



Maryland Department of Housing
and Community Development

LARRY HOGAN
Governor

BOYD K. RUTHERFORD
Lt. Governor

KENNETH C. HOLT
Secretary

TONY REED
Deputy Secretary

MEMORANDUM

Date: April 24, 2017

To: Maryland Approved Testing Facilities
Maryland Approved Industrialized Building Manufacturers
Maryland Local Building Officials

From: Ashraf S. Shaker, RA *AS*
Manager, Industrialized Building and Manufactured Homes Program

Ref: Industrialized/Modular Buildings, which are neither one- nor two-family dwellings, should comply with IBC (2015 or current edition), Chapter 29 for requirements of plumbing facilities

Effective: May 24, 2017

Please be advised that this Memorandum supersedes Memorandum, dated May 15, 2008, regarding the subject as referenced above.

When a proposed industrialized building is required to have plumbing facilities, Maryland Department of Housing and Community Development (the Department), through the Approved Testing Facilities (ATF), will review and approve such industrialized buildings, which do not show required plumbing facilities on construction documents, when all of the following conditions are met:

- (1) The industrialized building is NOT the only building on the same lot. The other building can be either an existing building with plumbing facility or a proposed new building to be constructed with plumbing facility on the same lot. The proposed building should be ready for occupancy prior to the occupancy of the industrialized building under review.
- (2) The existing or new building, with required plumbing facilities referenced in (1) above, should meet requirements of Chapter 29 "Plumbing Systems" of the current edition of IBC (per Model Performance Code.)
- (3) Plumbing facilities, should meet the requirements of (2) above for the occupant load of all buildings on the same lot, including the industrialized building under review as calculated per Table 1004.1.2 "Maximum Floor Area Allowances per Occupant" of the current edition of IBC (per Model Performance Code.)
- (4) A site plan, which is drawn to an appropriate scale and bears the seal and signature of a Maryland registered design professional, shall be submitted as part of the plan review documents. On the site





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- plan, the location of the existing or proposed new building referenced in (1) above should be shown. In addition, the following items shall be identified and/or noted on the site plan: (i) analysis of total occupant load, (ii) distance from the industrialized building under review to the plumbing facilities, and (iii) accessible route of travel from the industrialized building under review to the plumbing facilities.
- (5) The site plan, referenced in (4) above, is not required when the industrialized building under review is a “stock” model. A “stock” model is a building which is intended to be shipped to a dealer lot. A “stock” model does not have a specific building owner and a final installation location identified when the plans are submitted to the Department for review.
- (6) The cover page of the submitted plan sheets for the industrialized building should include the following note, “This building does not contain plumbing facilities. Plumbing facilities are being provided on site subject to the local authority having jurisdiction.”
- (7) The Data Plate attached to the industrialized building should include the same note as in (6) above.

This Memorandum does NOT change the requirements of the current edition of IBC (per Model Performance Code, Chapter 29 “Plumbing Systems”. It only clarifies the requirements for Plan Review submittals.

