

1 **COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND**

2 **2024 Legislative Session**

3
4 Bill No. _____

5 Chapter. No. _____

6 Introduced by _____

7 Date of Introduction _____

8
9 **BILL**

10 AN ACT concerning

11 Charles County Building Code

12 FOR the purpose of

13 Adopting the 2021 International Building Code, the 2021 International Residential Code,
14 the 2021 International Energy Conservation Code, the 2021 International Fuel Gas Code, the 2021
15 International Existing Building Code, the 2021 International Mechanical Code, 2021 International
16 Plumbing Code, the 2021 International Swimming Pool and Spa Code, the 2021 International Fire
17 Code (chapters 12 and 32 and section 312 only), the 2021 International Property Maintenance
18 Code, and the National Electric Code, 2020 Edition, collectively as the Building Code for Charles
19 County, with certain insertions, additions, deletions, and changes

20
21 BY amending:

22 Chapter 224 – Building Construction

23 Section 224-1 through 224-4

24 *Code of Charles County, Maryland*

25 (2013 Edition)

26
27 **SECTION 1.** Be it enacted by the County Commissioners of Charles County, Maryland, that
28 the Laws of Charles County, Maryland read as follows:

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Chapter 224.

§ 224-1 Adoption of [2015] 2021 Standards; Additions, Deletions, Changes.

- (1) The 2021 International Building Code [2015] (IBC), the 2021 International Residential Code[2015] (IRC), the [2015] 2021 International Energy Conservation Code (IECC), the [2015] 2021 International Fuel Gas Code (IFGC), the [2015] 2021 International Existing Building Code (IEBC), the [2015] 2021 International Mechanical Code (IMC), the [2015] 2021 International Plumbing Code (IPC), [and] THE 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC), THE 2021 INTERNATIONAL FIRE CODE (IFC) (CHAPTERS 12 AND 32 AND SECTION 312 ONLY), the [2015] 2021 International Property Maintenance Code (IPMC), published by the International Code Council, Inc. (ICC), copies of which are attached hereto and made part hereof by incorporation, are hereby adopted as written, collectively, as The Building Code of Charles County, and will take effect for all permit applications upon the effective date of this bill, with the following insertions, additions, deletions.
- (2) THE NATIONAL ELECTRICAL CODE (2020 EDITION) IS HEREBY ADOPTED AS CHARLES COUNTY ELECTRICAL CODE, AND IS INCORPORATED HEREIN.
- (3) THE TERMS “BUILDING OFFICIAL,” “MECHANICAL OFFICIAL,” OR “CODE OFFICIAL,” AS USED UNDER IBC, IRC, IECC, IFGC, IEBC, IMC, IPC, ISPSC, IFC, AND IPMC SHALL MEAN AND REFER TO “BUILDING CODE OFFICIAL.”

§ 224-1.1 INTERNATIONAL BUILDING CODE

- (1) IBC Section 101.1, insert “Charles County, Maryland” AS NAME OF JURISDICTION. “CHARLES COUNTY MARYLAND” IS HEREBY INSERTED IN ALL CODES MENTIONED IN THESE AMENDMENTS AS THE JURISDICTION NAME.
- (2) IBC Section 101.2 "Scope", Add:
"Exception 2: Existing buildings undergoing repair, alterations, or additions and changes of occupancy shall be permitted to comply with the Maryland Building Rehabilitation Code as set forth in COMAR [Title 5, Subtitle 16] 09.12.58."
- (3) IBC SECTION 101.2.1 REPLACE IN ITS ENTIRETY WITH THE FOLLOWING:
“THE FOLLOWING APENDICES OF THE 2021 INTERNATIONAL BUILDING CODE ARE ADOPTED INTO THE CHARLES COUNTY BUILDING CODE:

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- 1 (A) EMPLOYEE QUALIFICATIONS,
2 (F) RODENTPROOFING,
3 (G) FLOOD-RESISTANCE CONSTRUCTION,
4 (H) SIGNS, DELETE ALL OCCURANCES OF NFPA70 AND REPLACE WITH
5 CHARLES COUNTY ELECTRIC CODE – NATIONAL ELECTRIC CODE (2020
6 EDITION),
7 (I) PATIO COVERS, AND
8 (K) ADMINISTRATIVE PROVISIONS.”
- 9 (4)[3] IBC Section 101.4.3, Plumbing, delete without replacement the sentence: "The
10 provisions of the International Private Sewage Disposal shall apply to Private Sewage
11 Disposal Systems"
- 12 (5)[4] IBC Section 101.4.5, Fire prevention, is removed and replaced as follows:
13 101.4.5. Fire prevention. Fire protection and safety practices shall be deemed to include
14 the requirements of the Fire Code of the State of Maryland. [The provisions of the Fire
15 Code of the State of Maryland shall govern in all matters in which they are applicable and
16 shall supersede the requirements of the IBC in all cases].
- 17 (6) IBC SECTION 103, FOR NAME OF DEPARTMENT INSERT “PLANNING AND
18 GROWTH MANAGEMENT” WHEREVER IT APPEARS IN THIS CODE AND ALL
19 OTHER CODES REFERENCED IN THESE AMENDMENTS.
- 20 (7)[5] IBC Section 105.2, Work exempt from permit, add under “Building”: 14. NON-
21 HABITABLE Outbuildings [(non-habitable)] for verifiable agricultural use on
22 agriculturally zoned parcels of five acres or more.
- 23 (8)[6] IBC Section 105.2, Work exempt from permit, add under “Building”: 15. Tents and
24 membrane structures that are open sided, with no cooking facilities contained within, for
25 use less than 180 days, up to 2,400 square feet are exempt [from] permits.
- 26 (9)[7] IBC Section 105.2, Work exempt from permit, add under “Building”: 16. Flagpoles not
27 exceeding 20’ feet are exempt from permits.
- 28 (10) ADD IBC SECTION 105.6.1 “WITHHOLDING PERMITS”: THE BUILDING CODE
29 OFFICIAL MAY WITHHOLD THE ISSUANCE OF ANY PERMIT (COMMERCIAL,
30 RESIDENTIAL, OR TRADE RELATED) AND/OR PLACE A HOLD ON
31 INSPECTIONS IF THE APPLICANT, THE OWNER, OR ANY INDIVIDUAL LISTED

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- 1 ON THE APPLICATION AS A RESPONSIBLE OFFICER (IF THE APPLICANT IS A
2 BUSINESS ENTITY) HAS FAILED TO REMEDY OR CORRECT ANY EXISTING
3 VIOLATION(S) IN CHARLES COUNTY FOR WHICH THE APPLICANT HAS BEEN
4 CITED BY ANY COUNTY AGENCY OR DEPARTMENT.
- 5 (11) IBC SECTION 107.3.1 APPROVAL OF CONSTRUCTION DOCUMENTS. REMOVE
6 THE WORDING "REVIEWED FOR CODE COMPLIANCE" AND REPLACE WITH
7 "APPROVED FOR ISSUE."
- 8 (12) ADD IBC SECTION 110.1.1 ELECTRICAL EQUIPMENT INSPECTION". WHEN
9 PERFORMING INSPECTIONS WHICH REQUIRE THE INSPECTOR TO EXAMINE
10 ENERGIZED EQUIPMENT, WHERE THE REMOVAL OF ANY COVERS ARE
11 NECESSARY, THE MASTER ELECTRICIAN AND/OR THEIR DESIGNEE SHALL
12 BE PRESENT AT THE TIME OF THE INSPECTION TO PERFORM SUCH TASKS
13 AND RE-SECURE THE EQUIPMENT ONCE THE EXAMINATION IS COMPLETED.
- 14 (13) ADD IBC SECTION 111.1 CHANGE OF OCCUPANCY. A BUILDING OR
15 STRUCTURE SHALL NOT BE USED OR OCCUPIED IN WHOLE OR IN PART, AND
16 A CHANGE OF OCCUPANCY, OWNER OR TENANT OF A BUILDING OR
17 STRUCTURE OR PORTION THEREOF SHALL NOT BE MADE, UNTIL A NEW
18 CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE BUILDING CODE
19 OFFICIAL, CERTIFYING COMPLIANCE WITH APPLICABLE PARTS OF THIS
20 CODE AND OTHER APPLICABLE STATE OR LOCAL LAWS, ORDINANCES AND
21 REGULATIONS. ISSUANCE OF A CERTIFICATE OF OCCUPANCY SHALL NOT
22 BE CONSTRUED AS AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF
23 THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION.
24 CERTIFICATES PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL
25 THE PROVISIONS OF THIS CODE OR OTHER ORDINANCES OF THE
26 JURISDICTION SHALL NOT BE VALID. THIS PROVISION SHALL NOT APPLY TO
27 A CHANGE OF TENANT FOR R-2, CHANGE OF OWNER OR TENANT FOR R-3,
28 OR CHANGE OF TENANT FOR R-4 STRUCTURES.
- 29 (14)[8] DELETE [Replace] the entire IBC Section 113, Board of Appeals, and replace with [IBC
30 Section 113, Appeals ,to read as follows:] SECTION 113 "APPEALS" WILL REPLACE

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1 ALL SECTIONS FOR APPEALS IN ALL INTERNATIONAL CODES ADOPTED IN
2 THESE AMENDMENTS. SECTION 113 WILL READ AS FOLLOWS:

3 Section 113 Appeals

4 A. 113.1 General. In order to hear and decide the appeals of orders, decisions, or
5 determinations of the Code Official relative to the application and interpretation
6 of this code, there shall be an administrative policy created for such an appeal by
7 the Department of Planning and Growth Management. This policy and procedure
8 will be maintained by the Department of Planning and Growth Management.

9 B. 113.2 Application. A written application for appeal shall be based on a claim that
10 the true intent of this code or the rules legally adopted thereunder have been
11 incorrectly interpreted by the Code Official. The appeal of the order, decision, or
12 determination of the Code Official will be processed in writing through the Chief
13 of Codes, Permits and Inspection Services, to the Director of Planning and Growth
14 Management. THIS APPEAL MUST BE FILED WITHIN 180 DAYS OF THE
15 ISSUANCE OF DECISION IN QUESTION BY THE BUILDING CODE
16 OFFICIAL.

17 (15)[9] IBC Section 114.4, Violation penalties, add the following statement: "If a violation
18 continues unresolved past the notice date of the original violation letter, the Building Code
19 Official, at his or her discretion, can issue weekly or monthly fines until the violation is
20 brought into compliance. The BUILDING Code Official must notify the person responsible
21 for the violation in writing, OR ELECTRONICALLY, before the weekly or monthly fines
22 begin."

23 (16)[10] IBC Section 114, Violations, add a new Subsection 114.5 entitled "Public utility
24 easement," to read as follows: 114.5 Public utility easement. No building or structure
25 shall be erected upon any public easement. For the purpose of this subsection, a public
26 utility easement shall be a parcel of land on which a limited right-of-way is provided for
27 one or more designated purposes, such as but not limited to water, sewer, gas, electric, or
28 telephone, without the title of the land.

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- 1 (17) IBC SECTION 308.5.1 ADD EXCEPTION 1 TO READ: A CHILDCARE FACILITY
2 MAY BE CLASSIFIED AS I-4 WHEN THE FACILITY IS CLASSIFIED AS A DAY
3 CARE OCCUPANCY UNDER THE STATE FIRE PREVENTION CODE.
- 4 (18) IBC SECTION 406.2.7 ELECTRIC VEHICLE CHARGING STATIONS AND
5 SYSTEMS, DELETE THE WORDING “ACCESSIBILITY TO ELECTRIC VEHICLE
6 CHARGING STATIONS SHALL BE IN ACCORDANCE WITH SECTION 1107”,
7 WITHOUT REPLACEMENT.
- 8 (19) IBC SECTION 411.5 PUZZLE ROOM EXITING. DELETE ITEM 3 AND REPLACE
9 WITH “3. ALL EXIT AND EXIT DOORS FROM EACH PUZZLE ROOM SHALL BE
10 OPEN AND READILY AVAILABLE UPON ACTIVATION BY THE AUTOMATIC
11 FIRE ALARM SYSTEM, AUTOMATIC SPRINKLER SYSTEM, AND A MANUAL
12 CONTROL AT A CONSTANTLY ATTENDED LOCATION AND SHALL HAVE A
13 READILY ACCESSIBLE CONTROL LOCATED INSIDE EACH PUZZLE ROOM.”
- 14 [11 IBC Section 504.1 GENERAL, delete the first paragraph and replace with the following:
15 504.1 Automatic sprinkler system increase. For buildings protected throughout with an
16 approved automatic sprinkler system installed in accordance with IBC Section 903.3.1.1,
17 the value specified in Table 504 for maximum height is increased by 20 feet (6,096 mm),
18 and the maximum number of stories is increased by one story. When the building is
19 equipped throughout with an automatic sprinkler system installed in accordance with IBC
20 Section 903.3.1.2 for Groups R-1, R-2, R-4, and in accordance with IBC Section 903.3.1.3
21 for Group R-3, the building height limitations specified in Table 504 CHAPTER 5 are
22 increased by one story and 20 feet (6,096 mm) but may not exceed a height of four stories
23 and 60 feet (18,288 mm) above the grade plane. These increases are permitted in addition
24 to the area increase.]
- 25 (20) IBC SECTION 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCES.
26 DELETE CONDITION 4 WITHOUT REPLACEMENT. CONDITION 7 REPLACE
27 “GRADE PLAN” WITH “LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE
28 ACCESS.”
- 29 (21) IBC 808.1.1.3 INDEPENDENT SUSPENSION: LIGHT FIXTURES (LUMINARIES),
30 HVAC DIFFUSERS, RETURN BOXES, EXHAUST AND CIRCULATING FANS
31 INSTALLED IN ACOUSTIC CEILINGS SHALL REQUIRE INDEPENDENT

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1 SUSPENSION TO ENSURE THAT THESE COMPONENTS WILL NOT DROP MORE
2 THAN THREE (3) INCHES WHEN THE FRAMING MEMBERS NO LONGER
3 PROVIDE THE SUPPORT NUMBER 12 WG WIRE FIRMLY SECURED TO THE
4 BUILDING STRUCTURE AND EACH COMPONENT IS REQUIRED FOR THIS
5 PURPOSE. TWO (2) RESTRAINING WIRES (ONE (1) AT EACH OPPOSITE END OF
6 THE LUMINARE) ARE REQUIRED FOR LUMINARIES LESS THAN 2'x4' AND
7 FOUR (4) RESTRAINING WIRES (ONE (1) AT EACH CORNER) ARE REQUIRED
8 ON ALL LUMINARIES >4' AND LARGER. OTHER TYPES OF LAY-IN FIXTURES
9 AND SURFACE MOUNTED FIXTURES INSTALLED ON DROP CEILING SHALL
10 BE SUPPORTED BASED ON THE FIXTURE AREA TO PRECLUDE THE DANGER
11 OF FALLING WHEN THE FRAMING MEMBERS ARE REMOVED (e.g., HI-HAT
12 LUMINAIRE). HVAC COMPONENTS SHALL BE SUPPORTED IN A SIMILAR
13 FASHION.

