ORDINANCE NO. ORD-2019-25

AN ORDINANCE TO ADOPT THE 2018 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 Curative Ordinance No. ORD-2016-04 adopted on March 1, 2016, effective March 1, 2016, ***(correcting Ordinance No. ORD-2015-27 adopted on December 15, 2015, effective March 1, 2016)***, adopted the *International Building Code*, 2015 Edition (IBC), the *International Residential Code*, 2015 Edition (IRC), and the *International Energy Conservation Code*, 2015 Edition (IECC), promulgated by the International Code Council as the Maryland Building Performance Standards (the "2015 Standards").

The State of Maryland has updated and adopted, with modifications, the *International Building Code*, 2018 Edition (IBC), the *International Residential Code,* 2018 Edition (IRC), and the *International Energy Conservation Code*, the 2018 Edition (IECC), promulgated by the International Code Council as the Maryland Building Performance Standards (the "2018 Standards").

Chapter 294 of the Acts of the 2009 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 2018 Standards as adopted by the State of Maryland, with local amendments for Washington County, Maryland.

A public hearing was held on December 3, 2019, following due notice and advertisement of the text of the 2018 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NOW, THEREFORE, BE IT ORDAINED that ORD-2016-04 and ORD-2015-27 adopting the 2015 Standards be REPEALED.

NOW, THEREFORE, BE IT ORDAINED that the Board of County Commissioners of Washington County, Maryland hereby **ADOPTS** the 2018 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,* 2018 Edition**
ARTICLE II: **Local Amendments to the *International Residential Code*, 2018 Edition**
ARTICLE III: **Local Amendments to the *International Energy Conservation Code*, 2018 Edition**

Adopted this 3rd day of December, 2019.
Effective the 1st day of March, 2020

ATTEST:

Krista L. Hart, Clerk

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

Jeffrey A. Cline, President

Approved as to form and
legal sufficiency:

B. Andrew Bright
Assistant County Attorney

Mail to:
Office of the County Attorney
100 W. Washington Street, Suite 1101
Hagerstown, MD 21740

ARTICLE I

LOCAL AMENDMENTS TO THE *INTERNATIONAL BUILDING CODE,* 2018 EDITION

The *International Building Code*, 2018 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	Chapter 11 Note	Added
Sections 101.1.1 – 101.1.11	Added	Section 1507.16	Amended
Section 103.1	Amended	Sections 1507.16.2 - 1507.16.5	Added
Section 104.10	Amended	Section 1512.1	Amended
Section 105.2	Amended	Sections 1512.2 - 1512.5	Added
Section 105.8	Added	Section 1607.2	Amended
Section 106	Deleted	Table 1607.1	Amended
Section 107.2.6.1	Deleted	Section 1608.2	Amended
Section 109.4	Amended	Section 1809.5	Amended
Section 110.3.3	Deleted	Table 1809.7	Amended
Section 110.3.3 Note	Added	Table 2304.10.1	Amended
Section 114.4	Amended	Section 2308.3.1	Amended
Section 114.5	Added	Section 2406.1.5	Added
Section 202	Amended	Chapter 27 - Electrical	Deleted
Section 305.2.3	Amended	Chapter 27- Electrical Note	Added
Section 308.5.4	Amended	Section 3001.1	Amended
Section 311.1.1	Amended	Section 3109.1 – 3109.5	Amended
Section 501.2	Amended	Appendices B, C, N AND H	Adopted
Section 901.6	Amended	Appendices A, D, E, F, G, I, J, K, L and M	Deleted
Section 903.2.1.2	Amended		
Chapter 11	Deleted		

CHAPTER 1 – ADMINISTRATION, is amended as follows:

SECTION 101, GENERAL, is amended as follows:

Section 101.1 is amended to 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 and shall read as follows:

101.1.1 International Residential Code. Any reference to the *International Residential Code* shall mean the *International Residential Code,* 2018 Edition, as amended or restated from time to time, as promulgated by the International Code Council, with local amendments for Washington County, Maryland, as adopted on December 3, 2019, effective March 1, 2020, by the Board of County Commissioners of Washington County, Maryland, as part of the Maryland Building Performance Standards.

101.1.2 International Existing Building Code. Any reference to the *International Existing Building Code,* shall mean the *International Existing Building Code*, 2018 Edition, as promulgated by the International Code Council, as may be amended or restated from time to time, with local amendments for Washington County, Maryland, as adopted on December 3, 2019, effective March 1, 2020, by the Board of County Commissioners of Washington County, Maryland.

101.1.3 ICC Electrical Code. For the applicable electrical requirements, refer to the NFPA70:*National Electrical Code*, 2017 Edition, as may be amended or restated from time to time, with local amendments for Washington County, Maryland adopted by the Board of County Commissioners of Washington County, Maryland on December 3, 2019, effective March 1, 2020, 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 December 3, 2019, effective March 1, 2020.

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,* 2018 Edition, as may be amended or restated from time to time, 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 December 3, 2019, effective on March 3, 2020.

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,* 2018 Edition, as may be amended or restated from time to time, 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 December 3, 2019, effective on March 1, 2020.

101.1.8 International Fuel Gas Code. Any reference to the *International Fuel Gas Code* shall mean the *International Fuel Gas Code,* 2018 Edition, as may be amended or restated from time to time, 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 December 3, 2019, effective March 1, 2020.

101.1.9 International Energy Conservation Code. Any reference to the *International Energy Conservation Code* shall mean the *International Energy Conservation Code,* 2018 Edition, as may be amended or restated from time to time, as promulgated by the International Code Council, adopted on December 3, 2019, effective March 1, 2020, by the Board of County Commissioners of Washington County, Maryland as part of the Maryland Building Performance Standards.

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 16, 2017, effective August 15, 2017, 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 Construction shall be known as the Building Official and the Chief Plans Examiner of the Division of Construction shall be known as Deputy Building Official and is hereby authorized and directed to administer and enforce all provisions of this code. The Building Official and Deputy Building Official shall be referred to singularly or collectively as the Building Official.

