

ORDINANCE NO. ORD-2010-08

AN ORDINANCE TO ADOPT THE MARYLAND BUILDING PERFORMANCE STANDARDS AS ADOPTED BY THE STATE OF MARYLAND (COMAR 05.02.07), WITH MODIFICATIONS, AND SUBJECT TO LOCAL AMENDMENTS FOR WASHINGTON COUNTY, MARYLAND

RECITALS

The State of Maryland has adopted, with modifications, the *International Building Code*, 2009 Edition (IBC), the *International Residential Code*, 2009 Edition (IRC), and the *International Energy Conservation Code*, 2009 Edition (IECC), promulgated by the International Code Council, as the Maryland Building Performance Standards ("Standards").

Chapter 294 of the Acts of the 2010 Acts of the General Assembly of Maryland provides that local jurisdictions shall implement and enforce the most current version of the Standards and any local amendments to the Standards.

A public hearing was held on July 6, 2010, following due notice and advertisement of the text of the Standards as adopted by the State of Maryland, subject to local amendments for Washington County, Maryland

Public comment was received, reviewed, and considered concerning the adoption of the Standards.

NOW, THEREFORE, BE IT ORDAINED that the 2006 International Residential Code for One-and Two-family Dwellings, First Printing, with local amendments adopted by the Board of County Commissioners of Washington County, Maryland on December 18, 2007, be **REPEALED**.

NOW, THEREFORE, BE IT ORDAINED that the 2006 International Building Code, First Printing, with local amendments adopted by the Board of County Commissioners of Washington County, Maryland on December 18, 2007 be **REPEALED**.


NOW, THEREFORE, BE IT ORDAINED that the Board of County Commissioners of Washington County, Maryland hereby **ADOPTS** the Maryland Building Performance Standards as adopted by the State of Maryland, the contents of which are incorporated herein by reference, and subject to the local amendments as set forth in ARTICLES I, II, and III, attached hereto.

- ARTICLE I:** Local Amendments to the *International Building Code, 2009 Edition*
ARTICLE II: Local Amendments to the *International Residential Code, 2009 Edition*
ARTICLE III: Local Amendments to the *International Energy Conservation Code, 2009 Edition*

Adopted this 10th day of August, 2010.

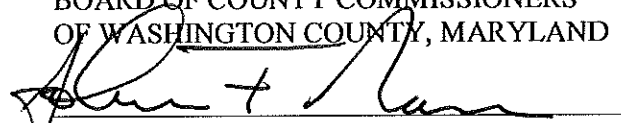
Effective the 1st day of September, 2010.

ATTEST:



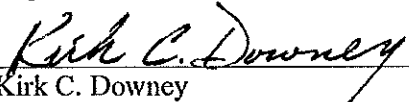
Vicki C. Lumm, Clerk

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND



John F. Barr, President

Approved as to form and
Legal sufficiency:



Kirk C. Downey
Assistant County Attorney

Mail to:
County Attorney's Office
100 W. Washington Street
Hagerstown, Maryland 21740

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ARTICLE I

LOCAL AMENDMENTS TO THE *INTERNATIONAL BUILDING CODE*, 2009 EDITION

The *International Building Code*, 2009 Edition, as adopted by the State of Maryland in the Maryland Building Performance Standards (COMAR 05.02.07) is hereby amended with the following insertions, amendments and additions:

Section 101.1	Amended	Section 903.2.7	Amended
Sections 101.1.1 – 101.1.11	Added	Chapter 11	Deleted
Section 103.1	Amended	Section 1209.3	Amended
Section 104.10	Amended	Section 1607.1	Amended
Section 105.2	Amended	Table 1607.1	Amended
Section 105.8	Added	Section 1607.11.4	Amended
Section 106	Deleted	Section 1608.2	Amended
Section 107.2.5.1	Deleted	Section 1809.5	Amended
Section 109.3	Deleted	Table 1809.7	Amended
Section 110.3.3	Deleted	Section 2304.9.1	Amended
Section 114.4	Amended	Section 2308.6	Amended
Section 114.5	Added	Section 2406.1.5	Added
Section 202	Amended	Chapter 27 - Electrical	Deleted
Section 305.2	Amended	Section 3001.1	Amended
Section 308.3.1	Amended	Section 3401.1	Amended
Section 308.5.2	Amended	Appendix H	Adopted
Table 508.4	Amended	Appendices A,B,C,D,E,F,G, I,J and K	Deleted

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|                                                            |
|------------------------------------------------------------|
| <b>CHAPTER 1 – ADMINISTRATION</b> , is amended as follows: |
|------------------------------------------------------------|

**SECTION 101, GENERAL**, is amended as follows:

**Section 101.1** is amended and shall read as follows:

**101.1 Title.** These regulations shall be known as the *Building Code of Washington County, Maryland*, hereinafter referred to as "this code."

**Sections 101.1.1 through 101.1.12** are added to read as follows:

**101.1.1 International Residential Code.** Any reference to the *International Residential Code* shall mean the *International Residential Code*, 2009 Edition, as promulgated by the International Code Council, with local amendments for Washington County, Maryland, as adopted on August 10, 2010, effective September 1, 2010, by the Board of County Commissioners of Washington County, Maryland as part of the Maryland Building Performance Standards, as amended or restated from time to time.

**101.1.2 International Existing Building Code.** Any reference to the *International Existing Building Code*<sup>®</sup> shall mean the *Maryland Building Rehabilitation Code* (COMAR Title 5, Subtitle 16), as may be amended or restated from time to time.

**101.1.3 ICC Electrical Code.** For the applicable electrical requirements, refer to the NFPA70:*National Electrical Code*, 2008 Edition, with local amendments for Washington County, Maryland adopted by the Board of County Commissioners of Washington County, Maryland on August 10, 2010, effective September 1, 2010, as may be amended or restated from time to time, and the 2006 *ICC Electrical Code - Administrative Provisions*, First Printing, with local amendments for Washington County, Maryland, adopted on December 17, 2007, effective March 1, 2008.

**101.1.4 International Fire Code.** Any reference to the *International Fire Code* shall mean the *Maryland State Fire Prevention Code* (COMAR 29.06.01), as may be amended or restated from time to time.

**101.1.5 International Plumbing Code.** Any reference to the *International Plumbing Code* shall mean the *International Plumbing Code*, 2009 Edition, as promulgated by the International Code Council, with local amendments for Washington County, Maryland, adopted by the Board of County Commissioners of Washington County, Maryland on August 10, 2010, effective on September 1, 2010, as may be amended or restated from time to time.

**101.1.6 International Property Maintenance Code.** Any reference to the *International Property Maintenance Code* shall mean the *Washington County Livability Code* adopted by the Board of County Commissioners of Washington County, Maryland on November 1, 1988, effective January 1, 1989, Revision 1 adopted and effective May 9, 2006, and as may be amended or restated from time to time.

**101.1.7 International Mechanical Code.** Any reference to the *International Mechanical Code* shall mean the *International Mechanical Code*, 2009 Edition, as promulgated by the International Code Council, with local amendments for Washington County, Maryland adopted by the Board of County Commissioners of Washington County, Maryland on August 10, 2010, effective on September 1, 2010, as may be amended or restated from time to time.

**101.1.8 International Fuel Gas Code.** Any reference to the *International Fuel Gas Code* shall mean the *International Fuel Gas Code*, 2009 Edition, as promulgated by the International Code Council, with local amendments for Washington County, Maryland adopted by the Board of County Commissioners of Washington County, Maryland on August 10, 2010, effective September 1, 2010, as may be amended or restated from time to time.

**101.1.9 International Energy Conservation Code.** Any reference to the *International Energy Conservation Code* shall mean the *International Energy Conservation Code*, 2009 Edition, as promulgated by the International Code Council, adopted on August 10, 2010, effective September 1, 2010, by the Board of County Commissioners of Washington County, Maryland as part of the Maryland Building Performance Standards, as may be amended or restated from time to time.

**101.1.10 Flood-Resistant Construction.** All sections of this code relating to applicable requirements for flood hazard areas shall refer to the *Washington County Floodplain Management Ordinance* adopted by the Board of County Commissioners of Washington County, Maryland on May 27, 1992, revised on October 19, 2004, effective November 1, 2004, as may be amended or restated from time to time.