14 (22)[12]IBC Section 901.1, Scope, add: "Fire protection system requirements of Chapter 9
15 may be concurrently covered in the State Fire Code, Public Safety Article, §§6-206 and
16 6-501, Annotated Code of Maryland and COMAR 29.06.01. The State Fire Code is
17 enforced by the State Fire Marshal or authorized fire official."

18 (23) IBC SECTION 907.2.1.1 SYSTEMS INITIATION IN GROUP A OCCUPANCIES WITH
19 OCCUPANT LOAD OF 1000 OR MORE. REPLACE ALL REFERENCES OF "1000"
20 IN THIS SECTION WITH "300".

21 (24)[13]IBC Section 1001.1, General, add: "Means of egress requirements in Chapter 10 may be
22 concurrently covered in the State Fire PREVENTION Code, Public Safety Article TITLE
23 §§ 6 [206] and [6-501] TITLE 9, Annotated Code of Maryland and COMAR 29.06.01. The
24 State Fire Code is enforced by the State Fire Marshal or authorized fire official."

25 (25) IBC SECTION 1004.8 CONCENTRATED BUSINESS USE AREA. ADD "NAIL
26 SALONS", AFTER "CALL CENTERS", AND BEFORE "TRADING FLOORS".

27 [(14)] *Section moved to §224-1.1(27)*

28 [(15) IBC Section 1014.3, Handrail graspability, add:

29 Exception 2: For occupancies in Group R-3 as applicable in IBC Section 101.2 and within
30 dwelling units in occupancies Group R-2 as applicable in IBC Section 101.2, the grip
31 portion of handrails shall have a circular cross-section of 1.25 inches (32 mm) minimum

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- 1 to 2.625 inches (66.7 mm) maximum. Other shapes that provide an equivalent grasping
2 surface are permissible. Edges shall have a minimum radius of 0.125 inch (3.2 mm).]
- 3 [(16)] *Section moved to §224-1.1(32)*
- 4 [(17)] IBC Section 2701.1, Scope, remove section and replace with:
5 2701.1 Scope. For the applicable electrical requirements, refer to the National Electrical
6 Code as adopted and enforced by the State Fire Marshal, authorized fire officials, or
7 building officials pursuant to the provisions of the Public Safety Article, Title 12, Subtitle
8 6, Annotated Code of Maryland and known as the "Charles County Electrical Code."]
- 9 [(18)] *Section moved to §224-1.1(34)*
- 10 [(19)] *Section moved to §224-1.1(35)*
- 11 [(20)] Section R101.2, Scope, add Exception 3:
12 Exception 3: Existing buildings undergoing repair, alterations, additions, and change of
13 occupancy shall be permitted to comply with the Maryland Building Rehabilitation Code.]
- 14 [(21)] Section R105.2, Work exempt from permit.
15 (1) Under "Building" revise Subsection 10: Remove the wording "are not attached to a
16 dwelling" without replacement.
17 (2) Add:
18 11. Pre-made residential use storage sheds 200 square feet or less for
19 nonautomotive storage that are delivered totally assembled shall not be
20 required to provide footings and foundations below the frost line.
21 Radio and television towers for one-and two-family dwellings may be erected without a
22 building permit.]
- 23 [(22)] Section R109.1.5, Other inspections, add the following:
24 R109.1.5.2 Footing inspection for decks. Footing inspection will not be required for all
25 deck applications.
26 R109.1.5.3 Preliminary inspection for decks. For all fire, wind, water, earthquake damage
27 repairs, a preliminary inspection by the Building Code Official will be required for
28 determining the status of the existing building before rebuild can begin.]
- 29 [(23)] *Section moved to §224-1.2(9)*
- 30 [(24)] *Section moved to §224-1.2(10)*
- 31 [(25)] *Section moved to §221-1.2(11)*

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- 1 (26)[26][Section R303.4, Mechanical ventilation, remove in its entirety without replacement. For
2 mechanical ventilation requirements, refer to the International Energy Conservation Code
3 (IECC).] IBC SECTION 1004.8 CONCENTRATED BUSINESS USE AREA. ADD
4 “NAIL SALONS” AFTER “CALL CENTERS” AND BEFORE “TRADING FLOORS”
- 5 [(27) Section R310.1, Emergency escape and rescue required, remove and replace with:
6 R310.1 Emergency escape and rescue required. Every sleeping room shall have at least one
7 openable emergency escape and rescue window or exterior door opening for emergency
8 escape and rescue. If openings are provided as a means of escape and rescue, they shall have
9 a sill height of not more than 44 inches (1,118 mm) above the adjacent interior surface. If a
10 door opening having a threshold below the adjacent ground elevation serves as an
11 emergency escape and rescue opening and is provided with a bulkhead enclosure, the
12 bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions
13 required by this section shall be obtained by the normal operation of the window or door
14 opening from the inside. Escape and rescue window openings with a finished sill height
15 below the adjacent ground elevation shall be provided with a window well in accordance
16 with Section R310.2.]
- 17 [(28) Section R311.7.5, Stair treads and risers, remove and replace with:
18 R311.7.5. Stair treads and risers. The maximum riser height shall be 8 1/4 inches (210
19 mm) and the minimum tread depth shall be nine inches (299 mm). The riser height shall be
20 measured vertically between leading edges of the adjacent treads. The tread depth shall be
21 measured horizontally between the vertical planes of the foremost projection of adjacent
22 treads and at a right angle to the treads' leading edge. The walking face of treads and
23 landings of a stairway shall be sloped no steeper than one unit vertical in 48 units horizontal
24 (2% slope). The greatest riser height within any flight of stairs shall not exceed the smallest
25 by more than 3/8 inch (9.5 mm). The greatest tread depth within any flight of stairs shall
26 not exceed the smallest by more than 3/8 inch (9.5 mm). Winder treads shall have a
27 minimum tread depth of nine inches (229 mm) measured at a point 12 inches (305 mm)
28 from the side where the treads are narrower. Winder treads shall have a minimum tread
29 depth of six inches (152 mm) at any point.]
- 30 [(29) Section R311.7.5.3, Nosings, delete Exception ONE [1] and replace with:
31 Exception: A nosing is not required if the tread depth is a minimum of 10 inches.]

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- 1 [(30) Section R311.7.8, Handrails, remove and replace with:
2 R311.7.8 Handrails. Handrails shall be provided on at least one side of stairways consisting
3 of three or more risers. Handrails shall have a minimum height of 34 inches (864 mm) and
4 a maximum height of 38 inches (965 mm) measured vertically from the nosing of the
5 treads. All required handrails shall be continuous the full length of the stairs from a point
6 directly above the top riser to a point directly above the lowest riser of the stairway. The
7 ends of the handrail shall be returned into a wall or shall terminate in newel posts or safety
8 terminals. A minimum clear space of 1 1/2 inches (38 mm) shall be provided between the
9 wall and the handrail.
- 10 Exceptions:
- 11 1. Handrails shall be permitted to be interrupted by a newel post at a turn.
12 The use of a volute, turnout, or starting easing shall be allowed over the lowest tread.]
- 13 [(31)] *Section moved to §224-1.2(16)*
- 14 [(32) Section E 3401.1, Applicability, add: "The subject matter of the Chapters 34 through 43 is
15 not within the scope of the Charles County Building Code. For the applicable electrical
16 requirements, refer to the 2014 National Electrical Code (NEC) as adopted and enforced
17 by the State Fire Marshal and the Building Code Official pursuant to the provisions of the
18 Public Safety Article, Title 12, Subtitle 6, Annotated Code of Maryland and known as the
19 "Charles County Electrical Code."].
- 20 [(33) Appendix E, Manufactured Housing Used as Dwellings, of the IRC is incorporated into
21 the Charles County Building Code, as modified: Section AE304, Fees, is removed without
22 replacement.]
- 23 [(34) IBC provisions contained in the following appendices are adopted: IBC Appendix C,
24 Group U - Agricultural Buildings, Appendix F, Rodent proofing, Appendix G, Flood-
25 Resistant Construction, Appendix I, Patio Covers.]
- 26 [(35) IBC Appendix H, Signs, is adopted with the following section changed:
27 Section H106.2, remove: "NFPA 70" and replace with "2014 National Electrical Code
28 (NEC), otherwise known as the 'Charles County Electrical Code.'"]
- 29 (27) IBC Section 1011.5.2, Riser height and tread depth, delete Exception 3 and
30 replace with the following:

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- 1 3. In occupancies in R-3 as applicable in IBC 101.2, within dwelling units in occupancies
2 in Group R-2, as applicable in IBC Section 101.2 and in occupancies in Group U which
3 are accessory to an occupancy in Group R-3, the maximum riser height shall be 8 1/4 inches
4 (210 mm) and the minimum tread depth shall be nine inches (229 mm). The minimum
5 winder tread depth at the walk line shall be nine inches (229 mm), and the minimum winder
6 tread depth shall be six inches (152 mm). A nosing not less than 3/4 inch (19 mm) but not
7 more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers where the
8 tread depth is less than 11 inches (279 mm).
- 9 (28)[36]Remove Chapter 11 of the IBC related to accessibility requirements and replace with
10 the Maryland Accessibility Code set forth in COMAR [05.02.02.] 09.12.53.
- 11 (29)[37]Add the following to IBC Chapter 18, Soils and Foundations, [Section 1801.2.2,]
12 SUBSECTION1803.5.3.1 AREA OF SPECIAL GEOTECHNICAL CONSIDERATION
13 [Expansive soil, and IRC Section 401:]In the portion of Charles County designated as the
14 "Area of Special Geotechnical Consideration" per the Planning and Growth Management
15 map entitled "Area of Geotechnical Concern," [all] soils and foundation support shall be
16 [removed] EXCAVATED to a minimum depth of four feet below the final finished grade.
17 [The minimum footing depths shall be as determined by this code.] Soil removed shall not
18 be used as backfill for foundation walls or other structural fill. No large trees or woody
19 vegetation with large root systems shall be located such that the drip zone for the tree is
20 within five feet of the foundation wall. Applicants may provide a geotechnical report
21 prepared by a professional engineer licensed in the State of Maryland in lieu of complying
22 with the above requirements. All recommendations provided in the geotechnical report
23 shall be incorporated as part of the permit and become a permit condition.
- 24 (30)[38]Add the following to IBC Chapter 18, Soils and Foundations, Section 1808.5 Shifting or
25 moving soils,[IRC Section R403.1.4,] Minimum depth: All exterior footings or foundations
26 located in the portion of Charles County designated as the "Area of Special Geotechnical
27 Consideration" per the Planning and Growth Management map entitled "Area of
28 Geotechnical Concern," shall extend to a minimum of four feet below the finished grade.
29 Applicants may provide a geotechnical report prepared by a professional engineer licensed
30 in the State of Maryland in lieu of complying with the above requirements. All

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- 1 recommendations provided in the geotechnical report shall be incorporated as part of the
2 permit and become a permit condition.
- 3 (31)[39]Add the following to IBC Chapter 18, Soils and Foundations, Section 1805.4.3, Drainage
4 discharge [IRC Section R405, Foundation Drainage, and R405.1,] Concrete or masonry
5 foundations: "In the portion of Charles County designated as 'Areas of Special
6 Geotechnical Consideration' per the Planning and Growth Management entitled 'Area of
7 Geotechnical Concern,' foundation drains shall be installed and shall discharge at a
8 minimum of 10 feet away from all foundation walls [or at the property line, whichever is
9 less."].
- 10 (32) IBC Section 2401.1, Scope, add: "The requirements for safety glazing set forth in Public
11 Safety Article Title 12, Subtitle 4, Annotated Code of Maryland, are in addition to Chapter
12 24, Section 2406, of the IBC related to safety glazing. In the event of a conflict between
13 Chapter 24 of the IBC and the Annotated Code of Maryland, the requirements of the
14 Annotated Code of Maryland will prevail."
- 15 (33) IBC Section 2701.1, Scope, remove section and replace with: 2701.1 Scope. For the
16 applicable electrical requirements, refer to the CHARLES COUNTY ELECTRICAL
17 CODE AND National Electrical Code, 2020 EDITION, [as adopted and enforced by the
18 State Fire Marshal, authorized fire officials, or building officials pursuant to the provisions
19 of the Public Safety Article, Title 12, Subtitle 6, Annotated Code of Maryland [and known
20 as the "Charles County Electrical Code."].
- 21 (34) IBC Section 3001.1, Scope, add: "The provisions of Chapter 30 of the IBC relate to
22 elevators and conveying systems and are in addition to and not instead of the
23 requirements set forth in the Public Safety Article, Title 12, Subtitle 8, Annotated Code
24 of Maryland. In the event of a conflict between the IBC and the Maryland Annotated
25 Code, the provisions of the Maryland Annotated Code will prevail."
- 26 (35) IBC Section 3102.1, General, remove the sentence: "Those erected for a shorter period
27 of time shall comply with the International Fire Code." Replace with the following
28 sentence: "Those erected for a shorter period of time shall comply with the State Fire
29 Code."
- 30 (36)[40]VACANT COMMERCIAL STRUCTURES. Remove the IBC Chapter 34 in its entirety
31 and replace with the following:

