

ORDINANCE NO. ORD-2012-15

AN ORDINANCE TO ADOPT THE 2012 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 Board of County Commissioners of Washington County, Maryland (the "Board") by Ordinance No. ORD-2010-08 adopted August 10, 2010, effective September 1, 2010, and by Curative Ordinance No. ORD-2010-17, adopted, with local amendments, 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 (the "2009 Standards").

The State of Maryland has updated and adopted, with modifications, the *International Building Code*, 2012 Edition (IBC), the *International Residential Code*, 2012 Edition (IRC), and the *International Energy Conservation Code*, the 2012 Edition (IECC), promulgated by the International Code Council as the Maryland Building Performance Standards (the "2012 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.

The Board now desires to adopt the 2012 Standards as adopted by the State of Maryland, with local amendments for Washington County, Maryland.

A public hearing was held on June 5, 2012, following due notice and advertisement of the text of the 2012 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NOW, THEREFORE, BE IT ORDAINED that ORD-2010-08 and ORD-2010-17 adopting the 2009 Standards be REPEALED.

NOW, THEREFORE, BE IT ORDAINED that the Board of County Commissioners of Washington County, Maryland hereby **ADOPTS** the 2012 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.

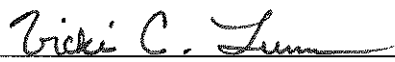
ARTICLE I: Local Amendments to the *International Building Code, 2012 Edition*
ARTICLE II: Local Amendments to the *International Residential Code, 2012 Edition*
ARTICLE III: Local Amendments to the *International Energy Conservation Code, 2012 Edition*

Adopted this 19th day of June, 2012.

Effective the 1st day of July, 2012.


ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND


Vicki C. Lumm, Clerk


Terry L. Baker, President

Approved as to form and
Legal sufficiency:


Kirk C. Downey
Assistant County Attorney

ARTICLE I

LOCAL AMENDMENTS TO THE *INTERNATIONAL BUILDING CODE*, 2012 EDITION

The *International Building Code*, 2012 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 1507.16	Amended
Sections 101.1.1 – 101.1.11	Added	Sections 1507.16.2 - 1507.16.5	Added
Section 103.1	Amended	Section 1511.1	Amended
Section 104.10	Amended	Sections 1511.2 - 1511.5	Added
Section 105.2	Amended	Section 1607.1	Amended
Section 105.8	Added	Table 1607.1	Amended
Section 106	Deleted	Section 1607.12.4	Amended
Section 107.2.5.1	Deleted	Section 1608.2	Amended
Section 109.3	Deleted	Section 1809.5	Amended
Section 109.4	Amended	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 305.2.3	Amended	Section 3001.1	Amended
Section 308.6.4	Amended	Section 3401.1	Amended
Section 501.2	Amended	Appendices B, C and H	Adopted
Table 508.4	Amended	Appendices A,D,E,F,G, I, J, K, L and M	Deleted
Chapter 11	Deleted		

CHAPTER 1 – ADMINISTRATION, 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 101.1.11 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*, 2012 Edition, as promulgated by the International Code Council, with local amendments for Washington County, Maryland, as adopted on June 19, 2012, effective July 1, 2012, 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*® 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*, 2011 Edition, with local amendments for Washington County, Maryland adopted by the Board of County Commissioners of Washington County, Maryland on June 19, 2012, effective July 1, 2012, 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 18, 2007, effective March 1, 2008, and amended on June 19, 2012, effective July 1, 2012.

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*, 2012 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 June 19, 2012, effective on July 1, 2012, 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*, 2012 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 June 19, 2012, effective on July 1, 2012, 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*, 2012 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 June 19, 2012, effective July 1, 2012, 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*, 2012 Edition, as promulgated by the International Code Council, adopted on June 19, 2012, effective July 1, 2012, 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 Division of Plan Review and Permitting shall be known as the Building Official and the Director of the Washington County Division of Public Works shall be known as the Deputy Building Official and are 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 Division of Plan Review and Permitting.

SECTION 105, PERMITS, is amended as follows:

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

105.2 Work exempt from permit.

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 m²).

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

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.

No. 14 is added and shall read as follows:

14. A building or structure associated with an agricultural operation, and the primary use of which is (i) the production, storage, distribution or sale of products associated with Agriculture; (ii) the keeping, grazing, breeding, or feeding of animals; or (iii) the storage, repair or maintenance of vehicles, equipment, tools or materials associated with Agriculture. The presence of bathrooms, office space or similar accessory use areas within a building or structure shall not disqualify it from the building permit exemption so long as the primary use of the building or structure meets one or more of the above criteria. However, any building or structure intended for use as a residential dwelling unit, in whole or in part, shall not be exempt from the building permit requirement.

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 R109.4 is amended to read as follows:

R109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to 100 percent of the usual permit fee in addition to the required permit fees.

