

TITLE 12. CONSTRUCTION REGULATION -PLUMBING AND HEALTH

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Subtitle 1. Definitions

12-101. Definitions

- (a) "Board" means the Queen Anne's County Plumbing Board.
- (b) "Plumbing Code" means the plumbing code approved by the Maryland State Board of Plumbing.

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Subtitle 2. County Plumbing Board; Plumbing Inspector

12-201. County Plumbing Board

(a) *Established.*

The County Commissioners of Queen Anne's County shall appoint a County Plumbing Board.

(b) *Membership; qualifications.*

(1) The Board shall consist of five members who are County residents of Queen Anne's County.

(2) The Board shall consist of:

(i) a representative of the Master Plumbers Association of Queen Anne's County;

(ii) a person holding a master plumber license in the County who is recommended by, but need not be a member of, the Master Plumbers Association of Queen Anne's County;

(iii) a person employed in the building or construction industry and who is not a plumber; and

(iv) two persons not connected with plumbing or the building trade.

(c) *Term*

(1) Initially, the County Commissioners shall appoint:

(i) two members for one-year terms;

(ii) two members for two-year terms;

(iii) one member for a three-year term.

(2) Thereafter, members shall be appointed for three-year terms and shall continue to serve until their successors are duly appointed.

(d) *Meetings.*

The Board shall meet at least once a month at the office of the Board or other location designated by the Board.

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12-202. Regulations; fees.

(a) *Regulations.*

The County Commissioners and the Board may adopt any regulation and resolution as considered necessary to carry out the provisions of this title.

(b) *Fees.*

The County Commissioners may establish the amount charged for fees, licenses, license applications, and permits required by this title.

12-203. Miscellaneous duties.

In addition to any duties set forth elsewhere, the Board shall:

(1) hear and decide questions in dispute between property owners, or their agents, and the plumbing inspector; and

(2) act as adviser to the County Commissioners with respect to the administration and enforcement of this title.

12-204. Plumbing inspector

(a) *Appointment.*

The County Commissioners shall appoint a plumbing inspector. The Board may advise and recommend to the County Commissioners a qualified person or agency to serve in this capacity.



(b) *Qualifications.*

The plumbing inspector shall be a master plumber or otherwise qualified person or agency.

(c) *Compensation.*

The plumbing inspector shall be paid as determined by the County Commissioners.

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12-205. Same - Miscellaneous powers and duties.

(a) *Powers.*

The plumbing inspector may :

(1) go on any property whenever the plumbing inspector considers it necessary or expedient to do so to inspect work authorized by a construction permit as the work progresses to determine whether it conforms with the Plumbing Code and with Department of Environment regulations;

(2) order work stopped that is not in conformity with the Plumbing Code or with Department of Environment regulations and require the plumber doing the work to correct it; and

(3) make other inspections that the plumbing inspector considers necessary.

(b) *Duties - In general.*

The plumbing inspector shall:

(1) inspect property during construction authorized by permits issued under this title;

(2) where appropriate, determine whether all plumbing and gas work performed is in conformity with the Plumbing Code;

(3) where appropriate, determine whether water supply and sewage disposal systems are in compliance with Department of Environment regulations.

(c) *Same - Required inspections.*

(1) The plumbing inspector and the Queen Anne's County Health Department sanitarian shall inspect property during construction authorized by a construction permit in accordance with this subsection.

(2) During a first inspection:

(i) the Plumbing Inspector shall inspect all soil lines, drains, vents, and waterlines of any building after they are roughed in and before they are covered,

(ii) the Queen Anne's County Health Department shall inspect all outside waste disposal systems during installation and before being covered; and

(iii) when appropriate, any submersible pump connected with a well must be inspected during installation.

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(3) During a second or final inspection, all work must be inspected and receive final approval after all plumbing fixtures and appliances connected with the water or sewerage system are set, sewers and wells are covered, and the job is completed.

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12-301. Plumber license - In general

(a) *State license.*

A plumber doing work in the County must be licensed in accordance with the provisions of Title 12 of the Business Occupations and Professions Article of the Annotated Code of Maryland.

(b) *County license - Master plumbers.*

A master plumber doing work in the County, whether a resident of the County or not, must obtain a County master plumber license from the Board. A master plumber license shall be issued for a two year period.

(c) *Same - Journeyman plumber.*

A journeyman plumber working in the County, whether a resident of the County or not, must obtain a County journeyman plumber license from the Board. A journeyman plumber license shall be issued for a two year period.

12-302. Master plumber license.

(a) *Application fee; Required certificate of insurance.*

(1) an application for a master plumber license must be accompanied by:

- (i) the appropriate fee; and
- (ii) a certificate of insurance.

(2) The certificate of insurance shall be in the form and amount prescribed by the Board.

(b) *Term.*

A master plumber license shall be issued for a two year period.