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 & 12 are amended to read as follows:

105.2 Work exempt from permit.

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Building:

1. One-story detached accessory structures, of wood or metal construction, not used for human habitation, provided the floor area does not exceed 400 square feet.

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

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

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12. Noncombustible awnings or canopies shaped to positively shed snow and supported by an exterior wall that do not project more than 54 inches from the exterior wall and have a maximum height of four (4) feet and a maximum width of eight (8) feet. Awnings or canopies with proposed lighting as an integral part or that are intended to be used as a sign shall require a permit.

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No. 14 is added and shall read as follows:

14. Agricultural Building in accordance with Section 202. (A structure designed and constructed to house farm implements, hay, grain poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be used by the public.)

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 107.2.6.1, Design flood elevations, is deleted in its entirety.

Section 107.2.8, Relocatable buildings. is amended to read as follows:

107.2.8 Relocatable buildings. Construction documents for relocatable buildings shall comply with Section 3113.

SECTION 109, FEES, is amended as follows:

Section 109.4 is amended to read as follows:

109.4 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 one hundred percent (100%) 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 its 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 16, 2017, effective August 15, 2017, 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 that violates a provision of this code or fails to comply with any of the requirements thereof or that 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 that violates a provision of this code or fails to comply with any of the requirements thereof or that 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 Md. Code, Local Government Article, §6-102, et seq. The penalty for a civil offense shall be established by resolution by the Board of County Commissioners of Washington County, Maryland. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

CHAPTER 2, DEFINITIONS, is amended as follows:

SECTION 202, DEFINITIONS, is amended as follows:

The following definition is amended to 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 308.5.4 is amended to read as follows:

308.5.4 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.

SECTION 311, STORAGE GROUP S

Section 311.1.1 is amended to read as follows:

311.1.1 Accessory Storage Spaces. A room or space used for storage purposes that is less than 100 square feet (9.3 m^2) in area and accessory to another occupancy shall be classified as part of that occupancy. The aggregate area of such rooms or spaces shall not exceed the allowable area limits of Section 508.2.

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.

CHAPTER 9, FIRE PROTECTION SYSTEMS, is hereby deleted in its entirety.

SECTION 901 GENERAL, is amended as follows:

Section 901.6 is amended to read as follows:

901.6 Supervisory service. Where required by the authority having jurisdiction, fire protection systems shall be monitored by an approved supervising station in accordance with NFPA 72.

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

Sections 903.2.1.2 is amended to read as follows:

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for fire areas containing Group A-2 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (464.5m^2);
2. The fire area has an occupant load of 100 or more or a night club with an occupant load of 50 or more; or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

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 to read as follows:

1507.16 Vegetative roofs, rooftop gardens and landscaped roofs. Rooftop gardens and landscaped roofs shall be installed and maintained in accordance with this chapter and Sections 1505, 1607.13.3 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 m^2) 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 1512, SOLAR PHOTOVOLTAIC PANELS and MODULES, is amended as follows:

Sections 1512.1 is amended to read as follows:

1512.1 Solar photovoltaic panels and modules. Solar photovoltaic panels and 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 1512.2 through 1512.5 are added and shall read as follows:

1512.2 Marking. Marking is required on interior and exterior direct-current (DC) conduit, enclosures, raceways, cable assemblies, junction boxes, combiner boxes, and disconnects.

1512.2.1 Materials. The materials used for marking shall be reflective, weather resistant, and suitable for the environment. Marking as required in Section 1512.2.2 through 1512.2.4 shall have all letters capitalized with a minimum height of 3/8 inch (9.5 mm) white on red background.

1512.2.2 Marking content. The marking shall contain the words "WARNING: PHOTOVOLTAIC POWER SOURCE."

1512.2.3 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.

1512.2.4 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.

1512.3 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.

1512.4 Access and pathways. Roof access, pathways, and spacing requirements shall be provided in accordance with Sections 1512.4.1 through 1512.4.3.3.

Exceptions:

1. Residential structures shall be designed so that each photovoltaic array is no greater than 150 feet (45720 mm) by 150 feet (45720 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.

1512.4.1 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.

1512.4.2 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.

1512.4.2.1 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.

1512.4.2.2 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.

1512.4.2.3 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.

1512.4.2.4 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.

1512.4.3 Other than residential buildings. Access to systems for occupancies other than one- and two-family dwellings shall be provided in accordance with Sections 1512.4.3.1 through 1512.4.3.3.

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 1512.4.2.1 through 1512.4.2.4shall be permitted to be used.

1512.4.3.1 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 (76200 mm) or less, there shall be a minimum 4-foot-wide (1219 mm) clear perimeter around the edges of the roof.

1512.4.3.2 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 (1219 mm) clear to skylights or ventilation hatches.

4. Shall be a straight line not less than 4 feet (1219 mm) clear to roof standpipes.

5. Shall provide not less than 4 feet (1219 mm) clear around roof access hatch with at least one not less than 4 feet (1219 mm) clear pathway to parapet or roof edge.

1512.4.3.3 Smoke ventilation. The solar installation shall be designed to meet the following requirements:

1. Arrays shall be no greater than 150 feet (45720 mm) by 150 feet (45720 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 (1219 mm) or greater in width pathway and bordering roof skylights or smoke and heat vents.
2.3. A 4-foot (1219 mm) or greater in width pathway and bordering 4-foot by 8-foot (1219 mm by 2438 mm) "venting cutouts" every 20 feet (6096 mm) on alternating sides of the pathway.

1512.5 Ground-mounted photovoltaic arrays. Ground-mounted photovoltaic arrays shall comply with Section 1512through 1512.3 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:

SECTION 1607, LIVE LOADS, is amended as follows:

Section 1607.2 is amended by adding the following exception:

1607.2 Loads not specified. Where not otherwise specified, a minimum roof live load of 30 psf shall be applied to roof structures; with no reductions permitted.

