

TITLE 10. CONSTRUCTION CODES

- 10-101. Adoption
- 10-102. Building Code -
Amendments
- 10-103. One and Two Family
Dwelling Code-
Amendments
- 10-104. Penalties

10-101. Adoption.

Except as otherwise amended by this title, the following codes are hereby adopted as the Building Code for Queen Anne's County as if the Codes were set out in full in this title:

(1) The Maryland Building Performance Standards as set forth in the Code of Maryland Regulations 05.02.07 which incorporates the International Building Code, 2000 Edition and the International Residential Code for One and Two Family Dwellings, 2000 Edition.

(2) International Mechanical Code 2000 Edition published by the International Code Council, Inc.

(3) International Energy Conservation Code 2000 Edition published by the International Code Council, Inc.

(4) The Life Safety Code 2000 Edition published by the National Fire Protection Association.

(5) The National Electrical Code 2002 Edition and as amended.

(6) 2000 National Standard Plumbing Code Illustrated, (National Association of Plumbing-Heating-Cooling Contractors). 2001 Supplement to the 2000 National Plumbing Code (National Association of Plumbing-Heating-Cooling Contractors). 1999 Edition, National Fuel Code, ANSI, 2223.1 NFPA54, Board Modifications to the Code.

(7) The Maryland State Accessibility Code, Code of Md. Regulations 05.02.02.

10-102. Building Code - Amendments.

The provisions of the International Building Code, 2000 Edition as incorporated in COMAR 05.02.07 are modified, deleted, substituted, or added to as follows:

(1) *In general.*

(a) The term "Code official" as used in this Code means the Zoning Administrator of the Department of Planning and Zoning.

(b) Where the name of the jurisdiction is to be indicated in any section of this Code, insert "Queen Anne's County, Maryland".

(c) The term "Department of building inspection" as used in this Code means the Department of Planning and Zoning.

Chapter 1. Administration

(2) 101.4 *Referenced Codes.*

Amend Section 101.4 by deleting subsection 101.4.1, 101.4.4., 101.4.5. and 101.4.6. Renumber subsections 101.4.3. and 101.4.7. as subsection 101.4.1. and 101.4.2.

(3) 101.2.1. *Appendices.*

Delete all appendices except Appendix F.

(4) 102.1 *Exemptions - Farm Buildings:* At the end of subsection 102.1, add the following: The provisions of this Code shall not apply to the construction, alteration, addition, repair, removal, demolition, use, location or maintenance of farm buildings. This provision does not exempt the owner from obtaining required electrical or plumbing permits nor from complying with all other applicable local, State and federal regulations, laws and ordinances.

(3) 105.1.1. *Annual Permit.*

Delete entirely.

(4) 105.1.2. *Annual Permit Records.*

Delete entirely.

(5) 105.2. *Work Exempt from Permit.*

Amend paragraph 1 under "Building" to read: 1 story detached accessory structure used as tool and storage sheds, playhouse and similar uses, provided its floor area is less than 200 square feet.

(6) 105.2. *Work Exempt from Permit.*

Add new #14 under "Building: Farm Building however this

provision does not exempt the owner of a farm building from obtaining the required electrical or plumbing permits, nor from complying with all other applicable local, State and Federal regulations, laws and ordinances."

(7) 106.1.1. - 106.3.4.2. *Construction Documents.*

Delete entirely and amend as follows: Renumber 106.4. and 106.5. as 106.2. and 106.3.

Add new Subsection 106.1.1. to read as follows:

106.1.1. *Information on Construction documents.*

The application for the building permit shall be accompanied by plans and specifications as follows:

1. Detached one and two family dwellings:

2 sets of drawings drawn to scale with sufficient clarity and detail to show the nature and character of the work to be performed, including, but not limited to:

a. Floor plans each floor level, 2 elevations and typical cross section:

b. 4 Copies of plot plans or 2 copies of formal approved site plan as required by Queen Anne's County Zoning Ordinance, if applicable;

2. Detached one and two family dwellings - alterations, small additions, miscellaneous structures:

2 sets of drawings as in 1. above, however, the Code official may waive the requirements for plan submittal for alterations, 1 story additions less than 600 square feet total area and miscellaneous structures accessory to one and two family dwellings, provided that the application for such additions and accessory structures shall be accompanied by 4 copies of the plot plan and 2 copies of the formally approved site plan when required by the Queen Anne's County Zoning Ordinance.