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.

<p>CHAPTER 2, DEFINITIONS, is amended as follows:</p>
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SECTION 202, DEFINITIONS, is amended 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.

The following definitions are added and shall read as follows:

AGRICULTURE. The raising of farm products for use or sale, including animal or poultry husbandry, animal husbandry facilities, aquaculture, and the growing of crops such as grain, vegetables, fruit, grass for pasture or sod, trees, shrubs, flowers and similar products of the soil.

AGRICULTURAL OPERATION. Any parcel of land that has an agricultural assessment as determined by the Maryland State Department of Assessments and Taxation.

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

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

Section 305.2.3 is amended to read as follows:

305.2.3 Eight or fewer children in a dwelling unit. A facility such as the above within a dwelling unit and having eight or fewer children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

SECTION 308, INSTITUTIONAL GROUP I

Section 308.6.4 is amended to read as follows:

308.6.4 Eight or fewer persons receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having eight or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

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

SECTION 501, GENERAL is amended as follows:

Section 501.2 is amended to read as follows:

501.2 Address identification. New and existing buildings shall be provided with approved address numbers or letters. Each character shall be not less than 6 inches in height and not less than 0.5 inch in width. They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address numbers shall be maintained.

TABLE 508.4 is amended to read as follows:

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

OCCUPANCY	A, E		I-1, I-3, I-4		I-2		R ^a		F-2, S-2 ^b , U		B, F-1, M, 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	S	NS
A, E	1	2	1	2	2	NP	1	2	N	1	1	2	NP	NP	3	4	2	3	2	NP
I-1, I-3, I-4	—	—	1	2	2	NP	1	NP	1	2	1	2	NP	NP	3	NP	2	NP	2	NP
I-2	—	—	—	—	N	N	2	NP	2	NP	2	NP	NP	NP	3	NP	2	NP	2	NP
R ^a	—	—	—	—	—	—	1	1	1 ^c	2 ^c	1	2	NP	NP	3	NP	2	NP	2	NP
F-2, S-2 ^b , U	—	—	—	—	—	—	—	—	1	2	1	2	NP	NP	3	4	2	3	2	NP
B, F-1, M, S-1	—	—	—	—	—	—	—	—	—	—	1	2	NP	NP	2	3	1	2	1	NP
H-1	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	NP	NP	NP	NP	NP	NP
H-2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	1	NP	1	NP
H-3, H-4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1 ^d	NP	1	NP
H-5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP

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. See Section 420

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 406.3.4.

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

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 15, ROOF ASSEMBLIES AND ROOFSTOP STRUCTURES, is amended as follows:

SECTION 1507, REQUIREMENTS FOR ROOF COVERINGS, is amended as follows:

Sections 1507.16 is amended and shall read as follows:

1507.16 Rooftop gardens and landscaped roofs. Rooftop gardens and landscaped roofs shall be installed and maintained in accordance with this chapter and Sections 1505.0, 1607.12.3 and 1607.12.3.1 and the State Fire Prevention Code.

Sections 1507.16.2 through 1507.16.5 are added and shall read as follows:

1507.16.2 Rooftop garden or landscaped roof size. Rooftop garden or landscaped roof areas shall not exceed 15,625 square feet (1,450 m²) in size for any single area with a maximum dimension of 125 feet (39 m) in length or width. A minimum 6-foot-wide (1.8 m) clearance consisting of a Class A-rated roof system complying with ASTM E 108 or UL 790 shall be provided between adjacent rooftop gardens or landscaped roof areas.

1507.16.3 Rooftop structure and equipment clearance. For all vegetated roofing systems abutting combustible vertical surfaces, a Class A-rated roof system complying with

ASTM E 108 or UL 790 shall be achieved for a minimum 6-foot-wide (1.8 m) continuous border placed around rooftop structures and all rooftop equipment including, but not limited to, mechanical and machine rooms, penthouses, skylights, roof vents, solar panels, antenna supports, and building service equipment.

1507.16.4 Vegetation. Vegetation shall be maintained in accordance with Sections 1507.16.4.1 and 1507.16.4.2.

1507.16.4.1 Irrigation. Supplemental irrigation shall be provided to maintain levels of hydration necessary to keep green roof plants alive and to keep dry foliage to a minimum.

1507.16.4.2 Dead foliage. Excess biomass, such as overgrown vegetation, leaves and other dead and decaying material, shall be removed at regular intervals not less than two times per year.

1507.16.4.3 Maintenance plan. The Building Official is authorized to require a maintenance plan for vegetation placed on roofs due to the size of a roof garden, materials used, or when a fire hazard exists to the building or exposures due to the lack of maintenance.

1507.16.5 Maintenance equipment. Fueled equipment stored on roofs and used for the care and maintenance of vegetation on roofs shall be stored in accordance with the State Fire Prevention Code.