TABLE 1607.1 Number 26. is amended as follows:

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TABLE 1607.1
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS AND
MINIMUM CONCENTRATED LIVE LOADS[g]

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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[m] 30	
All other construction, except one- and two-family dwellings	30[m]	
Ordinary flat, pitched, and curved roofs (that are not occupiable)		
Primary roof members exposed to a work floor		
Single panel point of lower chord of roof trusses or any point along primary structural members supporting roofs over manufacturing, storage warehouses, and repair garages		2,000
All other primary roof members	100	300
Occupiable roofs:	100[m]	
Roof gardens	Note l	
Assembly areas		
All other similar areas		Note l

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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:

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

CHAPTER 23, WOOD, is amended as follows:

TABLE 2304.10.1, Number 6, is amended to read as follows:

TABLE 2304.10.1
FASTENING SCHEDULE

***

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER A, B, C	SPACING AND LOCATION
Roof		
***	***	***
6. Rafter to plate (pre-engineered trusses and rafters) (see Section 2308.7.5, Table 2308.7.5)	Trusses and rafters shall be connected to the wall top plate with an approved hurricane tie as required to resist up-lift and lateral loads	-
***	***	***

SECTION 2308, CONVENTIONAL LIGHT-FRAME CONSTRUCTION, is amended as follows:

Section 2308.3.1 is amended to read as follows:

2308.3.1 Foundation plates or sills. 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 spaced to provide equivalent anchorage as the steel bolts. Bolts shall be embedded not less than 7 inches (178 mm) into concrete or masonry. The bolts shall be located in the middle third of the width of the plate. Bolts shall be spaced not more than 4 feet (1219 mm) on center and there shall be not less than 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. Bolts in sill plates of braced wall lines in structures over two stories above grade shall be spaced not more than 4 feet (1219 mm) on center. 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 and shall read as follows:

2406.1 Human impact loads.

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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 2406 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*, 2017 Edition, with local amendments for Washington County, Maryland adopted by the Board of County Commissioners of Washington County, Maryland on December 3, 2019, effective March 1, 2020, 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 December 3, 2019, effective March 1, 2020.

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 31, SPECIAL CONSTRUCTION, is amended as follows:

SECTION 3109, SWIMMING POOL ENCLOSURES AND SAFETY DEVICES, is amended as follows:

Section 3109.1 is amended to read as follows:

3109.1 General. Swimming pools shall comply with the requirements of Sections 3109.02 through 3109.5 and other applicable sections of this code.

Section 3109.2 is amended to read as follows:

3109.2 Definition. The following term is defined in Chapter 2:

SWIMMING POOLS

Section 3109.3 is amended to read as follows:

3109.3 Public swimming pools. Public swimming pools shall be completely enclosed by a fence not less than 6 feet in height or a screen enclosure. Openings in the fence shall not permit the passage of a 4-inch diameter sphere. The fence or screen enclosure shall be equipped with self-closing and self-latching gates.

Section 3109.4 is amended to read as follows:

3109.4 Residential swimming pools. Residential swimming pools shall be completely enclosed by a barrier complying with Sections 3111.4.1 through 3111.4.3.

Exception: A swimming pool with a power safety cover or a spa with a safety cover complying with ASTM F 1346 need not comply with this section.

3109.4.1 Barrier height and clearances. The top of the barrier shall be not less than 48 inches (1219 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The vertical clearance between grade and the bottom of the barrier shall be not

greater than 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier is authorized to be at ground level or mounted on top of the pool structure, and the vertical clearance between the top of the pool structure and the bottom of the barrier shall be not greater than 4 inches (102 mm).

3109.4.1.1 Openings. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

3109.4.1.2 Solid barrier surfaces. Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

3109.4.1.3 Closely spaced horizontal members. Where the barrier is composed or horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall be not greater than 1¾ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall be not greater than 1¾ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall be not greater than 1¾ inches (44 mm) in width.

3109.4.1.4 Widely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall be not greater than 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall be not greater than 1¾ inches (44 mm) in width.

3109.4.1.5 Chain link dimensions. Mesh size for chain link fences shall be not greater than a 2¼-inch square (57 mm square) unless the fence is provided with slats fastened at the top or the bottom that reduce the opening to not more than 1¾ inches (44 mm).

3109.4.1.6 Diagonal members. Where the barrier is composed of diagonal members, the opening formed by the diagonal members shall be not greater than 1¾ inches (44 mm).

3109.4.1.7 Gates. Access doors or gates shall comply with the requirements of Section 3109.4.1.1 through 3109.4.1.6 and shall be equipped to accommodate a locking device. Pedestrian access doors or gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Doors or gates other than pedestrian access doors or gates shall have a self-latching device. Release mechanisms shall be in accordance with Sections 1010.1.9 and 1109.13. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the door or gate, the release mechanism shall be located on the pool side of the door or gate 3 inches (76 mm) or more, below the top of the door or gate, and the door or gate and barrier shall be without openings greater than ½ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

3109.4.1.8 Dwelling wall as a barrier. Where a wall of a dwelling serves as part of the barrier, one of the following shall apply:

1. Doors with direct access to the pool through that wall shall be equipped with an alarm that produces an audible warning when the door or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. In dwellings not required to be Accessible units, Type A, units or Type B units, the deactivation switch shall be located 54 inches (1372 mm) or more above the threshold of the door. In

dwellings required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located not higher than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the threshold of the door.

2. The pool shall be equipped with a power safety cover that complies with ASTM F 1346.
3. Other means of protection, such as self-closing doors with self-latching devices, which are approved, shall be accepted so long as the degree of protection afforded is not less than the protection afforded by Item 1 or 2 above.

3109.4.1.9 Pool structure as barrier. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then the ladder or steps either shall be capable of being secured, locked, or removed to prevent access, or the ladder or steps shall be surrounded by a barrier that meets the requirements of Section 3109.4.1.1 through 3111.4.1.8. Where the ladder or steps are secured, locked, or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

3109.4.2 Indoor swimming pools. Walls surrounding indoor swimming pools shall not be required to comply with Section 3109.4.1.8.

3109.4.3 Prohibited locations. Barriers shall be located so as to prohibit permanent structures, equipment, or similar objects from being used to climb the barriers.