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- 1 A. Section 3401 General
- 2 3401.1 Scope. The provisions of the Maryland Building Rehabilitation Code shall
- 3 control the repairs, modifications, reconstruction, additions, and changes in
- 4 occupancy to existing buildings.
- 5 B. Section 3402 Vacant Commercial Structures
- 6 i. 3402.1 Scope. This section is to protect the public health, safety and welfare
- 7 in all existing vacant commercial structures; fixing the responsibility of
- 8 owners; and providing for administration, enforcement and penalties.
- 9 ii. 3402.2 Intent. Existing structures and premises that do not comply with
- 10 these provisions shall be altered or repaired to provide a minimum level of
- 11 health and safety as required herein. All vacant structures and premises
- 12 thereof or vacant land shall be maintained in a clean, safe, secure and
- 13 sanitary condition as provided herein so as not to cause a blighting problem
- 14 or adversely affect the public health and safety.
- 15 iii. 3402.3 Existing remedies. The provisions in this code shall not be construed
- 16 to abolish or impair existing remedies of the jurisdiction or its officers or
- 17 agencies relating to the removal or demolition of any structure which is
- 18 dangerous, unsafe and unsanitary.
- 19 iv. 3402.4 Saving clause. This code shall not affect violations of any other
- 20 ordinance, code or regulation existing prior to the effective date hereof, and
- 21 any such violation shall be governed and shall continue to be punishable to
- 22 the full extent of the law under the provisions of these ordinances, codes or
- 23 regulations in effect at the time the violation was committed.
- 24 C. Section 3403 Notices and Orders
- 25 i. 3403.1 Notice to owner or to person or persons responsible. Whenever the
- 26 Code Official determines that there has been a violation of this Code or has
- 27 grounds to believe that a violation has occurred, notice shall be given to the
- 28 owner or the person or persons responsible.
- 29 ii. 3403.2 Form. Such notice shall:
- 30 a. Be in writing;
- 31 b. Include a description of the real estate sufficient for identification;

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- 1 c. Include a statement of the reason or reasons why the notice is being
2 issued; and
- 3 d. Include a correction order allowing a reasonable time for repairs.
- 4 iii. 3403.3 Method of service. Such notice shall be deemed to be properly
5 served if a copy thereof is (a) delivered to the owner personally; or (b) sent
6 by certified or registered mail addressed to the owner at the last known
7 address with return receipt requested. If the certified or registered letter is
8 returned showing that the letter was not delivered, a copy thereof shall be
9 posted in a conspicuous place in or about the structure affected by such
10 notice. Service of such notice in the foregoing manner upon the owner's
11 agent or upon the person responsible for the structure shall constitute service
12 of notice upon the owner.
- 13 iv. 3403.4 Transfer of ownership. It shall be unlawful for the owner of any
14 structure who has received a compliance order or upon whom a notice of
15 violation has been served to sell, transfer, mortgage, lease or otherwise
16 dispose of another until the provisions of the compliance order or notice of
17 violation have been complied with, or until such owner shall first furnish
18 the grantee, transferee, mortgagee or lessee a true copy of any compliance
19 order or notice of violation issued by the BUILDING Code Official and
20 shall furnish to the BUILDING Code Official a signed and notarized
21 statement from the grantee, transferee, mortgagee or lessee, acknowledging
22 the receipt of such compliance order or notice of violation and fully
23 accepting the responsibility without condition for making the corrections or
24 repairs required by such compliance order or notice of violation.
- 25 v. 3403.5 Closing of vacant structures. If the structure is vacant and unfit for
26 human habitation and occupancy, and is not in danger of structural collapse,
27 the BUILDING Code Official is authorized to post a placard of
28 condemnation on the premises and order the structure closed up so as not to
29 be an attractive nuisance. Upon failure of the owner to close up the
30 premises within the time specified in the order, the BUILDING Code
31 Official shall cause the premises to be closed through any available public

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agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

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

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

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

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

D. Section 3404 Demolition

i. 3404.1 General. The BUILDING Code Official shall order the owner of any premises upon such that it is unreasonable to secure from casual entry, meaning windows and doors boarded per Appendix A of the 2021 [2012] IPMC, and trash and debris removed within 30 days of the date of the notice from the BUILDING Code Official, repair the structure, to raze and remove such structure within 90 days; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary within 90 days of the notice or to raze and remove at the owner's option; or where there has been

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- 1 a cessation of normal construction of any structure for a period of more than
2 six months, to raze and remove such structure within 90 days of the date of
3 the notice.
- 4 ii. 3404.2 Order. All notices and orders shall comply with Section 3410.
- 5 iii. 3404.3 Failure to comply. If the owner of a premises fails to comply with a
6 demolition order within the time prescribed, the BUILDING Code Official
7 shall cause the structure to be razed and removed, either through an
8 available public agency or by contract or arrangement with private persons,
9 and the cost of such razing and removal shall be charged against the real
10 estate upon which the structure is located and shall be a lien upon such real
11 estate.
- 12 iv. 3404.4 Salvage materials. When any structure has been ordered razed and
13 was removed through the BUILDING Code Official due to the owner's
14 failure to comply, the governing body or other designated officer under said
15 contract or arrangement aforesaid shall have the right to sell the salvage and
16 valuable materials at the highest price obtainable. The net proceeds of such
17 sale, after deducting the expenses of such razing and removal, shall be
18 promptly remitted with a report of such sale or transaction, including the
19 items of expense and the amounts deducted, for the person who is entitled
20 thereto, subject to any order of a court. If such surplus does not remain to
21 be turned over, the report shall so state.
- 22 E. Section 3405 Exterior Structure
- 23 i. 3405.1 General. The exterior of a structure shall be maintained in good
24 repair, structurally sound and sanitary so as not to pose a threat to the public
25 health, safety or welfare.
- 26 ii. 3405.2 Failure to comply. If the owner of a premises fails to comply with a
27 repair order within 90 days, the BUILDING Code Official shall cause the
28 structure to be repaired, either through an available public agency or by
29 contract or arrangement with private persons, and the cost of such repair
30 shall be charged against the real estate upon which the structure is located
31 and shall be a lien upon such real estate.

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- 1 iii. 3405.3 Exterior painting. All wood and metal surfaces, including but not
2 limited to, window frames, doors, door frames, cornices, porches and trim,
3 shall be maintained in good condition. Peeling, flaking and chipped paint
4 shall be eliminated and surfaces repainted.
- 5 iv. 3405.4 Street numbers. Each structure to which a street number has been
6 assigned shall have such number displayed in a position easily observed
7 and readable from the public right-of-way.
- 8 v. 3405.5 Structural members. All structural members shall be maintained free
9 from deterioration, and shall be capable of safely supporting the imposed
10 dead and live loads.
- 11 vi. 3405.6 Foundation walls. All foundation walls shall be maintained plumb
12 and free from open cracks and breaks and shall be kept in such condition
13 so as to prevent the entry of rats.
- 14 vii. 3405.7 Exterior walls. All exterior walls shall be free from holes, breaks,
15 loose or rotting materials; and maintained weatherproof and properly
16 surface coated where required to prevent deterioration.
- 17 viii. 3405.8 Roofs and drainage. The roof and flashing shall be sound, tight, and
18 not have defects that admit rain. Roof drainage shall be adequate to prevent
19 dampness or deterioration in the walls or interior portion of the structure.
20 Roof drains, gutters, and down spouts shall be maintained in good repair
21 and free from obstructions. Roof water shall not be discharged in a manner
22 that creates a public nuisance.
- 23 ix. 3405.9 Decorative features. All cornices, belt courses, corbels, terra cotta
24 trim, wall facings and similar decorative features shall be maintained in
25 good repair with proper anchorage and in safe condition.
- 26 x. 3405.10 Overhang extensions. All canopies, marquees, signs, metal
27 awnings, fire escapes, standpipes, exhaust ducts and similar overhang
28 extensions shall be maintained in good repair and be properly anchored so
29 as to be kept in a sound condition. When required, all exposed surfaces of
30 metal or wood shall be protected from the elements and against decay or

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- 1 rust by periodic application of weather coating materials, such as paint or
2 similar surface treatment.
- 3 xi. 3405.11 Stair and walking surfaces. Every stair, ramp, balcony, porch, deck
4 or other walking surface shall be kept in a sound condition.
- 5 xii. 3405.12 Stairways, decks, porches and balconies. Every exterior stairway,
6 deck, porch and balcony, and all appurtenances attached thereto, shall be
7 maintained structurally sound, in good repair, with proper anchorage and
8 capable of supporting the imposed loads.
- 9 xiii. 3405.13 Chimneys and towers. All chimneys, cooling towers, smoke stacks,
10 and similar appurtenances shall be maintained structurally safe and sound,
11 and in good repair. All exposed surfaces of metal or wood shall be protected
12 from the elements and against decay or rust by periodic application of
13 weather-coating materials, such as paint or similar surface treatment.
- 14 xiv. 3405.14 Handrails and guards. Every handrail and guard shall be firmly
15 fastened and capable of supporting normally imposed loads and shall be
16 maintained in good condition.
- 17 xv. 3405.15 Window and door frames. Every window, door and frame shall be
18 kept in sound condition, good repair and weathertight.
- 19 (1) 3405.15.1 Glazing. All glazing materials shall be maintained free from
20 cracks and holes.
- 21 (2) 3405.15.2 Openable windows. Every window, other than a fixed
22 window, shall be easily openable and capable of being held in position
23 by window hardware.
- 24 (3) 3405.16 Doors. All exterior doors and hardware shall be maintained in
25 good condition.
- 26 (4) 3405.17 Basement, or crawl space hatchways. Every basement
27 hatchway shall be maintained to prevent the entrance of rodents, rain,
28 and surface drainage water.
- 29 (5) 3405.18 Guards for basement windows. Every basement window that
30 is openable shall be supplied with rat proof shields, storm windows or
31 other approved protection against entry of rodents.

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1 [(36) IBC Section 1011.5.2, Riser height and tread depth, delete Exception [4] FOUR and replace
2 with the following:

3 4. See the Maryland Building Rehabilitation Code as set forth in COMAR Title 5,
4 Subtitle16, for the replacement of existing stairways.]

5
6 **224-1.2 INTERNATIONAL RESIDENTIAL CODE**

7 [(42) IRC Section R101.2, Scope, add: Exception 3: Existing buildings undergoing repair,
8 alterations [or], additions, and change of occupancy shall be permitted to comply with the
9 Maryland Building Rehabilitation Code.]

10 [(43) IRC Section R103, remove the word "Department" and replace with "Planning and Growth
11 Management" wherever it appears.]

12 (1) NEW IRC SUBSECTION R101.4 IS ADDED AS FOLLOWS: THE PROVISIONS OF
13 CHAPTER 33 “SAFEGUARDS DURING CONSTRUCTION” OF THE 2021 IBC, AS
14 ADOPTED BY CHARLES COUNTY, SHALL BE APPLICABLE, INTER ALIA, TO
15 ALL RESIDENTIAL CONSTRUCTION SITES POSSESSING A VALID BUILDING
16 PERMIT.

17 (2) IRC SECTION R102.5 REPLACE IN ITS ENTIRETY WITH: THE FOLLOWING
18 APPENDICES OF THE 2021 IRC ARE HEREBY ADOPTED INTO THE CHARLES
19 COUNTY BUILDING CODE.

20 (AA) SIZING AND CAPACITIES OF GAS PIPING,

21 (AB) SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH
22 DRAFT HOODS, CATEGORY 1 APPLIANCES, AND APPLIANCES LISTED FOR
23 USE WITH TYPE B VENTS,

24 (AC) EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT
25 SYSTEMS,

26 (AE) MANUFACTURED HOUSING USED AS DWELLINGS,

27 (AH) PATIO COVERS,

28 (AJ) EXISTING BUILDINGS AND STRUCTURES,

29 (AK) SOUND TRANSMISSION,

30 (AM) HOME DAY CARE R-3 OCCUPANCY,

31 (AN) VENTING METHODS, AND

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- 1 (AQ) TINY HOUSES.
- 2 [44 IRC Section 106.3.1, Remove the wording “approved plans per IRC Section R106.3.1
- 3 reviewed for code compliance" and replace with "approved to issue".]
- 4 (3) R105.2, WORK EXEMPT FROM PERMIT.
- 5 A. UNDER “BUILDING” REVISE SUBSECTION 10: REMOVE THE WORDING
- 6 “ARE NOT ATTACHED TO A DWELLING” AND REPLACE WITH “NOT
- 7 SUPPORTED BY ATTACHMENT TO A DWELLING, OR ADJACENT
- 8 STRUCTURE.
- 9 B. UNDER “BUILDING” ADD SUBSECTION 11: OTHER THAN STORM
- 10 SHELTERS, ONE STORY DETACHED ACCESSORY STRUCTURES,
- 11 PROVIDED THE FIRST FLOOR AREA DOES NOT EXCEED 200 SQUARE
- 12 FEET, NOT TO BE USED FOR AUTOMOTIVE STORAGE AND DOES NOT
- 13 SERVE A MAIN EGRESS OF AN EXISTING STRUCTURE.
- 14 [(45) Add an Appendix V. “Swimming Pools, Spas and Hot Tubs.”]
- 15 (4) IRC SECTION R106 CONSTRUCTION DOCUMENTS, ADD THE FOLLOWING:
- 16 R106.1.6 STRUCTURAL STEEL. THE USE OF STEEL BEAMS IN RESIDENTIAL
- 17 CONSTRUCTION SHALL BE BY ENGINEERED DESIGN ONLY. IN COMPLYING
- 18 WITH INDUSTRY STANDARDS, STEEL BEAMS SHALL BE SUPPORTED BY
- 19 STEEL COLUMNS UNLESS AN ENGINEERED DESIGN SPECIFIES AN
- 20 ALTERNATIVE SUPPORT.
- 21 [(46) IRC Appendix V, Swimming Pools, Spas and Hot Tubs, add Section AG 105.1.2,
- 22 Aboveground pools.
- 23 1. The terrain under an aboveground pool shall be graded flat.
- 24 2. This level grading shall extend three feet beyond the pool assembly; including the
- 25 pool barrier/fence/deck perimeter, and/or outermost point of the pool assembly.
- 26 3. Measurements shall be taken perpendicular to the outermost points of the
- 27 barrier/fence/deck; around the entire pool assembly.
- 28 4. Any decking that is integrated to the pool design, shall be considered part of the
- 29 pool assembly when calculating this condition.]

