

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2015 Legislative Session

BILL NO. 2015-05

Introduced by: Board of Charles County Commissioners

CHARLES COUNTY BUILDING CODE

Date introduced: 05 / 19 / 2015

Public Hearing: 06 / 16 / 2015 @ 6:00 p.m.

Commissioners Action: 06 / 16 / 2015

Commissioner Votes: PFM: Y, KR: Y, DD: Y, AS: Y, BR: Y

Pass/Fail: Pass

Effective Date: 07 / 31 / 15

Remarks: _____

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

1 Council, Inc. (ICC), copies of which are attached hereto and made part hereof by incorporation,
2 are hereby adopted as written, collectively, as The Building Code of Charles County, and will
3 take effect for all permit applications upon the effective date of this bill, with the following
4 insertions, additions, deletions.

5 (1) IBC Section 101.1, insert "Charles County, Maryland".

6 (2) IBC Section 101.2 "Scope", Add:

7 "Exception [3] 2 ": Existing buildings undergoing repair, alterations, or additions and
8 changes of occupancy shall be permitted to comply with the Maryland Building
9 Rehabilitation Code as set forth in COMAR Title 5, Subtitle 16".

10 (3) IBC Section 101.4.3, Plumbing, delete without replacement the sentence: "The
11 provisions of the International Private Sewage Disposal shall apply to Private Sewage
12 Disposal Systems".

13 [(4) International Property Maintenance Code is adopted.]

14 (4)[(5)] IBC Section 101.4.5, Fire prevention, is removed and replaced as follows:

15 101.4.5. Fire prevention. Fire protection and safety practices shall be deemed to include
16 the requirements of the Fire Code of the State of Maryland. The provisions of the Fire
17 Code of the State of Maryland shall govern in all matters in which they are applicable and
18 shall supersede the requirements of the IBC in all cases.

19 (5)[(6)] IBC Section 105.2, Work exempt from permit, add under "Building": 14. Outbuildings
20 (non-habitable) for verifiable agricultural use on agriculturally zones parcels of five acres
21 or more.

22 (6)[(7)] IBC Section 105.2, Work exempt from permit, add under "Building": 15. Tents and
23 membrane structures that are open sided, with no cooking facilities contained within, for
24 use less than 180 days, up to 2,400 square feet are exempt permits.

25 (7)[(8)] IBC Section 105.2, Work exempt from permit, add under "Building": 16. Flagpoles 20
26 feet and under are exempt permits.

27 (8)[(9)] Replace the entire IBC Section 113, Board of Appeals, and replace with IBC
28 Section 113, Appeals, to read as follows:

29 Section 113 Appeals

30 113.1. General. In order to hear and decide the appeals of orders, decisions, or
31 determinations of the Code Official relative to the application and interpretation of this

1 code, there shall be an administrative policy created for such an appeal by the
2 Department of Planning and Growth Management. This policy and procedure will be
3 maintained by the Department of Planning and Growth Management.

4 113.2. A written application for appeal shall be based on a claim that the true intent of
5 this code or the rules legally adopted thereunder have been incorrectly interpreted by the
6 Code Official. The appeal of the order, decision, or determination of the Code Official
7 will be processed in writing through the Chief of Codes, Permits and Inspection Services,
8 to the Director of Planning and Growth Management.

9 (9)[(10)] IBC Section 114.4, Violation penalties, add the following statement: "If a violation
10 continues unresolved past the notice date of the original violation letter, the Building
11 Code Official, at his or her discretion, can issue weekly or monthly fines until the
12 violation is brought into compliance. The Building Code Official must notify the person
13 responsible for the violation in writing before the weekly or monthly fines begin."

14 (10)[(11)] IBC Section 114, Violations, add a new Subsection 114.5 entitled "Public utility
15 easement," to read as follows: 114.5 Public utility easement. No building or structure
16 shall be erected upon any public easement. For the purpose of this subsection, a public
17 utility easement shall be a parcel of land on which a limited right-of-way is provided for
18 one or more designated purposes, such as but not limited to water, sewer, gas, electric, or
19 telephone, without the title of the land.

20 (11)[(12)] IBC Section [504.2, Automatic sprinkler system increase] 504.1 GENERAL, delete
21 the first paragraph and replace with the following: [504.2] 504.1 Automatic sprinkler
22 system increase.

23 For buildings protected throughout with an approved automatic sprinkler system installed
24 in accordance with IBC Section 903.3.1.1, the value specified in Table [503] 504 for
25 maximum height is increased by 20 feet (6,096 mm), and the maximum number of stories
26 is increased by one story. When the building is equipped throughout with an automatic
27 sprinkler system installed in accordance with IBC Section 903.3.1.2 for Groups R-1, R-2,
28 R-4, and in accordance with IBC Section 903.3.1.3 for Group R-3, the building height
29 limitations specified in Table 503 are increased by one story and 20 feet (6,096 mm) but
30 may not exceed a height of four stories and 60 feet (18,288 mm) above the grade plane.
31 These increases are permitted in addition to the area increase.

1 (12)[(13)] IBC Section 901.1, Scope, add: "Fire protection system requirements of Chapter 9
2 may be concurrently covered in the State Fire Code, Public Safety Article, §§ 6-206 and
3 6-501, Annotated Code of Maryland and COMAR 29.06.01. The State Fire Code is
4 enforced by the State Fire Marshal or authorized fire official."

5 (13)[(14)] IBC Section 1001.1, General, add: "Means of egress requirements in Chapter 10 may
6 be concurrently covered in the State Fire Code, Public Safety Article, §§ 6-206 and 6-
7 501, Annotated Code of Maryland and COMAR 29.06.01. The State Fire Code is
8 enforced by the State Fire Marshal or authorized fire official."

9 (14)[(15)] IBC Section [1009.7.2] 1011.5.2, Riser height and tread depth, delete exception [five]
10 three and replace with the following: 5. In In occupancies in R-3 as applicable in IBC
11 101.2, within dwelling units in occupancies in Group R-2, as applicable in IBC Section
12 101.2 and in occupancies in Group U which are accessory to an occupancy in Group R-3,
13 the maximum riser height shall be 8 1/4 inches (210 mm) and the minimum tread depth
14 shall be nine inches (229 mm). The minimum winder tread depth at the walk line shall be
15 nine inches (229 mm), and the minimum winder tread depth shall be six inches (152
16 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4 inches (32 mm)
17 shall be provided on stairways with solid risers where the tread depth is less than 11
18 inches (279 mm).

19 (15)[(16)] IBC Section [1012.3] 1014.3, Handrail graspability, add: Exception 2: For
20 occupancies in Group R-3 as applicable in IBC Section 101.2 and within dwelling units
21 in occupancies Group R-2 as applicable in IBC Section 101.2, the grip portion of
22 handrails shall have a circular cross-section of 1.25 inches (32 mm) minimum to 2.625
23 inches (66.7 mm) maximum. Other shapes that provide an equivalent grasping surface are
24 permissible. Edges shall have a minimum radius of 0.125 inch (3.2 mm).