Section 3109.5 is amended to read as follows:

3109.5 Entrapment avoidance. Suction outlets shall be designed and installed in accordance with ANSI/APSP-7.

APPENDICES

THE FOLLOWING APPENDICES ARE ADOPTED IN THEIR ENTIRETY:

APPENDICES B, C, H AND N

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*, 2018 Edition]

ARTICLE II

LOCAL AMENDMENTS TO THE *INTERNATIONAL RESIDENTIAL CODE*, 2018 EDITION

The *International Residential Code*, 2018 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	Table R602.3(1)	Amended
Section R108.6	Amended	Figure R602.3(2)	Amended
Section R113.4	Amended	Section N1102.4.1.2	Amended
Section R113.5	Added	Table N1105.5.2(1)	Amended
Sections R115.1 - R115.4	Added	Section N1106.2	Amended
Section 202	Amended	Section M1305.1.3	Amended
Table R301.2(1)	Amended	Section M1502.4.2	Amended
Section R302.1.1	Added	Chapter 25	Deleted
Section R313.2	Amended	Chapter 26	Deleted
Section R321.3	Amended	Chapter 27	Deleted
Section R324.6	Amended	Chapter 28	Deleted
Section R324.6.3	Added	Section P2901	Deleted
Section R324.6.4	Added	Section P2902	Deleted
Sections R326	Deleted	Section P2903	Deleted
Section R328	Added	Section P2904.2.3	Amended
Section R329	Added	Section P2904.2.3.1	Added
Section R330	Added	Section P2905	Deleted
Section R331	Added	Section P2906	Deleted
Section R332	Added	Section P2907	Deleted
Section R333	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	Part VIII – Note	Added
Figure R403.3(1)	Deleted	Appendices A, B, C, D, E, F, G, H, N, O, Q, R and S	Adopted
Table R403.3(1)	Deleted		
Figure R403.3(2)	Deleted	Appendices I, J, K, L, M, P and T	Deleted
Table R403.3(2)	Deleted		
Figure R403.3(3)	Deleted	Appendix U	Added
Section R403.3.1.2	Deleted		
Figure R403.3(4)	Deleted		

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

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

Section R101.1 is amended to 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 and shall 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*, 2017 Edition, as may be amended or restated from time to time, with local amendments for Washington County, Maryland adopted by the Board of County Commissioners of Washington County, Maryland on December 3, 2019, effective March 1, 2020, 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 December 3, 2019, effective March 1, 2020.

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*, 2018 Edition, as may be amended or restated from time to time, 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 December 3, 2019, effective on March 1, 2020.

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,* 2018 Edition, as may be amended or restated from time to time, 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 December 3, 2019, effective on March 1, 2020.

R101.1.7 International Mechanical Code. Any reference to the *International Mechanical Code* shall mean the *International Mechanical Code,* 2018 Edition, as may be amended or restated from time to time, 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 December 3, 2019, effective on March 1, 2020.

R101.1.8 International Building Code. Any reference to the *International Building Code* shall mean the *International Building Code*, 2018 Edition, as may be amended or restated from time to time, as promulgated by the International Code Council, with local amendments for Washington County, Maryland adopted on December 3, 2019, effective on March 1, 2020, by the Board of County Commissioners of Washington County, Maryland as part of the Maryland Building Performance Standards.

R101.1.9 International Energy Conservation Code. Any reference to the *International Energy Conservation Code* shall mean the *International Energy Conservation Code,* 2018 Edition, as may be amended or restated from time to time, as promulgated by the International Code Council, adopted on December 3, 2019, effective on March 1, 2020, by the Board of County Commissioners of Washington County, Maryland as part of the Maryland Building Performance Standards.

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 Construction) shall be known as the Building Official and the Chief Plans Examiner of the Division of Construction shall be known as Deputy Building Official and are hereby authorized and directed to administer and enforce all provisions of this code. The Building Official and Deputy Building Official shall be referred to singularly or collectively as the Building Official.

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

R104.10.1 Flood hazard areas.
R105.3.1.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas.

[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 16, 2017, effective August 15, 2017, 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:

1. One-story detached accessory structures, of wood or metal construction, not used for human habitation, provided the floor area does not exceed 400 square feet.

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

Electrical:

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4. Deleted in its entirety.

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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 and shall 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 (100%) 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 that violates any of the provisions of this code or fails to comply with any of the requirements thereof or that 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 and shall read as follows:

R113.5 Civil Penalties. Any person, firm, corporation or entity that violates any of the provisions of this code or fails to comply with any of the requirements thereof or that 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 Maryland Code, Local Government Article, § 6-102, et seq. 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 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. 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 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.

R115.4 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 to 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 to 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 SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY[f]	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED[h]	FLOOD HAZARDS[g], [n]	AIR FREEZING INDEX[i]	MEAN ANNUAL TEMP[j]
	SPEED[d] (mph)	Topographic effects[k]	Special wind region[l]	Wind-borne debris zone		Weathering[a]	Frost Line Depth[b]	Termite[c]					
30psf	115	NO	No	No	A	Severe	30"	Moderate to Heavy	12°F	Yes	2017	722	53.5°F

MANUAL J DESIGN CRITERIA[n]							
Elevation	Latitude	Winter heating	Summer cooling	Altitude correction factor	Indoor design temperature	Design temperature cooling	Heating temperature difference
704	39	12	91	0.985	70	75	58
Cooling temperature difference	Wind velocity heating	Wind velocity cooling	Coincident wet bulb	Daily range	Winter humidity	Summer humidity	–
16	15	7.5	74	Medium	–	50%	–

g. 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 R313, AUTOMATIC FIRE SPRINKLER SYSTEMS, is amended as follows:

Section R313.2 is amended to read as follows:

R313.2 One- and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings. This shall include modular and manufactured homes manufactured after July 1, 2015.

Exception: 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.

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 324 SOLAR ENERGY SYSTEMS, is amended as follows:

Section 324.6is amended to read as follows:

R324.6 Roof Access and pathways. Roof access, pathways, and spacing requirements shall be provided in accordance with Sections R324.6.1 through R324.6.4.5.

