOR OF THE STRUCTURE IS AT OR ABOVE THE FLOOD PROTECTION ELEVATION. THE
10 SECOND ELEVATION CERTIFICATE SHALL BE PROVIDED AT THE FINAL INSPECTION AND
11 SHALL INCLUDE ALL APPLICABLE DATA REQUIRED BY THE FEDERAL EMERGENCY
12 MANAGEMENT AGENCY TO BE INCLUDED IN THE ELEVATION CERTIFICATE AT THE
13 TIME OF FINISHED CONSTRUCTION. ALL ELEVATIONS SHALL BE REFERENCED TO THE
14 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

15 **PART 123.4 OCCUPANCY LIMITATIONS.** FOR ENCLOSED AREAS BELOW THE FLOOD
16 PROTECTION ELEVATION. A NON-CONVERSION AGREEMENT OR DECLARATION OF LAND
17 RESTRICTION MAY BE REQUIRED RETRICTING THE USE OF ENCLOSED AREAS BELOW
18 THE FLOOD ELEVATION. IF AN IMPROVEMENT TO AN EXISTING STRUCTURE IS
19 PROPOSED, ADEQUATE INFORMATION ON THE COST OF THE IMPROVEMENT AND THE
20 MARKET VALUE OF THE STRUCTURE BEFORE THE IMPROVEMENT MUST BE SUPPLIED
21 TO THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT TO ALLOW A
22 DETERMINATION OF SUBSTANTIAL IMPROVEMENT. THE DEPARTMENT OF PERMITS AND
23 DEVELOPMENT MANAGEMENT MAY USE TAX ASSESSMENT RECORDS TO DETERMINE
24 SUBSTANTIAL IMPROVEMENT.

25 **PART 124 AREAS SUBJECT TO TIDAL FLOODING.**

26 **PART 124.1 LOWEST FLOOR ELEVATION FOR NEW BUILDINGS.**

27 WHENEVER A NEW BUILDING IS CONSTRUCTED IN AREAS SUBJECT TO TIDAL FLOODING
28 AS ESTABLISHED BY THE MOST RECENT FIS (FLOOD INSURANCE STUDY) AND FIRM
29 (FLOOD INSURANCE RATE MAP) OF BALTIMORE COUNTY OR MORE RESTRICTIVE
30 CRITERIA AS ESTABLISHED BY THE COUNTY, THE BUILDING'S LOWEST FLOOR SHALL
31 NOT BE LOWER THAN THE ONE FOOT ABOVE THE FLOOD PROTECTION ELEVATION.
32 THIS SECTION SHALL ALSO APPLY TO BUILDINGS THAT ARE REMOVED FROM THE 100
33 YEAR FLOODPLAIN BY THE USE OF FILL IN ACCORDANCE WITH SECTION 1804.4 OF THE
34 INTERNATIONAL BUILDING CODE.

35

1 **PART 124.2 LOWEST FLOOR ELEVATIONS FOR SUBSTANTIAL IMPROVEMENTS.**

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

8 **PART 124.3 BASEMENTS NOT PERMITTED.** BASEMENTS (FLOORS BELOW GRADE ON
9 ALL FOUR SIDES) ARE NOT PERMITTED FOR NEW BUILDINGS, FOR SUBSTANTIAL
10 IMPROVEMENTS TO EXISTING BUILDINGS, BUILDINGS EXPERIENCING REPETITIVE LOSS
11 OR FOR ADDITIONS. NEW BASEMENTS ARE NOT PERMITTED BELOW EXISTING
12 BUILDINGS. AN AREA BENEATH A BUILDING WILL NOT BE CONSIDERED A BASEMENT
13 OR THE LOWEST FLOOR IF IT MEETS THE FOLLOWING CRITERIA:

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

18 2. THE AREA IS CONSTRUCTED WITH OPENINGS (EXCLUDING DOORS) TO ALLOW
19 THE AUTOMATIC PASSAGE OF FLOOD WATERS AND EQUALIZATION OF WATER
20 PRESSURES AND WHICH SATISFY THE FOLLOWING REQUIREMENTS:

21 A. A MINIMUM OF TWO OPENINGS ON SEPARATE SIDES OF THE
22 STRUCTURE A HAVING A TOTAL NET AREA OF NOT LESS THAN ONE SQUARE INCH FOR
23 EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING SHALL BE PROVIDED.

24 B. THE BOTTOM OF ALL OPENINGS SHALL BE NO HIGHER THAN ONE FOOT
25 ABOVE GRADE.

26 C. OPENINGS MAY BE EQUIPPED WITH SCREENS, LOUVERS, VALVES, OR
27 OTHER DEVICES, PROVIDED THAT THEY PERMIT AUTOMATIC ENTRY AND EXIT OF
28 FLOODWATER.

29 D. OTHER DESIGNS FOR MEETING THESE CRITERIA MUST BE CERTIFIED BY
30 A LICENSED PROFESSIONAL ENGINEER.

31 3. THE AREA IS CONSTRUCTED OF FLOOD-RESISTANT MATERIALS BELOW THE
32 FPE AND A DECLARATION OF LAND RESTRICTION IS RECORDED.

33 4. THE FLOOR LEVEL IS AT OR ABOVE EXISTING GRADE ON AT LEAST ONE SIDE.

1 IN ADDITION, A NON-CONVERSION AGREEMENT OR DECLARATION OF LAND
2 RESTRICTION WILL BE REQUIRED FOR CRAWL SPACES MORE THAN 4 FEET IN HEIGHT.

3 **PART 124.4 ACCESSORY STRUCTURES AND GARAGES GREATER THAN 300 SQUARE**
4 **FEET.** WHERE FEASIBLE, ACCESSORY STRUCTURES AND GARAGES GREATER THAN 300
5 SQUARE FEET SHOULD BE LOCATED OUT OF THE FLOODPLAIN OR ELEVATED TO OR
6 ABOVE THE FLOOD PROTECTION ELEVATION. WHEN THESE MEASURES ARE NOT
7 FEASIBLE, THE FOLLOWING APPLY:

- 8 1. THE FLOOR OF THE STRUCTURE MUST BE AT OR ABOVE GRADE;
- 9 2. THE STRUCTURE MUST BE LOCATED, ORIENTED, AND CONSTRUCTED SO AS TO
10 MINIMIZE FLOOD DAMAGE; AND
- 11 3. THE STRUCTURE MUST BE FIRMLY ANCHORED TO PREVENT FLOTATION.

12 IN ADDITION, A NON-CONVERSION OR DECLARATION OF LAND RESTRICTION WILL BE
13 REQUIRED FOR ACCESSORY STRUCTURES AND GARAGES GREATER THAN 300 SQUARE
14 FEET.

15 **PART 124.5 ATTACHED AND DETACHED GARAGES AND ACCESSORY STRUCTURES**
16 **MEETING PART 124.3 REQUIREMENTS.** ACCESSORY STRUCTURES OR GARAGES USED
17 SOLELY FOR PARKING VEHICLES AND LIMITED STORAGE AND MEETING THE COUNTY'S
18 VENTING REQUIREMENTS AND THE REQUIREMENTS OF PART 124.3 ABOVE, HAVING ALL
19 INTERIOR WALLS, CEILINGS, AND FLOOR ELEMENTS BELOW THE FLOOD PROTECTION
20 ELEVATION UNFINISHED, AND CONTAINING NO MACHINERY, ELECTRIC DEVICES, OR
21 APPLIANCES LOCATED BELOW THE FLOOD PROTECTION ELEVATION, SHALL BE
22 SUBJECT TO THE FOLLOWING CONTINGENCIES OR RESTRICTIONS:

- 23 1. STRUCTURES OR GARAGES WHICH ARE 300 SQUARE FEET OR LESS IN AREA
24 SHALL BE PERMITTED WITH A NON-CONVERSION AGREEMENT,
- 25 2. STRUCTURES OR GARAGES WHICH ARE GREATER THAN 300 SQUARE FEET BUT
26 LESS THAN OR EQUAL TO 900 SQUARE FEET IN AREA SHALL ONLY BE PERMITTED WITH
27 A NON-CONVERSION AGREEMENT OR RECORDED DECLARATION OF LAND RESTRICTION,
28 AND
- 29 3. STRUCTURES OR GARAGES WHICH EXCEED 900 SQUARE FEET IN AREA SHALL
30 NOT BE PERMITTED.

31 **PART 124.6 MANUFACTURED HOMES, MANUFACTURED BUILDINGS, AND ADDITIONS**
32 **THERE TO.** MANUFACTURED HOMES, MANUFACTURED BUILDINGS, AND ADDITIONS
33 THERE TO MUST SATISFY THE FOLLOWING REQUIREMENTS IF AVAILABLE:

1 1. MANUFACTURED HOMES, OR MANUFACTURED BUILDINGS, OR ADDITIONS
2 THERE TO ON SITES WITHIN A FLOOD ZONE (i) OUTSIDE OF A MANUFACTURED HOME
3 PARK OR SUBDIVISION OR (ii) IN AN EXISTING MANUFACTURED HOME PARK SHALL BE
4 ELEVATED TO ESTABLISH A LOWEST FLOOR ABOVE THE FLOOD PROTECTION
5 ELEVATION.

6 2. WHERE A MANUFACTURED HOME, OR MANUFACTURED BUILDING, OR
7 ADDITION THERE TO IS TO BE ELEVATED TO ESTABLISH A LOWEST FLOOR ABOVE THE
8 FLOOD PROTECTION ELEVATION, IT MUST BE ELEVATED ON A PERMANENT
9 FOUNDATION AND MUST BE SECURELY ANCHORED TO AN ADEQUATELY ANCHORED
10 FOUNDATION SYSTEM TO RESIST FLOTATION COLLAPSE AND LATERAL MOVEMENT.
11 METHODS OF ANCHORING MAY INCLUDE BUT ARE NOT LIMITED TO, USE OF OVER-THE-
12 TOP OR FRAME TIES TO GROUND ANCHORS.

13 3. IN THE FLOODPLAIN AREA, THE MINIMUM WIND FORCE APPLICABLE TO THE
14 DESIGN OF ANCHORAGE AND TIE-DOWN FACILITIES FOR MANUFACTURED HOMES, OR
15 MANUFACTURED BUILDINGS OR ADDITIONS THERE TO SHALL BE NINETY (90) MILES PER
16 HOUR.

17 4. FOR EACH SITE WITHIN A FLOOD ZONE ON WHICH AN EXISTING
18 MANUFACTURED HOME, OR MANUFACTURED BUILDING, OR ADDITION THERE TO,
19 INCURS "SUBSTANTIAL DAMAGE" AS A RESULT OF A FLOOD, THE UNIT MUST, UPON
20 REPLACEMENT OR REPAIR, BE ELEVATED ON A PERMANENT FOUNDATION SO THAT THE
21 LOWEST FLOOR OF EACH MANUFACTURED UNIT OR ADDITION WILL BE AT OR ABOVE
22 THE FLOOD PROTECTION ELEVATION IN FULL COMPLIANCE WITH SUBSECTIONS 1. AND
23 2. ABOVE.

24 **PART 124.7 RECREATIONAL VEHICLES.** A RECREATIONAL VEHICLE WHICH REMAINS
25 ON A SITE FOR MORE THAN 180 CONSECUTIVE DAYS SHALL BE CONSIDERED A
26 MANUFACTURED HOME OR MANUFACTURED BUILDING AND SHALL COMPLY WITH ALL
27 REGULATIONS.

28 **PART 124.8 NEW AND REPLACEMENT UTILITY SYSTEMS.** NEW OR REPLACEMENT
29 UTILITY SYSTEMS, INCLUDING BUT NOT LIMITED TO WATER SUPPLY, SANITARY
30 SEWAGE, ELECTRIC, GAS, AND OIL, MUST BE DESIGNED TO MINIMIZE OR ELIMINATE
31 INFILTRATION OF FLOOD WATERS INTO THE SYSTEMS AND DISCHARGES FROM THE
32 SYSTEMS INTO FLOOD WATERS, AND ONSITE WASTE DISPOSAL SYSTEMS MUST BE
33 LOCATED SO AS TO AVOID IMPAIRMENT OF THEM OR CONTAMINATION FROM THEM

1 DURING FLOODING AND SHALL SATISFY THE FOLLOWING REQUIREMENTS IF
2 APPLICABLE:

3 1. SEPTIC TANKS MUST BE ADEQUATELY ANCHORED TO PREVENT FLOTATION.

4 2. ALL ELECTRIC WATER HEATERS, ELECTRIC FURNACES, GENERATORS, HEAT
5 PUMPS, AIR CONDITIONERS, AND OTHER PERMANENT ELECTRICAL INSTALLATIONS,
6 VENTILATION AND OTHER SERVICE FACILITIES SHALL BE PERMITTED ONLY AT OR
7 ABOVE THE FLOOD PROTECTION ELEVATION.

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

10 4. ALL FURNACES, WATER HEATERS, AND OTHER PERMANENT MECHANICAL
11 INSTALLATIONS SHALL BE PERMITTED ONLY AT OR ABOVE THE FLOOD PROTECTION
12 ELEVATION.

13 **PART 124.9 NEW AND SUBSTANTIALLY IMPROVED NON-RESIDENTIAL STRUCTURES.**

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

20 **PART 124.10 NEW EXISTING OIL, GAS AND PROPANE TANKS.** ALL NEW AND EXISTING

21 OIL, GAS AND PROPANE TANKS SHALL BE ANCHORED TO PREVENT FLOATATION,
22 COLLAPSE AND LATERAL MOVEMENT UNDER FLOOD CONDITIONS BY MEANS OF AN
23 APPROVED ENGINEERED ANCHORAGE SYSTEM OR SHALL BE INSTALLED AT/OR ABOVE
24 THE FLOOD PROTECTION ELEVATION AND SHALL BE SET UPON A FIRM FOUNDATION
25 AND SUPPORTS TO PREVENT FLOATATION, COLLAPSE AND LATERAL MOVEMENT
26 UNDER FLOOD CONDITIONS. IT SHALL BE UNLAWFUL TO FILL OR REFILL ANY SUCH
27 TANK THAT IS NOT SO ANCHORED OR ELEVATED.

28 **PART 124.11 NEW OR REPLACED OIL TANKS.** ALL NEW OR REPLACED OIL TANKS

29 SHALL HAVE THEIR VENT PIPE AND NON-LIQUID TIGHT FILL CONNECTION
30 TERMINATION POINT AT LEAST TWO FEET ABOVE THE FLOOD PROTECTION ELEVATION.
31 THIS PROVISION SHALL ALSO APPLY TO SUBSTANTIAL IMPROVEMENT BUILDINGS AND
32 BUILDINGS EXPERIENCING A REPETITIVE LOSS. VENT AND FILL PIPE SUPPORT SHALL
33 BE IN ACCORDANCE WITH SECTION 305 OF THE MECHANICAL CODE.

1 **PART 124.12 FUEL OIL SYSTEMS.** FUEL OIL SYSTEM INSTALLATION SHALL COMPLY
2 WITH SECTION 1305 OF THE MECHANICAL CODE UNLESS OTHERWISE MODIFIED BY THIS
3 CODE.

4 **PART 125 AREAS SUBJECT TO INUNDATION BY RIVERINE SURFACE WATERS WITHIN**
5 **THE 100-YEAR FLOODPLAIN.**

6 **PART 125.1 NO NEW BUILDINGS OR ADDITIONS.** NO NEW BUILDINGS OR ADDITIONS
7 SHALL BE CONSTRUCTED IN ANY RIVERINE FLOODPLAIN. THE 100-YEAR FLOODPLAIN
8 SHALL BE BASED UPON THE FEDERAL FLOOD INSURANCE STUDY OR AS ESTABLISHED
9 BY THE DIRECTOR OF PUBLIC WORKS, WHICHEVER IS THE MORE RESTRICTIVE. THIS
10 DETERMINATION SHALL INCLUDE PLANNED FUTURE DEVELOPMENT OF THE
11 WATERSHED AREA.

12 **PART 125.2 RECONSTRUCTION OR REPAIR OF EXISTING BUILDINGS.**

13 RECONSTRUCTION OR REPAIR OF EXISTING BUILDINGS SHALL BE GOVERNED BY PART
14 121 "UNSAFE STRUCTURES AND EQUIPMENT". ALL SUBSTANTIAL IMPROVEMENTS TO
15 EXISTING BUILDINGS SHALL BE PERMITTED ONLY ON THE BASIS OF AN APPROVED
16 WAIVER IN ACCORDANCE WITH ARTICLE 32, TITLE 8, SUBTITLE 3 OF THE BALTIMORE
17 COUNTY CODE, 2003, "WAIVERS", AND SHALL BE SUBJECT TO ALL APPLICABLE
18 CONDITIONS OF SECTION 32-8-207 OF THE BALTIMORE COUNTY CODE, 2003 AND THE
19 REQUIREMENTS OF THIS CODE.