25 (16)[(17)] IBC Section 2401.1, Scope, add: "The requirements for safety glazing set forth in
26 Public Safety Article Title 12, Subtitle 4, Annotated Code of Maryland, are in addition to
27 Chapter 24, Section 2406, of the IBC related to safety glazing. In the event of a conflict
28 between Chapter 24 of the IBC and the Annotated Code of Maryland, the requirements of
29 the Annotated Code of Maryland will prevail."

30 (17)[(18)] IBC Section 2701.1, Scope, remove section and replace with: 2701.1 Scope. For the
31 applicable electrical requirements, refer to the National Electrical Code as adopted and

1 enforced by the State Fire Marshal, authorized fire officials, or building officials pursuant
2 to the provisions of the Public Safety Article, Title 12, Subtitle 6, Annotated Code of
3 Maryland and known as the "Charles County Electrical Code."

4 (18)[(19)] IBC Section 3001.1, Scope, add: "The provisions of Chapter 30 of the IBC relate to
5 elevators and conveying systems and are in addition to and not instead of the
6 requirements set forth in the Public Safety Article, Title 12, Subtitle 8, Annotated Code
7 of Maryland. In the event of a conflict between the IBC and the Maryland Annotated
8 Code, the provisions of the Maryland Annotated Code will prevail."

9 (19)[(20)] IBC Section 3102.1, General, remove the sentence: "Those erected for a shorter period
10 of time shall comply with the International Fire Code." Replace with the following
11 sentence: "Those erected for a shorter period of time shall comply with the State Fire
12 Code."

13 (20)[(21)] Section R101.2, Scope, add Exception 3: Exception3: Existing buildings undergoing
14 repair, alterations, additions, and change of occupancy shall be permitted to comply with
15 the Maryland Building Rehabilitation Code.

16 (21)[(22)] Section R105.2, Work exempt from permit.

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

19 (2) Add:11. Pre-made residential use storage sheds 200 square feet or less for
20 nonautomotive storage that are delivered totally assembled shall not be required
21 to provide footings and foundations below the frost line.

22 12. Radio and television towers for one-and two-family dwellings may be
23 erected without a building permit.

24 (22)[(23)] Section R109.1.5, Other inspections, add the following: R109.5.2 Footing inspection
25 for decks. Footing inspection will not be required for all deck applications. R109.1.5.3
26 For all fire, wind, water, earthquake damage repairs, a preliminary inspection by the
27 Building Code Official will be required for determining the status of the existing building
28 before the rebuild can begin.

29 (23)[(24)] Section R110, add the following Subsection R110.6: R110.6 Sale of one-or two-
30 family dwelling. Prior to the consummation of the same (settlement) of any new one- or
31 two-family dwelling, there shall be an inspection of the unit and premises by the Code

1 Official and a certificate of use and occupancy issued or a list of the violations or
2 deficiencies requiring correction prior to issuance of such certificate. At the time of
3 consummation of such sale, the certificate of use and occupancy, or a list of the
4 deficiencies or violations which remain to be corrected prior to issuance of such
5 certificate, shall be presented to the buyer. Unless contractually relieved of such
6 responsibility, the seller shall be responsible for correction of any violations or
7 deficiencies necessary for the certificate to be issued. When a certificate of use and
8 occupancy has not been issued prior to consummation of the sale, there shall be required
9 a separate written contractual agreement indicating responsibility for correction of all
10 deficiencies or violations cited by the Code Official by a date certain. The provisions of
11 this subsection are not applicable when a new dwelling unit is purchased for resale as a
12 new dwelling unit.

13 (24)[(25)] Section R202, Definitions, add: Complete Load Path. A system of wood structural
14 panels, metal connectors, tie rods or engineer design that provides a continuous
15 connection of all exterior framing components from the roof of the building to the
16 foundation capable of resisting wind uplift forces generated by the design wind speed as
17 adjusted for the exposure category.

18 (25)[(26)] Section R301.2, Climatic and geographic design criteria, add the following to Table
19 R301.2([17]), Climatic and Geographic Design Criteria:

20 Ground Snow Load = 25 p.s.f.

21 Wind = [90 m.p.h.] 115 m.p.h.

22 Seismic Design Criteria = A

23 Weathering = Severe

24 Frost Line Depth = 24 inches

25 Termite = Moderate to Heavy

26 Decay = Slight to Moderate

27 Winder Design Temperature = 13 degrees F

28 Ice Barrier Underlayment required = Yes

29 Flood Hazards = [April 1992] CHAPTER 238 FLOOD DAMAGE CONTROL

30 ARTICLE II, FLOODPLAIN MANAGEMENT SEPTEMBER 2013

31 Air Freezing Index = 308

1 Mean Annual Temperature = 55.9 F

2 (26)[(27)] Section R303.4, Mechanical ventilation, remove in its entirety without replacement.
3 For mechanical ventilation requirements, refer to the International Energy Conservation
4 Code (IECC).

5 (27)[(28)] Section R310.1, Emergency escape and rescue required, remove and replace with:
6 R310.1 Emergency escape and rescue required. Every sleeping room shall have at least
7 one openable emergency escape and rescue window or exterior door opening for
8 emergency escape and rescue. If openings are provided as a means of escape and rescue,
9 they shall have a sill height of not more than 44 inches (1,118 mm) above the adjacent
10 interior surface. If a door opening having a threshold below the adjacent ground elevation
11 serves as an emergency escape and rescue opening and is provided with a bulkhead
12 enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear
13 opening dimensions required by this section shall be obtained by the normal operation of
14 the window or door opening from the inside. Escape and rescue window openings with a
15 finished sill height below the adjacent ground elevation shall be provided with a window
16 well in accordance with Section R310.2.

17 (28)[(29)] Section R311.7.5, Stair treads and risers, remove and replace with: R311.7.5. Stair
18 treads and risers. The maximum riser height shall be 8 1/4 inches (210 mm) and the
19 minimum tread depth shall be nine inches (299 mm). The riser height shall be measured
20 vertically between leading edges of the adjacent treads. The tread depth shall be
21 measured horizontally between the vertical planes of the foremost projection of adjacent
22 treads and at a right angle to the treads' leading edge. The walking face of treads and
23 landings of a stairway shall be sloped no steeper than one unit vertical in 48 units
24 horizontal (2% slope). The greatest riser height within any flight of stairs shall not exceed
25 the smallest by more than 3/8 inch (9.5 mm). The greatest tread depth within any flight of
26 stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Winder treads shall
27 have a minimum tread depth of nine inches (229 mm) measured at a point 12 inches (305
28 mm) from the side where the treads are narrower. Winder treads shall have a minimum
29 tread depth of six inches (152 mm) at any point.