SECTION 1511, SOLAR PHOTOVOLTAIC PANELS/MODULES, is amended as follows:

Sections 1511.1 is amended and shall read as follows:

1511.1 Solar photovoltaic panels/modules. Solar photovoltaic panels/modules installed upon a roof or as an integral part of a roof assembly shall comply with the requirements of this code and NFPA 70 and the State Fire Prevention Code.

Exception: Detached, non-habitable Group U structures including, but not limited to, parking shade structures, carports, solar trellises and similar structures shall not be subject to the requirements of this section.

Sections 1511.2 through 1511.5 are added and shall read as follows:

1511.2 Marking. Marking is required on interior and exterior direct-current (DC) conduit, enclosures, raceways, cable assemblies, junction boxes, combiner boxes and disconnects.

1511.2.1 Materials. The materials used for marking shall be reflective, weather resistant and suitable for the environment. Marking as required in Section 1511.2.2 through 1511.2.4 shall have all letters capitalized with a minimum height of 3/8 inch (9.5 mm) white on red background.

1511.2.2 Marking content. The marking shall contain the words "WARNING: PHOTOVOLTAIC POWER SOURCE."

1511.2.3 Main service disconnect. The marking shall be placed adjacent to the main service disconnect in a location clearly visible from the location where the disconnect is operated.

1511.2.4 Location of marking. Marking shall be placed on interior and exterior DC conduit, raceways, enclosures and cable assemblies every 10 feet (3048 mm), within 1 foot (305 mm) of turns or bends and within 1 foot (305 mm) above and below penetrations of roof/ceiling assemblies, walls or barriers.

1511.3 Locations of DC conductors. Conduit, wiring systems, and raceways for photovoltaic circuits shall be located as close as possible to the ridge or hip or valley and from the hip or valley as directly as possible to an outside wall to reduce trip hazards and maximize ventilation opportunities. Conduit runs between sub arrays and to DC combiner boxes shall be installed in a manner that minimizes the total amount of conduit on the roof by taking the shortest path from the array to the DC combiner box. The DC combiner boxes shall be located such that conduit runs are minimized in the pathways between arrays. DC wiring shall be installed in metallic conduit or raceways when located within enclosed spaces in a building. Conduit shall run along the bottom of load bearing members.

1511.4 Access and pathways. Roof access, pathways, and spacing requirements shall be provided in accordance with Sections 1511.4.1 through 1511.4.3.3.

Exceptions:

1. Residential structures shall be designed so that each photovoltaic array is no greater than 150 feet (45 720 mm) by 150 feet (45 720 mm) in either axis.
2. Panels/modules shall be permitted to be located up to the roof ridge where an alternative ventilation method approved by the fire chief has determined vertical ventilation techniques will not be employed.

1511.4.1 Roof access points. Roof access points shall be located in areas that do not require the placement of ground ladders over openings such as windows or doors, and located at strong points of building construction in locations where the access point does not conflict with overhead obstructions such as tree limbs, wires, or signs.

1511.4.2 Residential systems for one- and two-family dwellings. Access to residential systems for one- and two-family dwellings shall be provided in accordance with Section 1511.4.2.1 through 1511.4.2.4.

1511.4.2.1 Residential buildings with hip roof layouts. Panels/modules installed on residential buildings with hip roof layouts shall be located in a manner that provides a 3-foot wide (914 mm) clear access pathway from the eave to the ridge on each roof slope where panels/modules are located. The access pathway shall be located at a structurally strong location on the building capable of supporting the live load of fire fighters accessing the roof.

Exception: These requirements shall not apply to roofs with slopes of two units vertical in 12 units horizontal (2:12) or less.

1511.4.2.2 Residential buildings with a single ridge. Panels/modules installed on residential buildings with a single ridge shall be located in a manner that provides two, 3-foot-wide (914 mm) access pathways from the eave to the ridge on each roof slope where panels/modules are located.

Exception: This requirement shall not apply to roofs with slopes of two units vertical in 12 units horizontal (2:12) or less.

1511.4.2.3 Residential buildings with roof hips and valleys. Panels/modules installed on residential buildings with roof hips and valleys shall be located no closer than 18 inches (457 mm) to a hip or a valley where panels/modules are to be placed on both sides of a hip or valley. Where panels are to be located on only one side of a hip or valley that is of equal length, the panels shall be permitted to be placed directly adjacent to the hip or valley.

Exception: These requirements shall not apply to roofs with slopes of two units vertical in 12 units horizontal (2:12) or less.

1511.4.2.4 Residential building smoke ventilation. Panels/modules installed on residential buildings shall be located no higher than 3 feet (914 mm) below the ridge in order to allow for fire department smoke ventilation operations.

1511.4.3 Other than residential buildings. Access to systems for occupancies other than one- and two-family dwellings shall be provided in accordance with Sections 1511.4.3.1 through 1511.4.3.3.