**101.1.11 Supplementary Accessibility Requirements.** All sections of this code relating to applicable requirements for handicapped accessibility issues of references to Chapter 11 shall refer to the *Maryland Accessibility Code*, (COMAR 05.02.02), as may be amended or restated from time to time.

**SECTION 103, DEPARTMENT OF BUILDING SAFETY**, is amended as follows:

**Section 103.1 is amended to read as follows:**

**103.1 Creation of enforcement agency.** The Director of the Washington County Department of Permits and Inspections shall be known as the Building Official and is hereby authorized and directed to administer and enforce all provisions of this code.

**SECTION 104, DUTIES AND POWERS OF BUILDING OFFICIAL**

**Section 104.10 is amended to read as follows:**

**104.10 Modifications.** Wherever there are practical difficulties involved in carrying out the provisions of this code, the Building Official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the Department of Permits & Inspections.

**SECTION 105, PERMITS**, is amended as follows:

**Section 105.2, Work exempt from permit, Building, 1, 4 & 9 are amended as follows:**

**105.2 Work exempt from permit.**

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**Building:**

1. One-story detached accessory structures, of wood or metal construction, used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (19.58 m<sup>2</sup>).

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4. Retaining walls that retain less than 36-inches of unbalanced backfill unless supporting a surcharge or impounding Class I, II or IIIA liquids.

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9. Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2 which are less than 24 inches (610 mm) deep.

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**Section 105.8 is added and shall read as follows:**

**105.8 Withholding of permits.** Wherever the Building Official shall find that any person, agent, firm or corporation, whether as owner, lessee or occupant, is in violation of the provisions of this code or of the rules and regulations of any other department or agency of Washington County in connection with the erection, maintenance, use or repair of buildings, structures, lands or equipment thereon or therein, he may refuse to grant any further permits or inspections until all violations have been corrected and approved.

**SECTION 106, FLOOR AND ROOF DESIGN LOADS,** is deleted in its entirety.

**SECTION 107, SUBMITTAL DOCUMENTS,** is amended as follows:

**Section 107.2.5.1, Design flood elevations, is deleted in its entirety.**

**SECTION 109, FEES,** is amended as follows:

**Section 109.3, Building permit valuations, is deleted in its entirety.**

**SECTION 110, INSPECTIONS,** is amended as follows:

**Section 110.3.3, Lowest floor elevation, is deleted in this entirety.**

**[Add] NOTE:** For the applicable requirements concerning flood hazard areas, refer to the *Washington County Floodplain Management Ordinance* adopted by the Board of County Commissioners of Washington County, Maryland on May 27, 1992, effective November 1, 2004 as may be amended or restated from time to time.

**SECTION 114, VIOLATIONS,** is amended as follows:

**Section 114.4 is amended to read as follows:**

**114.4 Criminal penalties.** Any person, firm, corporation or entity who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not less than Two Hundred Fifty Dollars (\$250.00) or more than One Thousand Dollars (\$1,000.00), or by imprisonment not exceeding one (1) year, or both fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**Section 114.5 is added and shall read as follows:**

**114.5 Civil Penalties.** Any person, firm, corporation or entity who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a civil offense which shall be prosecuted in accordance with Article 23A, § 3(b) of the Annotated Code of Maryland. The penalty for a civil offense shall be established by

resolution by the Board of County Commissioners of Washington County, Maryland. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**CHAPTER 2, DEFINITIONS, is amended as follows:**

**SECTION 202, DEFINITIONS, is amended and shall read as follows:**

**The following definition is amended and shall read as follows:**

**TOWNHOUSE.** A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with open space on at least two sides and is separated by a property line.

**CHAPTER 3, USE AND OCCUPANCY CLASSIFICATION, is amended as follows:**

**SECTION 305, EDUCATIONAL GROUP E, is amended as follows:**

**Section 305.2 is amended to read as follows:**

**305.2 Day care.** The use of a building or structure, or portion thereof, for educational, supervision or personal care services for more than eight (8) children older than 2½ years of age, shall be classified as a Group E occupancy.

**SECTION 308, INSTITUTIONAL GROUP I, is amended as follows:**

**Section 308.3.1, Definitions, is amended as follows:**

The definition for **CHILD CARE FACILITIES** is amended and shall read as follows:

**CHILD CARE FACILITIES.** Facilities that provide care on a 24-hour basis to more than eight (8) children 2½ years of age or less.

**Section 308.5.2, is amended to read as follows:**

**308.5.2 Child care facility.** A facility that provides supervision and personal care on less than a 24-hour basis for more than eight (8) children 2½ years of age or less shall be classified as Group I-4.

**Exception:** A child day care facility that provides care for more than eight (8) but no more than 100 children, 2½ years or less of age, when the rooms where such children are cared for are located on the level of exit discharge and each of these child care rooms has an exit door directly to the exterior, shall be classified as Group E.

**CHAPTER 5, GENERAL BUILDING HEIGHTS AND AREAS, is amended as follows:**

**TABLE 508.4 is amended to read as follows:**

**TABLE 508.4  
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)**

| OCCUPANCY                 | A <sup>d</sup> , E |    | I-1, I-3, I-4 |    | I-2 |    | R |    | F-2, S-2 <sup>b</sup> , U |                | B, F-1, M <sup>b</sup> , S-1 |    | H-1 |    | H-2 |    | H-3, H-4, H-5    |                |
|---------------------------|--------------------|----|---------------|----|-----|----|---|----|---------------------------|----------------|------------------------------|----|-----|----|-----|----|------------------|----------------|
|                           | S                  | NS | S             | NS | S   | NS | S | NS | S                         | NS             | S                            | NS | S   | NS | S   | NS | S                | NS             |
| A <sup>d</sup> , E        | 1                  | 2  | 1             | 2  | 2   | NP | 1 | 2  | N                         | 1              | 1                            | 2  | NP  | NP | 3   | 4  | 2                | 3 <sup>g</sup> |
| I-1, I-3, I-4             | —                  | —  | 1             | 2  | 2   | NP | 1 | NP | 1                         | 2              | 1                            | 2  | NP  | NP | 3   | NP | 2                | NP             |
| I-2                       | —                  | —  | —             | —  | N   | N  | 2 | NP | 2                         | NP             | 2                            | NP | NP  | NP | 3   | NP | 2                | NP             |
| R                         | —                  | —  | —             | —  | —   | —  | 1 | NP | 1 <sup>c</sup>            | 2 <sup>c</sup> | 1                            | 2  | NP  | NP | 3   | NP | 2                | NP             |
| F-2, S-2 <sup>b</sup> , U | —                  | —  | —             | —  | —   | —  | — | —  | 1                         | 2              | 1                            | 2  | NP  | NP | 3   | 4  | 2                | 3 <sup>g</sup> |
| B, F-1, M, S-1            | —                  | —  | —             | —  | —   | —  | — | —  | —                         | —              | 1                            | 2  | NP  | NP | 2   | 3  | 1                | 2 <sup>g</sup> |
| H-1                       | —                  | —  | —             | —  | —   | —  | — | —  | —                         | —              | —                            | —  | N   | NP | NP  | NP | NP               | NP             |
| H-2                       | —                  | —  | —             | —  | —   | —  | — | —  | —                         | —              | —                            | —  | —   | —  | N   | NP | 1                | NP             |
| H-3, H-4, H-5             | —                  | —  | —             | —  | —   | —  | — | —  | —                         | —              | —                            | —  | —   | —  | —   | —  | 1 <sup>e,f</sup> | NP             |

For SI: 1 square foot = 0.0929 m<sup>2</sup>.

S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

N = No separation requirement.

NP = Not permitted.

a. For Group H-5 occupancies, see Section 903.2.5.2.

b. The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but to not less than 1 hour.

c. See Section 406.1.4.

d. Commercial kitchens need not be separated from the restaurant seating areas that they serve.

e. Separation is not required between occupancies of the same classification.

f. For H-5 occupancies, see Section 415.8.2.2.