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- 1 [(47) IRC Appendix V Incorporate 2012 IRC Appendix G “Swimming Pools, Spas and Hot
2 Tubs, in its entirety. Add Requirement 6” The wire shall not be less than 11.5 gauge to
3 Section AG 105.2.]
- 4 [(48) IBC Section 103, remove the word[s] “Department of Building Safety” and replace with
5 "Planning and Growth Management" wherever it appears.]
- 6 [(49)] *Section moved to §224-1.2(19)*
- 7 [(50)] *Section moved to §224-1.2(8)*
- 8 (5) IRC SECTION 106.3.1 APPROVAL OF CONSTRUCTION DOCUMENTS. REMOVE
9 THE WORDING “REVIEWED FOR CODE COMPLIANCE” AND REPLACE WITH
10 "APPROVED FOR ISSUE."
- 11 [(51) IRC Section R109.1.5, Other inspections, add R109.1.5.2, Energy efficiency.
12 R109.1.5.2 Energy efficiency. The dwelling shall be inspected to determine compliance
13 with the Maryland Energy Conservation Building Standards and compliance with Chapter
14 11, Energy Efficiency.]
- 15 (6) R109.1.5 OTHER INSPECTIONS. ADD
16 R109.1.5.2 DECK FOOTING INSPECTION FOR DECKS. A FOOTING INSPECTION
17 SHALL BE REQUIRED FOR ALL DECK APPLICATIONS. DECK FOOTING
18 INSPECTIONS SHALL BE APPROVED PRIOR TO THE PLACEMENT OF
19 CONCRETE, AND PRIOR TO THE BEGINNING OF ANY FRAMING THAT
20 OBSTRUCTS ACCESS TO ALL FOOTING EXCAVATIONS, SUCH AS THE
21 PLACEMENT OF BEAMS AND/OR JOISTS WITH A HEAD CLEARANCE LESS
22 THAN 4’ ABOVE GRADE.
- 23 R109.1.5.3 DECK FRAMING INSPECTION. A SEPARATE DECK FRAMING
24 INSPECTION SHALL BE REQUIRED PRIOR TO INSTALLATION OF ANY
25 SURFACE DECKING, WHERE ANY PORTION OF THE DECK BEAMS AND/OR
26 JOISTS (WITH THE EXCEPTION OF LANDINGS AND STAIRWAYS) HAS A
27 CLEARANCE OF LESS THAN 4’ ABOVE GRADE AT ANY POINT UNDER THE
28 DECK. TRIM BOARDS AND/OR LATTICE WORK, WHICH MAY OBSCURE
29 FRAMING FASTENERS AND CONNECTIONS, SHALL NOT BE INSTALLED
30 UNTIL THE FRAMING HAS BEEN APPROVED.
- 31 R109.1.5.4 PRELIMINARY INSPECTION.

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- 1 A. A PRELIMINARY INSPECTION SHALL BE REQUIRED FOR ALL LEDGER
2 SUPPORTED DECKS. THIS INSPECTION REQUIRES THE EXPOSURE OF
3 THE FRAMING OF THE STRUCTURE TO WHICH THE LEDGER IS TO BE
4 ATTACHED, PRIOR TO THE ATTACHMENT OF THE LEDGER.
- 5 B. FOR ALL FIRE, WIND, WATER, EARTHQUAKE, VEHICLE IMPACT
6 DAMAGE, AND PERMITS ASSOCIATED WITH VIOLATIONS, A
7 PRELIMINARY INSPECTION BY THE BUILDING CODE OFFICIAL MAY
8 BE REQUIRED FOR DETERMINING THE STATUS OF THE EXISTING
9 BUILDING BEFORE REBUILD CAN BEGIN.
- 10 R109.1.5.5 ENERGY EFFICIENCY INSPECTION. THE DWELLING SHALL BE
11 INSPECTED TO DETERMINE COMPLIANCE WITH THE MARYLAND ENERGY
12 CONSERVATION BUILDING STANDARDS AND COMPLIANCE WITH CHAPTER
13 11, ENERGY EFFICIENCY.
- 14 R109.5.6 LOAD PATH AND WALL BRACING INSPECTION. THE LOAD PATH
15 AND WALL BRACING INSPECTION WILL INCLUDE THE WALL BRACING
16 REQUIREMENTS IN SECTION R602.10 "WALL BRACING" OF THE 2021 IRC
17 AND SHALL BE APPROVED PRIOR TO THE APPLICATION OF HOUSE WRAP,
18 THE INSTALLATION OF DOORS, WINDOWS, TRIM AND APPLICATION OF ANY
19 EXTERIOR WALL COVERINGS. WHERE THE GYPSUM BOARD (GB) METHOD
20 OF WALL BRACING IS USED FOR INTERIOR BRACED WALL LINES,
21 INSPECTION OF THE DRYWALL FASTENERS IS REQUIRED. THE FASTENER
22 INSPECTION SHALL BE APPROVED PRIOR TO APPLICATION OF DRYWALL
23 TAPE AND JOINT COMPOUND TO ANY PORTION OF GYPSUM BOARD PANELS
24 CONTRIBUTING TO THE SPECIFIED LENGTH OF INTERIOR BRACED WALL
25 LINES.
- 26 (7) ADD IRC SECTION R 109.3.1 "ELECTRICAL EQUIPMENT INSPECTION". WHEN
27 PERFORMING INSPECTIONS WHICH REQUIRE THE INSPECTOR TO EXAMINE
28 ENERGIZED EQUIPMENT, WHERE THE REMOVAL OF ANY COVERS ARE
29 NECESSARY, THE MASTER ELECTRICIAN AND/OR THEIR DESIGNEE SHALL
30 BE PRESENT AT THE TIME OF THE INSPECTION TO PERFORM SUCH TASKS
31 AND RE-SECURE THE EQUIPMENT ONCE THE EXAMINATION IS COMPLETED.

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- 1 (8) IRC Section R110.1, Use and occupancy, remove Exception 2 without replacement.
- 2 (9) IRC Section R110, add the following Subsection R110.6: Sale of one-or two-family
3 dwelling. Prior to the consummation of the same (settlement) of any new one- or two-
4 family dwelling, there shall be an inspection of the unit and premises by the BUILDING
5 Code Official and a certificate of use and occupancy issued or a list of the violations or
6 deficiencies requiring correction prior to issuance of such certificate. At the time of
7 consummation of such sale, the certificate of use and occupancy, or a list of the deficiencies
8 or violations which remain to be corrected prior to issuance of such certificate, shall be
9 presented to the buyer. Unless contractually relieved of such responsibility, the seller shall
10 be responsible for correction of any violations or deficiencies necessary for the certificate
11 to be issued. When a certificate of use and occupancy has not been issued prior to
12 consummation of the sale, there shall be required a separate written contractual agreement
13 indicating responsibility for correction of all deficiencies or violations cited by the
14 BUILDING Code Official by a date certain. The provisions of this subsection are not
15 applicable when a new dwelling unit is purchased for resale as a new dwelling unit.
- 16 (10) IRC Section R202, Definitions, add: Complete Load Path. A system of wood structural
17 panels, metal connectors, tie rods or engineer design that provides a continuous
18 connection of all exterior framing components from the roof of the building to the
19 foundation capable of resisting wind uplift forces generated by the design wind speed as
20 adjusted for the exposure category.
- 21 [(53) IRC Section R505 Cold - formed steel floor framing, add R505.3.9 Steel to Steel Support
22 Assemblies. R505 Steel to steel support assemblies. The use of steel beams in residential
23 construction shall be engineered design only. In complying with industry standards, steel
24 beams shall be supported by steel columns unless an engineered design specifically
25 requires an alternative support.]
- 26 (11) IRC Section R301.2, Climatic and geographic design criteria, add the following to Table
27 R301.2(7), Climatic and Geographic Design Criteria:
28 Ground Snow Load = 25 p.s.f.
29 Wind = 115 m.p.h.
30 Seismic Design Criteria = A
31 Weathering = Severe

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- 1 Frost Line Depth = 24 inches
2 Termite = Moderate to Heavy
3 Decay = Slight to Moderate
4 Winter Design Temperature = 13 degrees F
5 Ice Barrier Underlayment required = Yes
6 Flood Hazards = [Chapter 238 Flood Damage Control Article II, Floodplain Management
7 September 2013] CODE OF CHARLES COUNTY, MARYLAND, CHAPTER 238
8 FLOOD DAMAGE CONTROL
9 Air Freezing Index = 308
10 Mean Annual Temperature = 55.9 F
11 (12) IRC SECTION R311.7.5.1 RISERS. DELETE “7 3/4 INCHES (196 MM)” AND
12 REPLACE WITH “8 1/4 INCHES (210 MM)”
13 (13) IRC SECTION R311.7.5.2 TREADS. DELETE “10 INCHES (254 MM)” AND
14 REPLACE WITH “9 INCHES (229 MM)”
15 (14) IRC SECTION R311.7.5.2.1 WINDERS. DELETE “10 INCHES (254 MM)” AND
16 REPLACE WITH “9 INCHES (229 MM)”
17 (15) IRC Section R313.1.1, delete text and replace with the following: R313.1.1 Design and
18 installation. Automatic residential fire sprinkler systems for townhouses shall be designed
19 in accordance with NFPA 13D.
20 (16) IRC Section R313.2, One- and two-family dwellings automatic fire systems, remove
21 “Exception” and replace with the following: Exception: An automatic residential fire
22 sprinkler system shall not be required for additions or alterations to existing buildings that
23 are not already provided with an automatic residential sprinkler system; unless the
24 proposed addition results in an increase in the existing square footage of the structure by
25 more than 50%, or if the alteration will involve more than 70% of the existing square
26 footage. The square footage of every room being added or altered shall be included in the
27 calculation of total square footage for the addition or alteration. The entire square footage
28 of an individual room shall be considered added or altered when more than 50% of the total
29 linear length of a room’s framing, is new, removed, or replaced. If the addition exceeds
30 50% or the alteration exceeds 70%, it will be classified as a Single-Family Dwelling and
31 reviewed and inspected as such WITH AUTOMATIC FIRE SUPPRESSION

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- 1 RETROFITTED IN THE ENTIRE STRUCTURE. DESIGN AND INSTALLATION OF
2 AUTOMATIC RESIDENTIAL FIRE SPRINKLERS SYSTEM SHALL BE IN
3 ACCORDANCE WITH NFPA 13D.
- 4 (17) IRC SECTION R313.2.1, DELETE TEXT AND REPLACE WITH THE FOLLOWING:
5 R313.2.1 DESIGN AND INSTALLATION. AUTOMATIC SPRINKLER SYSTEMS
6 SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D.
- 7 (18)[54]IRC SECTION R403.1.4 Minimum depth, replace with the following: [R403.1.4
8 Minimum depth.] Unless otherwise located in the area of geotechnical concern (*SEE*
9 *APPLICABLE GEOTECHNICAL REQUIREMENTS IN § 224-1.1(29), (30) AND (31) OF*
10 *THESE AMENDMENTS*), exterior footings shall not be placed less than 24” [inches] below
11 the undisturbed ground surface. [Where applicable the depth of the footings shall also
12 conform to Sections 403.1.4.1 through 403.1.4.2.] All deck AND STAIR support posts
13 [and stringers] shall [be supported] BEAR ON A MINIMUM 16” X 16” X 8”, OR 18”
14 ROUND concrete footings. FOOTINGS WITHIN FIVE (5) FEET OF THE EXISTING
15 HOUSE FOUNDATION, OUTSIDE STAIRWAY WALLS, OR SIMILAR
16 STRUCTURES, MUST BE AS DEEP AS THE FOOTINGS OF THOSE STRUCTURES
17 TO REACH UNDISTURBED SOIL OR PROVIDE AN ENGINEERED REPORT FROM
18 A MARYLAND LICENSED PROFESSIONAL THAT THE FOOTING(S) MEETS ALL
19 APPLICABLE CODE REQUIREMENTS.
- 20 (19) IRC Section R406, Foundation Waterproofing and Damp proofing, remove Section
21 R406.1, Concrete, and masonry foundation damp proofing, without replacement. Section
22 406.2, Concrete, and masonry foundation waterproofing, remove the words: "In areas
23 where a high-water table or other severe soil/water conditions are known to exist" and
24 replace with "all."
- 25 (20) ADD IRC SECTION R903.4.2 “DISCHARGE LOCATION”. ROOF DRAINAGE
26 LEADERS OR EXTENSIONS SHALL NOT DISCHARGE CLOSER THAN TEN (10)
27 FEET FROM ANY LOT LINE SO AS NOT TO BE A NUISANCE TO SURROUNDING
28 PROPERTIES. WHERE THE STRUCTURE IS LESS THAN (10) FEET FROM THE
29 PROPERTY LINE, THE DISCHARGE POINTS SHALL BE THE GREATEST
30 DISTANCE POSSIBLE FROM THE PROPERTY LINE.