Exception: Where it is determined by the Building Official that the roof configuration is similar to that of a one- or two-family dwelling, the residential access and ventilation requirements in Sections 1511.4.2.1 through 1511.4.2.4 shall be permitted to be used.

1511.4.3.1 Access. There shall be a minimum 6-foot-wide (1829 mm) clear perimeter around the edges of the roof.

Exception: Where either axis of the building is 250 feet (76 200 mm) or less, there shall be a minimum 4-foot-wide (1290 mm) clear perimeter around the edges of the roof.

1511.4.3.2 Pathways. The solar installation shall be designed to provide designated pathways. The pathways shall meet the following requirements.

1. The pathway shall be over areas capable of supporting the live load of fire fighters accessing the roof.
2. The centerline axis pathways shall be provided in both axes of the roof. Centerline axis pathways shall run where the roof structure is capable of supporting the live load of fire fighters accessing the roof.
3. Shall be a straight line not less than 4 feet (1290 mm) clear to skylights or ventilation hatches.
4. Shall be a straight line not less than 4 feet (1290 mm) clear to roof standpipes.
5. Shall provide not less than 4 feet (1290 mm) clear around roof access hatch with at least one not less than 4 feet (1290 mm) clear pathway to parapet or roof edge.

1511.4.3.3 Smoke ventilation. The solar installation shall be designed to meet the following requirements:

1. Arrays shall be no greater than 150 feet (45 720 mm) by 150 feet (45 720 mm) in distance in either axis in order to create opportunities for fire department smoke ventilation operations.
2. Smoke ventilation options between array sections shall be one of the following:
 - 2.1. A pathway 8 feet (2438 mm) or greater in width
 - 2.2. A 4-foot (1290 mm) or greater in width pathway and bordering roof skylights or smoke and heat vents.
 - 2.3. A 4-foot (1290 mm) or greater in width pathway and bordering 4-foot by 8-foot (1290 mm by 2438 mm) "venting cutouts" every 20 feet (6096 mm) on alternating sides of the pathway.

1511.5 Ground-mounted photovoltaic arrays. Ground-mounted photovoltaic arrays shall comply with Section 1511 through 1511.3 and this section. Setback requirements shall not apply to ground-mounted, free-standing photovoltaic arrays. A clear, brush-free area of 10-feet (3048 mm) shall be required for ground-mounted photovoltaic arrays.

CHAPTER 16, STRUCTURAL DESIGN, is amended as follows:
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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 26. is amended as follows:

TABLE 1607.1
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS AND
MINIMUM CONCENTRATED LIVE LOADS⁸

OCCUPANCY OR USE	UNIFORM (psf)	CONCENT RATED (lbs.)
26. Roofs		
All roof surfaces subject to maintenance workers		300
Awnings and canopies:		
Fabric construction supported by a skeleton structure	5	
All other construction	30	
Ordinary flat, pitched, and curved roofs (that are not occupiable)	30	
Where primary roof members are exposed to a work floor, at single panel point of lower chord of roof trusses or any point along primary structural members supporting roofs:	Non-reducible	
Over manufacturing, storage warehouses, and repair garages		2,000
All other primary roof members		300
Occupiable roofs:		
Roof gardens	100	
Assembly areas	100 ^m	
All other similar areas	Note 1	Note 1

Section 1607.12.4 is amended to read as follows:

1607.12.4 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 and other permanent supports of buildings and structures shall be protected from frost 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 Risk 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:

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 ^{a,m}	LOCATION
19. Rafter to plate (pre-engineered trusses and rafters) ^q (see Section 2308.10.1, Table 2308.10.1)	3 – 8d common (2½" x 0.131") 3 – 3"x0.131" nails 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.

2406.1.5 Code Conflict. The requirements for safety glazing set forth in Public Safety Article, Title 12, Subtitle 4, Annotated Code of Maryland, are in addition to Chapter 24, Section 2506 of the IBC related to safety glazing. In the event of conflict between this chapter and the Annotated Code of Maryland, the requirements of the Annotated Code of Maryland 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*, 2011 Edition, with local amendments for Washington County, Maryland adopted by the Board of County Commissioners of Washington County, Maryland on June 19, 2012, effective July 1, 2012, 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 18, 2007, effective March 1, 2008, and amended on June 19, 2012, effective July 1, 2012.