20 WHERE REPLACEMENT STRUCTURES CANNOT BE RELOCATED OUT OF THE
21 FLOODPLAIN, THEY SHALL BE LIMITED TO THE FOOTPRINT OF THE PREVIOUS
22 STRUCTURE. ALL SUBSTANTIALLY IMPROVED STRUCTURES, INCLUDING
23 MANUFACTURED HOMES, SHALL HAVE THE LOWEST FLOOR ELEVATED TO OR ABOVE
24 THE FLOOD PROTECTION ELEVATION. THE LOWEST FLOOR ELEVATION FOR HOUSES OR
25 BUILDINGS ADJACENT TO A RIVERINE FLOODPLAIN SHALL BE TWO FEET ABOVE THE
26 BASE FLOOD ELEVATION.

27 **PART 126 ROOF DRAINAGE AND PROTECTION OF EXTERIOR OPENINGS.**

28 **PART 126.1 GENERAL REQUIREMENTS FOR ROOF DRAINAGE.**

29 1. GUTTERS, DOWNSPOUTS AND LEADERS SHALL BE PROVIDED ON ALL
30 BUILDINGS TO PROPERLY COLLECT, CONDUCT AND DISCHARGE THE WATER FROM THE
31 ROOFS OF SUCH BUILDINGS AND SHALL BE DISCHARGED IN A STORM DRAIN, OR, WHEN
32 PERMITTED, INTO THE DRIVEWAY OF AN ALLEY, STREET OR OTHER PUBLIC WAY. IN
33 THE ABSENCE OF ANY STORM DRAIN, ALLEY, STREET OR PUBLIC WAY, THE WATER

1 MAY BE DISCHARGED ONTO SPLASH BLOCKS OR INTO THE GROUND, AND DIVERTED
2 FROM THE BUILDING.

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

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

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

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

14 6. THE GUTTERS OF ADJACENT BUILDINGS ON ADJOINING PROPERTIES SHALL
15 NOT BE CONNECTED WITH COMMON DOWNSPOUTS OR LEADERS, BUT EACH BUILDING
16 SHALL HAVE INDIVIDUAL DOWNSPOUTS OR LEADER ON THE PROPERTY ON WHICH IT IS
17 LOCATED.

18 **PART 126.2 EXTERIOR OPENINGS.**

19 **PART 126.2.1 SILLS.** ALL SILLS WHICH REST ON CONCRETE OR MASONRY EXTERIOR
20 WALLS SHALL BE A MINIMUM OF SIX INCHES ABOVE THE FINISHED PROPERTY GRADE.

21 **PART 126.2.2 WINDOW WELLS.** THE SILL OF ALL WINDOW OPENINGS BELOW GRADE
22 SHALL BE SIX INCHES ABOVE THE ELEVATION OF THE BOTTOM OF THE WINDOW WELL
23 AND CERTIFIED BY AN ENGINEER.

24 **PART 127 BALTIMORE COUNTY MAINTAINED GRINDER PUMPS.** ALL GRINDER PUMP
25 STATIONS MAINTAINED BY BALTIMORE COUNTY SHALL BE POWERED BY A DEDICATED
26 30 AMP RATED LOCKABLE BREAKER TYPE SERVICE ENTRANCE DISCONNECT SWITCH
27 CONNECTED TO A UTILITY ELECTRICAL METER. SUCH BREAKER SHALL BE INSTALLED
28 ADJACENT TO AND WITHIN SIGHT OF THE PUBLIC UTILITY ELECTRICAL METER. A 30
29 AMP RATED FEEDER SHALL BE INSTALLED TO FEED A 30 AMP RATED CONTROLLER. A
30 30 AMP RATED BRANCH CIRCUIT SHALL BE INSTALLED TO FEED THE GRINDER PUMP.
31 ALL EQUIPMENT, WIRING AND THE ELECTRICAL METER SHALL BE INSTALLED AND
32 REMAIN COMPLETELY OUTSIDE THE BUILDING. ALL EQUIPMENT TYPE AND WIRING
33 METHODS SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, PRIOR TO
34 THE INSTALLATION.

1 **PART 128 ELECTRICAL**

2 **PART 128.1 GENERAL.** THE DESIGN AND CONSTRUCTION OF ALL NEW INSTALLATIONS
3 OF ELECTRICAL CONDUCTORS, FITTINGS, DEVICES AND FIXTURES FOR LIGHT, HEAT
4 AND POWER SERVICE EQUIPMENT USED FOR POWER SUPPLY TO RADIO AND
5 TELEVISION RECEIVING SYSTEMS AND AMATEUR RADIO TRANSMISSION SYSTEMS IN
6 BUILDINGS AND STRUCTURES; AND ALL ALTERATIONS OR EXTENSIONS TO EXISTING
7 WIRING SYSTEMS, THEREIN TO INSURE SAFETY SHALL CONFORM TO ARTICLE 21, TITLE
8 7, SUBTITLE 3 OF THE BALTIMORE COUNTY CODE, 2003 AS IT NOW EXISTS OR AS IT
9 FROM TIME TO TIME MAY BE AMENDED, INCLUDING THE REQUIREMENTS FOR PERMITS
10 AND INSPECTIONS WITH RESPECT THERETO, AND TO THE NATIONAL ELECTRICAL CODE
11 AS IT NOW EXISTS OR AS IT, FROM TIME TO TIME, MAY BE AMENDED.

12 **PART 128.2 ALUMINUM CONDUCTORS PROHIBITED 8AWG AND SMALLER.**

13 ALUMINUM CONDUCTORS OF SIZES 8 (AWG) AND SMALLER AMERICAN WIRE GAUGE
14 ARE PROHIBITED FROM USE.

15 **PART 128.3 ALUMINUM CONDUCTORS PROHIBITED IN AIR CONDITIONERS, HEAT**
16 **PUMPS AND ELECTRICAL HEAT.** ALUMINUM CONDUCTORS OF ANY GAUGE (AWG)
17 AMERICAN WIRE GAUGE ARE PROHIBITED FROM USE IN THE INTERIOR OF AIR
18 CONDITIONERS, HEAT PUMPS OR ELECTRICAL HEAT UNITS OF ANY TYPE IN BALTIMORE
19 COUNTY.

20 **PART 128. 4 FOOTING GROUND REQUIRED.** THE GROUNDING ELECTRODE FOR ALL
21 NEW BUILDINGS SHALL BE CONCRETE ENCASED IN ACCORDANCE WITH THE NATIONAL
22 ELECTRICAL CODE.

23 **PART 128. 5 INSULATED SPLICING DEVICES.** INSULATED SPLICING DEVICES DESIGNED
24 TO BE USED WITHOUT A BOX SHALL BE ACCESSIBLE.

25 **PART 128.6 ELECTRICAL SIGNS.** ELECTRICAL SIGNS MOUNTED ON THE OUTSIDE OF
26 ALL BUILDINGS AND TENANT SPACES SHALL HAVE A DISCONNECT SWITCH TO
27 DISCONNECT THE SIGN CIRCUIT BEFORE ENTERING THE SIGN. THIS SWITCH SHALL BE
28 LOCATED ADJACENT TO AND WITHIN SIGHT OF THE SIGN SERVED.

29 **PART 128.7 NON METALLIC SHEATED CABLE LIMITATIONS (ROMEX).** TYPES NMB OR
30 NMC CABLES SHALL BE PERMITTED IN ANY DWELLING OR STRUCTURE NOT EXCEEDING
31 A TOTAL OF FOUR FLOORS PROVIDED THE DWELLING OR STRUCTURE IS EQUIPPED
32 WITH AN APPROVED FIRE SUPPRESSION SYSTEM AND THE NATIONAL ELECTRICAL
33 CODE DO NOT PROHIBIT THIS TYPE OF WIRING.

1 **PART 128. 8 MULTI OCCUPANCY ELECTRIC SERVICE.** IN MULTI-OCCUPANCY
2 BUILDINGS, SEPARATE SPACES SUPPLIED BY SEPARATE ELECTRIC SERVICE LATERALS
3 OR DROPS MUST BE SEPARATED BY TWO-HOUR RATED FIRE PARTITIONS THAT EXTEND
4 TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING ABOVE OR TO THE BOTTOM OF
5 A FIRE-RATED ASSEMBLY.

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

8 1. ADJACENT SERVICES ARE SUPPLIED BY THE SAME TRANSFORMER.

9 2. THE SPACES ARE SPRINKLERED.

10 3. THE BUILDING IS OWNED BY ONE LEGAL ENTITY.

11 4. IDENTIFYING SIGNS ARE INSTALLED AT EACH SERVICE LOCATION.

12 5. ALL PUBLIC SERVICES FEEDS SHALL PASS THROUGH PUBLIC OR
13 COMMON AREA SPACE.

14 **PART 128.9 WIRING CLASSIFICATION OF AUTOMOBILE SHOWROOMS.**

15 AN AUTOMOBILE SHOWROOM SHALL NOT BE CONSIDERED A HAZARDOUS (CLASSIFIED)
16 LOCATION.

17 **PART 128.10 SOLAR PHOTOVOLTAIC SYSTEMS DISCONNECT.** A DISCONNECT SHALL
18 BE PROVIDED TO DISCONNECT ALL ELECTRICAL POWER DELIVERED BY A SOLAR
19 PHOTOVOLTAIC SYSTEM TO A BUILDING OR STRUCTURE. ~~THE ENTIRE PHOTOVOLTAIC~~
20 ~~CIRCUIT AND DISCONNECT~~ SHALL BE LOCATED OUTSIDE THE BUILDING OR STRUCTURE
21 SERVED UNTIL IT REACHES THE DISCONNECT. THE DISCONNECT SHALL BE READILY
22 VISIBLE AND LOCATED A MAXIMUM 6 FEET 7 INCHES ABOVE GRADE AND BE PROVIDED
23 WITH A PERMANENT IDENTIFICATION SIGN.

24 **PART 128.11 CONDUCTOR IDENTIFICATION.** CONDUCTORS SHALL BE COLOR
25 IDENTIFIED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

26 **1. ELECTRICAL CONDUCTORS:**

27 A. 120V/240V 1 ϕ BLACK, RED, (WHITE GROUNDED LEG)

28 B. 120V/208V 3 ϕ BLACK, RED, BLUE, (WHITE GROUNDED LEG)

29 C. 277V/480V 3 ϕ BROWN, ORANGE, YELLOW, (GRAY GROUNDED LEG)

30 D. 240V 3 ϕ CENTER LEG GROUND BLACK, BLUE, (WHITE GROUNDED LEG STRIPED
31 RED)

32 E. 480V 3 ϕ CENTER LEG GROUND BROWN, YELLOW, (GRAY GROUNDED LEG
33 STRIPED ORANGE).

34 **2. RACEWAY PULL IN SYSTEMS. PHASE AND GROUNDED CONDUCTORS:**

1 A. CONDUCTORS 8 GAUGE WIRE (AWG) OR SMALLER; THE ENTIRE CONDUCTOR
2 SHALL BE THE REQUIRED COLOR THE ENTIRE LENGTH.

3 B. CONDUCTORS LARGER THAN 8 GAUGE WIRE (AWG); SHALL BE THE
4 REQUIRED COLOR OR RE-IDENTIFIED AT ALL PANELBOARDS, CONTROL
5 CENTERS, TERMINATIONS AND JUNCTION POINTS.

6 **3. CABLE SYSTEMS:** CABLE CONDUCTORS SHALL BE PERMITTED TO BE RE-
7 IDENTIFIED THE REQUIRED COLOR AT ALL PANELBOARDS, CONTROL CENTERS,
8 EQUIPMENT, AND JUNCTION POINTS, EXCEPT THAT ALL 277/480 VOLT FEEDER AND
9 BRANCH CIRCUIT CABLES OF 8 GAUGE WIRE (AWG) OR SMALLER, SHALL BE THE
10 REQUIRED COLOR THE ENTIRE LENGTH OF THE CIRCUIT.

11 **4. STRIPING AND RE-IDENTIFICATION.** STRIPING AND RE-IDENTIFICATION
12 WHEN PERMITTED SHALL BE ACCOMPLISHED BY:

13 A. PERMANENT COLORING OR TAPING OF 2 INCH RINGS AT 5 INCH INTERVALS OR

14 B. A PERMANENT COLORED STRIPE THE LENGTH OF THE WIRE.

15 **PART 128.12 GENERATORS.** GENERATORS SHALL COMPLY WITH THIS CODE AS WELL
16 AS PROVISIONS OF NFPA 37 STANDARD FOR THE INSTALLATION AND USE OF
17 STATIONARY COMBUSTION ENGINES AND GAS TURBINES, 2006 EDITION; AND NFPA 110
18 STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2005 EDITION.
19 INSTALLATION AND USE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S
20 INSTRUCTIONS.

21 **PART 128.13 PORTABLE GENERATORS.** THE FOLLOWING REQUIREMENTS GOVERN THE
22 USE OF PORTABLE GENERATORS:

23 1. PORTABLE GENERATORS SHALL NOT BE OPERATED OR REFUELED WITHIN
24 BUILDINGS, PORCHES, BALCONIES OR ON ROOFS.

25 2. FUELING FROM A CONTAINER SHALL ONLY BE PERMITTED WHEN THE ENGINE IS
26 SHUT DOWN AND ENGINE SURFACE TEMPERATURE IS BELOW THE
27 AUTOIGNITION TEMPERATURE OF THE FUEL.

28 3. PORTABLE GENERATORS SHALL BE POSITIONED SO THAT THE EXHAUST IS
29 DIRECTED AS FOLLOWS:

30 A. AT LEAST 5 FT IN ANY DIRECTION AWAY FROM ANY OPENINGS OR AIR
31 INTAKES.

32 B. AT LEAST 5 FT AWAY FROM THE BUILDING.

33 C. AT LEAST 5 FT AWAY FROM A PROPERTY LINE.

- 1 4. A PORTABLE GENERATOR SHALL BE ALLOWED TO BE UTILIZED AS A SOURCE OF
2 POWER FOR A MAXIMUM OF 30 DAYS IN ANY CONSECUTIVE 12-MONTH PERIOD.
- 3 5. TEMPORARY WIRING METHODS MAY BE ACCEPTABLE ONLY IF APPROVED BASED
4 ON THE CONDITIONS OF USE. EXCEPT AS MAY BE SPECIFICALLY MODIFIED IN
5 NFPA 70, ALL OTHER REQUIREMENTS OF NFPA 70 FOR PERMANENT WIRING
6 SHALL APPLY TO TEMPORARY WIRING INSTALLATIONS.
- 7 6. EXTENSION CORD AND FLEXIBLE CORDS SHALL NOT BE AFFIXED TO
8 STRUCTURES; EXTEND THROUGH WALLS, CEILINGS, OR FLOORS, OR UNDER
9 DOORS OR FLOOR COVERINGS; OR BE SUBJECT TO ENVIRONMENTAL OR
10 PHYSICAL DAMAGE AND, UNLESS SPECIFICALLY PERMITTED IN ARTICLE 400.7 OF
11 NFPA 70, FLEXIBLE CORDS AND CABLES SHALL NOT BE USED AS A SUBSTITUTE
12 FOR THE FIXED WIRING OF A STRUCTURE.
- 13 7. DEVIATIONS FROM REQUIREMENTS 1, 3 AND 4 ABOVE DURING PERIODS OF
14 CONSTRUCTION, REMODELING, REPAIR OR DEMOLITION UNDER A VALID
15 BUILDING PERMIT SHALL BE SUBJECT TO THE APPROVAL OF THE CODE OFFICIAL.

16 **PART 128.14 AUTHORITY TO ORDER DISCONNECTION OF ENERGY SOURCES.** THE
17 CODE OFFICIAL SHALL HAVE THE AUTHORITY TO ORDER THE DISCONNECTION OF
18 ENERGY SOURCES SUPPLIED TO A BUILDING STRUCTURE OR MECHANICAL SYSTEM,
19 WHEN IT IS DETERMINED THAT ANY PORTION OF THE SYSTEM, EQUIPMENT OR
20 INSTALLATION IS HAZARDOUS OR UNSAFE.