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- 1 (21) MODIFY IRC SECTION N1101.13.15 ADDITIONAL ENERGY EFFICIENCY, ADD
2 "4. FOR BUILDINGS COMPLYING WITH SECTION N1102.1.3.1, THE STRUCTURE
3 SHALL ALSO COMPLY WITH THE ADDITIONAL ENERGY FEATURES IN
4 SECTION 1108.3."
- 5 (22) MODIFY IRC SECTION N1102.1.1 ABOVE CODE PROGRAMS. ADD TO THE END
6 OF SECTION N1102.1.1, "COMPLIANCE WITH THE SILVER RATING OF THE
7 ICC/ASHRAE, 700-2015 NATIONAL GREEN BUILDING STANDARD AS
8 CODIFIED IN §12-509(a) OF THE ANNOTATED CODE OF MARYLAND SHALL BE
9 CONSIDERED TO BE IN COMPLIANCE WITH THIS CODE."
- 10 (23) MODIFY IRC SECTION N1102.1.3: (i) ADD NEW "N1101.1.3.1 MARYLAND
11 ALTERNATIVE R-VALUE. ASSEMBLIES WITH R-VALUE OF INSULATION
12 MATERIALS EQUAL TO OR GREATER THAN THAT SPECIFIED IN TABLE
13 N1102.1.3.1 SHALL BE AN ALTERNATIVE TO THE U-FACTOR IN TABLE N1102.1
14 WHEN COMBINED WITH SECTION N1108.3. THE PROVISIONS OF SECTION
15 N1108.2.1 SHALL BE APPLIED TO THE BASE MODEL HOUSE TO ESTABLISH
16 THE REFERENCE BASE DESIGN ESTABLISHING ENERGY EFFICIENCY. "AND
17 (ii) ADD THE FOLLOWING TABLE:

TABLE N1102.1.3.1 (R402.1.3.1)										
MD ALTERNATIVE INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT ^a										
CLIMATE ZONE	FENESTRATION U-FACTOR ^{B, I}	SKYLIGHT ^B U-FACTOR	GLAZED FENESTRATION SHGC ^{B, E}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE ^G	MASS WALL R-VALUE ^H	FLOOR R-VALUE	BASEMENT ^{C, G} WALL R-VALUE	SLAB ^D R-VALUE & DEPTH	CRAWL SPACE ^{C, G} WALL R-VALUE
4 EXCEPT MARINE	0.30	0.55	.040	49	20 OR 13+5 ^H	8/13	19	10CI OR 13	10CI, 4FT	10CI OR 13
TABLE N1102.1.3.1 (R402.1.3.1)										
MD ALTERNATIVE INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT ^a										
5	0.30 ^I	0.55	.040	49	20 OR 13+5 ^H	13/17	30	15CI OR 19 OR 13 + 5CI	10CI, 4FT	15CI OR 19 OR 13 + 5CI
<p>FOR SI: 1 FOOT = 304.8 MM. CI = CONTINUOUS INSULATION. ^A R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS INSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL BE NOT LESS THAN THE R-VALUE SPECIFIED IN THE TABLE. ^B THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATIONS. EXCEPTION: IN CLIMATE ZONES 0 THROUGH 3, SKYLIGHTS SHALL BE PERMITTED TO BE EXCLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS PROVIDED THAT THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30. ^C "10CI OR 13" MEANS R-10 CONTINUOUS INSULATION (CI) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL OR R-13 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL. "15CI OR 19 OR 13 & 5CI" MEANS R-15 CONTINUOUS INSULATION (CI) ON THE INTERIOR</p>										

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OR EXTERIOR SURFACE OF THE WALL; OR R-19 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL; OR R13 CAVITY INSULATION ON THE INTERIOR OF THE WALL IN ADDITION TO R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL.

^D R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS. AS INDICATED IN THE TABLE. THE SLAB-EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.

^E THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.

^F BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM HUMID LOCATIONS AS DEFINED BY FIGURE R301.1 AND TABLE R301.1.

^G THE FIRST VALUE IS CAVITY INSULATION; THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, “13 & 5” MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

^H MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

^I A MAXIMUM U-FACTOR OF 0.32 SHALL APPLY IN CLIMATE ZONES 3 THROUGH 8 TO VERTICAL FENESTRATION PRODUCTS INSTALLED IN BUILDINGS LOCATED EITHER:

¹ ABOVE 4,000 FEET IN ELEVATION, OR

² IN WINDBORNE DEBRIS REGIONS WHERE PROTECTION OF OPENINGS IS REQUIRED BY SECTION R301.2.1.2 OF THE INTERNATIONAL RESIDENTIAL CODE.

1

2 (24) MODIFY IRC SECTION N1102.2.1 CEILINGS WITH ATTIC SPACES WITH THE
3 FOLLOWING:

4 A. ADD “OR SECTION N1102.1.3.1” AFTER “N1102.1.3 AND BEFORE
5 “REQUIRES R-49 INSULATION”; AND

6 B. ADD “OR SECTION N1102.1.3.1” AFTER “N1102.1.3 AND BEFORE
7 “REQUIRES R-60 INSULATION.”

8 (25) MODIFY IRC SECTION N1102.2.2 CEILINGS WITHOUT ATTICS WITH THE
9 FOLLOWING:

10 A. ADD “OR SECTION N1102.1.3.1” AFTER “N1102.1.3 AND BEFORE
11 “REQUIRES INSULATION R-VALUES GREATER THAN R-30”; AND

12 B. ADD “OR N 1102.1.3.1” AFTER “N1102.1.3” AND BEFORE “SHALL BE
13 LIMITED TO.”

14 (26) MODIFY IRC SECTION N1108 ADDITIONAL EFFICIENCY PACKAGE OPTIONS:

15 A. ADD NEW SECTION “N1108.3 MARYLAND ALTERNATIVE ADDITIONAL
16 ENERGY EFFICIENCY PACKAGE OPTIONS. THE PROVISIONS OF THIS
17 SECTION SHALL BE APPLIED AS PART OF THE PRESCRIPTIVE
18 COMPLIANCE PATH OF SECTION 1102.1.3.1. ADDITIONAL ENERGY
19 EFFICIENCIES FROM TABLE N1108.3 MUST BE SELECTED TO MEET OR
20 EXCEED A MINIMUM PERCENTAGE INCREASE OF 6% FOR CLIMATE
21 ZONE 4 AND 6% FOR CLIMATE ZONE 5”, AND

22 B. ADD THE FOLLOWING TABLE:

TABLE N1108.3 (R408.3) ADDITIONAL ENERGY FEATURES ¹			
ENERGY FEATURE		PERCENTAGE INCREASE	PERCENTAGE INCREASE

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		FOR CLIMATE ZONE 4	FOR CLIMATE ZONE 5
1	≥ 2.5% REDUCTION IN TOTAL UA ⁵	1%	1%
2	≥ 5% REDUCTION IN TOTAL UA ⁵	2%	3%
3	> 7.5% REDUCTION IN TOTAL UA ⁵	2%	3%
4	0.22 U-FACTOR WINDOWS ⁵	3%	4%
5	HIGH PERFORMANCE COOLING SYSTEM (GREATER THAN OR EQUAL TO 18 SEER AND 14 EER AIR CONDITIONER) ²	3%	2%
6	HIGH PERFORMANCE COOLING SYSTEM (GREATER THAN OR EQUAL TO 16 SEER AND 12 EER AIR CONDITIONER) ²	3%	3%
7	HIGH PERFORMANCE GAS FURNACE (GREATER THAN OR EQUAL TO 96 AFUE NATURAL GAS FURNACE) ²	5%	7%
8	HIGH PERFORMANCE GAS FURNACE (GREATER THAN OR EQUAL TO 92 AFUE NATURAL GAS FURNACE) ²	4%	5%
9	HIGH PERFORMANCE HEAT PUMP SYSTEM (GREATER THAN OR EQUAL TO 10 HSPF/18 SEER AIR SOURCE HEAT PUMP.) ²	6%	6%
10	HIGH PERFORMANCE HEAT PUMP SYSTEM (GREATER THAN OR EQUAL TO 9 HSPF/16 SEER AIR SOURCE HEAT PUMP.) ²	5%	5%
11	GROUND SOURCE HEAT PUMP (GREATER THAN OR EQUAL TO 3.5 COP GROUND SOURCE HEAT PUMP.) ²	6%	8%
12	FOSSIL FUEL SERVICE WATER HEATING SYSTEM (GREATER THAN OR EQUAL TO 82 EF FOSSIL FUEL SERVICE WATER-HEATING SYSTEM.)	3%	2%
13	HIGH PERFORMANCE HEAT PUMP WATER HEATING SYSTEM OPTION (GREATER THAN OR EQUAL TO 2.9 UEF ELECTRIC SERVICE WATER-HEATING SYSTEM.)	8%	6%
14	HIGH PERFORMANCE HEAT PUMP WATER HEATING SYSTEM. (GREATER THAN OR EQUAL TO 3.2 UEF ELECTRIC SERVICE WATER-HEATING SYSTEM.)	8%	6%
15	SOLAR HOT WATER HEATING SYSTEM (GREATER THAN OR EQUAL TO 0.4 SOLAR FRACTION SOLAR WATER-HEATING SYSTEM.)	6%	6%
16	MORE EFFICIENT HVAC DISTRIBUTION SYSTEM. (100 PERCENT OF DUCTLESS THERMAL DISTRIBUTION SYSTEM OR HYDRONIC THERMAL DISTRIBUTION SYSTEM LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.)	10%	12%
17	100% OF DUCTS IN CONDITIONED SPACE. (100 PERCENT OF DUCT THERMAL DISTRIBUTION SYSTEM LOCATED IN CONDITIONED SPACE AS DEFINED BY SECTION R403.3.2.)	12%	15%
18	REDUCED TOTAL DUCT LEAKAGE. (WHEN DUCTS ARE LOCATED OUTSIDE CONDITIONED SPACE, THE TOTAL LEAKAGE OF THE DUCTS, MEASURED IN ACCORDANCE WITH R403.3.5, SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING: A. WHERE AIR HANDLER IS INSTALLED AT THE TIME OF TESTING, 2.0 CUBIC FEET PER MINUTE PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA. B. WHERE AIR HANDLER IS NOT INSTALLED AT THE TIME OF TESTING, 1.75 CUBIC FEET PER MINUTE PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.)	1%	1%
19	2 ACH50 AIR LEAKAGE RATE WITH ERV OR HRV INSTALLED. (LESS THAN OR EQUAL TO 2.0 ACH50, WITH EITHER AN ENERGY RECOVERY VENTILATOR (ERV) OR HEAT RECOVERY VENTILATOR (HRV) INSTALLED.) ³	10%	13%
20	2 ACH50 AIR LEAKAGE RATE WITH BALANCED VENTILATION. (LESS THAN OR EQUAL TO 2.0 ACH50, WITH BALANCED VENTILATION AS DEFINED IN SECTION 202 OF THE 2021 INTERNATIONAL MECHANICAL CODE.) ⁴	4%	5%
	TABLE N1108.3 (R408.3) ADDITIONAL ENERGY FEATURES ¹		
	ENERGY FEATURE	PERCENTAGE INCREASE FOR CLIMATE ZONE 4	PERCENTAGE INCREASE FOR CLIMATE ZONE 5
21	1.5 ACH50 AIR LEAKAGE RATE WITH ERV OR HRV INSTALLED. (LESS THAN OR EQUAL TO 1.5 ACH50, WITH EITHER AN ERV OR HRV INSTALLED.) ⁴	12%	15%

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22	1 ACH50 AIR LEAKAGE RATE WITH ERV OR HRV INSTALLED. (LESS THAN EQUAL TO 1.0 ACH50, WITH EITHER AN ERV OR HRV INSTALLED.) ⁴	14%	17%
23	ENERGY EFFICIENT APPLIANCES (MINIMUM 3 APPLIANCES NOT TO EXCEED 1 FORM EACH TYPE WITH FOLLOW EFFICIENCIES. REFRIGERATOR - ENERGY STAR PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR CONSUMER REFRIGERATION PRODUCTS, VERSION 5.1 (08/05/2021), DISHWASHER - ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL DISHWASHERS, VERSION 6.0 (01/29/2016), CLOTHES DRYER - ENERGY STAR PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR CLOTHES DRYERS, VERSION 1.1 (05/05/2017) AND CLOTHES WASHER - ENERGY STAR PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR CLOTHES WASHERS, VERSION 8.1 (02/05/2018)	7%	5%
24	RENEWABLE ENERGY MEASURE. ⁴	11%	9%

¹. ENERGY EFFICIENCY PERCENTAGE INCREASES AS ESTABLISHED BY PNNL.

². FOR MULTIPLE COOLING SYSTEMS, ALL SYSTEMS SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS IN THIS SECTION AND SHALL BE SIZED TO SERVE 100 PERCENT OF THE COOLING DESIGN LOAD. FOR MULTIPLE HEATING SYSTEMS, ALL SYSTEMS SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS IN THIS SECTION AND SHALL BE SIZED TO SERVE 100 PERCENT OF THE HEATING DESIGN LOAD. INCREASES TO MINIMUM EFFICIENCY REQUIREMENTS ARE LIMITED TO ONE SELECTION.

³. MINIMUM HRV AND ERV REQUIREMENTS, MEASURED AT THE LOWEST TESTED NET SUPPLY AIRFLOW, SHALL BE GREATER THAN OR EQUAL TO 75 PERCENT SENSIBLE RECOVERY EFFICIENCY (SRE), LESS THAN OR EQUAL TO 1.1 CUBIC FEET PER MINUTE PER WATT (0.03 M3/MIN/WATT) AND SHALL NOT USE RECIRCULATION AS A DEFROST STRATEGY. IN ADDITION, THE ERV SHALL BE GREATER THAN OR EQUAL TO 50 PERCENT LATENT RECOVERY/ MOISTURE TRANSFER (LRMT).

⁴. RENEWABLE ENERGY RESOURCES SHALL BE PERMANENTLY INSTALLED THAT HAVE THE CAPACITY TO PRODUCE A MINIMUM OF 1.0 WATT OF ON-SITE RENEWABLE ENERGY PER SQUARE FOOT OF CONDITIONED FLOOR AREA. THE INSTALLED CAPACITY SHALL BE IN ADDITION TO ANY ONSITE RENEWABLE ENERGY REQUIRED BY SECTION R404.4. TO QUALIFY FOR THIS OPTION, ONE OF THE FOLLOWING FORMS OF DOCUMENTATION SHALL BE PROVIDED TO THE CODE OFFICIAL:

^A. SUBSTANTIATION THAT THE RECS ASSOCIATED WITH THE ON-SITE RENEWABLE ENERGY ARE OWNED BY, OR RETIRED ON BEHALF OF, THE HOMEOWNER.

^B. A CONTRACT THAT CONVEYS TO THE HOMEOWNER THE RECS ASSOCIATED WITH THE ON-SITE RENEWABLE ENERGY OR CONVEYS TO THE HOMEOWNER AN EQUIVALENT QUANTITY OF RECS ASSOCIATED WITH OTHER RENEWABLE ENERGY.

^C. REDUCTION IN TOTAL UA FROM LINES 1, 2 OR 3 AND HIGHER PERFORMANCE WINDOWS FROM LINE 4 ARE LIMITED TO A SINGLE SELECTION.

