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MARYLAND CODES ADMINISTRATION — An administration within the Department of Housing and Community Development of Maryland.

MUNICIPALITY — A municipal corporation subject to the provisions of Article XI-E of the State Constitution.

- (15) **Section R301.2 Climatic and geographic design criteria:** Insert the following design criteria into Table R301.2(1):

Flat-Roof Design Snow Load:	25 pounds/square foot
Wind Speed:	100 mph
Seismic Design Category:	C
Subject to Damage from Weathering:	Severe
Subject to Damage from Frost Line Depth:	24 inches
Subject to Damage from Termite:	Heavy
Subject to Damage from Decay:	Moderate
Winter Design Temp:	10° F.
Flood Hazards:	See FIRM and FBFM

- (16) **Section R303.7.1 Light activation:** See modifications contained in the Maryland Building Performance Standards. [Amended 8-21-2012 by Bill No. 2012-7]
- (17) **Section R310.1 Emergency escape and rescue required:** See modifications contained in the Maryland Building Performance Standards.
- (18) **Section R311.3 Landings at doors:** See modifications contained in the Maryland Building Performance Standards.
- (19) **Section R311.7.5 Treads and risers:** See modifications contained in the Maryland Building Performance Standards. [Amended 8-21-2012 by Bill No. 2012-7]
- (20) **Section R311.7.5.3 Nosings:** See modifications contained in the Maryland Building Performance Standards. [Amended 8-21-2012 by Bill No. 2012-7]
- (21) **Section R311.7.8 Handrails:** See modifications contained in the Maryland Building Performance Standards
- (22) **Section R302.4.2 Membrane penetrations:** See modifications contained in the Maryland Building Performance Standards.
- (23) **Section R403.1 Footing limitations:** Add the following new section: Notwithstanding any other provisions of this code, wood footings and/or wood foundation walls are not permitted. All footings shall be poured concrete reinforced with a minimum of two continuous steel rebar minimum No. 4 or 1/2-inch size. The minimum width of any concrete footing shall be 16 inches. The minimum thickness of any concrete footing shall be eight inches.
- (24) **Figure R403.1(2) Permanent Wood Foundation Basement Wall Section:** Delete this figure.
- (25) **Figure R403.1(3) Permanent Wood Foundation Crawl Space Section:** Delete this figure.
- (26) **Section R403.2 Footings for wood foundations:** Delete this section in its entirety.
- (27) **Section R404.2 Wood foundation walls:** Delete this section in its entirety.

Chapter 88

BUILDING CODE

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ARTICLE III Construction Trades Board

[HISTORY: Adopted by the County Commissioners of Caroline County 11-13-2001 by Bill No. 2001-002. Amendments noted where applicable.]

GENERAL REFERENCES

Electrical standards — See Ch. 98.

Plumbing standards — See Ch. 147.

Minimum livability — See Ch. 132.

Zoning — See Ch. 175.

ARTICLE I
General Provisions

§ 88-1. Short title.

This chapter shall be known and may be cited as the "Building Code of Caroline County, Maryland."

§ 88-2. Statutory authority. [Amended 8-21-2012 by Bill No. 2012-7]

This chapter is established in accordance with the provisions of Title 12 of the Public Safety Article, Annotated Code of Maryland, and the provisions of the Maryland Building Performance Standards, COMAR 05.02.07.

§ 88-3. Applicability.

The provisions of this chapter shall apply to the unincorporated territory of Caroline County, Maryland. This chapter may be applied to the territory of any municipality within Caroline County, Maryland, to the extent established by and only upon a written agreement between the County Commissioners of Caroline County and the governing body of said municipality.

§ 88-4. Purpose and intent.

- A. The purpose of this chapter is to establish building regulations that will promote and protect, in accordance with present and future needs, the safety, health, and general welfare of the citizens of Caroline County and to provide reasonable protection to the public against hazards to life, health, and property.
- B. The State of Maryland has adopted the International Building Code, the International Residential Code for One- and Two-Family Dwellings, and the International Energy Conservation Code as the Maryland Building Performance Standards, COMAR 05.02.07, with modifications. This chapter is intended to establish building regulations for Caroline County, Maryland by adopting the Maryland Building Performance Standards and, by incorporating additional modifications to the International Building Code, the International Residential Code for One- and Two-Family Dwellings, and the International Energy Conservation Code that are in accordance with local conditions and requirements. [Amended 8-21-2012 by Bill No. 2012-7]

§ 88-5. Severability.