30 (29)[(30)] Section R311.7.5.3, Nosings, delete exception one and replace with: Exception: A
31 nosing is not required if the tread depth is a minimum of 10 inches.

1 (30)[(31)] Section R311.7.8, Handrails, remove and replace with: R311.7.8 Handrails Handrails
2 shall be provided on at least one side of stairways consisting of three or more risers.
3 Handrails shall have a minimum height of 34 inches (864 mm) and a maximum height of
4 38 inches (965 mm) measured vertically from the nosing of the treads. All required
5 handrails shall be continuous the full length of the stairs from a point directly above the
6 top riser to a point directly above the lowest riser of the stairway. The ends of the
7 handrail shall be returned into a wall or shall terminate in newel posts or safety terminals.
8 A minimum clear space of 1 1/2 inches (38 mm) shall be provided between the wall and
9 the handrail.

10 Exceptions:

11 (1) Handrails shall be permitted to be interrupted by a newel post at a turn. (2) The use of
12 a volute, turnout, or starting easing shall be allowed over the lowest tread.

13 (31)[(32)] Section R313.2, One- and two-family dwellings automatic fire systems, remove
14 "Exception" and replace with the following: Exception: An automatic residential fire
15 sprinkler system shall not be required for additions or alterations to existing buildings
16 that are not already provided with an automatic residential sprinkler system; unless the
17 proposed addition results in an increase in the existing square footage of the structure by
18 more than 50%, or if the alteration will involve more than 70% of the existing square
19 footage. The square footage of every room being added or altered shall be included in
20 the calculation of total square footage for the addition or alteration. The entire square
21 footage of an individual room shall be considered added or altered when [at least] MORE
22 THAN 50% [or greater] of the TOTAL linear length of [interior wall] A ROOM,
23 [sheathing or ceiling, concrete, brick, or masonry substance of any one wall within the
24 room] is new, removed, or replaced. IF THE ADDITION EXCEEDS 50% OR THE
25 ALTERATION EXCEEDS 70% IT WILL BE CLASSIFIED AS A NEW SINGLE
26 FAMILY DWELLING AND BE PERMITTED, REVIEWED AND INSPECTED AS
27 SUCH.

28 (32)[(33)] Section E[3301.1]3401.1, Applicability, add: "The subject matter of the Chapters 34
29 through 43 is not within the scope of the Charles County Building Code. For the
30 applicable electrical requirements, refer to the [2011] 2014 National Electrical Code
31 (NEC) as adopted and enforced by the State Fire Marshal and the Building Code Official

1 pursuant to the provisions of the Public Safety Article, Title 12, Subtitle 6, Annotated
2 Code of Maryland and known as the "Charles County Electrical Code."

3 (33)[(34)] Appendix E, Manufactured Housing Used as Dwellings, of the IRC is incorporated
4 into the Charles County Building Code, as modified: Section AE304, Fees, is removed
5 without replacement.

6 (34)[(35)] IBC provisions contained in the following appendices are adopted: IBC Appendix C,
7 Group U - Agricultural Buildings, Appendix F, Rodent proofing, Appendix G, Flood-
8 Resistant Construction, Appendix I, Patio Covers.

9 (35)[(36)] IBC Appendix H, Signs, is adopted with the following section changed:

10 [(1) Remove in their entirety without replacement Section H108, Section H110, and
11 Section H114].

12 [(2)] Section H106.2, remove: "NFPA 70" and replace with "[2011] 2014 National
13 Electrical Code (NEC), otherwise known as the 'Charles County Electrical Code.'"

14 (36)[(37)] Remove Chapter 11 of the IBC related to accessibility requirements and replace with
15 the Maryland Accessibility Code set forth in COMAR 05.02.02.

16 (37)[(38)] Add the following to IBC Chapter 18, Soils and Foundations, Section 1801.2.2,
17 Expansive soil, and IRC Section 401: In the portion of Charles County designated as the
18 "Area of Special Geotechnical Consideration" per the Planning and Growth Management
19 map entitled "Area of Geotechnical Concern," all soils and foundation support shall be
20 removed to a minimum depth of four feet below the final finished grade. The minimum
21 footing depths shall be as determined by this code. Soil removed shall not be used as
22 backfill for foundation walls or other structural fill. No large trees or woody vegetation
23 with large root systems shall be located such that the drip zone for the tree is within five
24 feet of the foundation wall. Applicants may provide a geotechnical report prepared by a
25 professional engineer licensed in the State of Maryland in lieu of complying with the
26 above requirements. All recommendations provided in the geotechnical report shall be
27 incorporated as part of the permit and become a permit condition.

28 (38)[(39)] Add the following to IBC Chapter 18, Soils and Foundations, Section 1808.5 Shifting
29 or moving soils, IRC Section R403.1.4, Minimum depth: All exterior footing or
30 foundations located in the portion of Charles County designated as the "Area of Special
31 Geotechnical Consideration" per the Planning and Growth Management map entitled

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

6 (39)[(40)] Add the following to IBC Chapter 18, Soils and Foundations, Section 1805.4.3,
7 Drainage discharge, IRC Section R405, Foundation Drainage, and R405.1, Concrete or
8 masonry foundations: "In the portion of Charles County designated as 'Areas of Special
9 Geotechnical Consideration' per the Planning and Growth Management entitled 'Area of
10 Geotechnical Concern,' foundation drains shall be installed and shall discharge at a
11 minimum of 10 feet away from all foundation walls or at the property line, whichever is
12 less."

13 (40)[(41)] Remove the contents of IBC Chapter 34 in its entirety and replace with:

14 Section 3401 General

15 3401.1 Scope. The provisions of the Maryland Building Rehabilitation Code shall control
16 the repairs, modifications, reconstruction, additions, and changes in occupancy to existing
17 buildings.

18 Section 3402 Vacant Commercial Structures

19 3402.1 Scope. This section is to protect the public health, safety and welfare in all
20 existing vacant commercial structures; fixing the responsibility of owners; and providing
21 for administration, enforcement and penalties.

22 3402.2 Intent. Existing structures and premises that do not comply with these provisions
23 shall be altered or repaired to provide a minimum level of health and safety as required
24 herein. All vacant structures and premises thereof or vacant land shall be maintained in a
25 clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting
26 problem or adversely affect the public health and safety.

27 3402.3 Existing remedies. The provisions in this code shall not be construed to abolish
28 or impair existing remedies of the jurisdiction or its officers or agencies relating to the
29 removal or demolition of any structure which is dangerous, unsafe and unsanitary.