**CHAPTER 9, FIRE PROTECTION SYSTEMS, is amended as follows:**

**SECTION 903, AUTOMATIC SPRINKLER SYSTEMS, is amended as follows:**

**Section [F] 903.2.7 Group M, is amended to read as follows:**

**[F] 903.2.7 Group M.** An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 12,000 square feet (1115 m<sup>2</sup>).
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m<sup>2</sup>).

**CHAPTER 11, ACCESSIBILITY, is hereby deleted in its entirety.**

**[Add] NOTE:** For the applicable requirements concerning accessibility requirements refer to the *Maryland Accessibility Code*, (COMAR 05.02.02), as may be amended or restated from time to time.

**CHAPTER 12, INTERIOR ENVIRONMENT, is amended as follows:**

**SECTION 1209, ACCESS TO UNOCCUPIED SPACES, is amended as follows:**

**Section 1209.3 is amended to read as follows:**

**1209.3 Mechanical appliances.** Access to mechanical appliances installed in under-floor areas, in attic spaces and or roofs or elevated structures shall be in accordance with the International Mechanical Code.

**CHAPTER 16, STRUCTURAL DESIGN, is amended as follows:**

**SECTION 1607, LIVE LOADS, is amended as follows:**

**Section 1607.1 is amended by adding the following exception:**

**1607.1 General.** Live loads are those loads defined in Section 1602.1.

**Exception:** A minimum roof live load of 30 psf shall be applied to all roof structures constructed in Washington County with no reductions permitted.

**TABLE 1607.1 Number 29. is amended as follows:**

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TABLE 1607.1  
 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS AND  
 MINIMUM CONCENTRATED LIVE LOADS<sup>8</sup>

\*\*\*

| OCCUPANCY OR USE                                                                                                  | UNIFORM<br>(psf)   | CONCENT<br>RATED<br>(lbs.) |
|-------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------|
| 29. Roofs                                                                                                         |                    |                            |
| All roof surfaces subject to maintenance workers                                                                  |                    | 300                        |
| Awnings and canopies                                                                                              |                    |                            |
| Fabric construction supported by a lightweight rigid skeleton structure                                           | 5<br>nonreduceable |                            |
| All other construction                                                                                            | 30                 |                            |
| Ordinary flat, pitched, and curved roofs                                                                          | 30                 |                            |
| Primary roof members, exposed to a work floor                                                                     | nonreduceable      |                            |
| Single panel point of lower chord of roof trusses or any point along primary structural members supporting roofs: |                    |                            |
| Over manufacturing, storage warehouses, and repair garages                                                        |                    | 2,000                      |
| All other occupancies                                                                                             |                    | 300                        |
| Roofs used for other special purposes                                                                             | Note 1             | Note 1                     |
| Roofs used for promenade purposes                                                                                 | 60                 |                            |
| Roofs used for roof gardens or Assembly purposes                                                                  | 100                |                            |

\*\*\*

**Section 1607.11.4 is amended to read as follows:**

**1607.11.4 Fabric awning and canopies.** Awnings and canopies shall be designed for uniform live loads as required in Table 1607.1 as well as for snow loads and wind loads as specified in Section 1608 and 1609.

**SECTION 1608, SNOW LOADS** is amended as follows:

**Section 1608.2 is amended to read as follows:**

**1608.2 Ground snow loads.** The ground snow load to be used in determining the design snow load for roofs shall be 40 psf.

**CHAPTER 18, SOILS AND FOUNDATIONS, is amended as follows:**

**SECTION 1809, SHALLOW FOUNDATIONS, is amended as follows:**

**Section 1809.5 is amended to read as follows:**

**1809.5 Frost protection.** Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected by one or more of the following methods:

1. Extending below the frost line of the locality; or
2. Erecting on solid rock

**Exception:** Free-standing buildings meeting all of the following conditions shall not be required to be protected:

1. Assigned to Occupancy Category I, in accordance with Section 1604.5;
2. Area of 400 square feet or less; and
3. Eave height of 10 feet (3048 mm) or less.

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

**TABLE 1809.7 is amended by adding Footnote h. and shall read as follows:**

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h. All structures requiring continuous footings shall be reinforced with a minimum two (2) #4 reinforcing bars or as specified by a design professional.

**CHAPTER 23, WOOD, is amended as follows:**

**TABLE 2304.9.1, Number 19, is amended and Footnote "q" is added and shall read as follows:**

TABLE 2304.9.1  
FASTENING SCHEDULE

\*\*\*

| CONNECTION                                                                                                        | FASTENING <sup>a,m</sup>                                                      | LOCATION |
|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------|
| 19. Rafter to plate (pre-engineered trusses and rafters) <sup>q</sup><br>(see Section 2308.10.1, Table 2308.10.1) | 3 – 8d common (2½" x 0.131")<br>3 – 3"x0.131" nails<br>3 – 3" 14 gage staples | toenail  |

\*\*\*

q. Trusses and rafters shall be connected to the wall top plate with an approved hurricane clip as required to resist up-lift loads.

**Section 2308.6 is amended to read as follows:**

**2308.6 Foundation plates or sills.** Foundations and footings shall be as specified in Chapter 18. Foundation plates or sills resting on concrete or masonry foundations shall comply with Section 2304.3.1. Foundation plates or sills shall be bolted or anchored to the foundation with not less than ½-inch-diameter (12.7 mm) steel bolts or approved anchors. Bolts shall be embedded at least 7 inches (178 mm) into concrete or masonry, and spaced not more than 4 feet (1219 mm) apart. There shall be a minimum of two bolts or anchor straps per piece with one bolt or anchor strap located not more than 12 inches (305 mm) or less than 4 inches (102 mm) from each end of each piece. A properly sized nut and washer shall be tightened on each bolt to the plate.

**CHAPTER 24, GLASS AND GLAZING, is amended as follows:**

**SECTION 2406, SAFETY GLAZING, is amended as follows:**

**Section 2406.1 is amended by adding section 2406.1.5:**

**2406.1 Human impact loads.**

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**2406.1.5 Code Conflict.** In the event of conflict between this chapter and the requirements for safety glazing set forth in Md. Code, Public Safety Article, Title 12, Subtitle 4, the requirements set forth in Md. Code, Md. Code, Public Safety Article, Title 12, Subtitle 4, shall prevail.

**CHAPTER 27, ELECTRICAL, is hereby deleted in its entirety.**

**[add]NOTE:** For the applicable electrical requirements, refer to the NFPA70:*National Electrical Code*, 2008 Edition, with local amendments for Washington County, Maryland adopted by the Board of County Commissioners of Washington County, Maryland on August 10, 2010, effective September 1, 2010, as may be amended or restated from time to time, and the 2006 *ICC Electrical Code - Administrative Provisions*, First Printing, with local amendments for Washington County, Maryland, adopted on December 17, 2007, effective March 1, 2008.

**CHAPTER 30, ELEVATORS AND CONVEYING SYSTEMS, is amended as follows:**

**SECTION 3001, GENERAL, is amended as follows:**

**Section 3001.1 is amended to read as follows:**

**3001.1 Scope.** This chapter governs the design, construction, installation, alteration and repair of elevators and conveying systems and their components. The provisions of this chapter relate to elevators and conveying systems and are in addition to and not instead of the requirements set forth in Md. Code, Public Safety Article, Title 12, Subtitle 8. In the event of a conflict between this code and Md. Code, Public Safety Article, Title 12, Subtitle 8, the provisions of Md. Code, Public Safety Article, Title 12, Subtitle 8, shall prevail.

**CHAPTER 34, EXISTING STRUCTURES, is amended as follows:**

**SECTION 3401, GENERAL, is amended as follows:**

**Section 3401.1 is amended to read as follows:**

**3401.1 Scope.** The provisions of this chapter shall control the alteration, repair, addition and change of occupancy of existing structures.

**Exceptions:**

1. Existing bleachers, grandstands, and folding and telescopic seating shall comply with ICC 300-02.
2. Any rehabilitation work undertaken in an existing building as defined in COMAR Title 5, Subtitle 16), may comply with the requirements of Maryland Building Rehabilitation Code set forth in COMAR Title 5, Subtitle 16).