Should any section or provision of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the chapter as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

§ 88-6. Conflicting regulations.

Whenever any provision of this chapter conflicts with any other provision of law, whether set forth in this chapter or contained in any law, rule, regulation, ordinance, or code covering any of the same subject matter, that provision which is more restrictive or which imposes the higher standard or requirement shall govern.

§ 88-7. Repeal of previous regulations.

All provisions of Chapter 88 of the Code of Caroline County in effect prior to the adoption and effective date of this new chapter are hereby repealed and replaced with this chapter, including Article I, Foundations of Dwellings and Additions to Dwellings, and Article II, Commercial, Industrial and Institutional Buildings; Multiple-Family Dwellings.¹

1. Editor's Note: Former Art. I was adopted 5-15-1990 by Bill No. 90-2; former Art. II was adopted 3-16-1993 by Bill No. 92-7.
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§ 88-8. Effective date.

This chapter shall take effect on January 1, 2002. Any work authorized by a building permit lawfully issued by the Department prior to January 1, 2002, shall comply with the building codes in effect on the date of its issuance and shall not be required to comply with this chapter unless said permit expires or otherwise becomes void.

§ 88-9. Voluntary dispute resolution.

A. The following procedures define the voluntary dispute resolution procedure provided by the Maryland Building Performance Standards, COMAR 05.02.07.07B:

- (1) Upon the written request from both a local jurisdiction and any person aggrieved by the Standards or any local amendments to them, the Maryland Codes Administration shall conduct an informal mediation or conciliation with the local jurisdiction and any person aggrieved by the Standards or any local amendments to them.
- (2) The aggrieved person and the local jurisdiction shall each submit to the Maryland Codes Administration a written statement of the dispute and include any related material either party feels is appropriate. In addition to the written statement, either party may request a meeting with the other party and the Maryland Codes Administration to discuss the dispute.
- (3) Within the latter to occur of 30 days of receipt of both statements of the disputed and any related material, or 30 days after a meeting conducted in accordance with Subsection A(2) of this section, the Director of the Maryland Codes Administration shall issue a decision on behalf of the Department of Housing and Community Development of Maryland regarding resolution of the dispute.
- (4) Within 15 days of the date of the decision of the Director of the Maryland Codes Administration, either party may appeal to the Secretary of the Department of Housing and Community Development of Maryland or the Secretary's designee, in writing. The Secretary of the Department or the Secretary's designee shall respond to the appeal within 15 days of receipt of the appeal.
- (5) Neither a decision by the Maryland Codes Administration nor the Department of Housing and Community Development under Subsection A(3) or (4) of this section shall constitute a contested case proceeding under the Maryland Administrative Procedure Act and is not subject to the provisions of COMAR 05.01.01.

ARTICLE II
Building Code Adoption

§ 88-10. Adoption of International Building Code. [Amended 6-14-2011 by Bill No. 2011-3; 8-21-2012 by Bill No. 2012-7]

The International Building Code as published by the International Code Council, Inc., and as modified by the Maryland Building Performance Standards, COMAR 05.02.07, is hereby adopted as the Building Code for Caroline County, Maryland and incorporated by reference. Subsequent editions of the International Building Code shall be deemed to be adopted by the County Commissioners with the same substantive modifications as may from time to time be reflected in this Chapter 88, until such time as the County Commissioners may formally adopt a subsequent edition and make any modifications thereto. The 2012 Edition of the International Building Code is formally adopted.