30 3402.4 Saving clause. This code shall not affect violations of any other ordinance, code
31 or regulation existing prior to the effective date hereof, and any such violation shall be

1 governed and shall continue to be punishable to the full extent of the law under the
2 provisions of these ordinances, codes or regulations in effect at the time the violation was
3 committed.

4 Section 3403 Notices and Orders

5 3403.1 Notice to owner or to person or persons responsible. Whenever the Code
6 Official determines that there has been a violation of this Code or has grounds to believe
7 that a violation has occurred, notice shall be given to the owner or the person or persons
8 responsible.

9 3403.2 Form. Such notice shall:

- 10 1. Be in writing;
- 11 2. Include a description of the real estate sufficient for identification;
- 12 3. Include a statement of the reason or reasons why the notice is being issued; and
- 13 4. Include a correction order allowing a reasonable time for repairs.

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

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

1 3403.5 Closing of vacant structures. If the structure is vacant and unfit for human
2 habitation and occupancy, and is not in danger of structural collapse, the Code Official is
3 authorized to post a placard of condemnation on the premises and order the structure
4 closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the
5 premises within the time specified in the order, the Code Official shall cause the premises
6 to be closed through any available public agency or by contract or arrangement by private
7 persons and the cost thereof shall be charged against the real estate upon which the
8 structure is located and shall be a lien upon such real estate.

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

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

17 3403.8 Prohibited occupancy. Any person who shall occupy a placarded premises and
18 any owner or any person responsible for the premises who shall let anyone occupy a
19 placarded premises shall be liable for the penalties provided by this code.

20 3403.9 Removal of placard. The Code Official shall remove the condemnation placard
21 whenever the defect or defects upon which the condemnation and placarding action were
22 based have been eliminated. Any person who defaces or removes a condemnation placard
23 without the approval of the code official shall be subject to the penalties provided by the
24 code.

25 Section 3404 Demolition

26 3404.1 General. The Code Official shall order the owner of any premises upon such that
27 it is unreasonable to secure from casual entry, meaning windows and doors boarded per
28 Appendix A of the 2012 IPMC, and trash and debris removed within 30 days of the date
29 of the notice from the Code Official, repair the structure, to raze and remove such
30 structure within 90 days; or if such structure is capable of being made safe by repairs, to
31 repair and make safe and sanitary within 90 days of the notice or to raze and remove at

1 the owner's option; or where there has been a cessation of normal construction of any
2 structure for a period of more than six months, to raze and remove such structure within
3 90 days of the date of the notice.

4 3404.2 Order. All notices and orders shall comply with Section 3410.

5 3404.3 Failure to comply. If the owner of a premises fails to comply with a demolition
6 order within the time prescribed, the Code Official shall cause the structure to be razed
7 and removed, either through an available public agency or by contract or arrangement
8 with private persons, and the cost of such razing and removal shall be charged against the
9 real estate upon which the structure is located and shall be a lien upon such real estate.

10 3404.4 Salvage materials. When any structure has been ordered razed and was removed
11 through the Code Official due to the owner's failure to comply, the governing body or
12 other designated officer under said contract or arrangement aforesaid shall have the right
13 to sell the salvage and valuable materials at the highest price obtainable. The net proceeds
14 of such sale, after deducting the expenses of such razing and removal, shall be promptly
15 remitted with a report of such sale or transaction, including the items of expense and the
16 amounts deducted, for the person who is entitled thereto, subject to any order of a court.
17 If such surplus does not remain to be turned over, the report shall so state.

18 Section 3405 Exterior Structure

19 3405.1 General. The exterior of a structure shall be maintained in good repair,
20 structurally sound and sanitary so as not to pose a threat to the public health, safety or
21 welfare.

22 3405.2 Failure to comply. If the owner of a premises fails to comply with a repair order
23 within 90 days, the Code Official shall cause the structure to be repaired, either through
24 an available public agency or by contract or arrangement with private persons, and the
25 cost of such repair shall be charged against the real estate upon which the structure is
26 located and shall be a lien upon such real estate.

27 3405.3 Exterior painting. All wood and metal surfaces, including but not limited to,
28 window frames, doors, door frames, cornices, porches and trim, shall be maintained in
29 good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces
30 repainted.

1 3405.4 Street numbers. Each structure to which a street number has been assigned shall
2 have such number displayed in a position easily observed and readable from the public
3 right-of-way.

4 3405.5 Structural members. All structural members shall be maintained free from
5 deterioration, and shall be capable of safely supporting the imposed dead and live loads.

6 3405.6 Foundation walls. All foundation walls shall be maintained plumb and free from
7 open cracks and breaks and shall be kept in such condition so as to prevent the entry of
8 rats.

9 3405.7 Exterior walls. All exterior walls shall be free from holes, breaks, loose or rotting
10 materials; and maintained weatherproof and properly surface coated where required to
11 prevent deterioration.

12 3405.8 Roofs and drainage. The roof and flashing shall be sound, tight, and not have
13 defects that admit rain. Roof drainage shall be adequate to prevent dampness or
14 deterioration in the walls or interior portion of the structure. Roof drains, gutters, and
15 down spouts shall be maintained in good repair and free from obstructions. Roof water
16 shall not be discharged in a manner that creates a public nuisance.

17 3405.9 Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall
18 facings and similar decorative features shall be maintained in good repair with proper
19 anchorage and in safe condition.

20 3405.10 Overhang extensions. All canopies, marquees, signs, metal awnings, fire
21 escapes, standpipes, exhaust ducts and similar overhang extensions shall be maintained in
22 good repair and be properly anchored so as to be kept in a sound condition. When
23 required, all exposed surfaces of metal or wood shall be protected from the elements and
24 against decay or rust by periodic application of weather coating materials, such as paint
25 or similar surface treatment.

26 3405.11 Stair and walking surfaces. Every stair, ramp, balcony, porch, deck or other
27 walking surface shall be kept in a sound condition.

28 3405.12 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch
29 and balcony, and all appurtenances attached thereto, shall be maintained structurally
30 sound, in good repair, with proper anchorage and capable of supporting the imposed
31 loads.

Asterisks *** mean intervening code language remaining unchanged
NOTE: CAPITALS indicate language added to existing law.
[Brackets] indicate language deleted from existing law.