**APPENDICES**

**THE FOLLOWING APPENDIX IS ADOPTED IN ITS ENTIRETY:**

**APPENDIX H**

**THE FOLLOWING APPENDICES ARE DELETED IN THEIR ENTIRETY:**

**APPENDICES A, B, C, D, E, F, G, I, J, and K**

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**[End of Local Amendments to *International Building Code, 2009 Edition*]**

## ARTICLE II

### LOCAL AMENDMENTS TO THE *INTERNATIONAL RESIDENTIAL CODE*, 2009 EDITION

The *International Residential Code*, 2009 Edition, as adopted by the State of Maryland in the Maryland Building Performance Standards (COMAR 05.02.07) is hereby amended with the following insertions, amendments and additions:

|                             |         |                                    |                     |
|-----------------------------|---------|------------------------------------|---------------------|
| Section R101.1              | Amended | Figure R403.3(4)                   | Deleted             |
| Section R101.1.1 – R101.1.9 | Added   | Section R403.3.2                   | Deleted             |
| Section R103.1              | Amended | Section R403.3.3                   | Deleted             |
| Section R104.10.1           | Deleted | Section R403.3.4                   | Deleted             |
| Section R105.2              | Amended | Section R404.3                     | Amended             |
| Section R105.3.1.1          | Deleted | Section R404.4                     | Amended             |
| Section R105.5              | Amended | Section R407.3                     | Amended             |
| Section R105.7              | Amended | Section R408.6                     | Amended             |
| Section R105.10             | Added   | Table R602.3.(1)                   | Amended             |
| Section R112.2.1            | Deleted | Figure R602.3(2)                   | Amended             |
| Section R113.4              | Amended | Chapter 11                         | Deleted             |
| Section R113.5              | Added   | Section M1305.1.3                  | Amended             |
| Sections R115.1 - R115.5    | Added   | Chapter 25                         | Deleted             |
| Section 202                 | Amended | Chapter 26                         | Deleted             |
| Table R301.2(1)             | Amended | Chapter 27                         | Deleted             |
| Section R302.2              | Amended | Chapter 28                         | Deleted             |
| Section R310.1              | Amended | Section P2901                      | Deleted             |
| Section R313.2              | Deleted | Section P2902                      | Deleted             |
| Section R321.3              | Amended | Section P2903                      | Deleted             |
| Section R324                | Added   | Section P2904                      | Deleted             |
| Sections R325               | Added   | Section P2905                      | Deleted             |
| Sections R326               | Added   | Section P2906                      | Deleted             |
| Sections R327               | Added   | Section P2907                      | Deleted             |
| Section R328                | Added   | Section P2908                      | Deleted             |
| Sections R329               | Added   | Chapter 30                         | Deleted             |
| Section R403.1              | Amended | Chapter 31                         | Deleted             |
| Section R403.1.4.1          | Amended | Chapter 32                         | Deleted             |
| Section 403.1.6             | Amended | Chapter 33                         | Deleted             |
| Section R403.3              | Deleted | Part VIII – Electrical             | Deleted             |
| Section R403.3.1            | Deleted | AF103.5.3                          | Deleted             |
| Section R403.3.1.1          | Deleted | Appendices A,B,C,D,E,G,<br>H,N,& O | Adopted             |
| Figure R403.3(1)            | Deleted | Appendix F                         | Adopted and Amended |
| Table R403.3(1)             | Deleted | Appendices I,J,K,L,M,P and<br>Q    | Deleted             |
| Figure R403.3(2)            | Deleted |                                    |                     |
| Table R403.3(2)             | Deleted |                                    |                     |
| Figure R403.3(3)            | Deleted |                                    |                     |
| Section R403.3.1.2          | Deleted |                                    |                     |



**PART I – ADMINISTRATION, CHAPTER 1, ADMINISTRATION, is amended as follows:**

**SECTION R101, TITLE SCOPE AND PURPOSE, is amended as follows:**

**Section R101.1 is amended and shall read as follows:**

**R101.1 Title.** These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of Washington County, Maryland, and shall be cited as such and will be referred to herein as "this code."

**Sections R101.1.1 through R101.1.10 are added to read as follows:**

**R101.1.1 International Existing Building Code.** Any reference to the *International Existing Building Code* shall mean the *Maryland Building Rehabilitation Code* (COMAR Title 5, Subtitle 16), as may be amended or restated from time to time.

**R101.1.2 ICC Electrical Code.** For the applicable electrical requirements, refer to the NFPA70:*National Electrical Code*, 2008 Edition, with local amendments for Washington County, Maryland adopted by the Board of County Commissioners of Washington County, Maryland on August 10, 2010, effective September 1, 2010, as may be amended or restated from time to time, and the 2006 *ICC Electrical Code - Administrative Provisions*, First Printing, with local amendments for Washington County, Maryland, adopted on December 17, 2007, effective March 1, 2008.

**R101.1.3 International Fire Code.** Any reference to the *International Fire Code* shall mean the *Maryland State Fire Prevention Code* (COMAR 29.06.01), as may be amended or restated from time to time.

**R101.1.4 International Plumbing Code.** Any reference to the *International Plumbing Code* shall mean the *International Plumbing Code*, 2009 Edition, as promulgated by the International Code Council, with local amendments for Washington County, Maryland, adopted by the Board of County Commissioners of Washington County, Maryland on August 10, 2010, effective on September 1, 2010, as may be amended or restated from time to time.

**R101.1.5 International Property Maintenance Code.** Any reference to the *International Property Maintenance Code* shall mean the *Washington County Livability Code* adopted by the Board of County Commissioners of Washington County, Maryland on November 1, 1988, effective January 1, 1989, Revision 1 adopted and effective May 9, 2006, and as may be further amended or restated from time to time.

**R101.1.6 International Fuel Gas Code.** Any reference to the *International Fuel Gas Code* shall mean the *International Fuel Gas Code*, 2009 Edition, as promulgated by the International Code Council, with local amendments for Washington County, Maryland adopted by the Board of County Commissioners of Washington County, Maryland on August 10, 2010, effective September 1, 2010, as may be amended or restated from time to time.

**R101.1.7 International Mechanical Code.** Any reference to the *International Mechanical Code* shall mean the *International Mechanical Code*, 2009 Edition, as promulgated by the International Code Council, with local amendments for Washington County, Maryland

adopted by the Board of County Commissioners of Washington County, Maryland on August 10, 2010, effective on September 1, 2010, as may be amended or restated from time to time.

**R101.1.8 International Building Code.** Any reference to the *International Building Code* shall mean the *International Building Code*, 2009 Edition, as promulgated by the International Code Council, with local amendments for Washington County, Maryland adopted on August 10, 2010, effective September 1, 2010, by the Board of County Commissioners of Washington County, Maryland as part of the Maryland Building Performance Standards, as may be amended or restated from time to time.

**R101.1.9 International Energy Conservation Code.** Any reference to the *International Energy Conservation Code* shall mean the *International Energy Conservation Code*, 2009 Edition, as promulgated by the International Code Council, adopted on August 10, 2010, effective September 1, 2010, by the Board of County Commissioners of Washington County, Maryland as part of the Maryland Building Performance Standards, as may be amended or restated from time to time.

**SECTION R103, DEPARTMENT OF BUILDING SAFETY**, is amended as follows:

**Section R103.1 is amended to read as follows:**

**R103.1 Creation of enforcement agency.** The Director of the Washington County Department of Permits and Inspections shall be known as the Building Official and is hereby authorized and directed to administer and enforce all provisions of this code.

**THE FOLLOWING SECTIONS RELATING TO FLOOD HAZARD AREAS ARE HEREBY DELETED IN THEIR ENTIRETY:**

**R104.10.1 Areas prone to flooding.**

**R105.3.1.1 Substantially improved or substantially damaged existing buildings in areas prone to flooding.**

**R112.2.1 Determination of substantial improvement in areas prone to flooding.**

[add]NOTE: For the applicable requirements concerning flood hazard areas, refer to the *Washington County Floodplain Management Ordinance* adopted by the Board of County Commissioners of Washington County, Maryland on May 27, 1992, revised on October 19, 2004, effective November 1, 2004, as may be amended or restated from time to time.