Exceptions:

1. Roof access, pathways, and spacing requirements need not be provided on detached accessory structures; including, but not limited to, sheds, garages, parking shade structures, carports, and solar trellises.

2. Roof access, pathways, and spacing requirements need not be provided on up to 50 percent of the dwelling roof area; including, but not limited to, one side of a single-ridge roof of equal sides.

3. No Panel or module may be located within one foot of a roof edge, ridge, h ip, valley, or penetration.

Section 324.6.1 is amended to read as follows:

R324.6.1 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.

Section 324.6.2 is amended to read as follows:

R324.6.2 Solar photovoltaic systems. Solar photovoltaic systems shall comply with Sections R342.6.2.1 through R342.6.2.2.

R324.6.2.1 Size of solar photovoltaic array. Each photovoltaic array shall be limited to 150 feet by 150 feet (45720 by 45720 mm). Multiple arrays shall be separated by a clear access pathway not less than 3 feet (914 mm) in width.

R324.6.2.2 Hip roof layouts. Panels and modules installed on dwellings with hip roof layouts shall be located in a manner that provides a clear access pathway not less than 3 feet (914 mm) in width from the eave to the ridge on each roof slope where panels and 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 2 units vertical in 12 units horizontal (16.6 percent) and less.

R324.6.2.3 Single ridge roofs. Panels and modules installed on dwellings 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 or modules are located.

Exception: This requirement shall not apply to roofs with slopes of 2 units vertical in 12 units horizontal (16.6 percent) and less.

R324.6.2.4 Roofs with hips and valleys. Panels and modules installed on dwellings with roof hips or valleys shall not be less than 18 inches (457 mm) from a hip or valley where panels or modules are to be placed on both sides of a hip or valley. Where panels are to be located on one side only of a hip or valley that is of equal length, the 18-inch (457 mm) clearance does not apply.

Exception: These requirements shall not apply to roofs with slopes of 2 units vertical in 12 units horizontal (16.6 percent) and less.

R324.6.2.5 Allowance for smoke ventilation operations. Panels and modules installed on dwellings shall not be located less than one foot below the roof ridge to allow for fire department smoke ventilation operations.

Section 324.6.2.2 is amended to read as follows:

R324.6.2.6 Emergency escape & rescue opening. Panels and modules installed on dwellings shall not be placed on the portion of a roof that is below an emergency escape and rescue opening. A pathway not less than 36 inches (914 mm) wide shall be provided to the emergency escape and rescue opening.

SECTION R326 SWIMMING POOLS, SPAS AND HOT TUBS, is deleted as follows:

Section R326 is hereby deleted in its entirety.

SECTION R328 SITE SAFETY, is added and shall read as follows:

R328.1 Scope The provisions of this chapter shall govern safety during construction and the protection of adjacent public and private properties.

R328.1.1 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, workers, or adjoining property for the duration of the construction project.

SECTION R329 CONSTRUCTION SAFEGUARDS, is added and shall read as follows:

R329.1 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.

R329.2 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.

R329.3 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 R330 DEMOLITION is added and shall read as follows:

R330.1 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.

R330.2 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.

R330.3 Water accumulation. Provision shall be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

R330.4 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 R331 SITE WORK is added and shall read as follows:

R331.1 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.

R331.2 Roads, streets, alleys and entrances. Roads, streets, alleys, and entrances shall be kept clean and free of all debris.

R331.3 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.

R331.4 Fill supporting foundations. Fill to be used to support the foundations of any building or structure shall comply with Section R404.1.7.

SECTION R332 PROTECTION OF ADJOINING PROPERTY SITE SAFETY is added and shall read as follows:

R332.1 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 R333 TEMPORARY USE OF STREETS, ALLEYS AND PUBLIC PROPERTY, is added and shall read as follows:

R333.1 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.

R333.2 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.

R333.3 Utility fixtures. Building materials, fences, sheds, or any obstruction of any kind shall not be placed so as to obstruct free approach to any fire hydrant, fire department connection, utility pole, manhole, fire alarm box, or catch basin, or so as to interfere with the passage of water in the gutter. Protection against damage shall be provided to such utility fixtures during the progress of the work, but sight of them shall not be obstructed.

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

SECTION R403, FOOTINGS, is amended as follows:

Section R403.1 General is amended to 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 concrete footings with reinforcements.

Section R403.1.4.1, Frost protection, is amended to 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 to read as follows:

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

Cold-formed steel framing shall be anchored directly to the foundation or fastened to wood sill plates anchored to the foundation. Anchorage of cold-formed steel framing and sill plates supporting cold-formed steel framing shall be in accordance with this section and Section R505.3.1 or R603.3.1.

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 minimum ½-inch-diameter (12.7 mm) anchor bolts spaced a maximum of 4 feet on center or approved anchors or anchor straps spaced as required to provide equivalent anchorage to ½-inch-diameter (12.7 mm) anchor bolts. Bolts shall extend a minimum of 7 inches (178 mm) into concrete or grouted cells of concrete masonry units. The bolt shall be located in the middle third of the width of the plate. 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 (305 mm) 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.

Exceptions:

1. 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 9 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 protection.
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 to read as follows:

R404.3 Wood sill plates. Wood sill plates shall be a minimum of 2-inch by 6-inch nominal lumber for basement 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 Sections R403.1.6 and R602.11.

Section R404.4 Retaining walls, is amended to 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 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 to 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 to read as follows:

R502.6 Bearing. The ends of each joist, beam, or girder shall have not less than 1 ½ inches (38 mm) of bearing on wood or metal and not less than 3 inches (76 mm) on masonry or concrete except where supported by approved joist hangers. Alternatively, the ends of joists shall be supported on a 1-inch by 4-inch (25 mm by 102 mm) ribbon strip and nailed to the adjacent stud 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 mm^2). When steel shims are used, the shim length and width shall provide full bearing area for the beam or girder and shall not exceed 1½ inches in height.