- 1 3405.13 Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar
2 appurtenances shall be maintained structurally safe and sound, and in good repair. All
3 exposed surfaces of metal or wood shall be protected from the elements and against
4 decay or rust by periodic application of weather-coating materials, such as paint or
5 similar surface treatment.
- 6 3405.14 Handrails and guards. Every handrail and guard shall be firmly fastened and
7 capable of supporting normally imposed loads and shall be maintained in good condition.
- 8 3405.15 Window and door frames. Every window, door and frame shall be kept in sound
9 condition, good repair and weathertight.
- 10 3405.15.1 Glazing. All glazing materials shall be maintained free from cracks and holes.
- 11 3405.15.2 Openable windows. Every window, other than a fixed window, shall be easily
12 openable and capable of being held in position by window hardware.
- 13 3405.16 Doors. All exterior doors and hardware shall be maintained in good condition.
- 14 3405.17 Basement hatchways. Every basement hatchway shall be maintained to prevent
15 the entrance of rats, rain, and surface drainage water.
- 16 3405.18 Guards for basement windows. Every basement window that is openable shall be
17 supplied with rat proof shields, storm windows or other approved protection against entry
18 of rats.
- 19 (41)[(42)] IBC Section [1009.7.2] 1011.5.2, Riser height and tread depth, delete exception [six]
20 four and replace with the following: [6] 4. See the Maryland Building Rehabilitation
21 Code as set forth in COMAR Title 5, Subtitle 16, for the replacement of existing
22 stairways.
- 23 [(43)] IBC Section 3401.3, Compliance, remove the entire paragraph and replace with: "Existing
24 buildings undergoing repair, alteration or additions, and change of occupancy shall be
25 permitted to comply with the Maryland Building Rehabilitation Code."
- 26 (42)[(44)] IRC Section R101.2, Scope, add exception 3: 3. Existing buildings undergoing repair,
27 alterations or additions, and change of occupancy shall be permitted to comply with the
28 Maryland Building Rehabilitation Code.
- 29 (43)[(45)] IRC Section R103, remove the word "Department" and replace with "Planning and
30 Growth Management" wherever it appears.

- 1 (44)[(46)] IRC Section 106.3.1, Remove the wording "approved plans per IRC Section R106.3.1
2 reviewed for code compliance" and replace with "approved to issue."
- 3 (45)[(47)] IRC Appendix G, Swimming Pools, Spas and Hot Tubs, is incorporated into the
4 Charles County Building Code. Section AG105.2, Requirement 6, add: "The wire shall
5 not be less than 11.5 gauge."] ADD AN APPENDIX V TO THE IRC ENTITLED
6 "SWIMMING POOLS, SPAS AND HOT TUBS."
- 7 (46)[(48)] IRC Appendix [G] V, Swimming Pools, Spas and Hot Tubs, add Section AG [105.6]
8 105.1.2, Aboveground pools. 1. The terrain under an aboveground pool shall be graded
9 flat. 2. This level grading shall extend three feet beyond the pool assembly; including the
10 pool barrier/fence/deck perimeter, and/or outermost point of the pool assembly. 3.
11 Measurements shall be taken perpendicular to the outermost points of the
12 barrier/fence/deck; around the entire pool assembly. 4. Any decking that is integrated to
13 the pool design, shall be considered part of the pool assembly when calculating this
14 condition.
- 15 (47) IRC APPENDIX V INCORPORATE 2012 IRC APPENDIZ G "SWIMMING POOLS,
16 SPAS AND HOT TUBS" IN ITS ENTIRETY. ADD REQUIREMENT 6"THE WIRE
17 SHALL NOT BE LESS THAN 11.5 GAUGE" TO SECTION AG 105.2.
- 18 [(49) IRC Appendix J, Existing Buildings and Structures, is incorporated into the Charles
19 County Building Code.]
- 20 (48)[(50)] IBC Section 103, remove the word ["Department"] DEPARTMENT OF BUILDING
21 SAFETY and replace with "Planning and Growth Management" wherever it appears.
- 22 [(51) IBC Chapter 34, Existing Structures, add the following exception to Section 3401.1,
23 Scope: Exception 2: Any rehabilitation work undertaken in an existing building as
24 defined by COMAR Title 5, Subtitle 16, shall comply with the requirements of the
25 Maryland Building Rehabilitation Code as set forth in COMAR Title 5, Subtitle 16.]
- 26 (51)[(52)] IRC Section R406, Foundation Waterproofing and Dampproofing, remove Section
27 R406.1, Concrete and masonry foundation dampproofing, without replacement. Section
28 406.2, Concrete and masonry foundation waterproofing, remove the words: "In areas
29 where a high water table or other severe soil/water conditions are known to exist" and
30 replace with "all."
- 31 (52)[(53)] IRC Section R110.1, Use and occupancy, remove Exception 2 without replacement.

- 1 (53)[(54)] IRC Section R109.1.5, Other inspections, add R109.1.5.[3]2, Energy efficiency.
 2 R109.1.5.[3]2 Energy efficiency. The dwelling shall be inspected to determine
 3 compliance with the Maryland Energy Conservation Building Standards and compliance
 4 with Chapter 11, Energy Efficiency.
- 5 (54) IRC R109.1.5 “OTHER INSPECTIONS” ADD R109.5.3 “LOAD PATH AND WALL
 6 BRACING”. THE LOAD PATH INSPECTION WHICH HAS BEEN REQUIRED IN
 7 CHARLES COUNTY SINCE 2004, WILL NOW INCLUDE THE WALL BRACING
 8 REQUIREMENTS IN SECTION 602.10 “WALL BRACING” OF THE 2015 IRC AND
 9 THE INSPECTION NAME HAS CHANGED TO “LOAD PATH AND WALL
 10 BRACING”.
- 11 (55) IRC SECTION R505 “COLD – FORMED STEEL FLOOR FRAMING” ADD R505.3.9
 12 “STEEL TO STEEL SUPPORT ASSEMBLIES”. THE USE OF STEEL BEAMS IN
 13 RESIDENTIAL CONSTRUCTION SHALL BE BY ENGINEERED DESIGN ONLY.
 14 IN COMPLYING WITH INDUSTRY STANDARDS, STEEL BEAMS SHALL BE
 15 SUPPORTED BY STEEL COLUMNS UNLESS AN ENGINEERED DESIGN
 16 SPECIFICALLY REQUIRES AN ALTERNATIVE SUPPORT.
- 17 (56) IRC R403.1.4 “MINIMUM DEPTH”, REPLACE WITH THE FOLLOWING: UNLESS
 18 OTHERWISE LOCATED IN THE AREA OF GEOTECHNICAL CONCERN,
 19 EXTERIOR FOOTINGS SHALL NOT BE PLACED LESS THAN 24” BELOW THE
 20 UNDISTURBED GROUND SURFACE. WHERE APPLICABLE THE DEPTH OF
 21 THE FOOTINGS SHALL ALSO CONFORM TO SECTIONS 403.1.4.1 THROUGH
 22 403.1.4.2. ALL DECK SUPPORT POSTS AND STAIR STRINGERS SHALL BE
 23 SUPPORTED ON A MINIMUM 16” X 16” X 8” CONCRETE FOOTINGS.
- 24 (57) [(55)] International Plumbing Code (IPC) Section 101.1, Title, insert "Charles County,
 25 Maryland."
- 26 (58) [(56)] IPC Section 106.6, Fees, remove in its entirety without replacement.
- 27 (59) [(57)] Replace the entire IPC Section 109, Means of Appeal, with:
 28
 29 Section 109 Appeals
 30 109.1 General. In order to hear and decide the appeals of orders, decisions, or
 31 determinations of the Code Official relative to the application and interpretation of this
 code, there shall be an administrative policy created for such an appeal by the

Asterisks *** mean intervening code language remaining unchanged
 NOTE: CAPITALS indicate language added to existing law.
 [Brackets] indicate language deleted from existing law.