§ 88-11. Modifications to International Building Code. [Amended 2-15-2011 by Bill No. 2010-4; 6-14-2011 by Bill No. 2011-3]

- A. The following modifications are made to the International Building Code in addition to those contained in the Maryland Building Performance Standards:
- (1) **Section 101.1 Title:** Delete this section and replace it with the following: These regulations shall be known as the Building Code of Caroline County, Maryland, hereinafter referred to as "this code" or "this chapter."
 - (2) **Section 101.2.1 Appendices:** See modifications contained in the Maryland Building Performance Standards.
 - (3) **Section 101.4 Referenced codes:** Delete the last part of this section reading as follows: "to the prescribed extent of each such reference."
 - (4) **Section 101.4.7 Electrical:** Add as a new section with the following language: The provisions of Chapter 98 of the Code of Caroline County, Electrical Standards, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances, thereto. [Amended 8-21-2012 by Bill No. 2012-7]
 - (5) **Section 101.4.1 Gas:** Delete this section and replace it with the following: The provisions of Chapter 147, Plumbing, of the Code of Caroline County, shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories.
 - (6) **Section 101.4.3 Plumbing:** Delete this section and replace it with the following: The provisions of Chapter 147 of the Code of Caroline County, Plumbing, shall apply to the installation, alterations, repairs and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances. Private water supply and/or sewage disposal systems shall comply with the regulations of the Maryland Department of the Environment and the Caroline County Health Department.
 - (7) **Section 101.4.4 Property maintenance:** Delete this section and replace it with the following: Chapter 132 of the Code of Caroline County, Minimum Livability Code, shall remain in effect. Chapter 170 of the Code of Caroline County, Unsafe Structures and Equipment, Condemnation of, shall remain in effect.
 - (8) **Section 101.4.5 Fire prevention:** Add the following to the end of this section: Fire protection system requirements of the code may be concurrently covered in the State Fire Code, Titles 6 and 9 of the Public Safety Article, Annotated Code of Maryland, and COMAR 29.06.01. The State Fire Marshal or authorized fire official enforces the State Fire Code.

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- (9) **Section 103.1 Creation of enforcement agency:** Delete this section and replace it with the following: § 88-11
The Director of the Caroline County Department of Planning and Code Administration shall be known as the "building official." The terms "department of building inspection" and "department of building safety" as used in this code shall mean the Caroline County Department of Planning and Code Administration.
- (10) **Section 103.3 Deputies:** Add the following to the end of this section: The building official may also designate or assign any duties, powers, or responsibilities enumerated in this chapter to an individual, organization, or firm under contract to Caroline County for such purposes.
- (10.1) **Section 104.10.1 Flood hazard areas:** Delete this section and replace with the following: Flood hazard areas shall be controlled by Chapter 108, Floodplain Management, of the County Code. [Added 8-21-2012 by Bill No. 2012-7]
- (11) **Section 104.12 Withholding of permits and inspections:** Add the following new section: Whenever the building official shall find that any person, agent, firm or corporation, whether as owner, lessee, or occupant, is in violation of the provisions of this code or of the rules and regulations of any other department or agency of Caroline County, Maryland, in connection with the erection, maintenance, use, or repair of buildings, structures, lands or equipment thereon or therein, the building official may refuse to grant any further permits or inspections until all violations have been corrected and approved.
- (12) **Section 105.1 Required:** Add the following to the end of this section: This requirement also applies to the intent to construct, enlarge, alter, repair, add to, move, relocate, place, park, or replace a manufactured home, including a manufactured home located in a manufactured home park or subdivision.
- (13) **Section 105.1.3 Agricultural uses:** Add the following new section: A permit is required for agricultural buildings, structures, or uses, but they are otherwise exempt from the requirements of Article II of this chapter. This exemption applies only to buildings or structures used exclusively for agriculture as defined in this chapter, including the housing of animals, farm equipment and farm storage, and not including any residential, commercial, or other use. A permit and full compliance with this chapter are required if any such agricultural building or structure is at a later date proposed to be altered, repaired, modified, or occupied for any purpose other than exclusive agricultural use. Agricultural buildings, structures, or uses shall comply with all other applicable codes and regulations including but not limited to electrical, plumbing, zoning, etc.
- (14) **Section 105.2 Work exempt from permit. Building:** Delete item 1 and replace it with the following:
1. Accessory structures or uses as defined in Chapter 175, Zoning, Code of Caroline County, provided that the gross area does not exceed 200 square feet. An "accessory dwelling unit" as defined in Chapter 175 shall not be considered to be an accessory structure or use. A permit and full compliance with this chapter are required if any such accessory structure or use is at a later date proposed to be altered, repaired, modified, or occupied in a manner that would render it no longer an accessory structure or use.
- (15) **Section 105.2 Work exempt from permit. Building:** Add new items 14 and 15 to the list of exempt work:
14. Replacement or repair of roofing shingles, membranes, and flashings but only if the work does not include any alteration or replacement of roof decking or other structural components.
 15. Replacement or repair of windows and doors, but only if the new windows or doors have the same dimensions as the original windows or doors and the work does not include any alteration or replacement of structural members.