1

2 (27) IRC SECTION P2904 TO BE REMOVED AND REPLACED WITH “SECTION P2904,
3 DWELLING UNIT FIRE SPRINKLER SYSTEMS. THE DESIGN AND
4 INSTALLATION OF RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE IN
5 ACCORDANCE WITH NFPA 13D.

6

7 **224-1.3 INTERNATIONAL ENERGY CONSERVATION CODE**

8 (1) ADD A NOTE TO IECC SECTION C101, SCOPE AND GENERAL REQUIREMENTS:
9 ADDITIONAL REQUIREMENTS CONCERNING ENERGY CONSERVATION FOR
10 BUILDINGS AND STRUCTURES MAY BE REQUIRED BY THE ENERGY
11 CONSERVATION BUILDING STANDARDS, PUBLIC UTILITIES ARTICLE, §7-401
12 – 7-408, ANNOTATED CODE OF MARYLAND , AS AMENDED.

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- 1 (2) ADD A NOTE TO IECC SECTION C405.2.5 SPECIFIC APPLICATION CONTROL:
2 FOR THE NEW CONSTRUCTION OF HOTELS:
- 3 A. EACH HOTEL GUEST ROOM SHALL BE EQUIPPED WITH A MASTER
4 CONTROL DEVICE THAT AUTOMATICALLY TURNS THE POWER OFF TO
5 ALL LIGHTING FIXTURES IN THE GUEST ROOM NO MORE THAN 20
6 MINUTES AFTER THE ROOM HAS BEEN VACATED; AND
- 7 B. A MASTER CONTROL DEVICE MAY ALSO CONTROL HEATING,
8 VENTILATION, OR AIR CONDITIONING DEFAULT SETTINGS IN HOTEL
9 GUEST ROOMS 20 MINUTES AFTER A ROOM HAS BEEN VACATED BY:
- 10 i. INCREASING THE SET ROOM TEMPATURE BY ATLEAST 3
11 DEGREES FAHRENHEIT WHEN IN THE AIR CONDITIONING MODE;
12 OR
- 13 ii. DECREASING THE SET TEMPATURE BY ATLEAST 3 DEGREES
14 FAHRENHEIT WHEN IN THE HEATING MODE.
- 15 (3) MODIFY IECC SECTION R102.1.1 ABOVE CODE PROGRAM. ADD TO THE END
16 OF SECTION R102.1.1, "COMPLIANCE WITH THE SILVER RATING OF THE
17 ICC/ASHRAE 700-2015 NATIONAL GREEN BUILDING STANDARD AT CODIFIED
18 IN §12-509(a) PUBLIC SAFETY ARTICLE OF THE ANNOTATED CODE OF
19 MARYLAND SHALL BE CONSIDERED IN COMPLIANCE WITH THIS CODE.
- 20 (4) MODIFY THE IECC SECTION R202 TO ADD THE FOLLOWING DEFINITIONS:
- 21 • ELECTRIC VEHICLE (EV) - AN AUTOMOTIVE-TYPE VEHICLE FOR ON-
22 ROAD USE, PRIMARILY POWERED BY AN ELECTRIC MOTOR THAT
23 DRAWS CURRENT FROM AN ONBOARD BATTERY CHARGED
24 THROUGH A BUILDING ELECTRICAL SERVICE, ELECTRIC VEHICLE
25 SUPPLY EQUIPMENT (EVSE), OR ANOTHER SOURCE OF ELECTRIC
26 CURRENT.
- 27 • ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) – APPARATUS
28 INSTALLED SPECIFICALLY FOR DELIVERING ELECTRICITY FROM THE
29 PREMISES WIRING TO AN ELECTRIC VEHICLE.
- 30 • ELECTRIC VEHICLE READY PARKING SPACE - A DEDICATED PARKING
31 WITH ELECTRICAL PANEL CAPACITY AND FULL CIRCUIT

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- 1 INSTALLATION OF A MINIMUM 40-AMPRE, 208/240-VOLT CIRCUIT,
2 RACEWAY WIRING, A NEMA 14-50R RECEPTACLE, AND CIRCUIT
3 OVERCURRENT PROTECTION DEVICES TO ENABLE FUTURE
4 INSTALLATION OF EVSE. “EVSE-INSTALLED PARKING SPACE” MEANS
5 A PARKING SPACE WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT
6 THAT IS FULLY INSTALLED FROM THE ELECTRICAL PANEL TO THE
7 PARKING SPACE.
- 8 • “LEVEL 2 CHARGING” MEANS THAT THE CHARGING CAPABILITY OF
9 THE ELECTRIC VEHICLE SUPPLY EQUIPMENT:
10 (I) INCLUDES THE ABILITY TO CHARGE A BATTERY OR ANY OTHER
11 ENERGY STORAGE DEVICE IN AN ELECTRIC VEHICLE THROUGH
12 MEANS OF AN ALTERNATING CURRENT ELECTRICAL SERVICE WITH
13 A MINIMUM OF 208 VOLTS; AND
14 (II) MEETS APPLICABLE INDUSTRY SAFETY STANDARDS.
- 15 (5) MODIFY THE IECC TO ADD SECTION R401.4 “ELECTRIC VEHICLE CHARGING.
16 SINGLE FAMILY DETACHED HOUSES, DUPLEXES, AND TOWNHOME UNITS
17 THAT INCLUDE A SEPARATE GARAGE, CARPORT, OR DRIVEWAY SHALL
18 INCLUDE NOT LESS THAN: (I) ONE (1) ELECTRIC VEHICLE SUPPLY
19 EQUIPMENT (EVSE) INSTALLED PARKING SPACE CAPABLE OF PROVIDING
20 AT LEAST LEVEL 2 CHARGING; OR (II) ONE ELECTRIC VEHICLE READY
21 PARKING SPACE IN OR ON THE GARAGE, CARPORT, OR DRIVEWAY.”
- 22 (6) MODIFY IECC SECTION R401.2.5 ADDITIONAL ENERGY EFFICIENCY ADD “4.
23 FOR BUILDINGS COMPLYING WITH SECTION R402.1.3.1, THE STRUCTURE
24 SHALL ALSO COMPLY WITH THE ADDITIONAL ENERGY FEATURES IN
25 SECTION R408.3.”
- 26 (7) MODIFY IECC SECTION R402.1.3 R-VALUE ALTERNATIVE WITH THE
27 FOLLOWING: ADD NEW “R402.1.3.1 MARYLAND ALTERNATIVE R-VALUE.
28 ASSEMBLIES WITH R-VALUE OF INSULATION MATERIALS EQUAL TO OR
29 GREATER THAN VALUES SPECIFIED IN TABLE R402.1.3.1 SHALL BE AN
30 ALTERNATIVE TO THE U-FACTOR IN TABLE R402.1.2 WHEN COMBINED WITH
31 SECTION R408.3. THE PROVISIONS OF SECTION R408.2.1 SHALL BE APPLIED

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- 1 TO THE BASE MODEL HOUSE TO ESTABLISH THE REFERENCE BASE DESIGN
2 ESTABLISHING ENERGY EFFICIENCY.” AND
3 (ii) ADD THE FOLLOWING TABLE:

TABLE R402.1.3.1										
MD ALTERNATIVE INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT ^A										
CLIMATE ZONE	FENESTRATION U-FACTOR ^{B, I}	SKYLIGHT U-FACTOR ^{T^B}	GLAZED FENESTRATION SHGC ^{B, E}	CEILING R-VALUE	WOOD FRAME WALL	MASS WALL R-VALUE ^H	FLOOR R-VALUE	BASEMENT WALL R-VALUE ^{T^C, G}	SLAB ^D R-VALUE & DEPTH	CRAWL SPACE ^C WALL R-VALUE ^G
4 EXCEPT MARINE	0.30	0.55	.40	49	20 OR 13 + 5 ^H	8/13	19	10CI OR 13	10CI, 4FT	10CI OR 13
5	.30 ^I	0.55	.40	49	20 OR 13 + 5 ^H	13/17	30	15CI OR 19 OR 13 + 5CI	10CI, 4FT	15CI OR 19 OR 13 + 5CI

FOR SI: 1 FOOT = 304.8 MM.
CI = CONTINUOUS INSULATION.
^A R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS INSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL BE NOT LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
^B THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATIONS. EXCEPTION: IN CLIMATE ZONES 0 THROUGH 3, SKYLIGHTS SHALL BE PERMITTED TO BE EXCLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS PROVIDED THAT THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30.
^C "10CI OR 13" MEANS R-10 CONTINUOUS INSULATION (CI) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL OR R-13 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL. "15CI OR 19 OR 13 & 5CI" MEANS R-15 CONTINUOUS INSULATION (CI) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL; OR R-19 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL; OR R-13 CAVITY INSULATION ON THE INTERIOR OF THE WALL IN ADDITION TO R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL.
^D R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS. AS INDICATED IN THE TABLE. THE SLAB-EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.
^E THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.
^F BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM HUMID LOCATIONS AS DEFINED BY FIGURE R301.1 AND TABLE R301.1.
^G THE FIRST VALUE IS CAVITY INSULATION; THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13 & 5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.
^H MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
^I A MAXIMUM U-FACTOR OF 0.32 SHALL APPLY IN CLIMATE ZONES 3 THROUGH 8 TO VERTICAL FENESTRATION PRODUCTS INSTALLED IN BUILDINGS LOCATED EITHER:
¹ ABOVE 4,000 FEET IN ELEVATION, OR
² IN WINDBORNE DEBRIS REGIONS WHERE PROTECTION OF OPENINGS IS REQUIRED BY SECTION R301.2.1.2 OF THE INTERNATIONAL RESIDENTIAL CODE.

- 4
5 (8) MODIFY IECC SECTION R402.2.1 CEILING WITH ATTIC SPACES WITH THE
6 FOLLOWING:
7 A. ADD “OR SECTION R402.1.3.1 AFTER R402.1.3 AND BEFORE “REQUIRES
8 R-49 INSULATION”, AND
9 B. ADD “OR SECTION R402.1.3.1 AFTER R402.1.3 AND BEFORE “REQUIRES
10 R-60 INSULATION”.
11 (9) MODIFY IECC SECTION R402.2.2 CEILINGS WITHOUT ATTICS WITH THE
12 FOLLOWING:

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- 1 A. ADD “OR SECTION R402.1.3.1” AFTER “R402.1.3” AND BEFORE
2 “REQUIRES INSULATION R-VALUES GREATER THAN R-30”, AND
3 B. ADD “OR R402.1.3.1” AFTER “R402.1.3” AND BEFORE “SHALL BE
4 LIMITED TO”.
- 5 (10) MODIFY IECC SECTION R408 ADDITIONAL EFFICIENCY PACKAGE OPTIONS:
6 A. ADD NEW SECTION “R408.3 MARYLAND ALTERNATIVE ADDITIONAL
7 ENERGY EFFICIENCY PACKAGE OPTIONS. THE PROVISIONS OF THIS
8 SECTION SHALL BE APPLIED AS PART OF THE PRESCRIPTIVE
9 COMPLIANCE PATH OF R402.1.3.1. ADDITIONAL ENERGY
10 EFFICIENCIES FROM TABLE R408.3 MUST BE SELECTED TO MEET OR
11 EXCEED A MINIMUM PERCENTAGE INCREASE OF 6% FOR CLIMATE
12 ZONE 4 AND 6% FOR CLIMATE ZONE 5”; AND
13 B. ADD THE FOLLOWING TABLE: R408.3 ADDITIONAL ENERGY
14 FEATURES:

	ENERGY FEATURE	PERCENT AGE INCREASE FOR CLIMATE ZONE 4	PERCENTAGE INCREASE FOR CLIMATE ZONE 5
1	≥ 2.5% REDUCTION IN TOTAL UA ⁵	1%	1%
2	≥ 5% REDUCTION IN TOTAL UA ⁵	2%	3%
3	> 7.5% REDUCTION IN TOTAL UA ⁵	2%	3%
4	0.22 U-FACTOR WINDOWS ⁵	3%	4%
5	HIGH PERFORMANCE COOLING SYSTEM (GREATER THAN OR EQUAL TO 18 SEER AND 14 EER AIR CONDITIONER) ²	3%	2%
6	HIGH PERFORMANCE COOLING SYSTEM (GREATER THAN OR EQUAL TO 16 SEER AND 12 EER AIR CONDITIONER) ²	3%	3%
7	HIGH PERFORMANCE GAS FURNACE (GREATER THAN OR EQUAL TO 96 AFUE NATURAL GAS FURNACE) ²	5%	7%
8	HIGH PERFORMANCE GAS FURNACE (GREATER THAN OR EQUAL TO 92 AFUE NATURAL GAS FURNACE) ²	4%	5%
9	HIGH PERFORMANCE HEAT PUMP SYSTEM (GREATER THAN OR EQUAL TO 10 HSPF/18 SEER AIR SOURCE HEAT PUMP.) ²	6%	6%
10	HIGH PERFORMANCE HEAT PUMP SYSTEM (GREATER THAN OR EQUAL TO 9 HSPF/16 SEER AIR SOURCE HEAT PUMP.) ²	5%	5%
11	GROUND SOURCE HEAT PUMP (GREATER THAN OR EQUAL TO 3.5 COP GROUND SOURCE HEAT PUMP.) ²	6%	8%