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

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

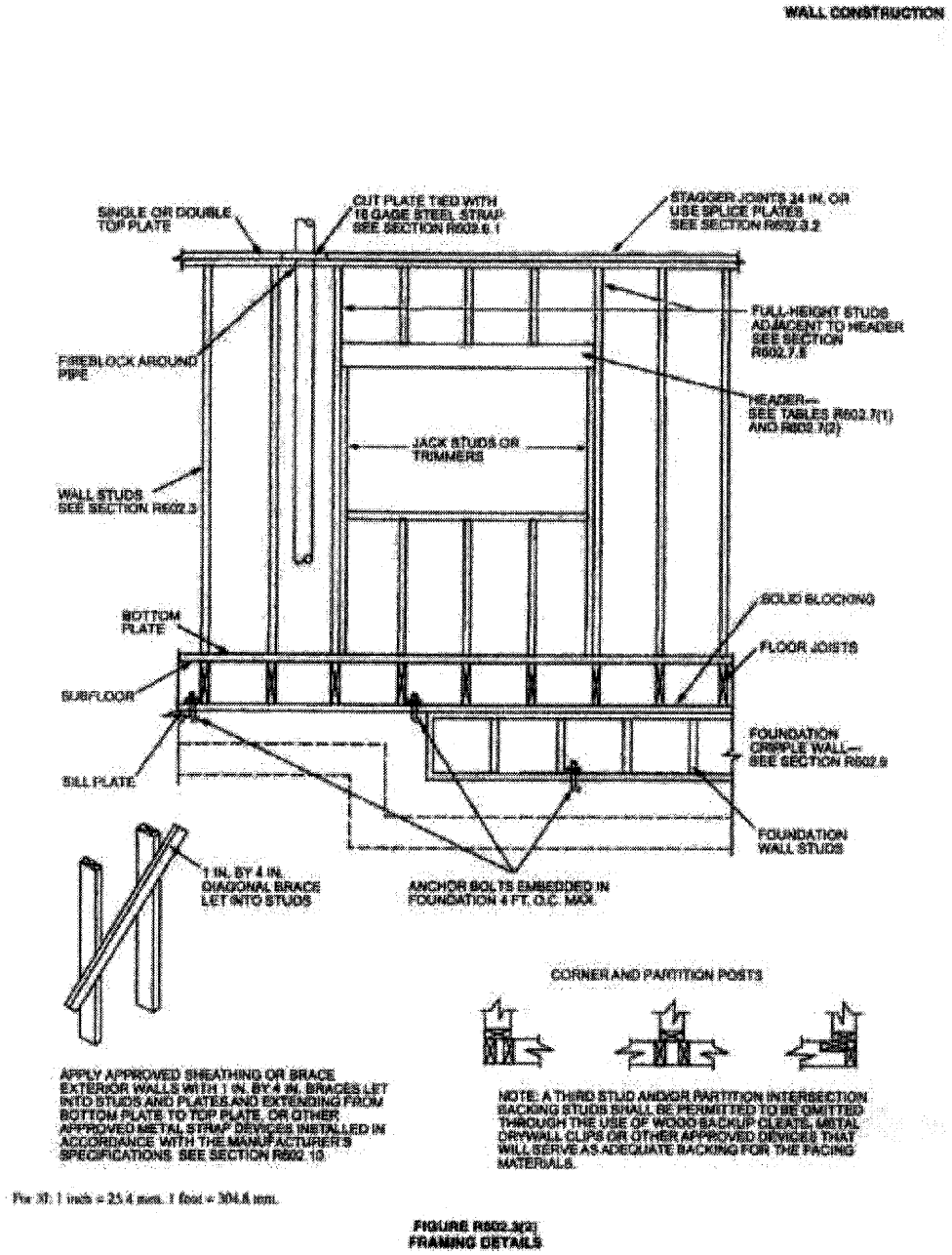
Table 602.3(1) is amended to read as follows:

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

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER [A, B, C]	SPACING AND LOCATION
	Roof		
***	***	***	***
6	Rafter to plate (pre-engineered trusses and rafters) (see Section 2308.7.5, Table 2308.7.5)	Trusses and rafters shall be connected to the wall top plate with an approved hurricane tie as required to resist up-lift and lateral loads	-
***	***	***	***

***

FIGURE R602.3(2) is amended to read as follows:



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

FIGURE R602.3(2)
FRAMING DETAILS

PART IV, ENERGY CONSERVATION is hereby amended as follows:

SECTION N1102 (R402) BUILDING THERMAL ENVELOPE, is amended as follows:

Section N1102.4.1.2 (R402.4.1.2) Testing is amended to read as follows:

Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding five air changes per hour Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Testing shall be conducted in accordance with RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Where required by the building official, testing shall be conducted by an approved third part. A written report of the results of the test shall be signed by the party conducting the test and provided to the building official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope. Except as provided for in the:

(i) Simulated Performance Path listed in Section N1105 (R405); and

(ii) Energy Rating Index Compliance Alternative in Section N1106 (R406);

SECTION N1105 (R405) SIMULATED PERFORMANCE ALTERNATIVE (PERFORMANCE), is amended as follows:

Table N1105.5.2(1) [R405.5.2(1)] is amended to read as follows:

TABLE N1105.5.2(1) [R405.5.2(1)]
SPECIFICATIONS FOR THE STANDARD REFERENCE AND PROPOSED DESIGNS

BUILDING COMPONENT	STANDARD REFERENCE DESIGN	PROPOSED DESIGN
***	***	***
Air exchange rate	***	The measured air exchange rate[a]. Not to exceed 5 air changes per hour with baseline of 3 air changes per hour in climate zones 4 and 5 maintained for Standard Reference Design The mechanical ventilation rate[b] shall be in addition to the air leakage rate and shall be as proposed.
***	***	***

SECTION N1106 (R406) ENERGY RATING INDEX COMPLIANCE ALTERNATIVE, is amended as follows:

Section N1106.2 (R406.2) Mandatory requirements. Exception is added and shall read as follows:

Exception:

***

2. The maximum of 5 air changes per hour tested in accordance with Section R402.4.1.2 may be used to determine the Energy Rating index score with baseline of 3 air changes per hour in climate zones 4 and 5 maintained for ERI Reference Design.