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.
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:

APPENDICES B, C and H

THE FOLLOWING APPENDICES ARE DELETED IN THEIR ENTIRETY:

APPENDICES A, D, E, F, G, I, J, K, L and M

[End of Local Amendments to *International Building Code*, 2012 Edition]

ARTICLE II

LOCAL AMENDMENTS TO THE *INTERNATIONAL RESIDENTIAL CODE*, 2012 EDITION

The *International Residential Code*, 2012 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	Section R403.3.2	Deleted
Section R101.1.1 – R101.1.9	Added	Section R403.3.3	Deleted
Section R103.1	Amended	Section R403.3.4	Deleted
Section R104.10.1	Deleted	Section R404.3	Amended
Section R105.2	Amended	Section R404.4	Amended
Section R105.3.1.1	Deleted	Section R407.3	Amended
Section R105.5	Amended	Section R408.6	Amended
Section R105.7	Amended	Section R502.6	Amended
Section R105.10	Added	Section R507.1	Amended
Section 108.6	Amended	Table R602.3.(1)	Amended
Section R112.2.1	Deleted	Figure R602.3(2)	Amended
Section R113.4	Amended	Section M1305.1.3	Amended
Section R113.5	Added	Section M1502.4.2	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 R302.1.1	Added	Chapter 28	Deleted
Section R310.1	Amended	Section P2901	Deleted
Section R313.2	Amended	Section P2902	Deleted
Section R321.3	Amended	Section P2903	Deleted
Section R324	Added	Section P2904.2.3	Amended
Sections R325	Added	Section P2904.2.3.1	Added
Sections R326	Added	Section P2905	Deleted
Sections R327	Added	Section P2906	Deleted
Section R328	Added	Section P2907	Deleted
Sections R329	Added	Section P2908	Deleted
Section R403.1	Amended	Chapter 30	Deleted
Section R403.1.4.1	Amended	Chapter 31	Deleted
Section 403.1.6	Amended	Chapter 32	Deleted
Section R403.3	Deleted	Chapter 33	Deleted
Section R403.3.1	Deleted	Part VIII – Electrical	Deleted
Section R403.3.1.1	Deleted	AF103.5.3	Deleted
Figure R403.3(1)	Deleted	Appendices A,B,C,D,E, F, G, H,N,& O	Adopted
Table R403.3(1)	Deleted	Appendix F	Adopted and Amended
Figure R403.3(2)	Deleted	Appendices I,J,K,L,M,P and Q	Deleted
Table R403.3(2)	Deleted		
Figure R403.3(3)	Deleted		
Section R403.3.1.2	Deleted		
Figure R403.3(4)	Deleted		

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**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*, 2011 Edition, with local amendments for Washington County, Maryland adopted by the Board of County Commissioners of Washington County, Maryland on June 19, 2012, effective July 1, 2012, as may be amended or restated from time to time, and the 2006 *ICC Electrical Code - Administrative Provisions*, with local amendments for Washington County, Maryland, adopted on December 18, 2007, effective March 1, 2008, and amended on June 19, 2012, effective July 1, 2012.

**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*, 2012 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 June 19, 2012, effective on July 1, 2012, 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*, 2012 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 June 19, 2012, effective July 1, 2012, 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*, 2012 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 June 19, 2012, effective on July 1, 2012, 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*, 2012 Edition, as promulgated by the International Code Council, with local amendments for Washington County, Maryland adopted on June 19, 2012, effective July 1, 2012, 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*, 2012 Edition, as promulgated by the International Code Council, adopted on June 19, 2012, effective July 1, 2012, 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 Division of Plan Review and Permitting shall be known as the Building Official and the Director of the Washington County Division of Public Works shall be known as the Deputy Building Official and are 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:**

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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 R108 FEES**, is amended as follows:

**Section R108.6 is amended to read as follows:**

**R108.6 Work commencing before permit issuance.** Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to 100 percent of the usual permit fee in addition to the required permit fees.

**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 PLANE).

- (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 townhouse.

- (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 Footnote l. is added and shall read as follows:**

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

| GROUND<br>SNOW<br>LOAD | WIND DESIGN                 |                                     | SEISMIC<br>DESIGN<br>CATEGORY <sup>l</sup> | SUBJECT TO DAMAGE FROM  |                                  |                      | WINTER<br>DESIGN<br>TEMP | ICE BARRIER<br>UNDERLAYMENT<br>REQUIRED <sup>l</sup> | FLOOD<br>HAZARDS <sup>l, 1</sup> | AIR<br>FREEZING<br>INDEX <sup>l</sup> | MEAN<br>ANNUAL<br>TEMP <sup>l</sup> |
|------------------------|-----------------------------|-------------------------------------|--------------------------------------------|-------------------------|----------------------------------|----------------------|--------------------------|------------------------------------------------------|----------------------------------|---------------------------------------|-------------------------------------|
|                        | SPEED <sup>4</sup><br>(mph) | Topographic<br>effects <sup>5</sup> |                                            | Weathering <sup>6</sup> | Frost Line<br>Depth <sup>7</sup> | Termite <sup>8</sup> |                          |                                                      |                                  |                                       |                                     |
| 30psf                  | 90                          | NO                                  | A                                          | Severe                  | 30"                              | Moderate to<br>Heavy | 12F                      | Yes <4:12                                            | 1988                             | 780                                   | 52°F                                |

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l. Or most recent adopted FEMA flood hazard map.