21 **PART 129 PLUMBING SYSTEMS.**

22 **PART 129.1 GENERAL.** THE DESIGN AND INSTALLATION OF PLUMBING SYSTEMS,
23 INCLUDING SANITARY AND STORM DRAINAGE, SANITARY FACILITIES, WATER
24 SUPPLIES, SEWAGE DISPOSAL, GAS PIPING AND GAS APPLIANCES, IN BUILDINGS.

25 **PART 129.2 AMENDMENTS TO THE BALTIMORE COUNTY PLUMBING AND**
26 **GASFITTING CODE.**

27 1. SECTIONS 4.3.9, 16.6.7, 17.9, 17.15.1 AND 17.15.2 OF THE 2009 NATIONAL
28 STANDARD PLUMBING CODE – ILLUSTRATED ARE DELETED FROM THE PLUMBING AND
29 GASFITTING CODE OF BALTIMORE COUNTY ADOPTED BY BALTIMORE COUNTY
30 COUNCIL BILL NO. 89-09.

31 2. THAT THE FOLLOWING SECTIONS OF THE 2009 NATIONAL STANDARD
32 PLUMBING CODE – ILLUSTRATED PREVIOUSLY REPEALED BY BALTIMORE COUNTY
33 COUNCIL BILL NO. 89-09 SHALL BE READOPTED: 5.4.8, 10.12.6, 10.4.9, 10.16.6, 13.1.5, AND

1 13.6 (SECTION TITLE ONLY) AS PART OF THE PLUMBING AND GASFITTING CODE OF
2 BALTIMORE COUNTY, AND TABLE 3.4.2.

3 3. THAT THE FOLLOWING SECTIONS BE ADDED TO THE PLUMBING AND
4 GASFITTING CODE OF BALTIMORE COUNTY

5 **5.4.15 IN BUILDING SEWERS AT THE PROPERTY LINE**

6 A. CLEANOUTS SHALL BE PROVIDED AT THE PROPERTY LINE IN BUILDING SEWERS
7 UP THROUGH 6 INCH SIZE AND BROUGHT TO THE SURFACE FOR USE BY THE BALTIMORE
8 COUNTY BUREAU OF UTILITIES.

9 B. MANHOLES SHALL BE PROVIDED AT THE PROPERTY LINE IN BUILDING SEWERS 8
10 INCH SIZE AND LARGER.

11 C. MANHOLES SHALL BE PROVIDED IN ACCORDANCE WITH THE DEPARTMENT OF
12 PUBLIC WORKS STANDARD DETAIL.

13 D. THE RESPONSIBILITY FOR THE PROPER MAINTENANCE AND PERFORMANCE OF
14 CLEANOUTS AND MANHOLES REQUIRED UNDER THIS SECTION SHALL BE THAT OF THE
15 PROPERTY OWNER.

16 **5.4.16 LOCATION OF CLEANOUTS**

17 ALL PROPERTY LINE CLEAN OUTS MUST BE ABLE TO BE LOCATED UTILIZING A METAL
18 DETECTING DEVICE.

19 **16.6.7 DEPTH OF SEPTIC TANK.**

20 THE TOP OF THE SEPTIC TANK SHALL BE BROUGHT TO WITHIN 24 INCHES OF FINISHED
21 GRADE. EACH MANHOLE ACCESS SHALL BE BROUGHT TO FINISHED GRADE AND HAVE A
22 TAMPER RESISTANT LID. THE TANK ACCESS LID SHALL REMAIN IN PLACE TOGETHER
23 WITH THE RISER LID. A SAFETY TYPE LID THAT IS ACCEPTABLE TO THE AUTHORITY
24 HAVING JURISDICTION MAY BE USED IN LIEU OF THE LID SUPPLIED WITH THE TANK.

25 **PART 129.2 MAINTENANCE OF PLUMBING.** ALL PLUMBING SYSTEMS MUST BE
26 MAINTAINED IN A SAFE AND SANITARY CONDITION. NO PERSON MAY DISCONNECT,
27 BLOCK, OR CAP OFF AN EXISTING SEWER OR WATER LINE WITHOUT WRITTEN
28 PERMISSION FROM BALTIMORE COUNTY.

29 **PART 200. INTERNATIONAL BUILDING CODE.** THIS PART SETS FORTH ADDITIONS AND
30 AMENDMENTS TO AND DELETIONS FROM THE ICC INTERNATIONAL BUILDING CODE,
31 2009 EDITION, IN ACCORDANCE WITH SECTION 4 OF THIS CODE.

32 **PART 201.** THE FOLLOWING CHAPTER SECTIONS ARE DELETED 101.1; 101.2; 101.4; 101.4.1;
33 101.4.2; 101.4.3; 101.4.4; 101.4.5; 101.4.6; 102.1; 102.6; 103.1; 103.2; 105.2; 105.6; 107.1
34 (SUBSECTIONS REMAIN); 109.2; 109.3; 109.6; 110.3; 113.3; 114.3; 115.3; 116.3; 201.3; SECTION

1 202 DELETE DEFINITION HIGH-RISE BUILDING; 305.2; 308.3.1 DELETE DEFINITION CHILD
2 CARE FACILITIES; 308.5.2; 310.1 R-4; 402.5.1; 402.5.2; 402.7; 402.7.2; 402.9; 402.9.1; 403.1;
3 403.2.1.2; 403.3.2 ADD EXCEPTION; 403.4.4; 506.2.2; 704.3; 717.3.1; 903.2.11.3; 903.3.2; 905.3.1;
4 905.3.2; 905.3.7; 907.2.13.2; 907.2.15; 913.4; 915.1; CHAPTER 11 ACCESSIBILITY; 1607.11.2;
5 1607.11.2.2; 1607.11.3; 1807.2; TABLE 1807.1.6.3(1) DELETE NOTE C; CHAPTER 29 PLUMBING
6 SYSTEMS; APPENDIX C-C102.2;

7 **PART 202.** THE FOLLOWING CHAPTER, COLLECTIVELY REFERRED TO AS THE LOCAL
8 AMENDMENTS TO THE INTERNATIONAL BUILDING CODE, 2009 EDITION ARE ADDED.

9 **CHAPTER 1 – ADMINISTRATION**

10 **101.2** THE PROVISIONS OF THIS PART DO NOT APPLY TO DETACHED ONE-AND TWO-
11 FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS NOT MORE THAN
12 THREE STORIES ABOVE GRADE IN HEIGHT WITH A SEPARATE MEANS OF EGRESS AND
13 THEIR ACCESSORY STRUCTURES OR ANY APPURTENANCES CONNECTED OR ATTACHED
14 TO SUCH BUILDINGS OR STRUCTURES WHICH IS THE SCOPE OF PART III OF THIS CODE.

15 **CHAPTER 2 – DEFINITIONS**

16 **SECTION 201 GENERAL**

17 **201.3 TERMS DEFINED IN OTHER CODES.** WHERE TERMS ARE NOT DEFINED IN THIS
18 CODE AND ARE DEFINED IN THE INTERNATIONAL BUILDING CODE, INTERNATIONAL
19 RESIDENTIAL CODE, BALTIMORE COUNTY FIRE PREVENTION CODE INCLUDING NFPA 101
20 LIFE SAFETY CODE AND NFPA 1 FIRE CODE, INTERNATIONAL MECHANICAL CODE, THE
21 BALTIMORE COUNTY PLUMBING AND GASFITTING CODE, BALTIMORE COUNTY
22 LIVABILITY CODE, INTERNATIONAL EXISTING BUILDING CODE, NATIONAL ELECTRIC
23 CODE, OR INTERNATIONAL ENERGY CODE, SUCH TERMS SHALL HAVE THE MEANINGS
24 ASCRIBED TO THEM AS IN THOSE CODES.

25 **SECTION 202 DEFINITIONS**

26 **Add – FLOATING PIER:** PIER DESIGNED WITH INHERENT FLOTATION CAPABILITY THAT
27 ALLOWS THE STRUCTURE TO FLOAT ON THE WATER SURFACE AND RISE AND FALL
28 WITH WATER LEVEL CHANGES.

29 **Add – FIXED PIER:** PIER CONSTRUCTED ON A PERMANENT, FIXED FOUNDATION,
30 SUCH AS ON PILES, THAT PERMANENTLY ESTABLISHES THE ELEVATION OF THE
31 STRUCTURE DECK WITH RESPECT TO LAND.

32 **Add – HIGH-RISE BUILDING.** SEE SECTION 403.1

1 **Add – PIER:** A STRUCTURE EXTENDING OVER THE WATER AND SUPPORTED ON A FIXED
2 FOUNDATION (FIXED PIER), OR ON FLOTATION (FLOATING PIER), THAT PROVIDES
3 ACCESS TO THE WATER.

4 **SECTION 305.0 EDUCATIONAL GROUP E**

5 **305.2 DAY CARE FACILITIES:** THE USE OF A BUILDING OR STRUCTURE, OR PORTION
6 THEREOF, FOR EDUCATIONAL, SUPERVISION OR PERSONAL CARE SERVICES FOR MORE
7 THAN FIVE CHILDREN 24 MONTHS OF AGE AND OLDER, FOR
8 LESS THAN 24 HOURS PER DAY SHALL BE CLASSIFIED AS USE GROUP E.

9 **SECTION 308.0 INSTITUTIONAL GROUP I**

10 **DEFINITIONS 308.3.1**

11 **CHILD CARE FACILITY:** A CHILD CARE FACILITY THAT PROVIDES CARE ON A 24-HOUR
12 BASIS TO MORE THAN FIVE CHILDREN 24 MONTHS OF AGE OR LESS.

13 **308.5.2 CHILD DAY CARE FACILITY:** A FACILITY THAT PROVIDES SUPERVISION
14 AND PERSONAL CARE ON LESS THAN A 24 HOUR BASIS FOR MORE THAN FIVE
15 CHILDREN LESS THAN 24 MONTHS OF AGE SHALL BE CLASSIFIED AS USE GROUP
16 I-4.

17 **EXCEPTION:** A CHILD DAY CARE FACILITY THAT PROVIDES CARE FOR MORE THAN FIVE
18 BUT NO MORE THAN 100 CHILDREN LESS THAN 24 MONTHS OF AGE,
19 WHERE THE ROOMS IN WHICH THE CHILDREN ARE CARED FOR ARE LOCATED ON
20 A LEVEL OF EXIT DISCHARGE SERVING SUCH ROOMS, AND EACH OF THESE CHILD CARE
21 ROOMS HAS AN EXIT DOOR NO MORE THAN 21 INCHES ABOVE OR
22 BELOW OUTSIDE GRADE DIRECTLY TO THE EXTERIOR, SHALL BE CLASSIFIED AS
23 USE GROUP E.

24 **SECTION 310 RESIDENTIAL GROUP R**

25 **310.1 RESIDENTIAL GROUP R-4:** R-4 RESIDENTIAL OCCUPANCIES SHALL INCLUDE
26 BUILDINGS ARRANGED FOR OCCUPANCY AS RESIDENTIAL CARE/ASSISTED LIVING
27 FACILITIES INCLUDING MORE THAN FIVE BUT NOT MORE THAN 16 OCCUPANTS,
28 EXCLUDING STAFF, AND SHALL COMPLY WITH THE FOLLOWING:

- 29 1. CHAPTER 5 OF THIS CODE FOR R-3 USES, AND
- 30 2. FULLY SPRINKLERED IN ACCORDANCE WITH SECTION 903.2.8 OF THIS CODE, AND
- 31 3. NFPA 101 “LIFE SAFETY CODE”, 2009 EDITION, SECTIONS 32-1 AND 32-2.

32 **310.1.1 DAY-CARE HOME:** CHILD CARE FACILITIES WHEN LOCATED IN RESIDENTIAL
33 OCCUPANCIES, THAT PROVIDE ACCOMMODATIONS FOR SIX CLIENTS AND NO MORE
34 THAN 12 CLIENTS, WITH NOT MORE THAN FIVE CHILDREN UNDER THE AGE OF 24

1 MONTHS, FOR LESS THAN 24 HOURS SHALL COMPLY WITH THE REQUIREMENTS OF THIS
2 CODE FOR R-3 USES AS WELL AS NFPA 101 “LIFE SAFETY CODE”, 2009 EDITION, SECTION
3 16.6.

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

5 **SECTION 402.0 COVERED MALLS**

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

12 **402.5.2 MINIMUM WIDTH OPEN MALL:** THE MINIMUM FLOOR AND ROOF OPENING
13 WIDTH ABOVE GRADE SHALL BE 30 FEET IN OPEN MALLS.

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

18 **402.7.2 TENANT SEPARATIONS:** EACH TENANT SPACE SHALL BE SEPARATED FROM
19 OTHER TENANT SPACES BY A ONE HOUR FIRE RESISTIVE PARTITION THAT EXTENDS
20 FROM THE FLOOR TO THE UNDERSIDE OF THE ROOF DECK, FLOOR DECK ABOVE, OR
21 CEILING WHERE THE CEILING IS CONSTRUCTED TO LIMIT THE TRANSFER OF SMOKE,
22 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 709. A TENANT
23 SEPARATION WALL IS NOT REQUIRED BETWEEN ANY TENANT SPACE AND THE MALL
24 EXCEPT FOR A ONE-HOUR RATED BULKHEAD WALL LOCATED ABOVE THE CEILING OF A
25 TENANT SPACE, SEPARATING IT FROM THE MALL. SUCH BULKHEAD WALL MAY BE
26 SUPPORTED BY A NON-FIRE RESISTIVE ASSEMBLY WHEN CONSTRUCTED OF
27 NONCOMBUSTIBLE MATERIAL.

28 **402.7.3.1 OPENINGS BETWEEN ANCHOR BUILDING AND MALL:** EXCEPT FOR THE
29 SEPARATION BETWEEN GROUP R-1 SLEEPING UNITS AND THE MALL, OPENINGS
30 BETWEEN ANCHOR BUILDINGS OF TYPE 1A, 1B, 11A AND 11B CONSTRUCTION AND THE
31 MALL NEED NOT BE PROTECTED, EXCEPT AS REQUIRED BY SECTION 402.9.

32 **402.9 AUTOMATIC SPRINKLER SYSTEM:** THE COVERED MALL BUILDING AND ALL
33 CONNECTED BUILDINGS SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC

1 SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, AND SHALL ALSO
2 COMPLY WITH THE FOLLOWING:

3 1. THE AUTOMATIC SPRINKLER SYSTEM SHALL BE COMPLETE AND OPERATIVE
4 THROUGHOUT OCCUPIED SPACE IN THE COVERED MALL BUILDING PRIOR TO
5 OCCUPANCY OF ANY OF THE TENANT SPACES. UNOCCUPIED TENANT SPACES SHALL BE
6 SIMILARLY PROTECTED UNLESS PROVIDED WITH APPROVED ALTERNATE PROTECTION.

7 2. SPRINKLER PROTECTION FOR THE MALL SHALL BE INDEPENDENT FROM THAT
8 PROVIDED FOR TENANT SPACES OR ANCHOR STORES.

9 3. EACH TENANT AREA SHALL BE PROVIDED WITH ITS OWN CONNECTION TO THE
10 BULK SPRINKLER MAIN SO AS TO MINIMIZE THE SPRINKLER COVERAGE THAT MAY BE
11 OUT OF SERVICE AT ANY ONE TIME.

12 4. SPRINKLER PROTECTION FOR ANCHOR STORES SHALL BE INDEPENDENT FROM
13 MALL AND MALL TENANT SPACE SYSTEMS.

14 5. UNPROTECTED OPENINGS IN FIRE RATED WALL SEPARATING MALL FROM
15 ANCHOR STORES SHALL BE PROTECTED BY CLOSED HEAD SPRINKLER PROTECTION
16 SPACED SIX (6) FOOT ON CENTER AT EACH OPENING, AND SHALL BE SUPPLIED BY THE
17 MALL SPRINKLER SYSTEM.

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

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

22 **402.9.2 STANDPIPE SYSTEM ANCHOR STORES.** ANCHOR STORES SHALL BE PROVIDED
23 WITH A STANDPIPE SYSTEM IN ACCORDANCE WITH SECTION 905.3.3.

24 **402.11.1 CLEAR SPACE REQUIRED FOR STORE FRONTS.** NO SPACE WITHIN 10 FEET OF
25 ANY MALL STORE FRONT, OR WITHIN 50 FEET OF THE FRONT OF ANY ANCHOR STORE
26 SHALL BE USED FOR A KIOSK OR OTHER TEMPORARY USE.