PART V, MECHANICAL, MECHANICAL ADMINISTRATION is hereby amended as follows:

SECTION 1305 APPLIANCE ACCESS, is amended as follows:

Section 1305.1.2 is amended to read as follows:

M1305.1.2 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 not less than 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 (15250 mm) long.

SECTION 1502 CLOTHES DRYER EXHAUST, is amended as follows:

Section 1502.4.2 is amended to read as follows:

M1502.4.2 Duct Installation. Exhaust ducts shall be supported at intervals not to exceed 4-feet 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. Where dryer exhaust ducts are enclosed in wall or ceiling cavities, such cavities shall allow the installation of the duct without deformation.

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 to 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 (sprinkler pipe shall not be installed outside of a building, in exterior walls, in attics or crawl spaces, or in any other place subject to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both.

(c) Sections P2905 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,* 2018 Edition, as may be amended or restated from time to time, 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 December 3, 2019, effective March 1, 2020.

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*, 2017 Edition, with local amendments for Washington County, Maryland adopted by the Board of County Commissioners of Washington County, Maryland on December 3, 2019, effective March 1, 2020, 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 December 3, 2019, effective March 1, 2020.

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, O, Q, R and S.

THE FOLLOWING APPENDICES ARE DELETED IN THEIR ENTIRETY:

APPENDICES I, J, K, L, M, P, and T

APPENDIX U SWIMMING POOLS, SPAS AND HOT TUBS, is added and shall read as follows:

Section AU101 is added and shall read as follows:

AU101.1 General. The provisions of this appendix shall control the design and construction of swimming pools, spas, and hot tubs installed in or on the lot of a one- or two-family dwelling.

Section AU102 Definitions added and shall read as follows:

AU102.1 General. For the purposes of these requirements, the terms used shall be defined as follows and as set forth in Chapter 2.

ABOVE-GROUND/ON-GROUND POOL. See "Swimming pool."

BARRIER. A fence, wall, building wall, or combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

HOT TUB. See "Swimming pool."

IN-GROUND POOL. See "Swimming pool."

RESIDENTIAL. That which is situated on the premises of a detached one- or two-family dwelling, or a one-family townhouse not more than three stories in height.

SPA, NONPORTABLE. See "Swimming pool."

SPA, PORTABLE. A nonpermanent structure intended for recreational bathing, in which all controls, water-heating, and water-circulating equipment are an integral part of the product.

SWIMMING POOL. Any structure intended for swimming or recreational bathing that contains water more than 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs, and spas.

SWIMMING POOL, INDOOR. A swimming pool which is totally contained within a structure and surrounded on all four sides by the walls of the enclosing structure.

SWIMMING POOL, OUTDOOR. Any swimming pool which is not an indoor pool.

Section AU103 Swimming Pools is added and shall read as follows:

AU103.1 In-ground pools. In-ground pools shall be designed and constructed in compliance with ANSI/NSPI-5.

AU103.2 Above-ground and on-ground pools. Above-ground and on-ground pools shall be designed and constructed in compliance with ANSI/NSPI-4.

Section AU104 Spas and Hot Tubs is added and shall read as follows:

AU104.1 Permanently installed spas and hot tubs. Permanently installed spas and hot tubs shall be designed and constructed in compliance with ANSI/NSPI-3.

AU104.2 Portable spas and hot tubs. Portable spas and hot tubs shall be designed and constructed in compliance with ANSI/NSPI-6.

Section AU105 Barrier Requirements is added and shall read as follows:

AU105.1 Application. The provisions of this appendix shall control the design of barriers for residential swimming pools, spas, and hot tubs. These design controls are intended to provide protection against potential drowning and near-drowning by restricting access to swimming pools, spas, and hot tubs.

AU105.2 Outdoor swimming pool. An outdoor swimming pool, including an in-ground, above-ground, or on-ground pool, hot tub, or spa, shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

2. Openings in the barrier shall not allow the passage of a 4-inch diameter (102 mm) sphere.

3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions, except for normal construction tolerances and tooled masonry joints.

4. Where the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1¾ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1¾ (44 mm) in width.

5. Where the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1¾ (44 mm) in width.

6. Maximum mesh size for chain link fences shall be a 2 ¼-inch (57 mm) square, unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 1¾ inches (44 mm).

7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1¾ inches (44 mm).

8. Access gates shall comply with the requirements of Items 1 through 7 and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates, other than pedestrian access gates, shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 m) from the bottom of the gate, the release mechanism and openings shall comply with the following:

   8.1 The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and

   8.2 The gate and barrier shall have no opening larger than ½ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

9. Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:

   9.1 The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346;

   9.2 Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or

   9.3 Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described herein.

10. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is ladder or steps:

    10.1 The ladder or steps shall be capable of being secured, locked, or removed to prevent access; or

    10.2 The ladder or steps shall be surrounded by a barrier which meets the requirements of Items 1 through 9. When the ladder or steps are secured, locked, or removed, any openings created shall not allow the passage of a 4-inch – diameter (102 mm) sphere.

AU105.3 Indoor swimming pool. Walls surrounding an indoor swimming pool shall comply with Item 9 of Section AG105.2.

AU105.4 Prohibited locations. Barriers shall be located to prohibit permanent structures, equipment, or similar objects from being used to climb them.

AU105.5 Barrier exceptions. Spas or hot tubs with a safety cover which comply with ASTM F 1346 shall be exempt from the provisions of this appendix.

Section AU106 Entrapment Protection for Swimming Pool and Spa Suction Outlets is added and shall read as follows:

AU106.1 General. Suction outlets shall be designed and installed in accordance with ANSI/APSP-7.