**SECTION R105, PERMITS**, is amended as follows:

**Section R105.2 is amended to read as follows:**

**R105.2 Work exempt from permit.** Permits shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

**Building:**

\*\*\*

3. Retaining walls that retain less than 36-inches of unbalanced backfill unless supporting a surcharge.

\*\*\*

10. Deleted in its entirety.

**Electrical:**

\*\*\*

4. Deleted in its entirety.

\*\*\*

**Section R105.5 is amended to read as follows:**

**R105.5 Expiration.** Every permit issued shall become invalid if the work authorized by such permit is not commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced, or if no inspections have been performed by the building official for a period of 180 days. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**Section R105.7 is amended to read as follows:**

**R105.7 Placement of permit.** The permit holder or his agent shall post the inspection record on the job site in an accessible and conspicuous place to allow the building official to make the required entries. The record shall be maintained by the permit holder until the final inspection has been made and approved.

**Section R105.10 is added to read as follows:**

**R105.10 Withholding of permits.** Whenever the Building Official shall find that any person, agent, firm or corporation, whether as owner, lessee or occupant, is in violation of the provisions of this code or of the rules and regulations of any other department or agency of Washington County in connection with the erection, maintenance, use or repair of buildings, structures, lands or equipment thereon or therein, he may refuse to grant any further permits or inspections until all violations have been corrected and approved.

**SECTION R113, VIOLATIONS, is amended as follows:**

**Section R113.4 is amended to read as follows:**

**R113.4 Criminal penalties.** Any person, firm, corporation or entity violating any of the provisions of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor punishable by a fine of not less than Two Hundred Fifty Dollars (\$250.00) or more than One Thousand Dollars (\$1,000.00), or by imprisonment not exceeding one (1) year, or both fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**Section R113.5 is added to read as follows:**

**R113.5 Civil Penalties.** Any person, firm, corporation or entity violating any of the provisions of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a civil offense which shall be prosecuted in accordance with Article 23A, § 3(b) of the Annotated Code of Maryland. The fine for a civil offense shall be established by resolution by the Board of County Commissioners of Washington County, Maryland. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**SECTION R115, UNSAFE STRUCTURES AND EQUIPMENT,** is added and shall read as follows:

**R115.1 Conditions.** Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

**R115.2 Record.** The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

**R115.3 Notice.** If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

**R115.4 Method of service.** Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

**R115.5 Restoration.** The structure or equipment determined to be unsafe by the building official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section 105.2.2 and the International Existing Building Code.

**PART II, DEFINITIONS, is amended as follows:**

**SECTION R202, DEFINITIONS, is amended as follows:**

- (i) The following definition is amended and shall read as follows:

**BASEMENT.** That portion of a building that is partly or completely below grade with a ceiling height greater than or equal to 6 feet 8 inches (see STORY ABOVE GRADE).

- (ii) The following definition is added and shall read as follows:

**SEMI-DETACHED DWELLING UNIT.** Two single-family dwelling units separated by a property line with open space on three (3) sides and shall be regulated the same as a town house.

- (iii) The following definition is amended and shall read as follows:

**TOWNHOUSE.** A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with open space on at least two (2) sides and is separated by a property line.

**PART III, BUILDING PLANNING AND CONSTRUCTION, CHAPTER 3, BUILDING PLANNING, is amended as follows:**

**SECTION R301, DESIGN CRITERIA is amended as follows:**

**Table R301.2(1) is amended and shall read as follows:**

Table R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

| GROUND SNOW LOAD | WIND DESIGN |                     | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM |                  |                   | WINTER DESIGN TEMP | ICE BARRIER UNDERLAYMENT REQUIRED | FLOOD HAZARDS | AIR FREEZING INDEX | MEAN ANNUAL TEMP |
|------------------|-------------|---------------------|-------------------------|------------------------|------------------|-------------------|--------------------|-----------------------------------|---------------|--------------------|------------------|
|                  | SPEED (mph) | Topographic effects |                         | Weathering             | Frost Line Depth | Termite           |                    |                                   |               |                    |                  |
| 30psf            | 90          | NO                  | B                       | Severe                 | 30"              | Moderate to Heavy | 12F                | Yes <4:12                         | 1088          | 780                | 52               |

**SECTION R302, FIRE-RESISTENT CONSTRUCTION is amended as follows:**

**Section 302.2 is amended to read as follows:**

**R302.2 Townhouses.** Each townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.

**Exception:** A common 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

**SECTION R310, EMERGENCY ESCAPE AND RESCUE OPENINGS,** is amended as follows:

**Section R310.1 is amended as follows:**

**R310.1 Emergency escape and rescue required.** Basements in new construction, habitable attics and every sleeping room shall have at least one operable emergency and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

**Exception:** Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m<sup>2</sup>).

**SECTION R313, AUTOMATIC FIRE SPRINKLER SYSTEMS,** is amended as follows:

**Section R313.2, One- and two-family dwellings automatic fire systems, is hereby deleted in its entirety.**

**SECTION R321, ELEVATORS AND PLATFORM LIFTS,** is amended as follows:

**Section 321.3 is amended to read as follows:**

**R321.3 Accessibility.** Elevators or platform lifts that are part of an accessible route shall comply with the Maryland Accessibility Code (COMAR 05.02.02).

**SECTION R324 SITE SAFETY,** is added and shall read as follows:

**R324.1 Scope** The provisions of this chapter shall govern safety during construction and the protection of adjacent public and private properties.

**R324.1.1 Storage and placement.** Construction equipment and materials shall not be stored on roadways or in right-of-ways or placed so as to endanger the public, the workers or adjoining property for the duration of the construction project.

**SECTION R325 CONSTRUCTION SAFEGUARDS,** is added as follows:

**R325.1 Remodeling and additions.** Required exits, existing structural elements, fire protection devices and sanitary safeguards shall be maintained at all times during remodeling, alterations, repairs, or additions to any building or structure.

**Exceptions:**

1. When such required elements or devices are being remodeled, altered, or repaired, adequate substitute provisions shall be made.
2. When the existing building is not occupied.

**R325.2 Manner of removal.** Waste materials shall be removed in a manner which prevents injury or damage to persons, adjoining properties, and public rights-of-way.

**R325.3 Abandon sites.** Excavated sites that have been abandoned shall be protected with a 48-inch high construction fence or the excavated area shall be filled and maintained to the existing grade.

**SECTION R326 DEMOLITION** is added and shall read as follows:

**R326.1 Construction documents.** Construction documents and a schedule for demolition must be submitted when required by the building official. Where such information is required, no work shall be done until such construction documents or schedule, or both, are approved.

**R326.2 Vacant lot.** Where a structure has been demolished or removed, the site shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority.

**R326.3 Water accumulation.** Provision shall be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

**R326.4 Utility connections.** Service utility connections shall be discontinued and capped in accordance with the approved rules and the requirements of the authority having jurisdiction.

**SECTION R327 SITE WORK** is added and shall read as follows:

**R327.1 Excavation and fill.** Excavation and fill for buildings and structures shall be constructed or protected so as not to endanger life or property. Stumps and roots shall be removed from the soil to a depth of at least 12 inches (305 mm) below the surface of the ground in the area to be occupied by the building. Wood forms which have been used in placing concrete, if within the ground or between foundation sills and the ground, shall be removed before a building is occupied or used for any purpose. Before completion, loose or casual wood shall be removed from direct contact with the ground under the building.

**R327.2 Roads, streets, alleys and entrances.** Roads, streets, alleys, and entrances shall be kept clean and free of all debris.

**R327.3 Surcharge.** No fill or other surcharge loads shall be placed adjacent to any building or structure unless such building or structure is capable of withstanding the additional loads caused by the fill or surcharge. Existing footings or foundations which can be affected by any excavation shall be underpinned adequately or otherwise protected against settlement and shall be protected against later movement.

**R327.4 Fill supporting foundations.** Fill to be used to support the foundations of any building or structure shall comply with Section R404.1.7.

**SECTION R328 PROTECTION OF ADJOINING PROPERTY SITE SAFETY,** is added and shall read as follows:

**R328.1 Protection required.** Adjoining public and private property shall be protected from damage during construction, remodeling, and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights, and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities.

**SECTION R329 TEMPORARY USE OF STREETS, ALLEYS AND PUBLIC PROPERTY,** is added and shall read as follows:

**R329.1 Storage and handling of materials.** The temporary use of streets or public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public, shall comply with the provisions of the authority having jurisdiction and this chapter.