(c) *License refusal or revocation.*

The Board may refuse to issue a license or may revoke or suspend a license if:

(1) it is shown that a master plumber or journeyman plumber is unable or unwilling to properly perform the plumber's work or fails to properly supervise work done under his direction.

(2) action is taken upon the plumber's certificate of insurance.

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(d) ***Same - Reinstatement.***

(1) A person whose license has been suspended or revoked may apply in writing any time to the Board for reinstatement of the license.

(2) On satisfactory proof of the correction of all previous violations the person may be entitled to have the license reinstated.

12-303. Septic system contractor license.

(a) ***License required; exceptions.***

(1) A person may not engage in the business of constructing, remodeling, altering, or installing any septic system or part of any septic system unless the person has a valid septic system contractor's license approved by the County Health Officer and issued by the Plumbing Board.

(2) This subsection does not apply to:

(i) a person constructing, remodeling, altering, or repairing the person's own septic system on the person's property;

(ii) a licensee whose license has been suspended or revoked if the licensee is correcting a defect on a job contracted prior to the date of suspension or revocation;
or

(iii) a holder of a Queen Anne's County master plumber license.

(b) ***Application.***

A person desiring a septic system contractor license may apply to the County Health Officer on an approved form if the person does not have a license under suspension or revocation.

(c) ***Fee; required bond or certificate of insurance***

(1) An application for a license must be accompanied by:

(i) the appropriate fee; and

(ii) a certificate of insurance in the form and amount prescribed by the Board.

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(d) ***Issuance; term.***

A license issued or renewed under this section shall:

- (1) be valid for up to two years; and
- (2) expire on May 31

(e) ***Presentation of license.***

The holder of a license shall present it upon request to:

- (1) an employee or agent of the Department of Health and Mental Hygiene or the Board;
- (2) the County plumbing inspector; and
- (3) a law enforcement officer of the County or of the State of Maryland

(f) ***License suspension and revocation.***

The County Health Officer or the Board may suspend or revoke a license issued under this section if the licensee violates any provision of the health laws or septic system regulations of the County or the State of Maryland or any other law or ordinance relating to the installation of septic systems in the County.

(g) ***Same - Reinstatement.***

(1) A person whose license has been suspended or revoked may apply in writing any time to the Board for reinstatement of the license.

(2) On satisfactory proof of the correction of all previous violations, the person shall be entitled to have the license reinstated.

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12-304. Special Registration.

(a) *Registration required; exception.*

(1) A person may not install any appliance, water conditioner, pump or make a propane gas connection without a County registration.

(2) This section does not apply to a person holding a County master plumber license or to a homeowner who installs an appliance other than a gas appliance in or on the homeowner's property.

(b) *Application.*

A person desiring a registration under this section shall apply to the Board.

(c) *Same - requirements.*

(1) An application for a registration must be accompanied by:

(i) A current State of Maryland master well driller's license, a State of Maryland water conditioner installer's license, State of Maryland gas fitter's license, or State of Maryland pump installer's license.

(ii) A certificate of insurance in form and amount as prescribed by the Board.

(d) *Issuance; term.*

A registration issued under this section shall be valid for two years.

(e) *Registration refusal or revocation.*

The Board may refuse to issue a registration or may revoke a registration if:

(1) it is shown that the applicant or registrant is unable or unwilling to properly perform the work; or

(2) action is taken on the registrant's certificate of insurance.

12-305. Business entities.

A firm or corporation may engage in the plumbing business in the County if:

(1) there is a licensed master plumber associated with or employed by the firm or corporation; and

(2) the master plumber regularly manages and supervises all plumbing installations.

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Subtitle 4. Plumbing Work; Miscellaneous Provisions

12-401. Required permit.

Unless a required sanitary construction permit is first obtained from the Board, a person may not:

- (1) begin the erection or construction of a new building;
- (2) begin the construction of a major addition or alteration to an existing building that will affect the water supply, sewage disposal, plumbing system or gas system in the building; or
- (3) install any new plumbing fixture, gas fixture or appliance connected with the water or sewerage system, sewer, or addition to a present sewer.
- (4) Significantly alter any existing plumbing or gas system.

12-402. Sanitary construction permit - application.

(a) *In general.*

An applicant for a sanitary construction permit shall complete an application form obtainable at the Queen Anne's County Health Department or Plumbing Board.

(b) *Information required.*

The applicant is required to include on the form:

- (1) the location and description of the property, including , if applicable, the name of the subdivision, lot number, size of lot, and nature and size of building or extent of addition or alteration to an existing building;
- (2) the method of water supply and sewage disposal; and
- (3) the number and kind of plumbing fixtures and appliances connected with the water or sewerage system.

(c) *Same - Accompanying information.*

The application shall be accompanied by a rough drawing showing the size, shape and general location of the owner's property, the location of the existing or proposed building on the property, and the water supply and sewage disposal system in existence and proposed.