NOTE: CAPITALS indicate language added to existing law.
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12	FOSSIL FUEL SERVICE WATER HEATING SYSTEM (GREATER THAN OR EQUAL TO 82 EF FOSSIL FUEL SERVICE WATER-HEATING SYSTEM.)	3%	2%
13	HIGH PERFORMANCE HEAT PUMP WATER HEATING SYSTEM OPTION (GREATER THAN OR EQUAL TO 2.9 UEF ELECTRIC SERVICE WATER-HEATING SYSTEM.)	8%	6%
14	HIGH PERFORMANCE HEAT PUMP WATER HEATING SYSTEM. (GREATER THAN OR EQUAL TO 3.2 UEF ELECTRIC SERVICE WATER-HEATING SYSTEM.)	8%	6%
15	SOLAR HOT WATER HEATING SYSTEM (GREATER THAN OR EQUAL TO 0.4 SOLAR FRACTION SOLAR WATER-HEATING SYSTEM.)	6%	6%
16	MORE EFFICIENT HVAC DISTRIBUTION SYSTEM. (100 PERCENT OF DUCTLESS THERMAL DISTRIBUTION SYSTEM OR HYDRONIC THERMAL DISTRIBUTION SYSTEM LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.)	10%	12%
17	100% OF DUCTS IN CONDITIONED SPACE. (100 PERCENT OF DUCT THERMAL DISTRIBUTION SYSTEM LOCATED IN CONDITIONED SPACE AS DEFINED BY SECTION R403.3.2.)	12%	15%
18	REDUCED TOTAL DUCT LEAKAGE. (WHEN DUCTS ARE LOCATED OUTSIDE CONDITIONED SPACE, THE TOTAL LEAKAGE OF THE DUCTS, MEASURED IN ACCORDANCE WITH R403.3.5, SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING: A. WHERE AIR HANDLER IS INSTALLED AT THE TIME OF TESTING, 2.0 CUBIC FEET PER MINUTE PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA. B. WHERE AIR HANDLER IS NOT INSTALLED AT THE TIME OF TESTING, 1.75 CUBIC FEET PER MINUTE PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.)	1%	1%
19	2 ACH50 AIR LEAKAGE RATE WITH ERV OR HRV INSTALLED. (LESS THAN OR EQUAL TO 2.0 ACH50, WITH EITHER AN ENERGY RECOVERY VENTILATOR (ERV) OR HEAT RECOVERY VENTILATOR (HRV) INSTALLED.) ³	10%	13%
20	2 ACH50 AIR LEAKAGE RATE WITH BALANCED VENTILATION. (LESS THAN OR EQUAL TO 2.0 ACH50, WITH BALANCED VENTILATION AS DEFINED IN SECTION 202 OF THE 2021 INTERNATIONAL MECHANICAL CODE.) ⁴	4%	5%
21	1.5 ACH50 AIR LEAKAGE RATE WITH ERV OR HRV INSTALLED. (LESS THAN OR EQUAL TO 1.5 ACH50, WITH EITHER AN ERV OR HRV INSTALLED.) ⁴	12%	15%
22	1 ACH50 AIR LEAKAGE RATE WITH ERV OR HRV INSTALLED. (LESS THAN EQUAL TO 1.0 ACH50, WITH EITHER AN ERV OR HRV INSTALLED.) ⁴	14%	17%
23	ENERGY EFFICIENT APPLIANCES (MINIMUM 3 APPLIANCES NOT TO EXCEED 1 FROM EACH TYPE WITH FOLLOW EFFICIENCIES. REFRIGERATOR - ENERGY STAR PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR CONSUMER REFRIGERATION PRODUCTS, VERSION 5.1 (08/05/2021), DISHWASHER - ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL DISHWASHERS, VERSION 6.0 (01/29/2016), CLOTHES DRYER - ENERGY STAR PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR CLOTHES DRYERS, VERSION 1.1 (05/05/2017) AND CLOTHES WASHER - ENERGY STAR PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR CLOTHES WASHERS, VERSION 8.1 (02/05/2018)	7%	5%
24	RENEWABLE ENERGY MEASURE. ⁴	11%	9%

¹ ENERGY EFFICIENCY PERCENTAGE INCREASES AS ESTABLISHED BY PNNL.

² FOR MULTIPLE COOLING SYSTEMS, ALL SYSTEMS SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS IN THIS SECTION AND SHALL BE SIZED TO SERVE 100 PERCENT OF THE COOLING DESIGN LOAD. FOR MULTIPLE HEATING SYSTEMS, ALL SYSTEMS SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS IN THIS SECTION AND SHALL BE SIZED TO SERVE 100 PERCENT OF THE HEATING DESIGN LOAD. INCREASES TO MINIMUM EFFICIENCY REQUIREMENTS ARE LIMITED TO ONE SELECTION.

³ MINIMUM HRV AND ERV REQUIREMENTS, MEASURED AT THE LOWEST TESTED NET SUPPLY AIRFLOW, SHALL BE GREATER THAN OR EQUAL TO 75 PERCENT SENSIBLE RECOVERY EFFICIENCY (SRE), LESS THAN OR EQUAL TO 1.1 CUBIC FEET PER MINUTE PER WATT (0.03 M3/MIN/WATT) AND SHALL NOT USE RECIRCULATION AS A DEFROST STRATEGY. IN ADDITION, THE ERV SHALL BE GREATER THAN OR EQUAL TO 50 PERCENT LATENT RECOVERY/ MOISTURE TRANSFER (LRMT).

⁴ RENEWABLE ENERGY RESOURCES SHALL BE PERMANENTLY INSTALLED THAT HAVE THE CAPACITY TO PRODUCE A MINIMUM OF 1.0 WATT OF ON-SITE RENEWABLE ENERGY PER SQUARE FOOT OF CONDITIONED FLOOR AREA. THE INSTALLED CAPACITY SHALL BE IN ADDITION TO ANY ONSITE RENEWABLE ENERGY REQUIRED BY SECTION R404.4. TO QUALIFY FOR THIS OPTION, ONE OF THE FOLLOWING FORMS OF DOCUMENTATION SHALL BE PROVIDED TO THE CODE OFFICIAL:

A. SUBSTANTIATION THAT THE RECS ASSOCIATED WITH THE ON-SITE RENEWABLE ENERGY ARE OWNED BY, OR RETIRED ON BEHALF OF, THE HOMEOWNER.

B. A CONTRACT THAT CONVEYS TO THE HOMEOWNER THE RECS ASSOCIATED WITH THE ON-SITE RENEWABLE ENERGY OR CONVEYS TO THE HOMEOWNER AN EQUIVALENT QUANTITY OF RECS ASSOCIATED WITH OTHER RENEWABLE ENERGY.

C. REDUCTION IN TOTAL UA FROM LINES 1, 2 OR 3 AND HIGHER PERFORMANCE WINDOWS FROM LINE 4 ARE LIMITED TO A SINGLE SELECTION.

NOTE: CAPITALS indicate language added to existing law.

[Brackets] indicate language deleted from existing law.

Italicized indicate language moved under different section of the Building Code.

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§224-1.4 INTERNATIONAL PLUMBING CODE

- [(55) International Plumbing Code (IPC) Section 101.1, Title, insert "Charles County, Maryland."]
- [(56) IPC Section 106.6, remove in its entirety without replacement.]
- [(57) Replace the entire IPC Section 109, Means of Appeal, with: Section 109 Appeals 109.1 General. In order to hear and decide the appeals of orders, decisions, or determinations of the Code Official relative to the application and interpretation of this code, there shall be an administrative policy created for such an appeal by the Department of Planning and Growth Management. This policy and procedure will be maintained by the Department of Planning and Growth Management. 109.2 A written application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted by the Code Official. The appeal of the order, decision, or determination of the Code Official will be processed in writing through the Chief of Codes, Permits and Inspection Services, to the Director of Planning and Growth Management.]
- [(58) In the IPC, remove all references to the "International Fire Code" and replace with the "State Fire Code of Maryland."]
- (1)[59] IPC Section 603.1, Size of water service pipe, should read as follows: "The water service pipe shall be sized to supply water to the structure in the quantities and at the pressure required in this code. The minimum diameter of water service pipe shall be [one inch.]"IN ACCORDANCE WITH THE CHARLES COUNTY WATER & SEWER ORDINANCE.
- (2)[60] IPC SECTION 603.2 Separation of water service and building sewer [should read as follows: "Water service pipe and the building sewer shall be separated by 10 feet of undisturbed or compacted earth."]THIS CODE SECTION GOVERNS FROM THE STRUCTURE TO THE METER CROCK AND CLEANOUT (PRIVATE). WHERE WATER SERVICE PIPING IS LOCATED IN THE SAME TRENCH WITH THE BUILDING SEWER, SUCH SEWER SHALL BE CONSTRUCTED OF MATERIALS LISTED IN TABLE 702.2, WHERE THE BUILDING SEWER PIPING IS NOT CONSTRUCTED OF MATERIALS LISTED IN TABLE 702.2, THE WATER SERVICE PIPE AND THE BUILDING SEWER SHALL BE HORIZONTALLY SEPARATED BY NOT LESS THAN 5 FEET (1524 MM) OF UNDISTURBED OR COMPACTED

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1 EARTH. THE REQUIRED SEPARATION DISTANCE SHALL NOT APPLY WHERE
2 A WATER SERVICE PIPE CROSSES A SEWER PIPE, PROVIDED THAT THE
3 WATER SERVICE IS SLEEVED TO A POINT NOT LESS THAN 5 FEET (1524 MM)
4 HORIZONTALLY FROM THE SEWER PIPE CENTERLINE ON BOTH SIDES OF
5 SUCH CROSSING. THE SLEEVE SHALL BE OF PIPE MATERIALS LISTED IN
6 TABLE 605.3, 702.2 OR 702.3. THE REQUIRED SEPARATION DISTANCE SHALL
7 NOT APPLY WHERE THE BOTTOM OF THE WATER SERVICE PIPE, LOCATED
8 WITHIN 5 FEET (1524 MM) OF THE SEWER, IS NOT LESS THAN 12 INCHES (305
9 MM) ABOVE THE HIGHEST POINT OF THE TOP OF THE BUILDING
10 SEWER. PLEASE NOTE THAT PUBLIC WATER AND SEWER MAINS ARE
11 GOVERNED BY THE WATER & SEWER ORDINANCE.

12 (3)[61] IPC Section 701.2, Sewer required, remove the statement "or an approved private
13 sewage disposal system in accordance with the International Private Sewage Disposal
14 Code" without replacement.

15 [62 IPC Section 715.1 Sewage backflow, delete entire section and replace with [The
16 following:]715.1 Sewage backflow. Sewage backflow is required on all homes served by
17 a public system regardless of location of first upstream manhole cover.]

18 [(63) IPC Section 715 add new Section 715.1.1, Sewer repairs.
19 715.1.1 Sewer repairs. Where repairs] APPENDICES OF THE 2021 IPC are [being made
20 to an existing sewer lateral serving an existing dwelling on a public system, repairs must
21 incorporate a sewage backflow device install in accordance with this section.]

22 (4)[(64)]IPC provisions contained in the following appendices are HEREBY adopted[: IPC]
23 INTO THE CHARLES COUNTY BUILDING CODE.

24 Appendix B - Rates of Rainfall for Various Cities

25 Appendix C – Structural Safety

26 Appendix D - Degree Day and Design Temperatures[and]

27 Appendix E - Sizing of Water Piping System.

28 [(65) International Fuel Gas Code (IFGC) Section 101.1, Title, insert "Charles County,
29 Maryland."]

30 [(66) IFGC Section 106.6, Fees, delete without replacement.]

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1 [(67) International Fuel Gas Code (IFGC) Section 107.2 Required inspections and testing,
2 Subsection 1, add the sentence, "All underground gas piping requires an underground
3 inspection."]

4 [(68) Replace the entire IFGC Section 109, Means of Appeal, and replace with Section 109,
5 Appeals, to read as follows:

6 Section 109 Appeals

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

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

17 [(69) In the IFGC, remove all references to the "International Fire Code" and replace with
18 the "State Fire Code of Maryland."]
19

20 **§224-1.5 INTERNATIONAL FUEL GAS CODE**

21 (1)[70] International Fuel Gas Code (IFGC) Section 404.12 "Minimum Burial Depth" add [a]
22 Section 404.12.2 with the following statement: [404.12.2] "In locations determined by the
23 field inspector to be susceptible to physical damage, the burial depth shall be increased to
24 18 inches minimum below finished grade.

25 [(71) International Mechanical Code (IMC) Section 101.1, Title, insert "Charles County,
26 Maryland."]

27 [(72) IMC Section 106.5, Fees, delete without replacement.]

28 [(73) Replace the entire IMC Section 109, Means of Appeal, and replace with Section 109,
29 Appeals, to read as follows:

30 Section 109 Appeals

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1 109.1 General. In order to hear and decide the appeals of orders, decisions, or
2 determinations of the Code Official relative to the application and interpretation of this
3 code, there shall be an administrative policy created for such an appeal by the Department
4 of Planning and Growth Management. This policy and procedure will be maintained by the
5 Department of Planning and Growth Management.

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

11 (2) THE FOLLOWING APPENDICES OF THE 2021 INTERNATIONAL FUEL GAS
12 CODE ARE HEREBY ADOPTED INTO THE CHARLES COUNTY BUILDING CODE:
13 A. SIZING AND CAPACITIES OF GAS PIPING (IFGS)
14 B. SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH
15 DRAFT HOODS, CATEGORY 1 APPLIANCES AND APPLIANCES LISTED FOR
16 USE WITH TYPE B VENTS (IFGS)
17 C. EXIT TERMINALS OF MECHANICAL DRAFT-VENT VENTING SYSTEMS
18 (IFGS).

19
20 **§224-1.6 INTERNATIONAL MECHANICAL CODE**

21 (1) THE FOLLOWING APPENDICES OF THE 2021 INTERNATIONAL MECHANICAL
22 CODE ARE HEREBY ADOPTED INTO THE CHARLES COUNTY BUILDING CODE:
23 APPENDIX A - CHIMNEY CONNECTOR PASS-THROUGHS
24
25

26 **§224-1.7 INTERNATIONAL EXISTING BUILDING CODE**

27 [(74) In the IMC, remove all references to the "International Fire Code" and replace with
28 the "State Fire Code of Maryland."]
29 [(75) International Energy Conservation Code (IECC) Section 101.1, Title, insert "Charles
30 County, Maryland."]
31 [(76) IECC Section C107, Fees, delete without replacement.]

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1 [(77) The IECC, remove all references to the "International Fire Code" and replace with the
2 "State Fire Code of Maryland."]

3 [(78) Replace the entire section IMC Section 109, Means of Appeal, and replace with Section
4 109, Appeals, to read as follows:

5 Section C109 Appeals

6 C109.1 In order to hear and decide the appeals of orders, decisions, or determinations of
7 the Code Official relative to the application and interpretation of this code, there shall be
8 an administrative policy created for such an appeal by the Department of Planning and
9 Growth Management. This policy and procedure will be maintained by the Department of
10 Planning and Growth Management.