**R329.2 Obstructions.** Construction materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes, nor shall such material or equipment be located within 20 feet (6096 mm) of a street intersection, or placed so as to obstruct normal observations of traffic signals or to hinder the use of public transit loading platforms.

**R329.3 Utility fixtures.** Building materials, fences, sheds, or any obstruction of any kind shall not be placed so as to obstruct free approach to any fire hydrant, fire department connection, utility pole, manhole, fire alarm box, or catch basin, or so as to interfere with the passage of water in the gutter. Protection against damage shall be provided to such utility fixtures during the progress of the work, but sight of them shall not be obstructed.

**PART III, BUILDING PLANNING AND CONSTRUCTION, CHAPTER 4, FOUNDATIONS,** is amended as follows:

**SECTION R403, FOOTINGS,** is amended as follows:

**Section R403.1 General is amended and shall read as follows:**

**R403.1 General.** All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Concrete

footing shall be designed and constructed in accordance with the provisions of R403 or in accordance with ACI 332. All structures requiring continuous footings shall be reinforced with a minimum of two (2) #4 reinforcing bars or as specified by a design professional.

**Exception:** Footings are not required to be stepped or continuous where changes of footing elevations exceeds 4 feet. Such footing can be connected by masonry lintels with a minimum 18 inches of bearing on steel reinforced footings.

**Section R403.1.4.1, Frost protection, is amended and shall read as follows:**

**R403.1.4.1 Frost Protection.** Except where otherwise protected from frost, foundation walls, piers, and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line specified in Table R301.2.(1); or
2. Erected on solid rock.

**Exception:**

1. Protection of freestanding accessory structures with an area of 400 square feet or less with an eave height of ten (10) feet or less shall not be required.

**Section R403.1.6 Foundation anchorage is amended and shall read as follows:**

**R403.1.6 Foundation anchorage.** Sill plates and walls supported directly on continuous foundations shall be anchored to the foundation in accordance with this section.

Wood sole plates at all exterior walls on monolithic slabs, wood sole plates of braced wall panels at building interiors on monolithic slabs and all wood sill plates shall be anchored to the foundation with anchor bolts spaced a maximum of 4 feet on center. Bolts shall be at least 1/2 inch in diameter and shall extend a minimum of 7 inches into concrete or grouted cells of concrete masonry units. A nut and washer shall be tightened on each anchor bolt. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches or less than seven bolt diameters from each end of the plate section. Interior bearing wall sole plates on monolithic slab foundation that are not part of a braced wall panel shall be positively anchored with approved fasteners. Sill plates and sole plates shall be protected against decay and termites where required by Sections R317 and R318. Cold-formed steel framing systems shall be fastened to wood sill plates or anchored directly to the foundation as required in Section R505.3.1 or R603.3.1.

**Exceptions:**

1. Foundation anchorage, spaced as required to provide equivalent anchorage to 1/2-inch-diameter (12.7 mm) anchor bolts.
2. Walls 24 inches (610 mm) total length or shorter connecting offset braced wall panels shall be anchored to the foundation with a minimum of one anchor bolt located in the center third of the plate section and shall be attached to adjacent braced wall panels at corners as shown in Figure R602.10.4.4(1).
3. Connection of walls 12 inches (305 mm) total length or shorter connecting offset braced wall panels to the foundation without anchor bolts shall be permitted. The wall shall be attached to adjacent braced wall panels at corners as shown in Figure R602.109.4.4(1).

**The following sections, figures and tables are deleted in their entirety:**

R403.3 Frost protected shallow foundations.  
R403.3.1 Foundations adjoining frost protected shallow foundations.  
R403.3.1.1 Attachment to unheated slab-on-ground structure.  
Figure R403.3(1)  
Table R403.3(1)  
Figure R403.3(2)  
Table R403.3(2)  
Figure R403.3(3)  
Section R403.3.1.2 Attachment to heated structure.  
Figure R403.3(4)  
Section R403.3.2 Protection of horizontal insulation below ground.  
Section R403.3.3 Drainage.  
Section R403.3.4 Termite damage.

**SECTION R404, FOUNDATION AND RETAINING WALLS, is amended as follows:**

**Section R404.3 Wood sill plates, is amended and shall read as follows:**

**R404.3 Wood sill plates.** Wood sill plates shall be a minimum of 2-inch by 6-inch nominal lumber for basements and crawl spaces with walls with unbalanced fill greater than 4 feet in height. Other sill plates shall be a minimum of 2-inch by 4-inch nominal lumber. Sill plate anchorage shall be in accordance with Section R403.1.6 and R602.11.

**Section R404.4 Retaining walls, is amended and shall read as follows:**

**R404.4 Retaining walls.** Retaining walls that are not laterally supported at the top and that retain in excess of 36-inches of unbalanced fill shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning.

**SECTION 407, COLUMNS, is amended and shall read as follows:**

**R407.3 Structural requirements.** The columns shall be restrained to prevent lateral displacement at the bottom end. Wood columns shall not be less in nominal size than 4 inches by 4 inches (102mm by 102 mm). Steel columns shall not be less than 3-inch-diameter (76 mm) Schedule 40 pipe manufactured in accordance with ASTM A 53 Grade B or as required by design.

**Exception:** In Seismic Design Categories A, B, and C, columns no more than 48 inches (1219mm) in height on a pier or footing are exempt from the bottom end lateral displacement requirement within under-floor areas enclosed by a continuous foundation.

**SECTION R408, UNDER-FLOOR SPACE, is amended as follows:**

**Section R408.6 is amended and shall read as follows:**

**R408.6 Finished Grade.** The finished grade of under-floor surface may be located at the bottom of the footings; crawlspace piers must be dug in or backfilled to top. However, where there is evidence that the groundwater table can rise to within 6 inches (152 mm) of the finished floor at the building perimeter or where there is evidence that the surface water does not readily drain from the building site, the grade in the under-floor space shall be as high as the outside finished grade, unless an approved drainage system is provided.