3. New buildings, additions and alterations to buildings other than detached one and two family dwellings:

3 complete sets of architectural, structural, mechanical (heating, ventilation, air conditioning-HVAC) plumbing and electrical plans, drawn to scale with sufficient clarity and detail to show the nature and character of work to be performed. The plans shall be prepared in compliance with this Code, and shall have the seal and signature of a Maryland state professional engineer or architect affixed to each and every sheet of all sets at least one of which shall bear the original

(not reproduced) seal and signature.

(8) 107.3. *Temporary Power.*

Amend to read as follows: The building official is authorized to give permission to temporarily supply and use power in part of an electrical installation before such installation has been fully completed and the final certification of completion has been issued.

(9) 108.6. *Refunds.*

Delete subsection 108.6. and substitute the following:

When an unissued permit has been denied by the building official or withdrawn by property owner or agent, a 50% refund is due on building codes and zoning fee paid. No refund will be given on issued permits.

(10) 108.7. *Inspection Fees.*

Add a new subsection 108.7. to read as follows:

108.7. *Reinspection Fees.*

A reinspection fee may be charged for each reinspection if the work has to be reinspected because:

1. The work was not ready for inspection at the pre-arranged time for inspection;

2. The inspector did not have access to the work at the pre-arranged time for inspection; or

3. The inspector discovers a flagrant noncompliance during a requested inspection.

(11) 109.3. *Required Inspections.*

Delete subsections 109.3.2., 109.3.3. and 109.3.5. Renumber subsections 109.3.4., 109.3.6., 109.3.7., 109.3.8., 109.3.9. and 109.3.10. as subsections 109.3.3., 109.3.4., 109.3.5., 109.3.6., 109.3.7. and 109.3.8.

(12) 109.3.2. *Foundation Inspection.*

Add new subsection to read as follows Foundation inspection shall be made when the foundation is complete with all required anchors, vents and termite shield installed.

(13) 109.3.9. *Coordination of Inspections.*

Add new subsection to read as follows: All required inspections shall be made and coordinated with the other trades, building, electrical, plumbing and HVAC.

(14) 109.5. *Inspection Request.*

Amend section to include the following at the end of the first sentence:

"twenty-four (24) hours before said work is completed."

(15) 109.7. *Withholding of Inspection and Permit.*

Add a new subsection to read as follows: If the Code Official finds that a contractor, developer, or owner has violated the provisions of the Code, this title or rules or regulations which implement this title in connection with the construction, maintenance, alteration, or repair of any building, structures, equipment or land within Queen Anne's county, the Building Official, after written notice to the violator, and a hearing on the allegations, may refuse to grant further inspections or further permits of any kind to the contractor, developer, or owner until all violations have been corrected and all fees have been paid.

(16) 114.2.1. *Stop Work Order, Posting.*

Add a new subsection to read as follows: The posting of a stop work order at the job site shall constitute adequate notification by the Code Official.

Chapter 2. Definitions.

(17) 202.

Add the following definition: FARM BUILDING A structure utilized to store farm implements, hay, feed, grain, or other agricultural or horticultural products or to house poultry, livestock, or other farm animals. Such structure shall not include habitable or occupiable spaces, spaces in which agricultural products are processed, treated, or packaged; nor shall an agricultural building be a place of occupancy by the general public.

Chapter 9. Fire Protection Systems.

(18) 903.2.2.

Delete subsection and substitute the following: An automatic sprinkler system shall be provided throughout all buildings in use group "E" in accordance with subsection 903.3.1.1. Exception: where each classroom has at least one

exterior door at ground level.

(19) 903.2.7. *Automatic Sprinkler System Group R-1.*

Delete Exception #1 entirely.