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- (16) **Section 107.2.5.1 Design flood elevations:** Add at the end thereof: Notwithstanding the foregoing, all design flood elevations shall be in accordance with Chapter 108, Floodplain Management, of the Code. [Amended 8-21-2012 by Bill No. 2012-7]
- (17) **Section 107.2.5.2 Private water and sewage disposal system:** Add the following new section: Approval of the Caroline County Health Department and/or the Maryland Department of the Environment is required for any private water supply and/or sewage disposal system prior to submitting a permit application. At the sole discretion of the building official a copy of said approval may be submitted as an acceptable substitute for the site plan submission requirements.
- (18) **Section 108.3 Temporary power:** In the last sentence, delete "NFPA 70" and replace with "applicable Electrical Code."
- (19) **Section 110.3 Required inspections:** Delete the first paragraph of this section and replace it with the following: The building official shall establish a schedule of inspections for each permit, which upon notification may include any or all of the inspections set forth in Sections 110.3.1 through 110.3.10. The holder of the permit or authorized agent shall submit a request for an inspection to the building official at least 24 hours in advance for each required inspection.
- (20) **Section 110.3.2.1 Foundation completion inspection:** Add the following new section: Foundation completion inspections shall be made prior to backfilling or start of framing but after placing of concrete for footings or floor slabs, perimeter insulation, moistureproofing, parging, and drain tile (where required).
- (20.1) **Section 110.3.10.1 Flood hazard documentation.** Delete this section. [Added 8-21-2012 by Bill No. 2012-7]
- (21) **Section 113 Construction Trades Board:** All references in this Building Code to a "Board of Appeals" or a "Board of Construction Review" shall be deemed to refer to the Construction Trades Board as established by the County. [Amended 8-21-2012 by Bill No. 2012-7]
- (22) **Section 113.1 General:** Add the following to the end of this section: Section 113 shall not apply until such time as the Construction Trades Board has been created and its members have been appointed by the County Commissioners. [Amended 8-21-2012 by Bill No. 2012-7]
- (23) **Section 113.2 Limitations on authority:** Add the following to the end of this section: An appeal shall be filed within 30 days following the decision by the building official.
- (24) **Section 113.3 Qualifications:** Add the following to the end of this section: The Construction Trades Board shall consist of certain members from the construction trades professions and nonindustry citizen members as shall be determined by the County Commissioners and shall be created by separate legislation. [Amended 8-21-2012 by Bill No. 2012-7]
- (25) **Section 113.4 Decisions of the Board:** Add the following new section: Decisions of the Board shall be made in accordance with the legislation creating the Board. [Amended 8-21-2012 by Bill No. 2012-7]
- (26) **Section 113.5 Court review:** Add the following new section: Within 30 days of the date of the decision by the Board of Construction Review any aggrieved person may seek judicial review in the Circuit Court for Caroline County, Maryland, pursuant to the Maryland Rules of Court Procedure.
- (27) **Section 113.4 Violation penalties:** Add the following to the end of this section: In addition to any other penalties as prescribed by law, any such violation shall be a misdemeanor, punishable by a fine of not more than \$1,000 or by imprisonment not exceeding one year, or by both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense. An individual is subject to charge and conviction under this ordinance if he or she is affiliated with an entity violating this code, and such individual is shown to be a general partner or president or other

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official of the entity with authority to control the conduct of the entity. In addition to the foregoing, violations of this code shall also constitute a Class A civil infraction under Chapter 92 of the County Code and shall be prosecuted pursuant thereto.