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

16 [(79) International Existing Building Code (IEBC) Section 101.1, Title, insert "Charles
17 County, Maryland."]

18 [(80) IEBC Section 108, Fees, delete without replacement.]

19 [(81) Replace the entire section IEBC Section 112, Board of Appeals, and replace with Section
20 109, Appeals, to read as follows:

21 Section 109 Appeals

22 109.1 In order to hear and decide the appeals of orders, decisions, or determinations of the
23 Code Official relative to the application and interpretation of this code, there shall be an
24 administrative policy created for such an appeal by the Department of Planning and Growth
25 Management. This policy and procedure will be maintained by the Department of Planning
26 and Growth Management.

27 109.2 A written application for appeal shall be based on a claim that the true intent of this
28 code or the rules legally adopted thereunder have been incorrectly interpreted by the Code
29 Official. The appeal of the order, decision, or determination of the Code Official will be
30 processed in writing through the Chief of Codes, Permits and Inspection Services, to the
31 Director of Planning and Growth Management.]

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- 1 [(82) In the IEBC, remove all references of the "International Fire Code" and replace with the
2 "State Fire Code of Maryland."]
- 3 [(83) In the IEBC, remove all references to "International Property Maintenance Code (IPMC)"
4 without replacement.]
- 5 (1)[84] In the IEBC, remove all references to "Accessibility Requirements - Chapter 11 of the
6 International Building Code (IBC)," and replace with "the Maryland Accessibility Code
7 set forth in COMAR 05.02.02."
- 8 [(85) International Property Maintenance Code (IPMC) Section 101.1, Title, insert "Charles
9 County, Maryland."]
- 10 [(86) Replace all references to "Code Official" in the IPMC and replace with "Inspections and
11 Enforcement Manager."]
- 12 [(87) IPMC Appendix A, Boarding Standard, is adopted into the Charles County Building Code.]
- 13 [(88) If a building permit application has not been issued and because of inactivity an extension
14 request needs to be submitted to the Building Code Official after the adoption date of these
15 new codes, the Building Code Official is authorized to request a conformity review with
16 all applicable new codes as a condition to the extension request.]
- 17 [89] *Section moved to §224-1.2(15)*
- 18 [(90) IECC Table 405.5.2 (1) Under the building component "Vertical fenestration other than
19 opaque doors" delete "(a)" under Standard Reference Design without replacement and
20 amend "(b)" to read "15% of the conditioned floor area."]
- 21 [(91) IECC add Section 402.3.3.1 Overhang credit for SHGC (Climate Zone 1-4), with the
22 following text:
- 23 402.3.3.1 Overhang credit for SHGC (Climate Zone 1-4)
- 24 Projection Factor. The ratio of the horizontal depth of an overhang eave, or permanently
25 attached shading device, divided by the distance measured vertically from the bottom of
26 the fenestration glazing to the underside of the overhang eave, or permanently attached
27 shading device.
- 28 R402.3.3 Glazed fenestration SHGC exception. In climate zone 1 through 4, permanently
29 shaded vertical fenestration shall be permitted to satisfy the SHGC requirements. The
30 projection factor of an overhang, eave, or permanently attached shading device shall be
31 greater than or equal to the value listed in the Table R402.3.3 for the appropriate

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orientation. The minimum projection shall extend beyond each side of the glazing a minimum of 12 inches. Each orientation shall be rounded to the nearest cardinal orientation (+/-45 degrees or 0.79 rad) for purposes of calculations and demonstrating compliance.

TABLE R402.3.3

Minimum Projection Factor Required by Orientation For SHGC Exception]

ORIENTATION	PROJECTION FACTOR
NORTH	$\geq 0.40^a$
SOUTH	≥ 0.20
EAST	≥ 0.50
WEST	$\geq 0.50]$

[(92) IRC Section R403.1.6 Foundation anchorage, add the following exceptions:

3. Anchor bolts attaching sole plates of interior GB braced wall panels (R602.10) can be replaced with an approved anchorage method with at least 200 plf lateral and 150 plf uplift when all the following conditions are met:

3.1 The basic wind speed in accordance with figure R301.2(4)A does not exceed 115 mph.

3.2 The seismic design category is A or B; and

3.3 The GB braced wall panels are not part of the exterior wall.]

[(93) IRC Section M1503.4 “Makeup Air Required” Amend the first sentence to read as follows:

Exhaust hood systems capable of exhausting more than 400 cubic feet per minute shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate in excess of 400 cubic feet per minute.

Add the following text:

Exceptions: Makeup air openings are not required for kitchen exhaust systems capable of exhausting not greater than 600 cubic feet per minute provided that one of the following conditions are met:

1. Where the floor area within the air barrier of a dwelling unit is at least 1500 square feet, and where the natural draft or mechanical draft space or water-heating appliances are not located within the air barrier.
2. Where the floor area within the air barrier of a dwelling unit is at least 3000 square feet, and where the natural draft space or water-heating appliances are not located within the air barrier.

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- 1 Where all appliances in the house are sealed combustion, power-vent, unvented or
2 electric.]
- 3 (2) THE FOLLOWING APPENDICES OF THE 2021 INTERNATIONAL EXISTING
4 BUILDING CODE ARE HEREBY ADOPTED INTO THE CHARLES COUNTY
5 BUILDING CODE:
6 APPENDIX B - SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS FOR
7 EXISTING BUILDINGS AND FACILITIES.
- 8
- 9 **§224-1.8 INTERNATIONAL PROPERTY MAINTENANCE CODE**
- 10 (1) IPMC SECTION 302.4 “WEEDS”, ADD 12” (INCHES) IN BRACKETED AREA.
- 11 (2) THE FOLLOWING APPENDICES OF THE 2021 INTERNATIONAL PROPERTY
12 MAINTENANCE CODE ARE HEREBY ADOPTED INTO THE CHARLES COUNTY
13 BUILDING CODE:
14 (A) BOARDING STANDARD.
- 15
- 16 **§224-1.9 INTERNATIONAL SWIMMING POOL AND SPA CODE**
- 17 (1) ISPSC SECTION 305.2.7 “CHAIN LINK DIMENSIONS.” ADD WIRE GAUGE
18 MUST MEET OR EXCEED 11.5” AWG.
- 19 (2) ISPSC SECTION 305.2.4 “MESH FENCE AS A BARRIER”. DELETE WITHOUT
20 REPLACEMENT.
- 21 (3) ISPSC SECTION 305.4 “STRUCTURE WALL AS A BARRIER.” DELETE ALL
22 MENTIONS OF “WINDOWS”, WITHOUT REPLACEMENT.
- 23
- 24 **§224-1.10 INTERNATIONAL FIRE CODE – ADOPTION OF SELECT SECTIONS**
- 25 (1) THE FOLLOWING SECTIONS OF THE INTERNATIONAL FIRE CODE ARE
26 HEREBY ADOPTED INTO THE CHARLES COUNTY BUILDING CODE:
27 SECTION 312 “VEHICLE IMPACT PROTECTION;”
28 SECTION 1205 “SOLAR PHOTOVOLTAIC POWER SYSTEMS;”
29 CHAPTER 31 “TENTS, TEMPORARY EVENT STRUCTURES AND OTHER
30 MEMBRANE STRUCTURES;” AND
- 31

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1 CHAPTER 32 “HIGH-PILED COMBUSTIBLE STORAGE, SECTIONS 5104.4 THRU
2 5104.4.4, AND SECTION 5704.3.3.6 “RACK STORAGE.”
3

4 **§ 224-2 Amendments.**

5 The periodic supplements and amendments adopted by the International Codes Council,
6 Inc. and amendments to the [2015] 2021 editions of the previously mentioned Icodes shall
7 become a part of the Charles County Building Code as and when the same shall be adopted
8 by the International Codes Council, Inc.
9

10 **§ 224-3 Additional Provisions.**

11 The following shall be made part of this chapter:

12 (1) ONSITE drainage. The following provisions apply to the conveyance and disposal of
13 stormwater runoff, sump pump discharge, not otherwise classed as, or qualified to
14 be part of the Charles County Stormwater Management, Road, Grading and Sediment
15 Control Ordinances.

16 A. Drainage. Drainage conveyance systems shall be provided to safely discharge
17 surface and groundwater in such a manner to prevent erosion, overflow, ponding or
18 nuisance of any kind to the nearest practical street, storm drain, adjacent properties,
19 or other adequate conveyance system in accordance with applicable design criteria,
20 standards and procedures as contained herein and as required by approved standards
21 and regulations of the County Ordinance listed above.

22 B. Ponding. The ponding of water shall not be permitted particularly above cut or fill
23 slopes or on drainage terraces, nor shall water be impounded on adjacent property.
24 Adequate drainage/grading shall be provided to prevent such ponding.

25 C. Improvements. All drainage improvements such as interceptors, diversion berms,
26 swales, and ditches shall be designed and constructed in accordance with standards
27 contained elsewhere herein. When required, ditches/swales shall be piped or paved
28 or otherwise improved. Drainage discharging into natural watercourses may require
29 that such natural watercourses be protected from erosion by an adequate amount of
30 riprap or by other acceptable measures as dictated by the County.

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- 1 D. Groundwater. Springs and surfaces seeps and other groundwaters shall be capped
2 with porous gravel and/or sand with interlaced tile drains or perforated pipes
3 connecting into a PIPED OUTFALL TO A public storm drainage system or natural
4 watercourse.
- 5 (2) Certification for new residential construction.
- 6 A. Written certification, as to compliance to the approval site plan dealing with the
7 foundation wall location and first floor elevation, shall be submitted to Charles
8 County Planning and Growth Management by a registered land surveyor and/or
9 professional engineer according to Subsection [B (2)] (2)B. listed below.
- 10 B. Written certifications, as to compliance to County ordinances dealing with on-site
11 grading/drainage shall be submitted to the Charles County Planning and Growth
12 Management by the contractor/permit applicant.
- 13 i. Foundation wall location and first floor elevation certification for all new
14 residential dwelling construction on lots of one acre or less. For lots greater than
15 one acre, foundation wall location will only be required. This must be submitted
16 prior to completion of framing/wall construction. Failure to comply will result
17 in inspection disapproval and/or issuance of a stop-work order until such time
18 as certification is received.
- 19 ii. On-site grading/drainage certification for all new residential dwelling
20 construction on lots of one acre[s] or less. This must be submitted prior to the
21 issuance of a use and occupancy. Failure to comply will constitute grounds for
22 issuance of a stop-work order which will not be released until such time as
23 certification is received. On residential dwelling construction, the Charles
24 County Building Code Official may issue a certificate of use and occupancy
25 upon the homeowner's acceptance of responsibility for lot stabilization and for
26 obtaining on-site drainage certification as soon as weather conditions allow.
- 27 (3) IF A BUILDING PERMIT APPLICATION HAS NOT BEEN ISSUED AND BECAUSE
28 OF INACTIVITY AN EXTENSION REQUEST NEEDS TO BE SUBMITTED TO THE
29 BUILDING CODE OFFICIAL AFTER THE ADOPTION DATE OF THESE NEW
30 CODES, THE BUILDING CODE OFFICIAL IS AUTHORIZED TO REQUEST A
31 CONFORMITY REVIEW WITH ALL APPLICABLE NEW CODES AS A CONDITION

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1 TO THE EXTENSION REQUEST. IN ADDITION, IF AN APPROVAL IS GRANTED
2 ON AN EXTENSION REQUESTTM WHEN APPLICABLE, ADJUSTED PLAN
3 REVIEW, INSPECTION AND OTHER MISCELLANEOUS FEES MAY NEED TO BE
4 COLLECTED.

5 (4) BEFORE A USE AND OCCUPANCY CAN BE ISSUED FOR A NEW
6 CONSTRUCTION FOR SINGLE FAMILY DWELLINGS AND TOWNHOMES, THE
7 OWNER/BUILDER IS REQUIRED TO SUBMIT AN ACCURATE AS-BUILT
8 SURVEY FOR THE LOT TO INCLUDE SWALES, STORMWATER MANAGEMENT
9 FEATURES, THE ELEVATION OF ALL DRAINAGE BREAKPOINTS, AND
10 DRAINAGE PATTERNS WITHIN THE LOT. THE DESIGN ENGINEER MUST
11 REVIEW THE AS-BUILT DATA AND CERTIFY THAT: (1) THE CONSTRUCTION
12 OF THE PROJECT HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE
13 WITH THE PLANS AND SPECIFICATIONS, HOWEVER THE DEVIATIONS WILL
14 NOT PREVENT THE PROJECT FROM FUNCTIONING WITH COMPLIANCE WITH
15 THE REQUIREMENTS. A DESCRIPTION OF ALL SUBSTANTIAL DEVIATIONS
16 MUST BE PROVIDED, WITH DATA DEMONSTRATING SATISFACTION OF THE
17 OUTSTANDING PERMIT OCNDITIONS.

18 **[§ 224-4. New Editions.**

19 Whenever new editions of the previously mentioned I-codes are published by the International
20 Codes Council, Inc., the new edition shall become the adopted Building Code of Charles County
21 effective the first day of July the same calendar year of the State of Maryland's adoption date.]
22

23 **SECTION 2.** BE IT FURTHER ENACTED, that if any clause, sentence, article, section,
24 part or parts of this Act shall be held unconstitutional or invalid for any reason whatsoever, such
25 unconstitutionality or invalidity shall not affect the validity of the remaining parts of this Act or
26 any section thereof. The County Commissioners of Charles County, Maryland hereby declares
27 that they would adopt the remaining parts of this Act or any section thereof if they had known any
28 such clause, sentence, article, section, part or parts of this Act would be unconstitutional or invalid.

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

31 ADOPTED this ____ day of _____, 2024.

NOTE: CAPITALS indicate language added to existing law.
[Brackets] indicate language deleted from existing law.
Italicized indicate language moved under different section of the Building Code.

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COUNTY COMMISSIONERS OF
CHARLES COUNTY, MARYLAND

Reuben B. Collins II, Esq. President

Ralph E. Patterson II, M.A., Vice President

Gilbert O. Bowling III

Thomasina O. Coates, M.S.

Amanda M. Stewart, M.Ed.

27 ATTEST:

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29 _____

30 Carol DeSoto

31 Clerk to the Commissioners

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