(20) 903.2.8. *Automatic Sprinkler System Group R-2 and R-3.*

Amend title as above. Delete subsection and add the following: An automatic sprinkler system shall be provided throughout all buildings with an occupancy in Use Group R-2 and R-3.

(21) 904.3.1. *Electrical Wiring.*

Delete reference to ICC Electrical Code and insert: National Electrical Code (NFPA70) most recent edition.

(22) 910.2.1. *Groups F-1 and S-1 and M.*

Amend title as above and amend subsection to add use group M and the following exception: Buildings of use group classification "M" with a story height of less than 20 feet shall be exempt from the smoke venting requirements of this subtitle.

Chapter 16.

1607.9. *Reduction in Live Loads.*

Add new subsection 1607.9.1.5. to read as follows:
1607.9.1.5. Exceptions. Live load reductions allowed by Section 1607.9 shall not apply to roofs.

1607.11.2. *Minimum Roof Live Loads.*

Add new paragraph to existing subsection as follows: Roofs shall be designed for a minimum live load of 30 pounds per square foot or designed for the minimum snow load, whichever is greater.

Chapter 18.

1805.2.1. *Frost Protection.*

Amend subsection 1805.2.1. to read as follows: Except where erected upon solid rock or otherwise protected from frost, foundation walls, piers, and other permanent supports of buildings or structures 200 square feet or larger in area or 10 feet in height shall extend below the front line of 24" below finished grade, and spread footings of adequate size shall be

provided where necessary to properly distribute the load within the allowable load bearing value of soil. Alternatively, such structures shall be supported on piles where solid earth or rock is not available. Footings shall not bear on frozen soils unless frozen condition is of a permanent nature.

Chapter 33.

3306.10. *Accessibility During Construction Operations.*

Add new section titled as above to read as follows: During construction operations the contractor shall maintain at all times a vehicular roadway that will permit the unimpeded movement of emergency vehicles from the improved street to within 200 feet of the most remote building under construction on the site. The vehicular access roadway surface shall be either crusher run, stone base, blacktop or other suitable compacted surface material approved by the Department.

10-103. One and Two Family Dwelling Code - Amendments.

The provisions of the International Residential Code for 1 and 2 family dwellings 2000 Edition as incorporated in COMAR 05.02.07 are modified, deleted, substituted, or added to as follows:

1. Chapter 1. *Administrative.*

Chapter 1 of the International Residential Code for 1 or 2 family dwellings is hereby deleted in its entirety and replaced with Chapter 1 of the International Building Code 2000 Edition as amended herein.

2. Section R - 301.2

Climatic and Geographic criteria shall be amended so that Table #R301.2(f) shall read as follows:

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

SUBJECT TO DAMAGE FROM:

ROOF SNOW LOAD	WIND SPEED (c) (MPH)	SEISMIC DESIGN CATEGORY (d)	WEATHERING (a)	FROST LINE DEPTH (b)	TERMITE	DECAY	WINTER DESIGN TEMP (d)	FLOOD HAZARDS (e)
30	90	B	Severe	24"	Moderate/Heavy	Slight to Moderate	17°	3/21/92

FOR SI: 1 pound per square foot = 0.0479 kN/m.0 , 1 mile per hour = 1.609 km/h.

a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.

b. The frost line depth may require deeper footings than indicated in Figure R403.1(1).

c. Wind exposure category shall be determined on a site specific basis in accordance with Section R301.2.1.4.

d. The outdoor design dry-bulb temperature shall be selected from the columns of 97 ½ percent values for winter from Appendix D of the *International Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.

e. (a) The date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the currently effective FIRM and FBFM, or other flood hazard map adopted by the community, as may be amended.

10-104. Penalties.

(a) *Civil Penalties.*

(1) Any person who shall erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this Title, or cause the same

to be done, in conflict with or in violation of any of the provision of this Title shall be guilty of a civil violation and subject to an original present fine, not to exceed \$500.00.

(2) Each day on which a violation continues constitutes a separate violation.

(b) *Collection of Civil Penalties.*

(1) The procedures, duties and provisions of Section 18-1-288 of the Code of Public Local Laws of Queen Anne's County respective collection of civil zoning violations shall apply to civil violations issued hereunder.