- (28) **Section 115.2 Issuance:** Add the following sentence to the end of this section: The conspicuous posting of a stop-work order at the job site shall constitute adequate notification by the building official. Within 24 hours of the job site posting, a written notification shall be mailed to the permit applicant or owner of record by certified mail return receipt requested.
- (29) **Section 202 Definitions:** Add the following additional terms which shall have the meanings indicated:
- ACCESSORY STRUCTURE OR USE — The definition contained in Chapter 175, Zoning, Code of Caroline County, for "accessory structure or use" shall apply. An "accessory dwelling unit" as defined in Chapter 175, Zoning, Code of Caroline County, shall not be considered to be an accessory structure or use.
- AGRICULTURE — The definition contained in Chapter 175, Zoning, Code of Caroline County, for "agriculture" shall apply.
- BOARD OR BOARD OF APPEALS — The Board of Construction Review as described in Section 113 of this code, at such time as it may be created and its members appointed by the County Commissioners.
- COUNTY — Caroline County, Maryland.
- DEPARTMENT — The Department of Planning and Code Administration of Caroline County, Maryland.
- MARYLAND BUILDING PERFORMANCE STANDARDS OR MBPS OR STANDARDS — The Maryland Building Performance Standards established by COMAR 05.02.07, as amended.
- MARYLAND CODES ADMINISTRATION — An administration within the Department of Housing and Community Development of Maryland.
- MUNICIPALITY — A municipal corporation subject to the provisions of Article XI-E of the State Constitution.
- (30) **Section 504.2 Automatic sprinkler increase:** See modifications contained in the Maryland Building Performance Standards.
- (31) **Section 706.6 Vertical continuity:** See modifications contained in the Maryland Building Performance Standards.
- (32) **Section 901.1 Scope:** Add the following to the end of this section: Fire protection system requirements of Chapter 9 may be concurrently covered in Titles 6 and 9 of the Public Safety Article, Annotated Code of Maryland, and COMAR 29.06.01. The State Fire Code is enforced by the State Marshal or authorized fire official.
- (33) **Section 1001.1 General:** Add the following to the end of this section: Means of egress requirements of Chapter 10 may be concurrently covered in the Titles 6 and 9 of the Public Safety Article, Annotated Code of Maryland, and COMAR 29.06.01. The State Fire Code is enforced by the State Marshal or authorized fire official.
- (34) **Section 1009.7 Stair treads and risers:** See modifications contained in the Maryland Building Performance Standards. [Amended 8-21-2012 by Bill No. 2012-7]
- (35) **Section 1012.3 Handrail graspability:** See modifications contained in the Maryland Building Performance Standards.
- (36) **Section 1015.1 Two exit or exit access doorways:** See modifications contained in the Maryland