**SECTION R302, FIRE-RESISTENT CONSTRUCTION** is added and shall read as follows:

**R302.1.1 Balconies and decks on townhouses and semi-detached dwellings.** All portions of balconies and decks on townhouses or semi-detached dwellings constructed with combustible materials or fire retardant treated wood shall not be closer than 24 inches (609.6 mm) from any property line.

**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, 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.

**Exceptions:**

1. Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m<sup>2</sup>).
2. Basements constructed before December 18, 2007 and basement areas not being finished/converted to or for use as bedrooms.



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

**Section R313.2 is hereby amended to read as follows:**

**R313.2 One- and two-family dwellings automatic fire systems.** An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings, as required by the Maryland Performance Standards (COMAR 05.02.07), effective October 1, 2012.

**Exceptions:**

1. An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.
2. Properties not connected to an electric utility.
3. Until January 1, 2016, new one – or two-family dwelling constructed on:
  - a. Lots subject to a valid unexpired public works utility agreement executed before March 1, 2011; or
  - b. Lots served by an existing service line from a water main to the property line that:
    - i. Is less than a nominal 1 inch in size;
    - ii. Is approved and owned by the public or private water system that owns the mains;
    - iii. Was installed before March 1, 2011; and
    - iv. Is fully operational from the public or private main to a curb stop or meter pit located at the property line.

**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 and shall read 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.

|                                                                                                      |
|------------------------------------------------------------------------------------------------------|
| <b>PART III, BUILDING PLANNING AND CONSTRUCTION, CHAPTER 4, FOUNDATIONS</b> , 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, crushed stone 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 Section 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 exceed 4 feet. Such footings 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 Item 8 of Table R602.3(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 Item 8 of Table R602.3(1).

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

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

**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 shall not be any lower than the top 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 5, FLOORS is amended as follows:**

**SECTION R502, WOOD FLOOR FRAMING,** is amended as follows:

**Section R502.6 is amended and shall read as follows:**

**R502.6 Bearing.** The ends of each joist, beam or girder shall have not less than 1.5 inches (38 mm) of bearing on wood or metal and not less than 3 inches (76 mm) on masonry or concrete except where supported on a 1-inch by 4-inch (25.4 mm by 102 mm) ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers. The bearing on masonry or concrete shall be direct, or a sill plate of 2-inch-minimum (51 mm) nominal thickness shall be provided under the joist, beam or girder. The sill plate shall provide a minimum nominal bearing area of 48 square inches (30 865 square mm). When steel shims are used, the shim length and width shall provide full bearing area for the beam or girder and shall not exceed 1 1/2 inches in height.

**SECTION 507, DECKS,** is amended as follows:

**Section R507.1 is amended and shall read as follows:**

**R507.1 Decks.** Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads, as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. For decks with cantilevered framing members, connections to exterior walls or other framing members, shall be designed and constructed to resist uplift resulting from the full live load specified in Table R301.5 acting on the cantilevered portion of the deck.

**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>k</sup>       | 2-16d (3 1/2" x 0.135")                                 | -                                                                                                                    |
| 6            | Roof rafters to ridge, valley or hip rafters                                      |                                                         |                                                                                                                      |
|              | toe nail                                                                          | 4-16d (3 1/2" x 0.135")                                 | -                                                                                                                    |
|              | face nail                                                                         | 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")<br>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<br>and staggered. Two nails at<br>ends 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>c, e</sup> (inches) |
| Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing |                                                   |                                                                                                     |                             |                                                |
| 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                                             |
| Other wall sheathing <sup>h</sup>                                                                                         |                                                   |                                                                                                     |                             |                                                |
| 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                                              |
| Wood structural panels, combination subfloor underlayment to framing                                                      |                                                   |                                                                                                     |                             |                                                |
| 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.