27 **402.11.2 TEMPORARY USE AREAS.** TEMPORARY USE AREAS, EXCLUDING PLACES OF
28 ASSEMBLY, SHALL COMPLY WITH REQUIREMENTS OF 402.11.

29 **402.11.3 HAZARDOUS MATERIALS.** NO COMBUSTIBLE OR FLAMMABLE LIQUIDS OR
30 GASES, OR BOTH, SHALL BE PERMITTED IN THE MALL.

31 **402.11.4 MOTOR VEHICLES AND RECREATIONAL VEHICLES.** NO MOTOR VEHICLES
32 USED FOR TRANSPORTATION OR RECREATIONAL VEHICLES, SUCH AS AN AIRPLANE,
33 BOAT, TRAILER, CAMPER, ETC, SHALL BE DISPLAYED OR STORED IN THE COVERED
34 MALL AREA UNLESS BY PERMISSION OF THE BALTIMORE COUNTY FIRE DEPARTMENT.

1 **402.11.5 ASSEMBLY USES WITHIN MALL.** ASSEMBLY USES WITHIN THE MALL SHALL
2 COMPLY WITH THE FOLLOWING:

3 1. NO AREAS WITHIN A MALL SHALL BE USED FOR ASSEMBLY TYPE ACTIVITIES
4 UNLESS THE EXITS FOR THAT AREA OF THE MALL HAVE BEEN CALCULATED TO
5 SATISFY THE BUILDING AND FIRE CODE FOR THE PROPOSED USE BY A LICENSED
6 PROFESSIONAL ARCHITECT OR ENGINEER REGISTERED IN THE STATE OF MARYLAND,
7 AND PROVISIONS ARE MADE TO CONTROL THE OCCUPANT LOAD SO THAT THE DESIGN
8 LOAD IS NOT EXCEEDED.

9 THE BUILDING AND/OR FIRE OFFICIAL MAY REQUIRE ANY ADDITIONAL SAFEGUARDS
10 AS NECESSARY TO INSURE THE PUBLIC HEALTH, SAFETY, OR WELFARE.

11 **SECTION 403.0 HIGH-RISE BUILDINGS.**

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

21 **EXCEPTION:** THE PROVISIONS OF SECTIONS 403.2 THROUGH 403.6 SHALL NOT APPLY TO
22 THE FOLLOWING BUILDINGS AND STRUCTURES:

- 23 1. AIRPORT TRAFFIC CONTROL TOWERS IN ACCORDANCE WITH SECTION 412.3
- 24 2. OPEN PARKING GARAGES IN ACCORDANCE WITH SECTION 406.3.
- 25 3. BUILDINGS WITH AN OCCUPANCY IN GROUP A-5 IN ACCORDANCE WITH SECTION
26 303.1.
- 27 4. SPECIAL INDUSTRIAL OCCUPANCIES IN ACCORDANCE WITH SECTION 503.1.1.
- 28 5. BUILDINGS WITH AN OCCUPANCY IN GROUP H-1,H-2 OR H-3 IN ACCORDANCE
29 WITH SECTION 415.

30 **403.2.1.2 SHAFT ENCLOSURES.** FOR BUILDINGS NOT GREATER THAN 420 FEET IN
31 HEIGHT, THE REQUIRED FIRE RESISTANCE RATING OF THE FIRE SEPARATION
32 ASSEMBLIES ENCLOSING VERTICAL SHAFTS, OTHER THAN STAIRWAY ENCLOSURES
33 AND ELEVATOR HOISTWAY ENCLOSURES, MAY BE REDUCED TO 1 HOUR WHEN
34 AUTOMATIC SPRINKLERS ARE INSTALLED WITHIN THE SHAFTS AT THE TOP AND AT

1 ALTERNATE FLOOR LEVELS, AND ZONED SEPARATELY ON THE ANNUNCIATOR PANEL
2 OF THE CENTRAL CONTROL STATION. SPRINKLERS SHALL BE CONTROLLED BY A
3 SEPARATE INDICATING VALVE INSTALLED IN AN APPROVED LOCATION.

4 **403.3.2 WATER SUPPLY TO REQUIRED FIRE PUMPS.**

5 **SECOND EXCEPTION:** EXISTING HIGH-RISE BUILDINGS IF APPROVED BY THE
6 BALTIMORE COUNTY FIRE DEPARTMENT.

7 **403.4.4 EMERGENCY RESPONDER RADIO COVERAGE.** EMERGENCY RESPONDER RADIO
8 COVERAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 915.

9 **403.4.9 EMERGENCY ELECTRIC POWER FEED.** PRIMARY AND EMERGENCY ELECTRIC
10 POWER FEED LINES FOR STANDBY AND EMERGENCY POWER SYSTEMS SHALL NOT BE
11 INSTALLED IN THE SAME UTILITY SHAFT, AND SHALL BE SEPARATED BY SUFFICIENT
12 DISTANCE OR PROTECTION SO AS TO INSURE ANY SINGLE OCCURRENCE WOULD NOT
13 RENDER BOTH PRIMARY AND EMERGENCY/STANDBY POWER FEEDS INOPERATIVE.

14 **403.4.6.1 WINDOW IDENTIFICATION AND GLAZING.** WINDOWS/PANELS SHALL BE
15 CLEARLY AND PERMANENTLY MARKED. IDENTIFICATION SHALL BE BY AN ETCHED
16 GLASS MALTESE CROSS OF MINIMUM 4 INCH BY 4 INCH IN ACCORDANCE WITH THE
17 BALTIMORE COUNTY FIRE DEPARTMENT'S REQUIREMENTS. NON-OPERABLE WINDOWS
18 SHALL BE OF TEMPERED GLASS.

19 **SECTION 407.0 GROUP I-2.**

20 **SECTION 407.10 EMERGENCY RESPONDER RADIO COVERAGE.**

21 EMERGENCY RESPONDER RADIO COVERAGE SHALL BE PROVIDED IN ACCORDANCE
22 WITH SECTION 915 IN NEWLY CONSTRUCTED HOSPITAL BUILDINGS AND ADDITIONS TO
23 EXISTING HOSPITALS.

24 **SECTION 415. GROUPS H-1, H-2, H-3, H-4 AND H-5**

25 **SECTION 415.1.2. FIRE FIGHTER SAFETY BUILDING MARKING SYSTEM. REQUIRED.**

26 BUILDINGS AND STRUCTURES CLASSIFIED AS USE GROUP H SHALL HAVE FIRE FIGHTER
27 SAFETY BUILDING MARKING SYSTEM SIGNAGE IN COMPLIANCE WITH ANNEX Q “FIRE
28 FIGHTER SAFETY BUILDING MARKING SYSTEM” OF NFPA 1 FIRE CODE, 2009 EDITION.

29 **CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS.**

30 **SECTION 506 AREA MODIFICATIONS.**

31 **506.2.2 OPEN SPACE LIMITS.** SUCH OPEN SPACE SHALL BE EITHER ON THE SAME LOT
32 OR DEDICATED FOR PUBLIC USE AND SHALL BE ACCESSED FROM A STREET OR
33 APPROVED FIRE LANE IN ACCORDANCE WITH NFPA 1, “UNIFORM FIRE CODE” 2009
34 EDITION, SECTION 18.2 AND SHALL BE LOCATED WITHIN 30 FEET OF THE BUILDING FOR

1 ENTIRE LENGTH OF THE BUILDING RECEIVING FRONTAGE INCREASE PER SECTION 506.2.
2 SECTION 18.2.3.2.2.1 OF NFPA 1 SHALL NOT APPLY.

3 **SECTION 507 UNLIMITED AREA BUILDINGS.**

4 **507.1.1 FIRE LANES REQUIRED.** OPEN SPACE REQUIRED FOR UNLIMITED AREA
5 BUILDINGS SHALL BE PROVIDED WITH A STREET OR AN APPROVED FIRE LANE IN
6 ACCORDANCE WITH NFPA 1 “UNIFORM FIRE CODE” 2009 EDITION, SECTION 18.2 AND
7 SHALL BE LOCATED WITHIN 30 FT OF THE ENTIRE LENGTH OF THE BUILDING. SECTION
8 18.2.3.2.2.1 OF NFPA 1 SHALL NOT APPLY.

9 **508.3.3.4 SEPARATION FULLY SPRINKLERED FIRE, RESCUE AND AMBULANCE**
10 **STATIONS.** A FIRE-RESISTIVE SEPARATION ASSEMBLY SHALL NOT BE REQUIRED FOR
11 FULLY SPRINKLERED FIRE, RESCUE, AND AMBULANCE STATIONS OF A POLITICAL SUB-
12 DIVISION, INCLUDING VOLUNTEER STATIONS, MEETING THE FOLLOWING:

13 1. A NON-FIRE RESISTIVE SEPARATION IS PROVIDED THAT CONFORMS TO SECTION
14 707.5 FOR CONTINUITY, WITH PENETRATIONS AND OPENINGS PROTECTED TO LIMIT THE
15 TRANSFER OF SMOKE.

16 2. A FIRE-RESISTIVE ASSEMBLY CONFORMING TO TABLE 707.3.9 IS PROVIDED TO
17 SEPARATE USE GROUPS A, OTHER THEN TRAINING ROOMS WITH LESS THAN 100
18 OCCUPANTS, FROM ALL OTHER USE GROUPS.

19 3. PROVISIONS OF SECTIONS 420.2 AND 420.3 SHALL NOT APPLY.

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

21 **SECTION 703.0 FIRE-RESISTANCE RATINGS AND FIRE TESTS.**

22 **703.6.1 LABELING OF FIRE WALLS.** ALL FIRE WALLS SHALL BE PLACARDED OR
23 STENCILED ON BOTH SIDES WITH THE PHRASE “FIRE WALL”. THE LETTERS SHALL BE
24 RED IN COLOR, 6 INCHES HIGH AND A MINIMUM OF ¾ INCH WIDE. THE PHRASE SHALL
25 BE WRITTEN ONCE FOR EACH 15 FEET OF HORIZONTAL WALL LENGTH. SIGNAGE MAY
26 BE LOCATED IN THE CONCEALED SPACE ABOVE A CEILING.

27 **SECTION 704.0 FIRE-RESISTANCE RATING OF STRUCTURAL MEMBERS.**

28 **704.3 PROTECTION OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS.**
29 MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE
30 REQUIRED TO HAVE A FIRE-RESISTANCE RATING AND SUPPORT TWO FLOORS OR MORE
31 OR ONE FLOOR AND ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NONLOAD-
32 BEARING WALL TWO STORIES OR MORE HIGH, SHALL BE PROVIDED INDIVIDUAL
33 ENCASMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THEIR FULL

1 LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH
2 MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING.

3 **EXCEPTION:** INDIVIDUAL ENCASEMENT PROTECTION ON ALL SIDES SHALL BE
4 PERMITTED ON ALL EXPOSED SIDES PROVIDED THE EXTENT OF PROTECTION IS IN
5 ACCORDANCE WITH THE REQUIRED FIRE-RESISTANCE RATING, AS DETERMINED IN
6 SECTION 703.

7 **706.6 VERTICAL CONTINUITY.**

8 **ADD EXCEPTION 4-4.4:** ANY GAP BETWEEN THE TOP OF THE WALL OR NAILING STRIP
9 AND THE UNDERSIDE OF THE DECK SHALL BE FILLED WITH APPROVED FIREPROOF
10 FLEXIBLE INSULATION INSTALLED IN ACCORDANCE WITH ITS LISTING.

11 **717.3.1 DRAFTSTOPPING MATERIALS.** DRAFTSTOPPING MATERIAL SHALL NOT BE LESS
12 THEN 0.5 INCH TYPE X GYPSUM BOARD OR OTHER APPROVED MATERIAL HAVING A
13 ASTM E-119 FIRE RESISTIVE RATING OF 30 MINUTES OR MORE INSTALLED PER ITS
14 LISTING.

15 **CHAPTER 9 FIRE PROTECTION SYSTEMS.**

16 **SECTION 901.0 GENERAL.**

17 **901.2.1 NONREQUIRED SYSTEMS.** ANY FIRE PROTECTION SYSTEMS NOT REQUIRED BY
18 THIS CODE SHALL COMPLY WITH THE REQUIREMENTS OF THE APPROPRIATE ADOPTED
19 CODES AND STANDARDS.

20 **901.8 SIGNAGE LETTER SIZES.** THE MINIMUM HEIGHT OF LETTERS AND NUMBERS
21 SHALL BE 2 INCHES UNLESS OTHERWISE NOTED. WHERE FIRE PROTECTION EQUIPMENT
22 OR CONTROLS ARE LOCATED IN A SEPARATE ROOM OR BUILDING, A SIGN SHALL BE
23 PROVIDED ON THE ENTRANCE DOOR. SPRINKLER AND STANDPIPE SYSTEMS INCLUDING
24 FIRE PUMPS SHALL COMPLY WITH SECTION 905.7.1.

25 **SECTION 901.9 YARD HYDRANTS.**

26 **901.9.1 SIZE.** THE MINIMUM SIZE OF ON-SITE MAINS SUPPLYING FIRE HYDRANTS
27 SHALL BE 8 INCHES IN DIAMETER.

28 **901.9.2 LEADS.** HYDRANT LEADS FROM MAINS SHALL BE NOT LESS THAN INCHES IN
29 DIAMETER, NOR MORE THAN 20' IN LENGTH. EXCEPTIONS TO THESE CRITERIA MAY BE
30 GRANTED AT THE DISCRETION OF THE BUILDING OFFICIAL OR THE FIRE DEPARTMENT.

31 **SECTION 903.0 AUTOMATIC SPRINKLER SYSTEMS.**

32 **903.1.2 INSTALLATION STANDARD EDITION.** EDITION YEAR OF AUTOMATIC
33 SPRINKLER SYSTEMS SHALL BE THE EDITION YEAR REQUIRED BY THE BALTIMORE
34 COUNTY FIRE PREVENTION CODE.

1 **903.1.3 CONSTRUCTION DOCUMENTS AND DESIGN.** DESIGN OF PLANS AND
2 PREPARATION OF CALCULATIONS FOR AUTOMATIC SPRINKLER AND SPRAY FIRE
3 SUPPRESSION SYSTEMS, FIRE STANDPIPE SYSTEMS AND FIRE PUMPS SHALL BE
4 PREPARED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER,
5 COMPETENT IN THE FIELD OF FIRE PROTECTION ENGINEERING AND AUTOMATIC
6 SPRINKLER SYSTEM DESIGN OR A CERTIFIED ENGINEERING TECHNICIAN POSSESSING A
7 LEVEL III OR HIGHER CERTIFICATION IN AUTOMATIC SPRINKLER SYSTEM LAYOUT
8 FROM THE NATIONAL INSTITUTE OF CERTIFICATION IN ENGINEERING TECHNOLOGIES
9 (NICET). PLANS SHALL BE SIGNED GIVING NICET LEVEL AND CERTIFICATION NUMBER,
10 OR BY SEAL OF A PROFESSIONAL ENGINEER COMPETENT IN THE FIELD OF FIRE
11 PROTECTION ENGINEERING WHO IS REGISTERED IN THE STATE OF MARYLAND.

12 **903.1.4 CALCULATIONS.** THE VELOCITY PRESSURE METHOD OF HYDRAULIC
13 CALCULATION SHALL NOT BE UTILIZED IN CALCULATING SPRINKLER OR STANDPIPE
14 SYSTEM DEMANDS.

15 **903.1.5 STRUCTURAL CERTIFICATE REQUIRED.** AN OFFICIAL BALTIMORE COUNTY
16 STRUCTURAL CERTIFICATE SHALL BE COMPLETED AND SEALED BY A STATE OF
17 MARYLAND STRUCTURAL ENGINEER INDICATING A STRUCTURE'S ABILITY TO
18 WITHSTAND THE ADDED LOAD OF WATER FILLED SPRINKLER PIPING. SUCH A
19 CERTIFICATE SHALL BE PROVIDED FOR ALL SPRINKLER SYSTEMS WHERE 2 ½ INCH OR
20 LARGER PIPE IS BEING INSTALLED.

21 **903.1.6 EXPEDITED AUTOMATIC SPRINKLER SYSTEM PERMIT.** THE CODE OFFICIAL
22 SHALL HAVE THE AUTHORITY TO ESTABLISH AND AMEND PROCEDURES AND
23 REQUIREMENTS FOR EXPEDITED AUTOMATIC SPRINKLER PERMITS. THE CODE OFFICIAL
24 SHALL HAVE THE AUTHORITY TO DENY ANY REQUEST FOR AN EXPEDITED SPRINKLER
25 PERMIT.