- (37) **Chapter 11, Accessibility:** Chapter 11 of the International Building Code related to accessibility requirements is hereby replaced with the Maryland Accessibility Code set forth in COMAR 05.02.02.
- (38) **Section 1301.1 Scope:** Add a new Subsection 1301.1.2 as follows: The requirements concerning energy conservation for buildings and structures are governed by Subtitle 4 of Title 7 of the Public Utilities Article of the Annotated Code of Maryland, the Energy Conservation Building Standards Act, as amended, and COMAR 05.02.07. In the event of a conflict between the Annotated Code of Maryland and the International Building Code or the International Energy Conservation Code, the requirements of the Annotated Code of Maryland shall prevail.
- (39) **Section 1612.3 Establishment of flood hazard areas:** At the end thereof, add the following: Notwithstanding Section 1612, all design flood elevations shall be in accordance with the 2011 Caroline County Floodplain Management Ordinance 2011-001.²
- (40) **Section 1809.5 Frost protection:** Add the following to the end of this section: The frost line depth for Caroline County, Maryland, is hereby established as being 24 inches below finished grade for building footings (depth to the bottom of the footing).
- (41) **Section 2406.6 State of Maryland requirements:** Add a new section as follows: The requirements for safety glazing set forth in §§ 12-401 through 12-407 of the Public Safety Article of the Annotated Code of Maryland are in addition to Chapter 24, Section 2406, of the International Building Code related to safety glazing. In the event of a conflict between Chapter 24 of the International Building Code and the Annotated Code of Maryland, the requirements of the Annotated Code of Maryland shall prevail. **[Amended 8-21-2012 by Bill No. 2012-7]**
- (42) **Chapter 27, Electrical:** Delete Chapter 27 of the International Building Code as the subject matter is not within the scope of the Maryland Building Performance Standards.
- (43) **Chapter 28, Mechanical Systems:** Delete Chapter 28 of the International Building Code as the subject matter is not within the scope of the Maryland Building Performance Standards.
- (44) **Chapter 29, Plumbing Systems:** Delete Chapter 29 of the International Building Code as the subject matter is not within the scope of the Maryland Building Performance Standards.
- (45) **Section 3001.1 Scope:** Add the following to the end of this section: The provisions of Chapter 30 of the International Building Code relate to elevators and conveying systems and are in addition to and not instead of the requirements set forth in § 12-801 et seq. of the Public Safety Article of the Annotated Code of Maryland. In the event of a conflict between the International Building Code and the Annotated Code of Maryland, the provisions of the Annotated Code of Maryland prevail. **[Amended 8-21-2012 by Bill No. 2012-7]**
- (46) **Chapter 34, Existing Structures:** Chapter 34, Existing Structures, of the International Building Code shall be replaced by the Maryland Building Rehabilitation Code, as adopted by the Department of Housing and Community Development under §§ 12-1001 through 12-1007 of the Public Safety Article of the Annotated Code of Maryland.
- (47) **Chapter 35, Referenced Standards:** See modifications contained in the Maryland Building Performance Standards.

2. Editor's Note: See Ch. 108, Floodplain Management.

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§ 88-12. Adoption of International Residential Code for One- and Two-Family Dwellings. [Amended 6-14-2011 by Bill No. 2011-3; 8-21-2012 by Bill No. 2012-7]

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The International Residential Code for One- and Two-Family Dwellings as published by the International Code Council, Inc., and as modified by the Maryland Building Performance Standards, COMAR 05.02.07, is hereby adopted as a part of the building code for Caroline County, Maryland, and incorporated by reference. Subsequent editions of the International Residential Code for One- and Two-Family Dwellings shall be deemed to be adopted by the County Commissioners with the same substantive modifications as may from time to time be reflected in this Chapter 88, until such time as the County Commissioners may formally adopt a subsequent edition and make any modifications thereto. The 2012 Edition of the 2012 International Residential Code for One- and Two-Family Dwellings is formally adopted.

§ 88-13. Modifications to International Residential Code for One- and Two-Family Dwellings. [Amended 6-14-2011 by Bill No. 2011-3]

A. The following modifications are made to the International Residential Code for One- and Two-Family Dwellings in addition to those contained in the Maryland Building Performance Standards:

(1) **Section R101.1 Title:** Insert "Caroline County, Maryland," in the location marked "(NAME OF JURISDICTION)."

(1.1) **Section R102.4.2 provisions in referenced codes and standards:** Add at the end of the last sentence thereof: "except as may be provided in the Maryland Building Performance Standards." [Added 8-21-2012 by Bill No. 2012-7]

(2) **Section R102.5.1 Appendices, manufactured housing used as dwellings:** Add the following new section: Appendix E, Manufactured Housing Used as Dwellings, is expressly adopted.

(3) **Section R103 Department of Building Safety:** Delete this section in its entirety and replace it with Section 103, Department of Building Safety, of the International Building Code, as amended by this chapter.

(4) **Section R104 Duties and Powers of the Building Official:** Delete this section in its entirety and replace it with Section 104, Duties and Powers of Building Official, of the International Building Code, as amended by this chapter.

(5) **Section R105.1 Required:** Add the following to the end of this section: This requirement also applies to the intent to construct, enlarge, alter, repair, add to, move, relocate, place, park, or replace a manufactured home, including a manufactured home located in a manufactured home park or subdivision.