1 Department of Planning and Growth Management. This policy and procedure will be
2 maintained by the Department of Planning and Growth Management.

3 109.2 A written application for appeal shall be based on a claim that the true intent of this
4 code or the rules legally adopted thereunder have been incorrectly interpreted by the
5 Code Official. The appeal of the order, decision, or determination of the Code Official
6 will be processed in writing through the Chief of Codes, Permits and Inspection Services,
7 to the Director of Planning and Growth Management.

8 (60) [(58)] In the IPC, remove all references to the "International Fire Code" and replace with
9 the "State Fire Code of Maryland."

10 (61)[(59)] IPC Section 603.1, Size of water service pipe, should read as follows: "The water
11 service pipe shall be sized to supply water to the structure in the quantities and at the
12 pressure required in this code. The minimum diameter of water service pipe shall be one
13 inch."

14 (62)[(60)] IPC Section 603.2, Separation of water service and building sewer, should read as
15 follows: "Water service pipe and the building sewer shall be separated by 10 feet of
16 undisturbed or compacted earth."

17 (63)[(61)] IPC Section 701.2, Sewer required, remove the statement "or an approved private
18 sewage disposal system in accordance with the International Private Sewage Disposal
19 Code" without replacement.

20 (64) IPC SECTION 715.1 "SEWAGE BACKFLOW" DELETE ENTIRE SECTION AND
21 REPLACE WITH THE FOLLOWING: "SEWAGE BACKFLOW IS REQUIRED ON
22 ALL HOMES SERVED BY A PUBLIC SYSTEM REGARDLESS OF LOCATION OF
23 FIRST UPSTREAM MANHOLE COVER".

24 (65) IPC SECTION 715 ADD NEW SECTION 715.1.1 "SEWER REPAIRS". WHERE
25 REPAIRS ARE BEING MADE TO AN EXISTING SEWER LATERAL SERVING AN
26 EXISTING DWELLING ON A PUBLIC SYSTEM, REPAIRS MUST INCORPORATE
27 A SEWAGE BACKFLOW DEVICE INSTALL IN ACCORDANCE TO THIS
28 SECTION.

29 (66)[(62)] IPC provisions contained in the following [appendixes] APPENDICES are adopted:
30 IPC Appendix B - Rates of Rainfall for Various Cities; Appendix C – [Vacuum Drainage

- 1 System] STRUCTURAL SAFETY; Appendix D - Degree Day and Design Temperatures;
2 AND Appendix E - Sizing of Water Piping System[; and Appendix F - Structural Safety].
- 3 (67)[(63)] International Fuel Gas Code (IFGC) Section 101.1, Title, insert "Charles County,
4 Maryland."
- 5 (68)[(64)] IFGC Section 106.6, Fees, delete without replacement.
- 6 (69) INTERNATIONAL FUEL GAS CODE (IFGC) SECTION 107.2 "REQUIRED
7 INSPECTIONS AND TESTING" 1. ADD THE SENTENCE "ALL UNDERGROUND
8 GAS PIPING REQUIRES AN UNDERGROUND INSPECTION".
- 9 (70)[(66)] Replace the entire IFGC Section 109, Means of Appeal, and replace with Section 109,
10 Appeals, to read as follows:
- 11 Section 109 Appeals
- 12 109.1 In order to hear and decide the appeals of orders, decisions, or determinations of
13 the Code Official relative to the application and interpretation of this code, there shall be
14 an administrative policy created for such an appeal by the Department of Planning and
15 Growth Management. This policy and procedure will be maintained by the Department of
16 Planning and Growth Management.
- 17 109.2 A written application for appeal shall be based on a claim that the true intent of this
18 code or the rules legally adopted thereunder have been incorrectly interpreted by the
19 Code Official. The appeal of the order, decision, or determination of the Code Official
20 will be processed in writing through the Chief of Codes, Permits and Inspection Services,
21 to the Director of Planning and Growth Management.
- 22 (71)[(65)] In the IFGC, remove all references to the "International Fire Code" and replace with
23 the "State Fire Code of Maryland."
- 24 (72) INTERNATIONAL FUEL GAS CODE (IFGC) SECTION 404.12 "MINIMUM
25 BURIAL DEPTH" ADD A SECTION 404.12.2 WITH THE FOLLOWING
26 STATEMENT: "IN LOCATIONS DETERMINED BY THE FIELD INSPECTOR TO
27 BE SUCEPTIBLE TO PHYSICAL DAMAGE, THE BURIAL DEPTH SHALL BE
28 INCREASED TO 18" MINIMUM BELOW FINISHED GRADE".
- 29 (73)[(67)] International Mechanical Code (IMC) Section 101.1, Title, insert "Charles County,
30 Maryland."
- 31 (74)[(68)] IMC Section 106.5, Fees, delete without replacement.

1 (75)[(69)] Replace the entire IMC Section 109, Means of Appeal, and replace with Section 109,
2 Appeals, to read as follows:

3 Section 109 Appeals

4 109.1 General. In order to hear and decide the appeals of orders, decisions, or
5 determinations of the Code Official relative to the application and interpretation of this
6 code, there shall be an administrative policy created for such an appeal by the
7 Department of Planning and Growth Management. This policy and procedure will be
8 maintained by the Department of Planning and Growth Management.

9 109.2 A written application for appeal shall be based on a claim that the true intent of this
10 code or the rules legally adopted thereunder have been incorrectly interpreted by the
11 Code Official. The appeal of the order, decision, or determination of the Code Official
12 will be processed in writing through the Chief of Codes, Permits and Inspection Services,
13 to the Director of Planning and Growth Management.

14 (76)[(70)] In the IMC, remove all references to the "International Fire Code" and replace with
15 the "State Fire Code of Maryland."

16 (77)[(71)] International Energy Conservation Code (IECC) Section 101.1, Title, insert "Charles
17 County, Maryland."

18 (78)[(72)] IECC Section C107, Fees, delete without replacement.

19 (79)[(73)] The IECC, remove all references to the "International Fire Code" and replace with the
20 "State Fire Code of Maryland."

21 (80)[(74)] Replace the entire section IMC Section 109, Means of Appeal, and replace with
22 Section 109, Appeals, to read as follows:

23 Section 109 Appeals

24 109.1 In order to hear and decide the appeals of orders, decisions, or determinations of
25 the Code Official relative to the application and interpretation of this code, there shall be
26 an administrative policy created for such an appeal by the Department of Planning and
27 Growth Management. This policy and procedure will be maintained by the Department of
28 Planning and Growth Management.