26 **903.2.8.1 ADDITIONS, RENOVATIONS AND FIRE DAMAGE REPAIR TO EXISTING**
27 **RESIDENTIAL BUILDINGS.**

28 1. IF AN ADDITION, RENOVATION OR FIRE DAMAGE REPAIR IS MADE TO AN
29 EXISTING RESIDENTIAL BUILDING AND EXCEEDS 50 PERCENT OF THE GROSS FLOOR
30 AREA, THEN THE ENTIRE BUILDING SHALL BE PROVIDED THROUGHOUT WITH
31 APPROVED AUTOMATIC SPRINKLER PROTECTION.

32 2. EXISTING RESIDENTIAL BUILDINGS FOUR OR MORE STORIES IN HEIGHT
33 EXPERIENCING FIRE DAMAGE REPAIR EXCEEDING 50 PERCENT OF THE GROSS FLOOR
34 AREA OF A FLOOR, THEN THAT FLOOR EXPERIENCING DAMAGE SHALL BE PROVIDED

1 WITH APPROVED AUTOMATIC SPRINKLER PROTECTION THROUGHOUT. THE PROVISIONS
2 OF SUB SECTION 1. OF THE SECTION SHALL ALSO APPLY AS MAY BE APPLICABLE.

3 **903.2.9.3 MINI-STORAGE BUILDING.** AN AUTOMATIC SPRINKLER SYSTEM SHALL BE
4 INSTALLED THROUGHOUT ALL MINI-STORAGE BUILDINGS GREATER THAN 2500 SQ FT.

5 **903.2.11.3 BUILDINGS 45 FEET OR MORE IN HEIGHT.** AN AUTOMATIC SPRINKLER
6 SYSTEM SHALL BE INSTALLED THROUGHOUT BUILDINGS WITH A FLOOR LEVEL HAVING
7 AN OCCUPANT LOAD OF 30 OR MORE THAT IS LOCATED 45 FEET OR HIGHER WHEN
8 MEASURED FROM THE LOWEST POINT OF GRADE TO THE ROOF.

9 **EXCEPTIONS:**

- 10 1. AIRPORT CONTROL TOWERS.
- 11 2. OPEN PARKING STRUCTURES.
- 12 3. OCCUPANCIES IN GROUP F-2.

13 **903.2.13 NEW STORAGE OCCUPANCIES GROUP A PLASTICS.** AN AUTOMATIC
14 SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT ALL OCCUPANCIES
15 CONTAINING STORAGE COMMODITIES CLASSIFIED AS GROUP A PLASTICS IN EXCESS OF
16 5 FT (1.5 M) IN HEIGHT OVER AN AREA EXCEEDING 2500 SQ FT IN AREA.

17 **903.2.14 HIGH-PILED STORAGE.** AN AUTOMATIC SPRINKLER SYSTEM SHALL BE
18 INSTALLED THROUGHOUT ALL OCCUPANCIES CONTAINING AREAS GREATER THE 2500
19 SQ FT FOR THE HIGH-PILED STORAGE OF COMBUSTIBLES.

20 **903.2.15 WOODWORKING OPERATIONS.** AN APPROVED AUTOMATIC FIRE SPRINKLER
21 SYSTEM SHALL BE INSTALLED IN BUILDINGS CONTAINING WOODWORKING
22 OPERATIONS EXCEEDING 2500 SQ FT THAT USE EQUIPMENT, MACHINERY, OR
23 APPLIANCES, THAT GENERATE FINELY DIVIDED COMBUSTIBLE WASTE, OR THAT USE
24 FINELY DIVIDED COMBUSTIBLE MATERIALS.

25 **903.3.1.1.2 MINIMUM BASE OF RISER DEMAND.** MINIMAL WATER SUPPLY
26 REQUIREMENTS SHALL BE AS FOLLOWS:

| | | |
|----|-------------------------|---------|
| 27 | LIGHT HAZARD | 150 gpm |
| 28 | ORDINARY GROUP 1 HAZARD | 600 gpm |
| 29 | ORDINARY GROUP 2 HAZARD | 750 gpm |
| 30 | OR A HIGHER HAZARD | 750 gpm |

31 **903.3.2 QUICK-RESPONSE AND RESIDENTIAL SPRINKLERS.** WHERE AUTOMATIC
32 SPRINKLER SYSTEMS ARE REQUIRED BY THIS CODE OR THE BALTIMORE COUNTY FIRE
33 PREVENTION CODE, QUICK RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLER SHALL

1 BE INSTALLED IN THE FOLLOWING AREAS IN ACCORDANCE WITH SECTIONS 903.1.2 AND
2 903.3.1 AND THEIR LISTINGS.

- 3 1. IN ALL HIGH-RISE, INSTITUTIONAL AND ASSEMBLY OCCUPANCIES.
- 4 2. ALL RESIDENTIAL OCCUPANCIES.
- 5 3. LIGHT-HAZARD OCCUPANCIES AS DEFINED IN NFPA 13.
- 6 4. IN ANCILLARY AREAS IN THE ABOVE OCCUPANCIES UNLESS OTHERWISE
7 ALLOWED BY THE CODE OFFICIAL.

8 **903.3.2.1 WET PIPE SPRINKLER SYSTEM REQUIRED.** SPRINKLER REQUIRED IN SECTION
9 903.3.2 SHALL BE USED WITH A WET PIPE AUTOMATIC SPRINKLER SYSTEM UNLESS
10 APPROVED BY THE CODE OFFICIAL.

11 **903.4 SPRINKLER SYSTEM MONITORING AND ALARMS**

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

16 **903.4.1.2 AUTOMATIC SPRINKLER, STANDPIPE AND FIRE PUMP SYSTEMS.**
17 AUTOMATIC SPRINKLERS, STANDPIPES AND FIRE PUMPS IN NEW BUILDINGS AND
18 EXISTING BUILDINGS SHALL BE MAINTAINED BY LOCKING VALVES IN THE OPEN
19 POSITION, AS REQUIRED BY THE BALTIMORE COUNTY FIRE DEPARTMENT, AND ONE OF
20 THE FOLLOWING METHODS:

- 21 1. APPROVED CENTRAL STATION SYSTEM IN ACCORDANCE WITH NFPA 72 LISTED
22 IN CHAPTER 35.
- 23 2. APPROVED PROPRIETARY SYSTEM IN ACCORDANCE WITH NFPA 72 LISTED IN
24 CHAPTER 35.
- 25 3. APPROVED REMOTE STATION SYSTEM OF THE JURISDICTION IN ACCORDANCE
26 WITH NFPA 72 LISTED IN CHAPTER 35.
- 27 4. APPROVED LOCAL ALARM SERVICE THAT WILL CAUSE THE SOUNDING OF AN
28 AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION IN ACCORDANCE WITH
29 NFPA 72.

30 **EXCEPTION:** AS PERMITTED BY EXCEPTIONS IN SECTIONS 903.4 AND 903.4.1.

31 **903.6 INDEPENDENT SPRINKLER CONTROL VALVE(S) REQUIRED.** WHENEVER
32 AUTOMATIC SPRINKLER PROTECTION IS UTILIZED TO PROVIDE A FIRE-RESISTIVE
33 RATING, SUCH SPRINKLERS SHALL BE UNDER THE CONTROL OF AN INDEPENDENT
34 CONTROL VALVE. SUCH VALVE SHALL BE ARRANGED TO BE INDEPENDENT OF ANY

1 OTHER SPRINKLER SYSTEM CONTROL VALVES, OTHER THAN THOSE AT THE MAIN
2 SPRINKLER HEADER OR MAIN STANDPIPE RISER CONTROL VALVE.

3 **903.7 LOCATION OF SPRINKLER CONTROL VALVES IN RESIDENTIAL OCCUPANCIES.**
4 SPRINKLER CONTROL VALVE(S) SHALL NOT BE LOCATED INSIDE OR ACCESSED
5 THROUGH A DWELLING UNIT, UNLESS SUCH VALVE CONTROLS ISOLATED SPRINKLERS
6 SERVING THAT DWELLING UNIT.

7 **903.8 ATRIUM SPRINKLERS.** AUTOMATIC SPRINKLER PROTECTION SERVING THE
8 ATRIUM SHALL BE UNDER THE CONTROL OF A SEPARATE SECTIONAL CONTROL VALVE
9 LOCATED AND ARRANGED IN A MANNER APPROVED BY THE FIRE DEPARTMENT OR
10 CODE OFFICIAL.

11 **SECTION 905.0 STANDPIPE SYSTEMS**

12 **905.2.1 INSTALLATION STANDARD EDITION.** EDITION YEAR OF NFPA 14 SHALL BE THE
13 EDITION YEAR REQUIRED BY THE BALTIMORE COUNTY FIRE PREVENTION CODE.

14 **905.2.2 DESIGN PRESSURE.** STANDPIPE SYSTEMS SHALL BE DESIGNED TO PROVIDE THE
15 REQUIRED WATER FLOW RATE AT A MINIMUM RESIDUAL PRESSURE OF 100 PSI AT THE
16 MOST REMOTE HOSE CONNECTION OUTLET.

17 **EXCEPTION:** IN NON-HIGH-RISE BUILDINGS EQUIPPED WITH COMPLETE AUTOMATIC
18 SPRINKLER PROTECTION IN ACCORDANCE WITH NFPA 13, OR BUILDINGS EQUIPPED
19 WITH A NFPA 13R AUTOMATIC SPRINKLER SYSTEM WHERE HEIGHT INCREASE PER
20 SECTION 504.2 WAS NOT USED, STANDPIPE RISERS SHALL BE DESIGNED TO DELIVER THE
21 REQUIRED STANDPIPE FLOW (GPM) AT A POSITIVE RESIDUAL PRESSURE AT THE TOP
22 MOST HOSE OUTLET PROVIDED THAT THE MINIMUM PIPE SIZE FOR STANDPIPES IS 4
23 INCHES AND IT IS SHOWN THAT THE STANDPIPE DEMAND AT 100 PSI DISCHARGE AT THE
24 TOP MOST OUTLET CAN BE SUPPLIED BY A 1250 GPM FIRE DEPARTMENT PUMPER AT 150
25 PSI DISCHARGE AT THE FIRE DEPARTMENT CONNECTION.

26 **905.3.1 HEIGHT.** CLASS I AUTOMATIC-WET STANDPIPE SYSTEMS SHALL BE INSTALLED
27 THROUGHOUT BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORY IS
28 LOCATED MORE THAN 30 FEET (9144 MM) ABOVE THE LOWEST LEVEL OF FIRE
29 DEPARTMENT VEHICLE ACCESS, OR WHERE THE FLOOR LEVEL OF THE LOWEST STORY
30 IS LOCATED MORE THAN 30 FEET (9144 MM) BELOW THE HIGHEST LEVEL OF FIRE
31 DEPARTMENT VEHICLE ACCESS.

32 **EXCEPTIONS:**

33 1. CLASS I SEMIAUTOMATIC-DRY STANDPIPE SYSTEM MAY BE ALLOWED IN AREAS
34 SUBJECT TO FREEZING SUBJECT TO APPROVAL OF THE CODE OFFICIAL.

1 2. CLASS I MANUAL STANDPIPES ARE ALLOWED IN OPEN PARKING GARAGES
2 WHERE THE HIGHEST FLOOR IS LOCATED NOT MORE THAN 150 FEET (45720 MM) ABOVE
3 THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.

4 3. CLASS I MANUAL DRY STANDPIPES ARE ALLOWED IN OPEN PARKING GARAGES
5 THAT ARE SUBJECT TO FREEZING TEMPERATURES, PROVIDED THAT THE HOSE
6 CONNECTIONS ARE LOCATED AS REQUIRED FOR CLASS II STANDPIPES IN ACCORDANCE
7 WITH SECTION 905.5.

8 4. IN DETERMINING THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS, IT
9 SHALL NOT BE REQUIRED TO CONSIDER:

10 4.1 RECESSED LOADING DOCKS FOR FOUR VEHICLES OR LESS; AND

11 4.2 CONDITIONS WHERE TOPOGRAPHY MAKES ACCESS FROM THE FIRE
12 DEPARTMENT VEHICLE TO THE BUILDING IMPRACTICAL OR IMPOSSIBLE.

13 **905.3.2 GROUP A.** CLASS I AUTOMATIC WET STANDPIPES SHALL BE PROVIDED IN
14 NONSPRINKLERED GROUP A BUILDINGS HAVING AN OCCUPANT LOAD EXCEEDING 1,000
15 PERSONS.

16 **EXCEPTIONS:**

17 1. OPEN-AIR-SEATING SPACES WITHOUT ENCLOSED SPACES.

18 2. CLASS I AUTOMATIC DRY AND SEMIAUTOMATIC DRY STANDPIPES OR MANUAL
19 WET STANDPIPES ARE ALLOWED, SUBJECT TO APPROVAL OF THE CODE OFFICIAL IN
20 BUILDINGS WHERE THE HIGHEST FLOOR SURFACE USED FOR HUMAN OCCUPANCY IS 75
21 FEET (22 860 MM) OR LESS ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE
22 ACCESS.

23 **905.3.3 COVERED MALL BUILDINGS AND ANCHOR STORES.** THERE SHALL BE CLASS I
24 STANDPIPE HOSE CONNECTIONS PROVIDED IN ALL THE FOLLOWING LOCATIONS:

25 1. THERE SHALL BE A FIRE DEPARTMENT STANDPIPE OUTLETS CONNECTED TO
26 THE MALL AREA AUTOMATIC SPRINKLER SYSTEM, OR THERE SHALL BE A SEPARATE
27 STANDPIPE SYSTEM, CAPABLE OF DELIVERING 250 GALLONS PER MINUTE AT 50 PSI AT
28 THE MOST REMOTE HOSE CONNECTION, WITH AN OUTLET LOCATED WITHIN EACH
29 ENTRANCE TO AN EXIT PASSAGEWAY, CORRIDOR OR ENCLOSED STAIRWAY, AT
30 EXTERIOR EXITS AND AT A MINIMUM OF 200 FOOT INTERVALS ALONG THE COVERED
31 MALL.

32 2. THERE SHALL BE A FIRE DEPARTMENT STANDPIPE SYSTEM PROVIDED IN ALL
33 ANCHOR STORES ATTACHED TO A MALL STRUCTURE. THE STANDPIPE SYSTEM SHALL
34 BE INDEPENDENT OF THE ANCHOR STORE AUTOMATIC SPRINKLER SYSTEM AND BE

1 CAPABLE OF DELIVERING 250 GALLONS PER MINUTE AT 50 PSI DISCHARGE PRESSURE
2 AT THE MOST REMOTE HOSE CONNECTION WITH AN OUTLET LOCATED WITHIN EACH
3 ENTRANCE TO AN EXIT PASSAGEWAY, CORRIDOR OR ENCLOSED STAIRWAY, AT
4 EXTERIOR EXITS, AND AT EACH ESCALATOR FLOOR OPENING.

5 **905.3.7 MARINAS AND BOATYARDS.** MARINAS AND BOATYARDS SHALL BE EQUIPPED
6 THROUGHOUT WITH STANDPIPE SYSTEMS IN ACCORDANCE WITH THE BALTIMORE
7 COUNTY FIRE PREVENTION CODE.

8 **905.11 LOCATION OF CONTROL VALVE.** THE INDICATING, RISER CONTROL VALVE(S)
9 SHALL BE LOCATED IN THE FIRE RATED STAIRTOWER ENCLOSURE AND ARRANGED IN A
10 MANNER APPROVED BY THE BUILDING OFFICIAL OR THE FIRE DEPARTMENT. FLOOR
11 CONTROL VALVES SHALL BE LOCATED WITHIN THE FIRE RATED STAIRTOWER
12 ENCLOSURE AND ARRANGED IN A MANNER APPROVED BY THE BUILDING OFFICIAL.

13 **SECTION 910 SMOKE AND HEAT VENTS.**

14 **910.2.1.1 STORAGE FACILITIES.** S-1 STORAGE BUILDINGS TWO OR MORE STORIES IN
15 HEIGHT SHALL BE PROVIDED WITH TEMPERED GLASS WINDOWS/PANELS OR OPERABLE
16 WINDOWS SHALL BE PROVIDED WHEN REQUIRED BY THE BUILDING OFFICIAL IN
17 EXTERIOR WALLS AT THE RATE OF 20 SQUARE FEET PER 50 LINEAL FEET OF EXTERIOR
18 WALL IN EACH STORY AND SHALL BE DISTRIBUTED AT NOT MORE THAN 50-FOOT
19 INTERVALS AND SHALL HAVE DIRECT ACCESS TO CORRIDORS OR AISLES. WHERE
20 TEMPERED GLASS OR PANELS ARE USED, SUCH WINDOWS/PANELS SHALL BE CLEARLY
21 AND PERMANENTLY MARKED. IDENTIFICATION SHALL BE BY AN ETCHED GLASS
22 MALTESE CROSS OF MINIMUM 4 INCH BY 4 INCH IN ACCORDANCE WITH THE
23 BALTIMORE COUNTY FIRE DEPARTMENTS REQUIREMENTS.