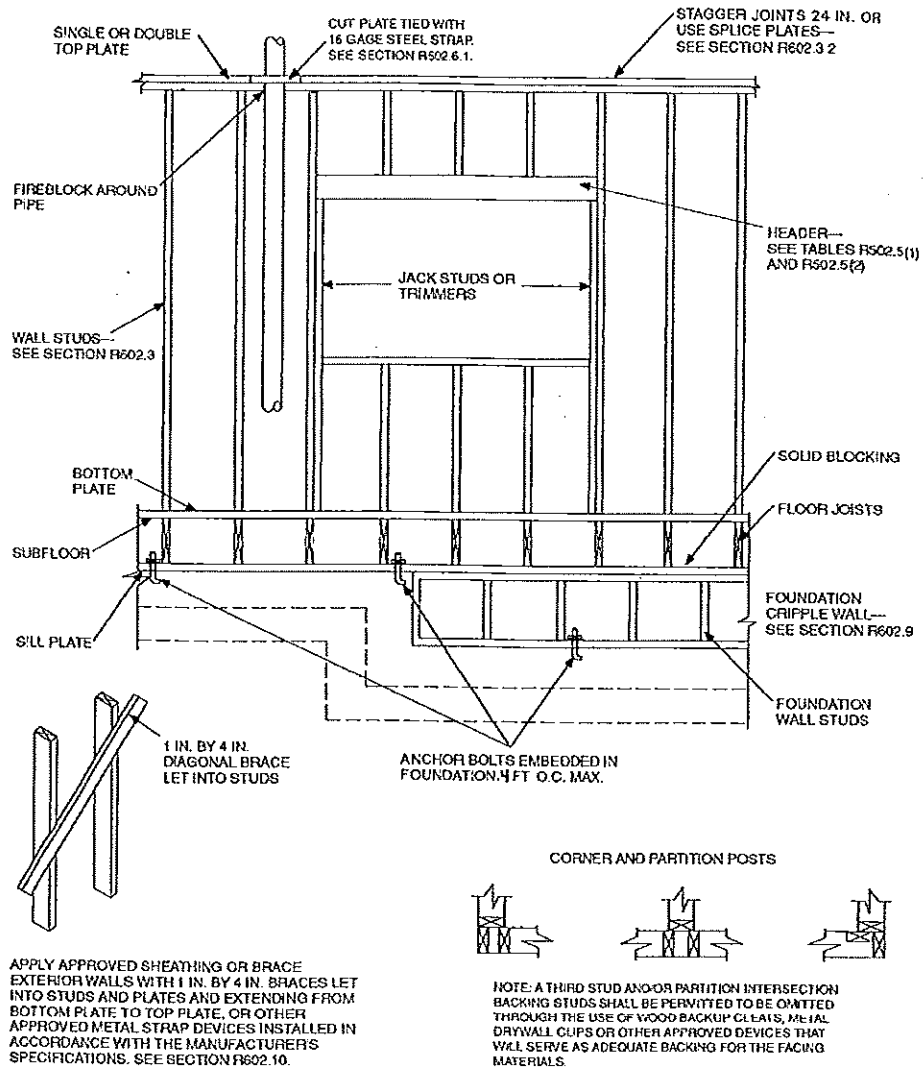
j. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

k. 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 V, MECHANICAL, MECHANICAL ADMINISTRATION** is hereby 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 Appliances in attics.** Attics containing appliances shall be provided with an opening and a clear and 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 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), and 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 (15 250 mm) long.

**SECTION 1502 CLOTHES DRYER EXHAUST**, is amended as follows:

**Section 1502.4.2 is amended and shall read as follows:**

**M1502.4.2 Duct Installation.** Exhaust ducts shall be supported at 4-foot (1219 mm) intervals and secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Ducts shall not be joined with screws or similar fasteners that protrude into the inside of the duct.

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

- (a) Chapters 25 through 28 are hereby deleted in their entirety.
- (b) Chapter 29, Sections P2901 through P2903 and are hereby deleted in their entirety.
- (c) **SECTION P2904 DWELLING UNIT FIRE SPRINKLER SYSTEMS** is amended as follows:

**Section P2904.2.3 is amended and shall read as follows:**

**P2904.2.3. Freezing areas.** Piping shall be protected from freezing as required by Section P2904.2.3.1. Where sprinklers are required in areas that are subject to freezing, dry-

sidewall or dry-pendent sprinklers extending from a nonfreezing area into a freezing area shall be installed.

**Section P2904.2.3.1 is added and shall read as follows:**

**P2904.2.3.1. Freezing.** In localities having a winter design temperature of 32° F (0° C) or lower as shown in Table R301.2(1) of this code, a water, soil or waste pipe shall not be installed outside of a building, in exterior walls, in attics or crawl spaces, or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 12 inches (305 mm) deep and not less than 6 inches (152 mm) below the frost line.

- (c) Sections P2095 through P2908 are hereby deleted in their entirety.
- (d) 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*, 2012 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 June 19, 2012, effective July 1, 2012, 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*, 2011 Edition, with local amendments for Washington County, Maryland adopted by the Board of County Commissioners of Washington County, Maryland on June 19, 2012, effective July 1, 2012, 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 18, 2007, effective March 1, 2008, and amended on June 19, 2012, effective July 1, 2012.