**PART III, BUILDING, PLANNING AND CONSTRUCTION, CHAPTER 6, WALL CONSTRUCTION,** is amended as follows:

**SECTION R602, WOOD WALL FRAMING,** is amended as follows:

**Table 602.3(1) is amended and shall read as follows:**

**TABLE R602.3(1)**  
**FASTENER SCHEDULE FOR STRUCTURAL MEMBERS**

| ITEM         | DESCRIPTION OF BUILDING ELEMENTS                                                  | NUMBER AND TYPE OF FASTENER <sup>A, B, C</sup> | SPACING OF FASTENERS                                                                                                 |
|--------------|-----------------------------------------------------------------------------------|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>Roof</b>  |                                                                                   |                                                |                                                                                                                      |
| 1            | Blocking between joists or rafters to top plate, toe nail                         | 3-8d (2 1/2" x 0.113")                         | -                                                                                                                    |
| 2            | Ceiling joists to plate, toe nail                                                 | 3-8d (2 1/2" x 0.113")                         | -                                                                                                                    |
| 3            | Ceiling joists not attached to parallel rafter, laps over partitions, face nail   | 3-10d                                          | -                                                                                                                    |
| 4            | Collar tie rafter, face nail or 1 1/4" x 20 gage ridge strap                      | 3-10d (3" x 0.128")                            | -                                                                                                                    |
| 5            | Rafter to plate, toe nail (pre-engineered trusses and rafters) <sup>1</sup>       | 2-16d (3 1/2" x 0.135")                        | -                                                                                                                    |
| 6            | Roof rafters to ridge, valley or hip rafters<br>toe nail<br>face nail             | 4-16d (3 1/2" x 0.135")                        | -                                                                                                                    |
|              |                                                                                   | 3-16d (3 1/2" x 0.135")                        | -                                                                                                                    |
| <b>Wall</b>  |                                                                                   |                                                |                                                                                                                      |
| 7            | Built-up corner studs                                                             | 10d (3" x 0.128")                              | 24" o.c.                                                                                                             |
| 8            | Built-up header, two pieces with 1/2" spacer                                      | 16d (3 1/2" x 0.135")                          | 16" o.c. along each edge                                                                                             |
| 9            | Continued header, two pieces                                                      | 16d (3 1/2" x 0.135")                          | 16" o.c. along each edge                                                                                             |
| 10           | Continuous header to stud, toe nail                                               | 4-8d (2 1/2" x 0.113")                         | -                                                                                                                    |
| 11           | Double studs, face nail                                                           | 10d (3" x 0.128")                              | 24" o.c.                                                                                                             |
| 12           | Double top plates, face nail                                                      | 10d (3" x 0.128")                              | 24" o.c.                                                                                                             |
| 13           | Double top plates, minimum 48-inch offset of end joints, face nail in lapped area | 8-16d (3 1/2" x 0.135")                        | -                                                                                                                    |
| 14           | Sole plate to joist or blocking, face nail                                        | 16d (3 1/2" x 0.135")                          | 16" o.c.                                                                                                             |
| 15           | Sole plate to joist or blocking at braced wall panels                             | 3-16d (3 1/2" x 0.135")                        | 16" o.c.                                                                                                             |
| 16           | Stud to sole plate, toe nail                                                      | 3-8d (2 1/2" x 0.113")                         | -                                                                                                                    |
|              |                                                                                   | or<br>2-16d (3 1/2" x 0.135")                  |                                                                                                                      |
| 17           | Top or sole plate to stud, end nail                                               | 2-16 (3 1/2" x 0.135")                         | -                                                                                                                    |
| 18           | Top plates, laps at corners and intersections, face nail                          | 2-10d (3" x 0.128")                            | -                                                                                                                    |
| 19           | 1" brace to each stud and plate, face nail                                        | 2-8d (2 1/2" x 0.113")<br>2 staples 1 3/4"     | -                                                                                                                    |
| 20           | 1" x 6" sheathing to each bearing, face nail                                      | 2-8d (2 1/2" x 0.113")<br>2 staples 1 3/4"     | -                                                                                                                    |
| 21           | 1" x 8" sheathing to each bearing, face nail                                      | 2-8d (2 1/2" x 0.113")<br>3 staples 1 3/4"     | -                                                                                                                    |
| 22           | Wider than 1" x 8" sheathing to each bearing, face nail                           | 2-8d (2 1/2" x 0.113")<br>4 staples 1 3/4"     | -                                                                                                                    |
| <b>Floor</b> |                                                                                   |                                                |                                                                                                                      |
| 23           | Joist to sill or girder, toe nail                                                 | 3-8d (2 1/2" x 0.113")                         | -                                                                                                                    |
| 24           | 1" x 6" subfloor or less to each joist, face nail                                 | 2-8d (2 1/2" x 0.113")<br>2 staples 1 3/4"     | -                                                                                                                    |
| 25           | 2" subfloor to joist or girder, blind and face nail                               | 2-16d (3 1/2" x 0.135")                        | -                                                                                                                    |
| 26           | Rim joist to top plate, toe nail (roof applications also)                         | 8d (2 1/2" x 0.113")                           | 6" o.c.                                                                                                              |
| 27           | 2" planks (plank & beam - floor & roof)                                           | 2-16d (3 1/2" x 0.135")                        | at each bearing                                                                                                      |
| 28           | Built-up girders and beams, 2-inch lumber layers                                  | 10d (3" x 0.128")                              | Nail each layer as follows:<br>32" o.c. at top and bottom and<br>staggered. Two nails at ends<br>and at each splice. |
| 29           | Ledger strip supporting joists or rafters                                         | 3-16d (3 1/2" x 0.135")                        | At each joist or rafter                                                                                              |

*continued*

**TABLE R602.3(1)-continued  
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS**

| ITEM                                                                                                                             | DESCRIPTION OF BUILDING MATERIALS                 | DESCRIPTION OF FASTENER <sup>b,c,e</sup>                                                            | SPACING OF FASTENERS        |                                               |
|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------|
|                                                                                                                                  |                                                   |                                                                                                     | Edges (Inches) <sup>f</sup> | Intermediate supports <sup>g,o</sup> (Inches) |
| <b>Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing</b> |                                                   |                                                                                                     |                             |                                               |
| 30                                                                                                                               | 3/8" - 1/2"                                       | 6d common (2" x 0.113" nail (subfloor wall)<br>8d common (2 1/2" x 0.131") nail (roof)              | 6                           | 12 <sup>g</sup>                               |
| 31                                                                                                                               | 5/16" - 1/2"                                      | 6d common (2" x 0.113" nail (subfloor wall)<br>8d common (2 1/2" x 0.131") nail (roof) <sup>f</sup> | 6                           | 12 <sup>g</sup>                               |
| 32                                                                                                                               | 19/32" - 1"                                       | 8d common nail (2 1/2" x 0.131")                                                                    | 6                           | 12 <sup>g</sup>                               |
| 33                                                                                                                               | 1 1/8" - 1 1/4"                                   | 10d common (3" x 0.148") nail or<br>8d (2 1/2" x 0.131") deformed nail                              | 6                           | 12                                            |
| <b>Other wall sheathing<sup>h</sup></b>                                                                                          |                                                   |                                                                                                     |                             |                                               |
| 34                                                                                                                               | 1/2" structural cellulosic fiberboard sheathing   | 1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/4" long                    | 3                           | 6                                             |
| 35                                                                                                                               | 25/32" structural cellulosic fiberboard sheathing | 1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/2" long                  | 3                           | 6                                             |
| 36                                                                                                                               | 1/2" gypsum sheathing <sup>d</sup>                | 1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S          | 7                           | 7                                             |
| 37                                                                                                                               | 5/8" gypsum sheathing <sup>d</sup>                | 1 3/4" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S          | 7                           | 7                                             |
| <b>Wood structural panels, combination subfloor underlayment to framing</b>                                                      |                                                   |                                                                                                     |                             |                                               |
| 38                                                                                                                               | 3/4" and less                                     | 6d deformed (2" x 0.120") nail or<br>8d common (2 1/2" x 0.131") nail                               | 6                           | 12                                            |
| 39                                                                                                                               | 7/8" - 1"                                         | 8d common nail (2 1/2" x 0.131") nail or<br>8d deformed (2 1/2" x 0.120") nail                      | 6                           | 12                                            |
| 40                                                                                                                               | 1 1/8" - 1 1/4"                                   | 10d common (3" x 0.148") nail or<br>8d deformed (2 1/2" x 0.120") nail                              | 6                           | 12                                            |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa  
a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 110 mph or greater, 8d deformed (2 1/2"x0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

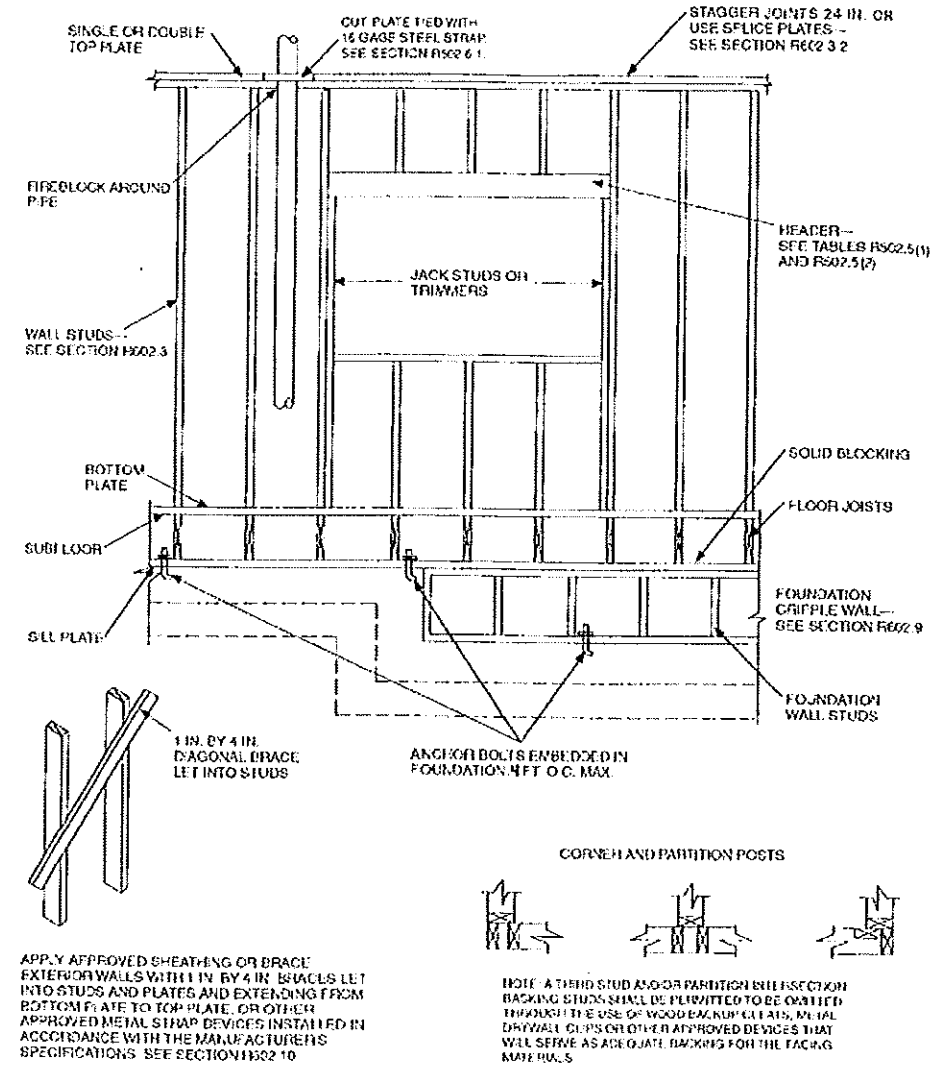
h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