24 **SECTION 913 FIRE PUMPS.**

25 **913.1.1 INSTALLATION STANDARD EDITION.** EDITION YEAR OF NFPA 20 SHALL BE THE
26 EDITION YEAR REQUIRED BY THE BALTIMORE COUNTY FIRE PREVENTION CODE.

27 **913.4 VALVE SUPERVISION.** WHERE PROVIDED, THE FIRE PUMP SUCTION, DISCHARGE
28 AND BYPASS VALVES, AND ISOLATION VALVES ON THE BACKFLOW PREVENTION
29 DEVICE OR ASSEMBLY SHALL BE SUPERVISED IN ACCORDANCE WITH SECTION 903.4.1.2.

30 **SECTION 915 EMERGENCY RESPONDER RADIO COVERAGE.**

31 **915.1 GENERAL.** WHERE REQUIRED ELSEWHERE IN THIS CODE, EMERGENCY
32 RESPONDER RADIO COVERAGE SHALL BE PROVIDED AND MAINTAINED IN
33 ACCORDANCE WITH NFPA 1 FIRE CODE, 2009 EDITION, ANNEX O IN-BUILDING PUBLIC
34 SAFETY RADIO ENHANCEMENT SYSTEMS.

1 **CHAPTER 10 MEANS OF EGRESS.**

2 **SECTION 1003.0 GENERAL MEANS OF EGRESS.**

3 **1003.1.1 LIFE SAFETY CODE CONFLICTS:** WHEN THIS CODE AND THE NFPA 101 LIFE
4 SAFETY CODE HAVE CONFLICTING TECHNICAL PROVISIONS FOR MEANS OF EGRESS,
5 THE BUILDING OFFICIAL MAY ACCEPT ALTERNATIVE FEATURES OF THE LIFE SAFETY
6 CODE AS CONSTITUTING EQUIVALENT PROTECTION.

7 **SECTION 1011 EXIT SIGNS.**

8 **1011.1.1 COLOR.** EXIT SIGNS SHALL HAVE GREEN LETTERS ON A WHITE BACKGROUND
9 OR IN OTHER APPROVED DISTINGUISHABLE BACKGROUND COLOR.

10 **SECTION 1013 GUARDS**

11 **1013.1.2 RETAINING WALLS.** GUARDS SHALL BE PROVIDED FOR ALL RETAINING WALLS
12 4 FEET OR HIGHER.

13 EXCEPTION: RETAINING WALLS LESS THAN 8 FEET IN HEIGHT WITH NO WALKING
14 SURFACE WITHIN 5 FEET OF OPEN-SIDE AND NO DANGEROUS CONDITION IS EVIDENT.

15 **CHAPTER 11 ACCESSIBILITY:**

16 **SECTION 1101 GENERAL.**

17 **1101.1 SCOPE.** THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN AND
18 CONSTRUCTION OF FACILITIES FOR ACCESSIBILITY TO PHYSICALLY DISABLED
19 PERSONS.

20 **1101.2 DESIGN.** BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO
21 BE ACCESSIBLE IN ACCORDANCE WITH THE MARYLAND ACCESSIBILITY CODE SET
22 FORTH IN COMAR 05.02.02.

23 **CHAPTER 16 STRUCTURAL DESIGN.**

24 **SECTION 1607.0 LIVE LOADS.**

25 **1607.3.1 UNIFORM LIVE LOADS PIERS.**

26 1. UNIFORM LIVE LOADS FOR PIERS SERVING ONE AND TWO FAMILY DWELLINGS
27 SHALL BE 60 PSF WITH AN ADDITIONAL 10 PSF FOR ADDED DEAD LOAD.

28 2. UNIFORM LIVE LOADS FOR PIERS SERVING ALL OTHER OCCUPANCIES SHALL
29 BE A MINIMUM OF 100 PSF.

30 **1607.11.2 MINIMUM ROOF LIVE LOADS.** ORDINARY ROOFS, EITHER FLAT, PITCHED, OR
31 CURVED, SHALL BE DESIGNED FOR THE LIVE LOADS AS SPECIFIED IN TABLE 1607.11 OR
32 THE SNOW LOAD COMPUTED BY THE METHODS OF SECTION 1608, WHICHEVER IS
33 GREATER.

1607.11.2.1 OCCUPANCY CATEGORY MINIMUM ROOF LIVE LOADS. OCCUPANCY CATEGORIES PER TABLE 1604.5 SHALL HAVE MINIMUM ROOF LIVE LOADS BY APPLYING OCCUPANCY CATEGORY IMPORTANCE FACTORS TO TABLE 1607.11 AND SECTION 1608 SNOW LOADS WHICH EVER IS THE GREATER RESULTANT ROOF LIVE LOAD.

**TABLE 1607.11
MINIMUM ROOF LIVE LOADS**

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

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

1607.11.3 LANDSCAPED ROOFS. WHERE ROOFS ARE TO BE LANDSCAPED, THE UNIFORM DESIGN LIVE LOAD IN THE LANDSCAPING AREA SHALL BE 30 PSF. THE WEIGHT OF THE LANDSCAPING MATERIALS SHALL BE CONSIDERED AS DEAD LOAD AND SHALL BE COMPUTED ON THE BASIS OF SATURATION OF THE SOIL.

SECTION 1608 SNOW LOADS

1608.2.1 GROUND SNOW LOAD. GROUND SNOW LOADS SHALL BE A MINIMUM OF 30 POUNDS PER SQUARE FOOT.

SECTION 1609.0 WIND LOADS.

1609.3.2 BASIC WIND SPEED. THE BASIC WIND SPEED IN BALTIMORE COUNTY FOR DESIGN PURPOSES IS A FASTEST MILE SPEED OF 76 MPH WITH A THREE SECOND GUST OF 90 MPH.

CHAPTER 18 SOILS AND FOUNDATIONS.

SECTION 1804 EXCAVATION, GRADING AND FILL.

SECTION 1804.4.1 USE OF COMPACTED FILL AND 100 YEAR FLOODPLAIN. A FOOTING SHALL NOT BEAR ON COMPACTED FILL WHEN USED IN A 100 YEAR FLOODPLAIN OR WHEN USED TO ELEVATE (REMOVE) A STRUCTURE OUT OF A 100 YEAR FLOODPLAIN.

SECTION 1805 DAMPPROOFING AND WATERPROOFING.

1805.4.2.1 FOUNDATION DRAINS USE GROUP R3 LOCATED INSIDE OF FOOTING ONLY. WHEN FOUNDATION DRAINS ARE PROVIDED ONLY ON THE INSIDE OF THE FOOTING, WEEPHOLES SHALL BE PROVIDED ABOVE THE TOP OF THE FOOTING AND BELOW THE

1 BOTTOM OF THE FLOOR SLAB UNLESS AN ALTERNATE DESIGN IS CERTIFIED BY AN
2 ENGINEER AND APPROVED IN WRITING. IN A HOLLOW MASONRY WALL, THE
3 WEEPHOLES MAY BE CREATED IN THE WALL BY CREATING ½ INCH OPENING INTO THE
4 CORE OF THE BLOCK 16 INCHES ON CENTER IMMEDIATELY ABOVE THE FOOTING, OR IN
5 A POURED CONCRETE WALL BY CREATING OPENINGS AT LEAST 1 INCH IN DIAMETER
6 NO MORE THAN 6 FEET ON CENTER WITH A MINIMUM OF 6 INCHES OF GRAVEL AND A
7 FILTER FABRIC PLACED OVER THE GRAVEL BED TO PROTECT THE BED FROM
8 CLOGGING. THE SYSTEM SHALL ALSO COMPLY WITH THE BALTIMORE COUNTY
9 PLUMBING CODE.

10 **SECTION 1807 FOUNDATION WALLS, RETAINING WALLS AND EMBEDDED POSTS AND**
11 **POLES.**

12 **SECTION 1807.1.6.2.2 BRICK LEDGE.** IF THE THICKNESS OF A FOUNDATION WALL IS
13 REDUCED TO ACCOMMODATE A BRICK LEDGE 2 FEET OR LESS FROM THE TOP OF THE
14 WALL, THE REDUCED WALL (CALLED A STEM WALL) SHALL NOT BE LESS THAN 3.5
15 INCHES THICK UNLESS VERIFIED BY A REGISTERED DESIGN PROFESSIONAL. WHERE
16 THE SECTION IS 4 INCHES THICK OR LESS, A MINIMUM OF ONE REINFORCING BAR AT
17 TWO FEET ON CENTER, THIRTY INCHES LONG SHALL BE PLACED AS CLOSE AS
18 PRACTICAL TO THE TENSION FACE AND EXTEND A MINIMUM OF TWELVE INCHES INTO
19 BOTH SECTIONS OF THE WALL. IF THE REDUCED WALL IS MORE THAN 2 FEET BELOW
20 THE TOP OF THE WALL, THE SECTION SHALL BE REINFORCED IN ACCORDANCE WITH A
21 DESIGN PREPARED BY A REGISTERED DESIGN PROFESSIONAL.

22 **SECTION 1807.1.6.2.3 JOIST LEDGE.** WHEN THE TOP OF AN UNREINFORCED
23 FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT INSTALLATION OF FLOOR
24 JOISTS, THE REDUCED SECTION SHALL NOT BE MORE THAN 2 FEET HIGH AND NOT LESS
25 THAN 3.5 INCHES THICK UNLESS VERIFIED BY A REGISTERED DESIGN PROFESSIONAL.
26 WHEN THE REDUCED SECTION IS 4 INCHES OR LESS IN THICKNESS, A MINIMUM OF ONE
27 REINFORCING BAR AT 2 FEET ON CENTER, THIRTY INCHES LONG SHALL BE PLACED AS
28 CLOSE AS PRACTICAL TO THE TENSION FACE AND EXTENDING TWELVE INCHES INTO
29 BOTH SECTIONS.

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

- 33 1. THE FOUNDATION WALL DOES NOT EXCEED 8 FEET IN HEIGHT BETWEEN LATERAL
34 SUPPORTS;

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

3 3. BACKFILL IS DRAINED TO REMOVE GROUND WATER AWAY FROM FOUNDATION
4 WALLS;

5 4. LATERAL SUPPORT IS PROVIDED AT THE TOP OF THE FOUNDATION WALLS PRIOR
6 TO BACKFILLING;

7 5. THE LENGTH OF FOUNDATION WALL BETWEEN PERPENDICULAR MASONRY
8 WALLS OR PILASTERS DOES NOT EXCEED 24 FT;

9 6. THE BACKFILL IS GRANULAR AND SOIL CONDITIONS IN THE AREA ARE
10 NON-EXPANSIVE;

11 7. MASONRY IS LAID IN RUNNING BOND USING TYPE M OR S MORTAR.

12 **1807.1.6.3.1.1 EXCAVATING BASEMENTS UNDER AN EXISTING STRUCTURE.** THE
13 DESIGN OF FOUNDATION AND RETAINING WALLS NECESSARY TO EXCAVATE A
14 BASEMENT UNDER AN EXISTING R-3 STRUCTURE SHALL BE DESIGNED AND SEALED BY
15 AN ENGINEER REGISTERED IN THE STATE OF MARYLAND.

16 **EXCEPTION:** UNDER LIGHT FRAME CONSTRUCTION, WITH A MAXIMUM OF TWO
17 STORIES, PROFESSIONAL SERVICES MAY BE WAIVED BY THE CODE OFFICIAL WHEN
18 DESIGNED IN FULL ACCORDANCE WITH PERMITS AND DEVELOPMENT MANAGEMENT
19 **FIGURE 107** STANDARD DESIGN DIAGRAM FOR “TYPICAL WALL SECTION FOR
20 EXCAVATED BASEMENT”.

21 **SECTION 1807.2 RETAINING WALLS.** RETAINING WALLS SHALL BE DESIGNED IN
22 ACCORDANCE WITH SECTIONS 1807.2.1 THROUGH 1807.2.4.

23 **SECTION 1807.2.4 REGISTERED DESIGN PROFESSIONAL REQUIRED.** RETAINING
24 WALLS 4 FEET OR GREATER IN HEIGHT FROM THE LOWEST POINT OF THE FINISHED
25 GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH A DESIGN PREPARED BY A
26 REGISTERED DESIGN PROFESSIONAL. SUCH DESIGN AS WELL AS RETAINING WALL
27 LOCATION SHALL SATISFY THE STRUCTURAL DESIGN STANDARDS FOR FOUNDATIONS
28 AND RETAINING WALLS SET FORTH IN THE BALTIMORE COUNTY DEPARTMENT OF
29 PUBLIC WORKS DESIGN MANUAL IN ADDITION TO ANY OTHER APPLICABLE PROVISIONS
30 OF THIS CODE.

31 **SECTION 1809 SHALLOW FOUNDATIONS.**

32 **1809.5.1 FROST DEPTH.** THE FROST DEPTH FOR FOOTING DESIGN IN BALTIMORE
33 COUNTY IS 3 INCHES BELOW FINISHED GRADE.

1 **1809.5.1.2 FOOTING DEPTH POLE BUILDINGS AND SIMILAR STRUCTURES.** THE
2 MINIMUM DEPTH OF FOOTINGS FOR POLE BUILDINGS AND SIMILAR STRUCTURES SHALL
3 BE 48 INCHES BELOW FINISHED GRADE.

4 **CHAPTER 21 MASONRY.**

5 **SECTION 2111.0 MASONRY FIREPLACES.**

6 **2111.2.2 RELATION TO ADJACENT FOOTINGS.** UNLESS DESIGNED BY A REGISTERED
7 ENGINEER OR ARCHITECT, FOOTINGS FOR MASONRY CHIMNEYS OR FIRE PLACES SHALL
8 BE PLACED AT THE SAME ELEVATION AS THE FOUNDATION 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 WOODEN PLATE
12 RESTS ON A STEEL BEAM, IT MAY BE SECURED BY BOLTS, OR "SHOT" PROVIDING THE
13 WOOD IS NOT CRUSHED OR SPLIT. GLUING MUST BE PRE-APPROVED AND CERTIFIED BY
14 AN ENGINEER. CLIPS ARE ACCEPTABLE IF DESIGNED FOR THAT PURPOSE.

15 **CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS.**

16 **SECTION 3001.0 GENERAL.**

17 **3001.5 CERTIFICATE OF OCCUPANCY.** THE ISSUANCE OF CERTIFICATES OF
18 COMPLIANCE SHALL BE AS REQUIRED BY PUBLIC SAFETY ARTICLE, TITLE 12, SUBTITLE
19 8, ANNOTATED CODE OF MARYLAND AS AMENDED.

20 **3001.6 TESTS AND INSPECTIONS.** ALL EQUIPMENT AND DEVICES COVERED BY THE
21 PROVISIONS OF THIS CODE SHALL BE SUBJECTED TO ACCEPTANCE AND MAINTENANCE
22 TESTS AND PERIODIC INSPECTIONS AS DIRECTED BY THE COMMISSIONER OF LABOR
23 AND INDUSTRY OF THE STATE OF MARYLAND IN ACCORDANCE WITH PUBLIC SAFETY
24 ARTICLE, TITLE 12, SUBTITLE 8 OF THE ANNOTATED CODE OF MARYLAND, AS
25 AMENDED.

26 **CHAPTER 31 SPECIAL CONSTRUCTION.**

27 **SECTION 3101.0 GENERAL.**

28 **3108.0 RADIO AND TELEVISION TOWERS.**

29 **3108.1.1 PERMITS AND STRUCTURAL.** A PERMIT SHALL BE REQUIRED FOR ALL ROOF
30 MOUNTED SATELLITE DISH ANTENNAE THAT ARE MORE THAN THREE FEET IN
31 DIAMETER. ALL ROOF-MOUNTED SATELLITE DISH ANTENNAE SHALL BE MOUNTED SO
32 AS TO BE STRUCTURALLY STABLE AND NOT PRESENT A DANGER TO THE PUBLIC.
33 SATELLITE DISH ANTENNAE SHALL ONLY BE MOUNTED ON A ROOF CAPABLE OF
34 SUPPORTING ANY IMPOSED LOADS THE DISH GENERATES. THE DESIGN AND

1 MATERIALS OF CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION
2 3108.3 FOR CHARACTER, QUALITY OR MINIMUM DIMENSION.