29 109.2 A written application for appeal shall be based on a claim that the true intent of this
30 code or the rules legally adopted thereunder have been incorrectly interpreted by the
31 Code Official. The appeal of the order, decision, or determination of the Code Official

1 will be processed in writing through the Chief of Codes, Permits and Inspection Services,
2 to the Director of Planning and Growth Management.

3 (81)[(75)] International Existing Building Code (IEBC) Section 101.1, Title, insert "Charles
4 County, Maryland."

5 (82)[(76)] IEBC Section 108, Fees, delete without replacement.

6 (83)[(77)] Replace the entire section IEBC Section 112, Board of Appeals, and replace with
7 Section 109, Appeals, to read as follows:

8 Section 109 Appeals

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

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

19 (84)[(78)] In the IEBC, remove all references of the "International Fire Code" and replace with
20 the "State Fire Code of Maryland."

21 (85)[(79)] In the IEBC, remove all references of the "International Property Maintenance Code
22 (IPMC)" without replacement.]

23 (86)[(80)] In the IEBC, remove all references to "Accessibility Requirements - Chapter 11 of the
24 International Building Code (IBC)," and replace with "the Maryland Accessibility Code
25 set forth in COMAR 05.02.02."

26 (87)[(81)] International Property Maintenance Code (IPMC) Section 101.1, Title, insert "Charles
27 County, Maryland."

28 (88)[(82)] Replace all references to "Code Official" in the IPMC and replace with "Inspections
29 and Enforcement Manager."

30 (89)[(83)] IPMC Appendix A, Boarding Standard, is adopted into the Charles County Building
31 Code.

Asterisks *** mean intervening code language remaining unchanged
NOTE: CAPITALS indicate language added to existing law.
[Brackets] indicate language deleted from existing law.

1 (90)[(84)] If a building permit application has not been issued and because of inactivity an
2 extension request needs to be submitted to the Building Code Official after the adoption
3 date of these new codes, the Building Code Official is authorized to request a conformity
4 review with all applicable new codes as a condition to the extension request.

5 [(85) IRC Section M1503.4, Makeup air required, delete text and replace with the following:

6 M1503.4 Makeup air required. Exhaust hood systems capable of exhausting in excess of
7 400 cubic feet per minute ($0.19 \text{ m}^3/\text{s}$) shall be provided with makeup air at a rate
8 approximately equal to the difference between the exhaust air rate and 400 cubic feet per
9 minute. Such makeup air systems shall be equipped with a means of closure. Exception:
10 Where all appliances in the house are of sealed combustion, power-vent, unvented, or
11 electric, the exhaust hood system shall be permitted to exhaust up to 600 cubic feet per
12 minute ($0.28 \text{ m}^3/\text{s}$) without providing makeup air. Exhaust hood systems capable of
13 exhausting in excess of 600 cubic feet per minute ($0.26 \text{ m}^3/\text{s}$) shall be provided with a
14 makeup air at a rate approximately equal to the difference between the exhaust air rate
15 and 600 cubic feet per minute.

16 (86) (Reserved)

17 (87) IMC Section 505.2, Makeup air required, delete text and replace with the following:

18 505.2 Makeup air required. Exhaust hood systems capable of exhausting in excess of 400 cubic
19 feet per minute ($0.19 \text{ m}^3/\text{s}$) shall be provided with makeup air at a rate approximately equal to the
20 difference between the exhaust air rate and 400 cubic feet per minute. Such makeup air systems
21 shall be equipped with a means of closure.

22 Exception: Where all appliances in the house are of sealed combustion, power-vent, unvented, or
23 electric, the exhaust hood system shall be permitted to exhaust up to 600 cubic feet per minute
24 ($0.28 \text{ m}^3/\text{s}$) without providing makeup air. Exhaust hood systems capable of exhausting in excess
25 of 600 cubic feet per minute ($0.26 \text{ m}^3/\text{s}$) shall be provided with a makeup air at a rate
26 approximately equal to the difference between the exhaust air rate and 600 cubic feet per minute.

27 (88) IRC Section R602.10.11, Cripple wall bracing, delete text and replace with the following:

28 "Cripple walls shall be constructed in accordance with Section R602.9 and braced in accordance
29 with this section. Cripple walls shall be braced with the length and method of bracing used for
30 the wall above in accordance with Tables R602.10.3(1) and R602.10.3(3), and the applicable

1 adjustment factors in Table R602.10.3(2) or R602.10.3(4), respectively, except that the length of
2 cripple wall bracing shall be multiplied by a factor of 1.15."]

3 (91) IRC § R313.1.1, DELETE TEXT AND REPLACE WITH THE FOLLOWING:

4 DESIGN AND INSTALLATION. AUTOMATIC RESIDENTIAL FIRE SPRINKLER
5 SYSTEMS FOR TOWNHOUSES SHALL BE DESIGNED IN ACCORDANCE TO
6 NFPA 13D.

7 (92) IECC TABLE 405.5.2 (1) UNDER THE BUILDING COMPONENT "VERTICAL
8 FENESTRATION OTHER THAN OPAQUE DOORS" DELETE "A" UNDER
9 STANDARD REFERENCE DESIGN WITHOUT REPLACEMENT AND AMEND
10 "B" TO READ "15% OF THE CONDITIONED FLOOR AREA;"

11 (93) IECC ADD SECTION 402.3.3.1 "OVERHANG CREDIT FOR SHGC (CLIMATE
12 ZONE 1-4) WITH THE FOLLOWING TEXT:

13 PROJECTION FACTOR. THE RATIO OF THE HORIZONTAL DEPTH OF AN
14 OVERHANG EAVE, OR PERMANENTLY ATTACHED SHADING DEVICE,
15 DIVIDED BY THE DISTANCE MEASURED VERTICALLY FROM THE BOTTOM
16 OF THE FENESTRATION GLAZING TO THE UNDERSIDE OF THE OVERHANG
17 EAVE, OR PERMANENTLY ATTACHED SHADING DEVICE.

18 R402.3.3 GLAZED FENESTRATION SHGC EXCEPTION. IN CLIMATE ZONE
19 1 THROUGH 4, PERMANENTLY SHADED VERTICAL FENESTRATION SHALL
20 BE PERMITTED TO SATISFY THE SHGC REQUIREMENTS. THE PROJECTION
21 FACTOR OF AN OVERHANG, EAVE, OR PERMANENTLY ATTACHED
22 SHADING DEVICE SHALL BE GREATER THAN OR EQUAL TO THE VALUE
23 LISTED IN TABLE R402.3.3 FOR THE APPROPRIATE ORIENTATION. THE
24 MINIMUM PROJECTION SHALL EXTEND BEYOND EACH SIDE OF THE
25 GLAZING A MINIMUM OF 12 INCHES. EACH ORIENTATION SHALL BE
26 ROUNDED TO THE NEAREST CARDINAL ORIENTATION (+/-45 DEGREES OR
27 0.79 RAD) FOR PURPOSES OF CALCULATIONS AND DEMONSTRATING
28 COMPLIANCE.