(6) **Section R105.2 Work exempt from permit. Building:** Add items 11 through 13 to the list of exempt work:

11. Replacement or repair of roofing shingles, membranes, and flashings but only if the work does not include any alteration or replacement of roof decking or other structural components.

12. Replacement or repair of windows and doors, but only if the new windows or doors have the same dimensions as the original windows or doors and the work does not include any alteration or replacement of structural members.

13. Installation of a wheelchair ramp and/or entrance handrails for one- and two-family residences only, provided the wheelchair ramp and/or entrance handrails meet all of the standards contained in this chapter.

(7) **Section R105.2 work exempt from permit. Building:** Delete item 2 and replace it with the following:

2. All fences.

- (8) **Section R106.2.1 Private water supply and sewage disposal system:** Add the following new section: Approval of the Caroline County Health Department and/or the Maryland Department of the Environment is required for any private water supply and/or sewage disposal system prior to submitting a permit application. At the sole discretion of the building official, a copy of said approval may be submitted as an acceptable substitute for the site plan submission requirements.
- (9) **Section R109.1 Types of inspections:** Add the following to the end of the first paragraph: The building official shall establish a schedule of inspections for each permit, which upon notification may include any or all of the inspections set forth in this section. The holder of the permit or authorized agent shall submit a request for an inspection to the building official at least 24 hours in advance for each required inspection.
- (10) **Section R109.1.2 Foundation completion inspection:** Add the following new section: Foundation completion inspections shall be made prior to backfilling or start of framing but after placing of concrete for footings or floor slabs, perimeter insulation, moistureproofing, parging, and drain tile (where required). [Amended 8-21-2012 by Bill No. 2012-7]
- (11) **Section R112 Board of Appeals:** Delete this section in its entirety and replace it with Section 112, Board of Construction Review, of the International Building Code, as amended by this chapter.
- (12) **Section R113.4 Violation penalties:** Add the following to the end of this section: In addition to any other penalties as prescribed by law, any such violation shall be a misdemeanor, punishable by a fine of not more than \$1,000 or by imprisonment not exceeding one year, or by both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense. An individual is subject to charge and conviction under this ordinance if he or she is affiliated with an entity violating this code, and such individual is shown to be a general partner or president or other official of the entity with authority to control the conduct of the entity. In addition to the foregoing, violations of this code shall also constitute a Class A civil infraction under Chapter 92 of the County Code and shall be prosecuted pursuant thereto.
- (13) **Section R114.1 Notice to owner:** Add the following sentence to the end of this section: The conspicuous posting of a stop-work order at the job site shall constitute adequate notification by the building official. Within 24 hours of the job site posting, a written notification shall be mailed to the permit applicant or owner of record by certified mail return receipt requested.
- (14) **Section R202 Definitions:** Add the following additional terms which shall have the meanings indicated:
- ACCESSORY STRUCTURE OR USE — The definition contained in Chapter 175, Zoning, Code of Caroline County, for "accessory structure or use" shall apply. An "accessory dwelling unit" as defined in Chapter 175, Zoning, Code of Caroline County, shall not be considered to be an accessory structure or use.
- AGRICULTURE — The definition contained in Chapter 175, Zoning, Code of Caroline County, for "agriculture" shall apply.
- BOARD OR BOARD OF APPEALS — The Board of Construction Review as established by Section 112 of this chapter.
- COUNTY — Caroline County, Maryland.
- DEPARTMENT — The Department of Planning and Code Administration of Caroline County, Maryland.
- MARYLAND BUILDING PERFORMANCE STANDARDS OR MBPS OR STANDARDS — The Maryland Building Performance Standards established by COMAR 05.02.07, as amended.

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MARYLAND CODES ADMINISTRATION — An administration within the Department of Housing and Community Development of Maryland.

MUNICIPALITY — A municipal corporation subject to the provisions of Article XI-E of the State Constitution.

