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ANNOUNCEMENT

DATE: June 28, 2012

FROM: Mr. Edward G. Landon, Director, Maryland Codes Administration

*ED for
Edward Landon*

TO: Maryland Local Building Officials and All Interested Parties

CC: William E. Barnard, State Fire Marshall

REF: Revisions to Regulations – COMAR 05.02.07 Maryland Building Performance Standards (MBPS) – related to HB 366/SB 602

The Department of Housing and Community Development (DHCD) is adopting the modifications to the Maryland Building Performance Standards (Standards) in COMAR 05.02.07 related to HB366/SB602 approved by the Governor on May 2, 2012 (Chapter 265/266). As of October 1, 2012, a local jurisdiction may not weaken the sprinkler system requirements for townhomes and one- and two-family homes contained in the Maryland Building Performance Standards. The Standards incorporate by reference the sprinkler requirements in the 2012 International Residential Code (IRC). Under the exceptions in HB366/SB602, the prohibition on weakening the sprinkler requirements does not apply to local amendments for:

- (1) Standards governing issuance of a building permit for a property not connected to an electrical utility; or
- (2) Until January 1, 2016, standards governing issuance of a building permit for a new one – or two–family dwelling constructed on:
 - (a) A lot subject to a valid unexpired public works utility agreement that was executed before March 1, 2011; or



- (b) A lot served by an existing water service line from a water main to the property line that:
- (i) Is less than a nominal 1-inch size;
 - (ii) Is approved and owned by the public or private water system that owns the mains;
 - (iii) Was installed before March 1, 2011; and
 - (iv) Is fully operational from the public or private main to a curb stop or meter pit located at the property line.

Although DHCD strongly discourages amendments that weaken the sprinkler system requirements contained in the 2012 IRC, a local jurisdiction that desires to weaken the requirements must do so prior to October 1, 2012 (unless it is under one of the exceptions listed above). Any local amendments concerning the 2012 IRC sprinkler requirements enacted prior to October 1, 2012 can be in effect locally until the next code cycle. Local jurisdictions will not be permitted to weaken the sprinkler system requirements in the IRC following the next code cycle when DHCD adopts the 2015 IRC unless it is under one of the limited exceptions.