3 **3110.0 CIRCUSES & CARNIVALS.**

4 **3110.1 SCOPE.** THIS SECTION IS INTENDED TO REGULATE CIRCUSES AND CARNIVALS.

5 THE WORDS OR EXPRESSIONS "CIRCUSES" AND "CARNIVALS" OR ANY WORD OR WORDS

6 USED IN THEIR PLACE SHALL MEAN ANY AND ALL USES OF PUBLIC OR PRIVATE LAND,

7 STREETS, LANES, OR ALLEYS FOR FETES, BAZAARS, CIRCUSES, STREET CARNIVALS,

8 CARNIVAL, FETES OR HORSEMANSHIP, ACROBATIC STUNTS, TRAINED ANIMAL ACT,

9 CLOWNING AND OTHER SIMILAR PERFORMANCES, MECHANICAL RIDES OR OTHER

10 DEVICES TO WHICH THE PUBLIC IS INVITED, AND SHALL INCLUDE THE USE OF

11 TEMPORARY STANDS OR FACILITIES FOR SELLING OR DISPENSING PRODUCTS FOR

12 HUMAN CONSUMPTION IN CONNECTION WITH THE FOREGOING.

13 **3110.2 GENERAL REQUIREMENTS.** ANY PERSON WISHING TO OPERATE A CARNIVAL

14 OR CIRCUS IN BALTIMORE COUNTY SHALL FILE WITH THE BUILDING OFFICIAL A

15 PERMIT APPLICATION AT LEAST THIRTY DAYS PRIOR TO THE INTENDED OPENING DATE

16 OF THE CIRCUS OR CARNIVAL. THE BUILDING OFFICIAL SHALL REQUIRE EACH

17 APPLICANT TO INCLUDE IN THE APPLICATION A STATEMENT WHETHER OR NOT

18 MECHANICAL RIDES OR DEVICES ARE TO BE USED IN CONNECTION WITH THE CIRCUS

19 OR CARNIVAL. IN THE EVENT THE APPLICANT INTENDS TO PROVIDE MECHANICAL

20 RIDES OR DEVICES AT THE CIRCUS OR CARNIVAL, THE PERSON SUPPLYING THESE

21 MECHANICAL RIDES OR DEVICES SHALL FURNISH, PRIOR TO THE ISSUANCE OF THE

22 PERMIT, SATISFACTORY EVIDENCE OF INSURANCE IN AN AMOUNT THE CODE OFFICIAL

23 DETERMINES SUFFICIENT TO INSURE THE APPLICANT AGAINST ANY LIABILITY FOR

24 DAMAGE, INCLUDING DEATH, OR INJURY TO PERSONS, AND DAMAGE TO PROPERTY

25 DUE TO FAULTY EQUIPMENT OR NEGLIGENCE. THE SUPPLIER OF THE RIDES OR

26 MECHANICAL DEVICES SHALL ALSO INDEMNIFY THE COUNTY AGAINST ANY SUIT OR

27 SUITS, LOSS, CLAIM, DAMAGES, OR EXPENSE TO WHICH THE COUNTY MAY BE

28 SUBJECTED BY REASON OF ANY DAMAGE TO PROPERTY OR PERSON, INCLUDING

29 DEATH, INJURY TO THE PUBLIC HIGHWAYS AND OTHER PUBLIC PROPERTY DONE IN

30 CONNECTION WITH THE TRANSPORTATION, ERECTION, OPERATION, MAINTENANCE

31 AND SUPERVISION OF THE MECHANICAL RIDES OR DEVICES.

32 IN ADDITION, THE BUILDING OFFICIAL SHALL REQUIRE THE APPLICANT TO FURNISH

33 PROOF OF FINANCIAL RESPONSIBILITY IN THE FORM OF A WRITTEN CERTIFICATE FROM

34 AN INSURANCE CARRIER AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF

1 MARYLAND, WHICH STATES THAT THE APPLYING CIRCUS OR CARNIVAL IS INSURED
2 AGAINST ANY LEGAL LIABILITY, OTHER THAN THAT COVERED BY THE IMMEDIATELY
3 PRECEDING PARAGRAPH, CAUSED BY ACCIDENTS OR OTHERWISE, AND RESULTING IN
4 INJURIES TO OR DEATH OF PERSONS, AND INJURIES TO OR DESTRUCTION OF PROPERTY,
5 PUBLIC OR OTHERWISE, AS A CONSEQUENCE OF THE OWNERSHIP, OPERATION,
6 MAINTENANCE, OR ANY OTHER FACET OF THE CIRCUS OR CARNIVAL.
7 THE PROOF OF FINANCIAL RESPONSIBILITY SHALL BE PROVIDED IN AN AMOUNT
8 WHICH, IN THE JUDGMENT OF THE BUILDING OFFICIAL, WILL ADEQUATELY PROTECT
9 THE PUBLIC.
10 IF THE APPLICANT IS A NON-RESIDENT OF BALTIMORE COUNTY, THE APPLICANT AND
11 THE APPLICANT'S INSURANCE CARRIER SHALL EXECUTE A POWER OF ATTORNEY
12 AUTHORIZING THE BUILDING OFFICIAL, ON THEIR BEHALF, TO ACCEPT SERVICE OF
13 NOTICES, PROCESSES AND ANY ACTION ARISING OUT OF THE OWNERSHIP, OPERATION,
14 MAINTENANCE OR ANY OTHER FACET OF THE CIRCUS OR CARNIVAL WHILE IT IS
15 WITHIN THE CONFINES OF BALTIMORE COUNTY. IF A NON-RESIDENT CORPORATION
16 APPLIES FOR A PERMIT, THE BUILDING OFFICIAL SHALL ISSUE A PERMIT SO LONG AS
17 THE NON-RESIDENT CORPORATION COMPLIES WITH ALL CONDITIONS HEREIN
18 CONTAINED, AND SUBMITS WITH ITS APPLICATION A CERTIFICATE FROM THE
19 DEPARTMENT OF ASSESSMENTS AND TAXATION, STATE OF MARYLAND, CERTIFYING
20 THAT THE NON-RESIDENT CORPORATION IS DULY CONSTITUTED CORPORATION
21 AUTHORIZED TO DO BUSINESS IN THE STATE OF MARYLAND. EVERY APPLICATION TO
22 HOLD A CIRCUS OR CARNIVAL SHALL BE SIGNED BY A RESPONSIBLE PERSON OR
23 OFFICIAL ACTING FOR THE APPLICANT. SUCH APPLICATION SHALL BE FORTHWITH
24 REFERRED TO THE POLICE DEPARTMENT, HIGHWAYS ENGINEER, FIRE DEPARTMENT,
25 COUNTY HEALTH OFFICER, TRAFFIC ENGINEERING AND THE ZONING COMMISSIONER
26 FOR THEIR RECOMMENDATIONS. IN THE EVENT ANY REVIEWING AGENCY
27 DISAPPROVES SUCH APPLICATION, THE PERMIT SHALL NOT BE GRANTED, AND A COPY
28 OF THE APPLICATION SHALL BE SENT TO THE CHIEF OF POLICE. THE BUILDING
29 OFFICIAL SHALL ISSUE A PROPER PERMIT SUBJECT TO ANY RECOMMENDATIONS OF THE
30 ABOVE NAMED AGENCIES. UPON THE ISSUANCE OF EVERY SUCH PERMIT, THE
31 BUILDING OFFICIAL SHALL IMMEDIATELY SEND A COPY OF ALL SUCH PERMITS TO THE
32 AGENCIES SET FORTH ABOVE. A PROPER PERMIT SHALL BE SECURED FROM THE
33 BUILDING OFFICIAL BEFORE STARTING TO SET UP ANY STRUCTURES, APPLIANCES OR
34 EQUIPMENT FOR SUCH PURPOSES. THE CHIEF OF POLICE SHALL KEEP A CLOSE WATCH

1 UPON ANY SUCH CIRCUS OR CARNIVAL IN OPERATION IN ORDER TO DETERMINE
2 WHETHER ANY OF THE REGULATIONS OF BALTIMORE COUNTY OR THE STATE OF
3 MARYLAND ARE BEING VIOLATED.

4 **3110.3 LAYOUT.** EVERY CIRCUS OR CARNIVAL SHALL BE LAID OUT SO THAT:

5 1. MAIN AISLE OR CONCOURSE EXTENDS ENTIRELY THROUGH THE CIRCUS OR
6 CARNIVAL, OPEN AT BOTH ENDS ON A STREET OR OTHER PUBLIC WAY LEADING TO A
7 STREET NOT LESS THAN 30 FEET WIDE. THIS AISLEWAY SHALL BE NOT LESS THAN TEN
8 FEET WIDE FOR A LENGTH OF 100 FEET, AND INCREASED NOT LESS THAN 2 ½ FEET IN
9 WIDTH FOR EACH 100 FEET OR FRACTION THEREOF OF ADDITIONAL LENGTH.

10 2. SIDE OR BRANCH AISLEWAYS OPEN AT BOTH ENDS SHALL BE NOT LESS THAN SIX
11 FEET IN WIDTH FOR A DISTANCE OF 50 FEET, AND FOR EACH ADDITIONAL LENGTH OF 50
12 FEET, OR FRACTION OF THE BRANCH AISLEWAY, NOT LESS THAN ONE FOOT SHALL BE
13 ADDED TO ITS WIDTH.

14 **3110.4 CIRCUS AND CARNIVAL STRUCTURES.**

15 **3110.4.1 TENTS AND OTHER STRUCTURES.** ALL TENTS IN CONNECTION WITH ANY
16 CIRCUS OR CARNIVAL SHALL CONFORM TO ALL THE REQUIREMENTS FOR THE TENTS IN
17 SECTIONS 3102 AND 3103 OF THIS CODE. PERMANENT STRUCTURES SHALL CONFORM
18 TO ALL APPLICABLE PROVISIONS IN THIS CODE RELATING TO PERMANENT
19 STRUCTURES. EVERY TENT AND OTHER STRUCTURE IN CONNECTION WITH A CIRCUS
20 OR CARNIVAL SHALL BE PROVIDED WITH ADEQUATE EXITS. THE WIDTH AND NUMBER
21 OF THE EXITS AND MEANS OF EGRESS SHALL BE BASED UPON THE GENERAL
22 REQUIREMENTS FOR EXITS AND MEANS OF EGRESS IN ASSEMBLY STRUCTURES. ALL
23 EXITS AND AISLEWAYS OF EVERY CIRCUS AND CARNIVAL SHALL BE WELL LIGHTED AT
24 ALL TIMES WHEN SUCH PLACES ARE OCCUPIED.

25 **3110.4.2 MECHANICAL RIDES AND DEVICES.** NO MERRY-GO-ROUND, FERRIS WHEEL,
26 WHIPS OR OTHER MECHANICAL DEVICE SHALL BE OPERATED WITHOUT A PERMIT FROM
27 THE BUILDING OFFICIAL. ALL MECHANICAL DEVICES SHALL BE DESIGNED,
28 CONSTRUCTED AND ERECTED IN ACCORDANCE WITH THIS CODE.

29 **3110.4.3 CONCESSION STANDS.** THE CONCESSION STANDS SHALL BE OF STANDARD
30 PREFABRICATED CONSTRUCTION OR OF SPECIAL CONSTRUCTION APPROVED BY THE
31 BUILDING OFFICIAL FOR A PARTICULAR PURPOSE.

32 **3110.5 ELECTRICAL AND MECHANICAL REQUIREMENTS.** ALL ELECTRICAL AND
33 MECHANICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THIS CODE.

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

4 **SECTION 3111.0 ADDITIONAL REQUIREMENTS FOR EXCAVATING AND EXCAVATIONS.**

5 **3111.1 QUARRY HOLES AND ABANDONED EXCAVATIONS.**

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

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

11 3. PROTECTION OF QUARRY HOLES: THE OWNER OF PROPERTY ON WHICH
12 QUARRY HOLES EXIST SHALL BE RESPONSIBLE TO COMPLETELY ENCLOSE THE HOLES
13 WITH FENCES HAVING NO OPENINGS THROUGH WHICH A FOUR (4) INCH DIAMETER
14 BALL CAN PASS. THE FENCE SHALL HAVE A MINIMUM HEIGHT OF 6 FEET AND 9 INCHES
15 PLUS THREE STRANDS OF BARBED WIRE. ALL FENCES SHALL BE PROVIDED WITH ONE
16 GATE OR MORE, AND ALL GATES SHALL BE KEPT CLOSED AND SECURELY LOCKED
17 EXCEPT WHEN AN AUTHORIZED PERSON IS ON THE PREMISES. THE BUILDING OFFICIAL,
18 HOWEVER, MAY PERMIT ANY WALLS OF A BUILDING OR OTHER STRUCTURE,
19 INCLUDING RETAINING WALLS, OR OTHER BARRIERS, TO SERVE AS A PART OF ALL OF
20 THE REQUIRED ENCLOSURE AROUND ANY QUARRY HOLE IF THE WALLS OR BARRIERS
21 ADEQUATELY PROTECT THE QUARRY HOLE TO THE SAME EXTENT AS A FENCE WOULD
22 IN OTHER CIRCUMSTANCES DESCRIBED IN THIS SECTION.

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

27 **3111.2 BACKFILLING QUARRY HOLES AND ABANDONED EXCAVATIONS.**

28 IN ALL CASES, BACKFILLING SHALL BE DONE WITH MATERIAL FREE FROM WOOD,
29 RUBBISH, OR OTHER SIMILAR MATERIAL WHICH IS SUBJECT TO DECAY. THE BACKFILL
30 MATERIAL SHALL BE THOROUGHLY COMPACTED. CONCENTRATED LOADS OF ANY
31 TYPE, SUCH AS EQUIPMENT, SHALL NOT SURCHARGE ANY WALL IN THE IMMEDIATE
32 AREAS OF BACKFILLING. THESE LOADS SHALL BE REMOVED FROM THE WALL A
33 DISTANCE EQUAL TO THE WALL'S HEIGHT AS MEASURED FROM THE TOP OF THE
34 BACKFILL.

1 **3111.3 DISPOSAL OF EXCAVATED MATERIALS.** EARTH, ROCK OR OTHER MATERIALS,
2 IN GRADING, OR TAKEN FROM EXCAVATIONS OR TAKEN OR REMOVED FROM ANY
3 OTHER SIMILAR OPERATIONS, AND WHICH IS NOT NEEDED FOR FILLING OR
4 BACKFILLING ON THE PREMISES FROM WHICH THEY HAVE BEEN REMOVED, SHALL BE
5 HAULED AWAY AND BE DISPOSED OF AT SOME POINT WHERE THEIR DISPOSAL IS
6 ALLOWED AND WHERE A VALID PERMIT EXISTS TO ALLOW DUMPING AND GRADING.
7 EARTH,
8 ROCK, RUBBISH OR OTHER MATERIAL REMOVED FROM ANY PREMISES SHALL NOT BE
9 STORED UPON ANY TRAVELED FOOTWAY, OR ROADWAY OR ANY STREET, ALLEY OR
10 OTHER PUBLIC WAY.

11 **APPENDIX C- AGRICULTURAL BUILDINGS.**

12 **C102 ALLOWABLE HEIGHT AND AREA.**

13 **C102.2 ONE-STORY UNLIMITED AREA..** THE AREA OF A ONE-STORY GROUP U
14 AGRICULTURAL BUILDING OF TYPE I, II, III, OR IV CONSTRUCTION SHALL NOT BE
15 LIMITED IF THE BUILDING IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS
16 NOT LESS THAN 60 FEET IN WIDTH. UNSPRINKLERED ONE-STORY GROUP U
17 AGRICULTURAL BUILDINGS OF TYPE V CONSTRUCTION SHALL BE LIMITED TO 12,000
18 SQUARE FEET IN AREA.

19 **PART 300. INTERNATIONAL RESIDENTIAL BUILDING CODE.** THIS PART SETS FORTH
20 ADDITIONS AND AMENDMENTS TO AND DELETIONS FROM THE ICC INTERNATIONAL
21 RESIDENTIAL BUILDING CODE, 2009 EDITION IN ACCORDANCE WITH SECTION 4 OF THIS
22 CODE.