**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, F, 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*, 2012 Edition]**

**ARTICLE III**  
**LOCAL AMENDMENTS TO THE *INTERNATIONAL ENERGY CONSERVATION CODE*,  
2012 EDITION**

The *International Energy Conservation Code*, 2012 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:

**IECC — COMMERCIAL PROVISIONS**

|                                    |         |
|------------------------------------|---------|
| Section C101.1                     | Amended |
| Sections C101.1.1-C101.1.7         | Added   |
| Section C108.4                     | Amended |
| Section C202 - General Definitions | Amended |

**IECC — RESIDENTIAL PROVISIONS**

|                                    |         |
|------------------------------------|---------|
| Section R101.1                     | Amended |
| Sections R101.1.1-R101.1.7         | Added   |
| Section R108.4                     | Amended |
| Section R202 - General Definitions | Amended |

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IECC—COMMERCIAL PROVISIONS - CHAPTER 1[CE] – SCOPE AND ADMINISTRATION , is amended as follows:

Part 1-SCOPE AND APPLICATION, SECTION C101, SCOPE AND GENERAL REQUIREMENTS, is amended as follows:

Section C101.1 is amended to read as follows:

C101.1 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 C101.1.1 through C101.1.7 are added to read as follows:

C101.1.1 International Residential Code. Any reference to the *International Residential Code* shall mean the *International Residential Code*, 2012 Edition, as promulgated by the International Code Council, with local amendments for Washington County, Maryland, as adopted on June 19, 2012, effective July 1, 2012, 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.

C101.1.2 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.

C101.1.3 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.

C101.1.4 International Plumbing Code. Any reference to the *International Plumbing Code* shall mean the *International Plumbing Code*, 2012 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 June 19, 2012, effective on July 1, 2012, as may be amended or restated from time to time.

C101.1.5 International Building Code. Any reference to the *International Building Code* shall mean the *International Building Code*, 2012 Edition, as promulgated by the International Code Council, with local amendments for Washington County, Maryland adopted on June 19, 2012, effective July 1, 2012, 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.

C101.1.6 International Fuel Gas Code. Any reference to the *International Fuel Gas Code* shall mean the *International Fuel Gas Code*, 2012 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 June 19, 2012, effective July 1, 2012, as may be amended or restated from time to time.

C101.1.7 International Mechanical Code. Any reference to the *International Mechanical Code* shall mean the *International Mechanical Code*, 2012 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 June 19, 2012, effective on July 1, 2012, as may be amended or restated from time to time.

SECTION C108, STOP WORK ORDER, is amended as follows:

Section C108.4 is amended to read as follows:

C108.4 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).

IECC—COMMERCIAL PROVISIONS - CHAPTER 2[CE] – DEFINITIONS, is amended as follows:

SECTION C202, GENERAL DEFINITIONS, is amended as follows:

The following definition is amended to read as follows:

CODE OFFICIAL. The Director of the Washington County Division of Plan Review and Permitting shall be known as the Code Official and the Director of the Washington County

Division of Public Works shall be known as the Deputy Code Official and are hereby authorized and directed to administer and enforce all provisions of this code.

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|-------------------------------------------------------------------------------------------------------|
| <b>IECC—RESIDENTIAL PROVISIONS - CHAPTER 1[RE] – SCOPE AND ADMINISTRATION, is amended as follows:</b> |
|-------------------------------------------------------------------------------------------------------|

**Part 1-SCOPE AND APPLICATION, SECTION R101, SCOPE AND GENERAL REQUIREMENTS, is amended as follows:**

**Section R101.1 is amended to read as follows:**

**R101.1 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 R101.1.1 through R101.1.7 are added to read as follows:**

**R101.1.1 International Residential Code.** Any reference to the *International Residential Code* shall mean the *International Residential Code*, 2012 Edition, as promulgated by the International Code Council, with local amendments for Washington County, Maryland, as adopted on June 19, 2012, effective July 1, 2012, 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.

**R101.1.2 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.

**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*, 2012 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 June 19, 2012, effective on July 1, 2012, as may be amended or restated from time to time.

**R101.1.5 International Building Code.** Any reference to the *International Building Code* shall mean the *International Building Code*, 2012 Edition, as promulgated by the International Code Council, with local amendments for Washington County, Maryland adopted on June 19, 2012, effective July 1, 2012, 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.

**R101.1.6 International Fuel Gas Code.** Any reference to the *International Fuel Gas Code* shall mean the *International Fuel Gas Code*, 2012 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 June 19, 2012, effective July 1, 2012, 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*, 2012 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 June 19, 2012, effective on July 1, 2012, as may be amended or restated from time to time.

**SECTION R108, STOP WORK ORDER**, is amended as follows:

**Section R108.4 is amended to read as follows:**

**R108.4 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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| <b>IECC—RESIDENTIAL PROVISIONS - CHAPTER 2[RE] – DEFINITIONS</b> , is amended as follows: |
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**SECTION R202, GENERAL DEFINITIONS**, is amended as follows:

**The following definition is amended to read as follows:**

**CODE OFFICIAL.** The Director of the Washington County Division of Plan Review and Permitting shall be known as the Code Official and the Director of the Washington County Division of Public Works shall be known as the Deputy Code Official and are hereby authorized and directed to administer and enforce all provisions of this code.

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**[End of Local Amendments to the *International Energy Conservation Code*, 2012 Edition]**