29
30
31

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

TABLE R402.3.3
MINIMUM PROJECTION FACTOR REQUIRED BY ORIENTATION FOR SHGC EXCEPTION

ORIENTATION	PROJECTION FACTOR
NORTH	>=0.40 ^a
SOUTH	>=0.20
EAST	>=0.50
WEST	>=0.50

- (94) IRC SECTION R403.1.6 “FOUNDATION ANCHORAGE” ADD THE FOLLOWING EXCEPTIONS:
- 3. ANCHOR BOLTS ATTACHING SOLE PLATES OF INTERIOR GB BRACED WALL PANELS (R602.10) CAN BE REPLACED WITH AN APPROVED ANCHORAGE METHOD WITH AT LEAST 200 plf LATERAL AND 150 plf UPLIFT WHEN ALL THE FOLLOWING CONDITIONS ARE MET:
 - 3.1. THE BASIC WIND SPEED IN ACCORDANCE WITH FIGURE R301.2(4)A DOES NOT EXCEED 115MPH .
 - 3.2. THE SEISMIC DESIGN CATEGORY IS A OR B; AND
 - 3.3. THE GB BRACED WALL PANELS ARE NOT PART OF THE EXTERIOR WALL.
- (95) IRC SECTION M1503.4 “MAKEUP AIR REQUIRED” AMEND THE FIRST SENTENCE TO READ AS FOLLOWS: EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING MORE THAN 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE IN EXCESS OF 400 CUBIC FEET PER MINUTE.
- ADD THE FOLLOWING TEXT:
- EXCEPTIONS: MAKEUP AIR OPENINGS ARE NOT REQUIRED FOR KITCHEN EXHAUST SYSTEMS CAPABLE OF EXHAUSTING NOT GREATER THAN 600 CUBIC FEET PER MINUTE PROVIDED THAT ONE OF THE FOLLOWING CONDITIONS ARE MET:
- 1. WHERE THE FLOOR AREA WITHIN THE AIR BARRIER OF A DWELLING

Asterisks *** mean intervening code language remaining unchanged
NOTE: CAPITALS indicate language added to existing law.
[Brackets] indicate language deleted from existing law.

1 UNIT IS AT LEAST 1500 SQUARE FEET, AND WHERE THE NATURAL
2 DRAFT OR MECHANICAL DRAFT SPACE OR WATER-HEATING
3 APPLIANCES ARE NOT LOCATED WITHIN THE AIR BARRIER.

4 2. WHERE THE FLOOR AREA WITHIN THE AIR BARRIER OF A DWELLING
5 UNIT IS AT LEAST 3000 SQUARE FEET, AND WHERE THE NATURAL
6 DRAFT SPACE OR WATER-HEATING APPLIANCES ARE NOT LOCATED
7 WITHIN THE AIR BARRIER.

8 3. WHERE ALL APPLIANCES IN THE HOUSE ARE SEALED COMBUSTION,
9 POWER-VENT, UNVENTED OR ELECTRIC.

10 **§ 224-2. Amendments.**

11 The periodic supplements and amendments adopted by the International Codes Council,
12 Inc. and amendments to the [2012] 2015 editions of the previously mentioned I-codes
13 shall become a part of the Charles County Building Code as and when the same shall be
14 adopted by the International Codes Council, Inc.

15 **§ 224-3. Additional Provisions.**

16 The following shall be made part of this chapter:

17 A. On-site drainage. The following provisions apply to the conveyance and disposal of
18 stormwater runoff, SUMP PUMP DISCHARGE, not otherwise classed as, or qualified to
19 be part of the Charles County Stormwater Management, Road, Grading and Sediment
20 Control Ordinances.

21 (1) Drainage. Drainage conveyance systems shall be provided to safely discharge
22 surface and ground water in such a manner to prevent erosion, overflow, ponding
23 or nuisance of any kind to the nearest practical street, storm drain, ADJACENT
24 PROPERTIES, or other adequate conveyance system in accordance with
25 applicable design criteria, standards and procedures as contained herein and as
26 required by approved standards and regulations of the County Ordinance listed
27 above.

28 * * * * *

29 **§ 224-4. New Editions.**

30 Whenever new editions of the previously mentioned I-codes are published by the
31 International Codes Council, Inc., the new edition shall become the adopted Building

Asterisks *** mean intervening code language remaining unchanged
NOTE: CAPITALS indicate language added to existing law.
[Brackets] indicate language deleted from existing law.

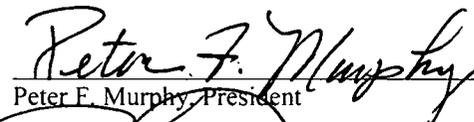
1 Code of Charles County effective the first day of [June] JULY the SAME calendar year
2 [following] OF THE STATE OF MARYLAND'S ADOPTION DATE.

3 **SECTION 2.** BE IT FURTHER ENACTED, that if any clause, sentence, article,
4 section, part or parts of this Act shall be held unconstitutional or invalid for any reason
5 whatsoever, such unconstitutionality or invalidity shall not affect the validity of the
6 remaining parts of this Act or any section thereof. The County Commissioners of
7 Charles County, Maryland hereby declare that they would adopt the remaining parts of
8 this Act or any section thereof if they had known any such clause, sentence, article,
9 section, part or parts of this Act would be unconstitutional or invalid.

10 **SECTION 3.** BE IT FURTHER ENACTED, that this Act shall take effect forty-
11 five (45) calendar days after it becomes law.

12 ADOPTED this 16th day of June, 2015.

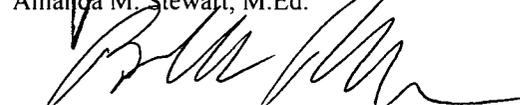
13
14 COUNTY COMMISSIONERS OF
15 CHARLES COUNTY, MARYLAND

16
17 
18 Peter F. Murphy, President

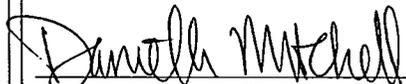
19
20
21 
22 Ken Robinson, Vice President

23
24
25 
26 Debra M. Davis, Esq.

27
28
29 
30 Amanda M. Stewart, M.Ed.

31
32
33 
34 Bobby Rucci

35
36
37
38
39 ATTEST:

40
41 
42 Danielle Mitchell, Clerk to the Commissioners
43