23 **PART 301.** THE FOLLOWING CHAPTER SECTIONS OF THE ICC INTERNATIONAL
24 RESIDENTIAL BUILDING CODE, 2009 EDITION ARE DELETED: R105.2; R108.5; R302.3; R309.1;
25 R311.8; R403.1.4.1; TABLE R404.1.1 (1); R612.2; P2901; P2902; P2903; AG101.2, AG101.2.1,
26 AG101.2.2; CHAPTER 11 ENERGY EFFICIENCY; CHAPTER 25 PLUMBING ADMINISTRATION;
27 CHAPTER 27 PLUMBING FIXTURES; CHAPTER 28 WATER HEATERS; CHAPTER 30
28 SANITARY DRAINAGE; CHAPTER 31 VENTS; CHAPTER 32 TRAPS; CHAPTER 33 STORM
29 DRAINAGE; PART VIII ELECTRICAL.

30 **PART 302.** THE FOLLOWING CHAPTER, SECTIONS, COLLECTIVELY REFERRED TO AS THE
31 LOCAL AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL BUILDING CODE, 2009
32 EDITION, ARE ADDED.

33
34

1 **CHAPTER 1. ADMINISTRATION.**

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

4 1. UNFINISHED ATTICS LOCATED ABOVE A THIRD STORY OF A ONE AND TWO
5 FAMILY DWELLING ACCESSED IN ACCORDANCE R807 WITHOUT FIXED IN PLACE STAIRS
6 AND USED FOR LIMITED STORAGE OR UTILITIES ONLY SHALL NOT BE CONSIDERED A
7 STORY.

8 2. ATTICS USED FOR OR CONVERTED TO LIVING SPACE OR ACCESS BY FIXED IN
9 PLACED STAIRS SHALL BE CONSIDERED A STORY AND SUBJECT TO COMPLIANCE WITH
10 THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE, INCLUDING COMPLETE
11 AUTOMATIC SPRINKLER PROTECTION THROUGHOUT THE STRUCTURE IN COMPLIANCE
12 WITH TABLE 503 AND SECTION 903.

13 3. FOR THE PURPOSE OF THIS SECTION A LOFT IS CONSIDERED A MEZZANINE AND
14 NOT A STORY IF IT IS NO MORE THAN 1/3 OF THE FLOOR AREA OF THE ROOM BELOW.

15 **SECTION R106 CONSTRUCTION DOCUMENTS.**

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

19 1. CONSTRUCTION THAT UTILIZES STEEL FRAMING PURSUANT TO ANY OF THE
20 FOLLOWING CODE SECTIONS, R505, R603 OR R804.

21 2. CONSTRUCTION THAT EXCEEDS 5000 SQ FT GROSS FLOOR AREA, EXCLUDING ONE
22 STORY GARAGES.

23 3. PERMANENT PLANS – MASTER SET OF CONSTRUCTION DRAWINGS UTILIZED TO
24 OBTAIN MULTIPLE BUILDING PERMITS WITHOUT PROVIDING ADDITIONAL SETS OF
25 CONSTRUCTION PLANS FOR EACH ADDITIONAL BUILDING PERMIT.

26 **SECTION R301 DESIGN CRITERIA.**

27 **TABLE 301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.** THE FOLLOWING
28 CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA SHALL BE USED IN BALTIMORE
29 COUNTY: ROOF SNOW LOAD- 30PSF; WIND SPEED- 90MPH; SEISMIC DESIGN CATEGORY-
30 A; WEATHERING- SEVERE; FROST LINE DEPTH- 30 INCHES; TERMITE- MODERATE TO
31 HEAVY, WOOD DECAY- MODERATE TO SEVERE; WINTER DESIGN TEMP- 13F; ICE
32 BARRIER UNDERLAYMENT REQUIRED –YES.

33

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1 **SECTION R302 FIRE-RESISTANT CONSTRUCTION.**

2 **R302.3 TWO-FAMILY DWELLINGS.** DWELLING UNITS IN TWO-FAMILY DWELLINGS
3 SHALL BE SEPARATED FROM EACH OTHER BY WALL AND/OR FLOOR ASSEMBLIES
4 HAVING NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING WHEN TESTED IN
5 ACCORDANCE WITH ASTM E 119. FIRE-RESISTANCE-RATED FLOOR-CEILING AND WALL
6 ASSEMBLIES SHALL EXTEND TO AND BE TIGHT AGAINST THE EXTERIOR WALL, AND
7 WALL ASSEMBLIES SHALL EXTEND TIGHT TO THE UNDERSIDE OF THE ROOF
8 SHEATHING.

9 **R302.2.5 DECK AND PORCH SETBACK FROM PROPERTY LINES.** DECKS AND PORCH
10 SETBACK FROM PROPERTY LINES SHALL COMPLY WITH THE FOLLOWING:

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

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

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

24 **R302.2.6. ENCLOSED SPACES UNDER DECKS AND PORCHES LOCATED WITHIN 5 FEET**
25 **OF A PROPERTY LINE.** ENCLOSED SPACES UNDER DECKS AND PORCHES WITH A CLEAR
26 HEIGHT OF 5 FEET OR MORE AND LOCATED 5 FEET OR LESS FROM A PROPERTY LINE
27 SHALL HAVE A FIRE RESISTIVE RATING IN ACCORDANCE WITH TABLE R302.1 FOR
28 EXTERIOR WALLS. THIS PROVISION SHALL NOT APPLY TO THOSE PORTIONS OF A WALL
29 AT RIGHT ANGLES TO THE PROPERTY LINE.

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

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1 **SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS.**

2 **R310.2.2 WINDOW WELL DRAIN REQUIRED.** WINDOW WELLS SHALL BE EQUIPPED WITH
3 AN APPROVED DRAIN TO PROPERLY COLLECT WATER AND SHALL BE CONNECTED TO A
4 FOUNDATION DRAINAGE SYSTEM ARRANGED IN ACCORDANCE WITH SECTION R405.

5 **SECTION R311 MEANS OF EGRESS.**

6 **R311.8 RAMPS.**

7 **R311.8.1 MAXIMUM SLOPE.** RAMPS SHALL HAVE A MAXIMUM SLOPE OF ONE UNIT
8 VERTICAL IN EIGHT UNITS HORIZONTAL (12.5 PERCENT SLOPE).

9 **R312 GUARDS.**

10 **R312.3.1 LADDER EFFECT PROHIBITED.** REQUIRED GUARDS SHALL NOT BE
11 CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT
12 RESULTS IN A LADDER EFFECT. FOR THE PURPOSE OF THIS SECTION THE RADIATING
13 DIAGONAL GUARD DESIGN KNOWN AS CHIPPENDALE DOES NOT CONSTITUTE A
14 LADDER EFFECT.

15 **SECTION R312.2 CONDITIONAL WAIVER.** THE REQUIREMENTS OF SECTION R313.2
16 MAY BE WAIVED BY THE BUILDING OFFICIAL IF WATER SERVICE PIPING AND METER
17 VAULTS WERE INSTALLED PRIOR TO JULY 1, 2010 AND BOTH THE DIRECTOR OF THE
18 DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE FIRE CHIEF
19 PROVIDE WRITTEN NOTICE TO THE BUILDING OFFICIAL THAT SUCH REQUIREMENTS
20 WOULD CAUSE UNREASONABLE HARDSHIP. THIS WAIVER PROVISION DOES NOT
21 APPLY TO AN INDIVIDUAL LOT SERVED BY WELL WATER.

22 **SECTION R315 CARBON MONOXIDE ALARMS.**

23 **R315.2 WHERE REQUIRED IN EXISTING DWELLINGS.**

24 **EXCEPTION:** NON-ENCLOSED EXTERIOR DECKS.

25 **SECTION R403 FOOTINGS.**

26 **R403.1.4.1 FROST PROTECTION.** EXCEPT WHERE OTHERWISE PROTECTED FROM FROST,
27 FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND
28 STRUCTURES SHALL BE PROTECTED FROM FROST BY ONE OR MORE OF THE FOLLOWING
29 METHODS:

- 30 1. EXTENDED BELOW THE FROST LINE SPECIFIED IN TABLE R301.2.(1);
- 31 2. CONSTRUCTING IN ACCORDANCE WITH SECTION R403.3;
- 32 3. CONSTRUCTING IN ACCORDANCE WITH ASCE 32; OR
- 33 4. ERECTED ON SOLID ROCK.

1 **EXCEPTION:** FROST PROTECTION OF FREESTANDING ACCESSORY STRUCTURES
 2 WITH AN AREA OF 400 SQUARE FEET OR LESS, OF LIGHT-FRAME CONSTRUCTION,
 3 WITH AN EAVE HEIGHT OF 10 FEET OR LESS SHALL NOT BE REQUIRED.

4 **SECTION R404 SPECIAL RULES FOR FOUNDATION WALLS.**

5 **RULE 1:** ALL FOUNDATION WALLS SHALL MEET THE FOLLOWING REQUIREMENTS:

6 A. WALL HEIGHT DOES NOT EXCEED 8 FEET BETWEEN LATERAL SUPPORTS.

7 B. THE FINISHED GROUND ADJACENT TO THE WALL SHALL BE GRADED SO
 8 THAT SURFACE WATER DRAINS A WAY FROM THE WALL.

9 C. PERMANENT LATERAL SUPPORT SHALL BE PROVIDED AT THE TOP OF THE
 10 WALL PRIOR TO BACKFILLING.

11 **RULE 2:** ALL UNFILLED HOLLOW CORE MASONRY BLOCK WALLS SHALL MEET THE
 12 FOLLOWING REQUIREMENTS.

13 A. THE MAXIMUM WALL LENGTH BETWEEN PERPENDICULAR WALLS OR
 14 PILASTERS SHALL NOT EXCEED 3 TIMES THE WALL HEIGHT.

15 B. THE BACKFILL SHALL BE COMPOSED OF WELL-DRAINED SOILS IN
 16 ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.

17 C. MASONRY SHALL BE LAID IN RUNNING BOND USING TYPE "M" OR "S"
 18 MORTAR.

19 **RULE 3:** FOUNDATION WALLS MAY BE ERECTED IN COMPLIANCE WITH TABLE R404A,
 20 BELOW:

| Table R404A THICKNESS OF FOUNDATION WALLS AND ALLOWABLE BACKFILL DEPTH | | |
|---|--------------------|--|
| Foundation Wall Construction | Thickness (Inches) | Maximum Depth of Unbalance Backfill (Feet) Below Grade |
| Hollow, UngROUTED Masonry Block | 8 | 4 |
| | 10 | 5 |
| | 12 | 6 |
| Non-reinforced Concrete And Grouted Masonry Hollow Block | 8 | 7 |
| | 10 | 8 |
| | 12 | 8 |

37 **R404.1.3.1 EXCAVATING BASEMENTS UNDER AN EXISTING STRUCTURE.** THE DESIGN
 38 OF FOUNDATION AND RETAINING WALLS NECESSARY TO EXCAVATE A BASEMENT

1 UNDER AN EXISTING STRUCTURE SHALL BE DESIGNED AND SEALED BY AN ENGINEER
2 REGISTERED IN THE STATE OF MARYLAND.

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

8 **SECTION R405 FOUNDATION DRAINAGE.**

9 **R405.1.2 FOUNDATION DRAINS LOCATED INSIDE OF FOOTING ONLY.** WHEN
10 FOUNDATION DRAINS ARE PROVIDED ONLY ON THE INSIDE OF THE FOOTING,
11 WEEPHOLES SHALL BE PROVIDED ABOVE THE TOP OF THE FOOTING AND BELOW THE
12 BOTTOM OF THE FLOOR SLAB UNLESS AN ALTERNATE DESIGN IS CERTIFIED BY AN
13 ENGINEER AND APPROVED IN WRITING. IN A HOLLOW MASONRY WALL, THE
14 WEEPHOLES MAY BE CREATED IN THE WALL BY CREATING ½ INCH OPENINGS INTO THE
15 CORE OF THE BLOCK 16 INCHES ON CENTER IMMEDIATELY ABOVE THE FOOTING, OR IN
16 A Poured CONCRETE WALL BY CREATING OPENINGS AT LEAST 1 INCH IN DIAMETER
17 NO MORE THAN 6 FEET ON CENTER WITH A MINIMUM OF 6 INCHES OF GRAVEL AND A
18 FILTER FABRIC PLACED OVER THE GRAVEL BED TO PROTECT THE BED FROM
19 CLOGGING. THE SYSTEM SHALL ALSO BE IN ACCORDANCE WITH THE BALTIMORE
20 COUNTY PLUMBING CODE.

21 **SECTION R406 FOUNDATION AND WATERPROOFING AND DAMPPROOFING.**

22 **R406.1.1 CRAWL SPACE FOUNDATION DRAINAGE.** WHEN CRAWL SPACE FOUNDATIONS
23 HAVE AT LEAST ONE WALL WHERE THE FINISHED EXTERIOR GRADE IS HIGHER THAN
24 THE INTERIOR CRAWL SPACE GRADE, FOUNDATION DAMPPROOFING IS REQUIRED AS
25 DESCRIBED IN SECTION R406.1. IF THE INTERIOR GRADE OF THE CRAWL SPACE IS
26 LOWER THAN THE EXTERIOR GRADE, A SUMP PUMP OR GRAVITY DRAIN IS
27 REQUIRED.

28 **SECTION R408 UNDER-FLOOR SPACE.**

29 **R408.4.1 CRAWL SPACE ACCESS:** IN ORDER TO FACILITATE ACCESS TO THE CRAWL
30 SPACE AREA A MINIMUM CLEARANCE OF 18 INCHES SHALL BE PROVIDED, MEASURED
31 FROM THE BOTTOM OF THE FLOOR JOIST TO THE INTERIOR GRADE OF THE CRAWL
32 SPACE.

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1 **SECTION R1003 MASONRY CHIMNEYS.**

2 **R1003.2.2 MASONRY FIREPLACE/CHIMNEY FOOTINGS.** UNLESS DESIGNED BY A
3 REGISTERED ENGINEER OR ARCHITECT, FOOTINGS FOR MASONRY CHIMNEYS OR FIRE
4 PLACES SHALL BE PLACED AT THE SAME ELEVATION AS THE FOUNDATION WALL
5 FOOTINGS.

6 **CHAPTER 11 ENERGY EFFICIENCY.**

7 **SECTION N1101 GENERAL.**

8 **N1101.2 COMPLIANCE.** COMPLIANCE SHALL BE IN ACCORDANCE WITH THE
9 INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION.

10 SECTION 5. AND BE IT FURTHER ENACTED, that of Sections 32-8-101(h) and (u) and 32-8-
11 207(d)(2), of Title 8. Floodplain Management, of Article 32. Planning, Zoning and Subdivision Control,
12 of the Baltimore County Code, 2003, as amended, are hereby repealed and reenacted to read as follows:
13 Sec. 32-8-101.

14 (h) "Elevation certificate" means [a] THE form supplied by the Federal Emergency Management
15 Agency (FEMA) CURRENTLY IDENTIFIED AS "FEMA FORM 81-31," AS AMENDED, WHICH
16 FORM REPRESENTS THE CERTIFYING REGISTERED DESIGN PROFESSIONAL'S BEST
17 EFFORTS TO INTERPRET THE DATA AVAILABLE AND WHICH [to certify as-built elevations of
18 structures referenced to the Baltimore County Datum (BCD)] CERTIFIES BUILDING ELEVATIONS
19 OF THE AS-BUILT STRUCTURE.

20 (u) [(1) "National Geodetic Vertical Datum of 1929 (NGVD)" means elevation reference points set
21 by the National Geodetic Survey based on mean sea level.

22 (2) NGVD elevation 0.000 feet equals BCD elevation 0.811 feet.

23 (3) All floodplain elevations for Baltimore County shall be referenced to BCD, not NGVD.]
24 "NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)" MEANS AN ELEVATION
25 REFERENCE SYSTEM SET BY THE NATIONAL GEODETIC SURVEY AND USED BY FIRM
26 MAPS EFFECTIVE ON SEPTEMBER 26, 2008.

27 Sec. 32-8-207.

28 (d)(2) The lowest floor elevations of all new or substantially improved structures shall be [at or
29 above the flood protection elevation] THOSE ELEVATIONS REQUIRED BY THE BUILDING CODE
30 OF BALTIMORE COUNTY.

31 SECTION 6. AND BE IT FURTHER ENACTED, that this Act, having been passed by the
32 affirmative vote of five members of the County Council, shall take effect on July 19, 2010 and shall apply
33 retroactively to July 1, 2010.