j. Trusses and rafters shall be connected to the wall top plate with an approved hurricane clip as required to resist up-lift loads.

**FIGURE R602.3(2) is amended and shall read as follows:**

**WALL CONSTRUCTION**



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm

**FIGURE R602.3(2)  
FRAMING DETAILS**

**PART IV - ENERGY CONSERVATION, CHAPTER 11, ENERGY EFFICIENCY** is hereby deleted in its entirety.

[add]NOTE: For the applicable requirements concerning energy efficiency, refer to the *International Energy Conservation Code, 2009 Edition*, as promulgated by the International Code Council, adopted by the Board of County Commissioners of Washington County, Maryland on August 10, 2010, effective September 1, 2010, as part of the Maryland Building Performance Standards, as may be amended or restated from time to time.

**PART V, MECHANICAL, CHAPTER 13, GENERAL MECHANICAL SYSTEM REQUIREMENTS**, is amended as follows:

**SECTION 1305 APPLIANCE ACCESS**, is amended as follows:

**Section 1305.1.3 is amended and shall read as follows:**

**M1305.1.3 Appliance in attics.** Attics containing appliances requiring access shall have an opening and a clear unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), where such dimensions are large enough to allow removal of the largest appliance. Access shall be by a pull-down or fixed stairway.

**Exceptions:**

1. The passageway and level service space are not required where the appliance can be serviced and removed through the required opening
2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not more than 50 feet (15250 mm) long.

**PART VII, PLUMBING, PLUMBING ADMINISTRATION** is hereby amended as follows:

- (a) Chapters 25 through 28 are hereby deleted in their entirety.
- (b) Chapter 29, Section P2901 through P2908 are hereby deleted in their entirety.
- (c) Chapters 30 through 33 are hereby deleted in their entirety

[add]NOTE: For the applicable requirements concerning plumbing systems, refer to the *International Plumbing Code, 2009 Edition*, as promulgated by the International Code Council, with local amendments for Washington County, Maryland adopted by the Board of County Commissioners of Washington County, Maryland on August 10, 2010, effective September 1, 2010, as may be amended or restated from time to time.

**PART VIII, ELECTRICAL, CHAPTERS 34-43, GENERAL REQUIREMENTS** is hereby deleted in its entirety.

[add]NOTE: For the applicable electrical requirements, refer to the NFPA70:*National Electrical Code*, 2008 Edition, with local amendments for Washington County, Maryland adopted by the Board of County Commissioners of Washington County, Maryland on August 10, 2010, effective September 1, 2010, as may be amended or restated from time to time, and the 2006 *ICC Electrical Code - Administrative Provisions*, First Printing, with local amendments for Washington County, Maryland, adopted on December 17, 2007, effective March 1, 2008.

**PART IX, REFERENCED STANDARDS**, is hereby amended as follows:

**THE FOLLOWING APPENDICES ARE ADOPTED IN THEIR ENTIRETY OR AS AMENDED:**

**APPENDICES A, B, C, D, E, G, H, N and O.**

**APPENDIX F, RADON CONTROL METHODS**, is amended as follows:

**SECTION AF101 SCOPE** is amended as follows:

**Section AF103.5.3 Vent pipe** is hereby deleted in its entirety.

**THE FOLLOWING APPENDICES ARE DELETED IN THEIR ENTIRETY:**

**APPENDICES I, J, K, L, M, P and Q**

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**[End of Local Amendments to *International Residential Code*, 2009 Edition]**

**ARTICLE III  
LOCAL AMENDMENTS TO THE *INTERNATIONAL ENERGY CONSERVATION CODE*,  
2009 EDITION**

The *International Energy Conservation Code*, 2009 Edition, as adopted by the State of Maryland in the Maryland Building Performance Standards (COMAR 05.02.07) is hereby amended with the following insertions, amendments and additions:

|                            |         |
|----------------------------|---------|
| Section 101.1              | Amended |
| Sections 101.1.1 - 101.1.6 | Added   |
| Section 108.4              | Amended |



**CHAPTER 1 – ADMINISTRATION**, is amended as follows:

**SECTION 101, SCOPE AND GENERAL REQUIREMENTS**, is amended as follows:

**Section 101.1 is amended to read as follows:**

**101.1 Title.** This code shall be known as the *International Energy Conservation Code of Washington County, Maryland*, and shall be cited as such. It is referred to herein as "this code."

**Sections 101.1.1 through 101.1.7 are added to read as follows:**

**101.1.1 International Residential Code.** Any reference to the *International Residential Code* shall mean the *International Residential Code*, 2009 Edition, as promulgated by the International Code Council, with local amendments for Washington County, Maryland, as adopted on August 10, 2010, effective September 1, 2010, by the Board of County Commissioners of Washington County, Maryland as part of the Maryland Building Performance Standards, as may be amended or restated from time to time.

**101.1.2 International Existing Building Code.** Any reference to the *International Existing Building Code* shall mean the *Maryland Building Rehabilitation Code* (COMAR Title 5, Subtitle 16), as may be amended or restated from time to time.

**101.1.3 International Fire Code.** Any reference to the *International Fire Code* shall mean the *Maryland State Fire Prevention Code* (COMAR 29.06.01), as may be amended or restated from time to time.

**101.1.4 International Plumbing Code.** Any reference to the *International Plumbing Code* shall mean the *International Plumbing Code*, 2009 Edition, as promulgated by the International Code Council, with local amendments for Washington County, Maryland, adopted by the Board of County Commissioners of Washington County, Maryland on August 10, 2010, effective on September 1, 2010, as may be amended or restated from time to time.

**101.1.5 International Building Code.** Any reference to the *International Building Code* shall mean the *International Building Code*, 2009 Edition, as promulgated by the International Code Council, with local amendments for Washington County, Maryland adopted on

August 10, 2010, effective September 1, 2010, by the Board of County Commissioners of Washington County, Maryland as part of the Maryland Building Performance Standards, as may be amended or restated from time to time.

**101.1.6 International Fuel Gas Code.** Any reference to the *International Fuel Gas Code* shall mean the *International Fuel Gas Code*, 2009 Edition, as promulgated by the International Code Council, with local amendments for Washington County, Maryland adopted by the Board of County Commissioners of Washington County, Maryland on August 10, 2010, effective September 1, 2010, as may be amended or restated from time to time.

**SECTION 108, STOP WORK ORDER**, is amended as follows:

**Section 108.4 is amended to read as follows:**

**108.4 Failure to comply.** Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than Two Hundred Fifty Dollars (\$250.00) or more than One Thousand Dollars (\$1,000.00).

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**[End of Local Amendments to the *International Energy Conservation Code*, 2009 Edition]**