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12-403. Same - Processing.

(a) *In general.*

After an application has been submitted, it shall be delivered to the County Health Department for processing and approval.

(b) *Health approval.*

The County Health Department may not approve an application for a permit if:

(1) it is evident to the Department that the sanitary requirements cannot or will not be complied with by the owner of the property; or

(2) the site and soil evaluation tests show that an on-site waste disposal system will not be satisfactory.

12-404. Appliance installation permit.

(a) *In general.*

(1) A person may not install an appliance in the County that affects or connects with a water supply, sewerage disposal, plumbing system or gas system unless the person first obtains a permit from the Board.

(2) No person (other than a homeowner who installs an appliance which does not include a propane gas connection for their own use) may obtain an appliance installation permit unless the person is a licensed master plumber or has a master well driller's license, a pump installer's license or a state gas fitters or water conditioner installer's license and is registered under Section 12-304 of this Title. *

(3) All water heaters shall be installed by a licensed Master plumber.

(4) This subsection does not apply to the replacement of an old appliance with a new model or with a similar appliance, provided the replacement does not involve a propane gas connection.

(5) An appliance installation permit shall not authorize any holder there of, other than a Master Plumber, to perform plumbing work.

(b) *Application.*

(1) An applicant for a permit shall complete an application form obtainable from the Board.

(2) The applicant is required to provide:

(i) the location of the property;

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- (ii) the name of the owner of the property;
- (iii) the name and number of appliances; and
- (iv) a drawing showing:
 - 1. The existing water supply and sewer;
 - 2. The number of appliances and fixtures already installed;
 - 3. How the appliance will be connected to the present water and sewer system or gas system.

and

(C) Sewer and water alteration.

If the County Health Department or plumbing inspector determines that a substantial alteration or addition to the sewer or water system is necessary, the property owner, or his agent must obtain other required permits from the County Health Department or Plumbing Board and the work must be performed in a manner that the County Health Department approves.

(D) Inspection.

On installation of the appliance, the plumbing inspector shall inspect the installation under the same regulations as other plumbing installations.

12-405. Code conformance.

(a) In general.

All plumbing work done in the County in and about or in connection with any building, including work involved in installing appliances, must conform to:

- (1) the plumbing code approved by the State Board of Plumbing; and
- (2) the regulations of the Department of Health and Mental Hygiene or Department of Environment.

(b) Indoor fixtures.

Indoor plumbing fixtures must be installed under the supervision of a Master plumber holding a Queen Anne's County plumber license.

(c) Septic work.

Unless the work is being done by the property owner, licensed septic system installer, or as otherwise authorized under this subtitle, installation of approved septic tanks, mound systems, seepage pits, or tile fields must be done under the supervision of a master plumber holding a Queen Anne's County master plumber license or a person holding a septic system contractor's license.

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12-406. Piping work.

(a) *Piping.*

Any piping beyond a cold water pressure tank must be done under the supervision of a master plumber holding a Queen Anne's County master plumber license.

(b) *Well work.*

If installation of piping necessitates any work on a well, an appropriate permit must be obtained from the Board or County Health Department and the work must be inspected by the plumbing inspector or Health Department before the work is covered.

12-407. Maintenance work.

(a) *In general.*

Subject to subsection (b) of this section, a person employed as a maintenance man in a cannery, oyster house, orange juice plant, milk plant, or similar operation may do maintenance work on the machinery of the company and may routinely service the plumbing system of the plant without being licensed.

(b) *License required.*

If maintenance work described in subsection (a) of this section requires any new plumbing fixture, new sewer, or addition to an existing sewer handling human waste, the work must be done by a plumber holding a Queen Anne's County plumber license, and shall be governed by the same regulations as other plumbing installations.

12-408. Backflow Prevention.

(a) *In general.*

(1) Except as provided herein, only a licensed Master Plumber or Journeyman Plumber successfully completing a State of Maryland approved Backflow and Cross Connection Course in both classroom and practical shall be allowed to install and test backflow prevention devices in Queen Anne's County.

(2) Except as provided herein, a Master Plumber shall issue any certification required in connection with the installation and testing of back flow prevention devices.

(3) Incorporated Municipalities, including the Queen Anne's County Sanitary District may install, test, certify, and maintain backflow preventors on their property or right of ways.

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12-501. Administrative appeals.

Any person aggrieved by a decision of the Board may appeal to the Circuit Court for Queen Anne's County.

12-502. Criminal penalties.

(a) *In general.*

Any person who violates any provision of this title shall be guilty of a misdemeanor.

(b) *Penalty.*

(1) A person convicted under subsection (a) of this section is subject to a fine of not more than one thousand dollars (1,000) for each offense.

(2) Each day a violation continues constitutes a separate offense.