[End of Local Amendments to *International Residential Code*, 2018 Edition]

ARTICLE III
LOCAL AMENDMENTS TO THE *INTERNATIONAL ENERGY CONSERVATION CODE*, 2018 EDITION

The *International Energy Conservation Code*, 2018 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
Section C405.2.4	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
Section R402.4.1.2	Amended
Table R405.5.2(1)	Amended
Section R406.2	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 and shall read as follows:

C101.1.1 International Residential Code. Any reference to the *International Residential Code* shall mean the *International Residential Code,* 2018 Edition, as may be amended or restated from time to time, as promulgated by the International Code Council, with local amendments for Washington County, Maryland, as adopted on December 3, 2019, effective March 1, 2020, by the Board of County Commissioners of Washington County, Maryland as part of the Maryland Building Performance Standards.

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.
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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*, 2018 Edition, as may be amended or restated from time to time, 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 December 3, 2019, effective on March 1, 2020.

C101.1.5 International Building Code. Any reference to the *International Building Code* shall mean the *International Building Code*, 2018 Edition, as may be amended or restated from time to time, as promulgated by the International Code Council, with local amendments for Washington County, Maryland adopted on December 3, 2019, effective March 1, 2020, by the Board of County Commissioners of Washington County, Maryland as part of the Maryland Building Performance Standards.

C101.1.6 International Fuel Gas Code. Any reference to the *International Fuel Gas Code* shall mean the *International Fuel Gas Code,* 2018 Edition, as may be amended or restated from time to time, 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 December 3, 2019, effective March 1, 2020.

C101.1.7 International Mechanical Code. Any reference to the *International Mechanical Code* shall mean the *International Mechanical Code,* 2018 Edition, as may be amended or restated from time to time, 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 December 3, 2019, effective on March 1, 2020.

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 Construction shall be known as the Code Official and the Chief Plans Examiner shall be known as Deputy Code Official and is hereby authorized and directed to administer and enforce all provisions of this code. The Code Official and Deputy Code Official shall be referenced to singularly or collectively as the Code Official.

IECC—COMMERCIAL PROVISIONS - CHAPTER 4[CE] – DEFINITIONS, is amended as follows:

SECTION C405 ELECTRICAL POWER AND LIGHTING SYSTEMS, is amended as follows:

Section C405.2.4 Specific application controls is amended to read as follows:

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5. Each hotel guest room shall be equipped with a master control device that automatically turns off the power to all of the lighting fixtures in the guest room no more than 30 minutes after the room has been vacated.

    5.1 A master control device may also control the heating, ventilation, or air conditioning default settings in hotel guest rooms 30 mins after a room has been vacated by:

        5.1.1 Increasing the set temperature by at least 3 degrees Fahrenheit when in the air conditioning mode; or

        5.1.2 Decreasing the set temperature by at least 3 degrees Fahrenheit when in the heating mode.

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

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 and shall read as follows:

R101.1.1 International Residential Code. Any reference to the *International Residential Code* shall mean the *International Residential Code,* 2018 Edition, as may be amended or restated from time to time, as promulgated by the International Code Council, with local amendments for Washington County, Maryland, as adopted on December 3, 2019, effective March 1, 2020, by the Board of County Commissioners of Washington County, Maryland as part of the Maryland Building Performance Standards.
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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*, 2018 Edition, as may be amended or restated from time to time 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 December 3, 2019, effective on March 1, 2020.

R101.1.5 International Building Code. Any reference to the *International Building Code* shall mean the *International Building Code*, 2018 Edition, as may be amended or restated from time to time as promulgated by the International Code Council, with local amendments for Washington County, Maryland adopted on December 3, 2019, effective March 1, 2020, by the Board of County Commissioners of Washington County, Maryland as part of the Maryland Building Performance Standards.

R101.1.6 International Fuel Gas Code. Any reference to the *International Fuel Gas Code* shall mean the *International Fuel Gas Code,* 2018 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 December 3, 2019, effective March 1, 2020, 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,* 2018 Edition, as may be amended or restated from time to time, 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 December 3, 2019, effective on March 1, 2020.

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).

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

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 Construction shall be known as the Code Official and the Chief Plans Examiner shall be known as Deputy Code Official and is hereby authorized and directed to administer and enforce all provisions of this code. The Code Official and Deputy Code Official shall be referenced to singularly or collectively as the Code Official.

IECC—RESIDENTIAL PROVISIONS - CHAPTER 4[RE] – RESIDENTIAL ENERGY EFFICIENCY, is amended as follows:

SECTION R402, BUILDING THERMAL ENVELOPE, is amended as follows:

Section R402.4.1.2 Testing is amended to read as follows:

Section R402.4.1.2 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding five air changes per hour Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Testing shall be conducted in accordance with RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Where required by the building official, testing shall be conducted by an approved third part. A written report of the results of the test shall be signed by the party conducting the test and provided to the building official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope. Except as provided for in the:

(i) Simulated Performance Path listed in Section R405; and

(ii) Energy Rating Index Compliance Alternative in Section R406;

SECTION R405 SIMULATED PERFORMANCE ALTERNATIVE (PERFORMANCE), is amended as follows:

Table R405.5.2(1) is amended to read as follows:

TABLE R405.5.2(1)
SPECIFICATIONS FOR THE STANDARD REFERENCE AND PROPOSED DESIGNS

BUILDING COMPONENT	STANDARD REFERENCE DESIGN	PROPOSED DESIGN
***	***	***
Air exchange rate	***	The measured air exchange rate.[a] Not to exceed 5 air changes per hour with baseline of 3 air changes per hour in climate zones 4 and 5 maintained for Standard Reference Design The mechanical ventilation rate[b] shall be in addition to the air leakage rate and shall be as proposed.
***	***	***

SECTION R406 ENERGY RATING INDEX COMPLIANCE ALTERNATIVE, is amended as follows:

Section R406.2 Mandatory requirements. Exception is added and shall read as follows:

Exception:

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2. The maximum of 5 air changes per hour tested in accordance with Section R402.4.1.2 may be used to determine the Energy Rating index score with baseline of 3 air changes per hour in climate zones 4 and 5 maintained for ERI Reference Design.

[End of Local Amendments to the *International Energy Conservation Code*, 2018 Edition]