- (15) **Section R301.2 Climatic and geographic design criteria:** Insert the following design criteria into Table R301.2(1):

Flat-Roof Design Snow Load:	25 pounds/square foot
Wind Speed:	100 mph
Seismic Design Category:	C
Subject to Damage from Weathering:	Severe
Subject to Damage from Frost Line Depth:	24 inches
Subject to Damage from Termite:	Heavy
Subject to Damage from Decay:	Moderate
Winter Design Temp:	10° F.
Flood Hazards:	See FIRM and FBFM

- (16) **Section R303.7.1 Light activation:** See modifications contained in the Maryland Building Performance Standards. [Amended 8-21-2012 by Bill No. 2012-7]
- (17) **Section R310.1 Emergency escape and rescue required:** See modifications contained in the Maryland Building Performance Standards.
- (18) **Section R311.3 Landings at doors:** See modifications contained in the Maryland Building Performance Standards.
- (19) **Section R311.7.5 Treads and risers:** See modifications contained in the Maryland Building Performance Standards. [Amended 8-21-2012 by Bill No. 2012-7]
- (20) **Section R311.7.5.3 Nosings:** See modifications contained in the Maryland Building Performance Standards. [Amended 8-21-2012 by Bill No. 2012-7]
- (21) **Section R311.7.8 Handrails:** See modifications contained in the Maryland Building Performance Standards
- (22) **Section R302.4.2 Membrane penetrations:** See modifications contained in the Maryland Building Performance Standards.
- (23) **Section R403.1 Footing limitations:** Add the following new section: Notwithstanding any other provisions of this code, wood footings and/or wood foundation walls are not permitted. All footings shall be poured concrete reinforced with a minimum of two continuous steel rebar minimum No. 4 or 1/2-inch size. The minimum width of any concrete footing shall be 16 inches. The minimum thickness of any concrete footing shall be eight inches.
- (24) **Figure R403.1(2) Permanent Wood Foundation Basement Wall Section:** Delete this figure.
- (25) **Figure R403.1(3) Permanent Wood Foundation Crawl Space Section:** Delete this figure.
- (26) **Section R403.2 Footings for wood foundations:** Delete this section in its entirety.
- (27) **Section R404.2 Wood foundation walls:** Delete this section in its entirety.

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- (28) **Section R408.6 Finished grade:** Add the following to the end of this section: There shall be a minimum distance of 24 inches from the top of the finished grade under floor to the bottom of the floor joists.
- (29) **Section R504 Pressure Preservatively Treated-Wood Floors (On Ground):** Delete this section in its entirety. Treated-wood basement floors and floors on ground are not permitted.
- (30) **Appendix E, Section AE101.1 General:** Delete the first paragraph of this section and replace it with the following: These provisions shall be applicable to any manufactured home and shall apply to the construction, alteration, repair, moving, relocation, adding to, placing, parking or replacing of a manufactured home, including a manufactured home located in a manufactured home park or subdivision.
- (31) **Appendix E, Section AE101.1 General:** Add the following additional exception at the end of this section:
- Exception:** This Appendix shall not apply to:
1. Manufactured homes that are properly permitted for temporary use, such as a construction office or temporary construction site storage, as long as there is no occupancy or use as a dwelling.
 2. Manufactured homes intended for future use as a single dwelling unit that are properly permitted to be temporarily parked or stored, and which are not occupied or used for any purpose and which have no utilities or services connected.
- (32) **Appendix E, Section AE305.5.1 Structural inspections for the manufactured home installation:** Delete the last sentence of subparagraph 1 which states: "Where the foundation is to be constructed of approved treated wood, additional framing inspections as required by the building official may be required." Treated-wood foundations and/or footings are not permitted.
- (33) **Appendix E, Section AE501.1 General:** In the "Exception" paragraph, delete the publication title "Permanent Foundations for Manufactured Housing, 1984 Edition, Draft" and replace it with the following: Permanent Foundations Guide for Manufactured Housing, HUD-007487, 1996.
- (34) **Appendix E, Section AE503.1 Skirting and permanent perimeter enclosures:** Delete the first sentence of this section and replace it with the following: Skirting or permanent perimeter enclosures shall be installed for all manufactured homes. Exception: manufactured homes that are properly permitted for temporary use such as a construction office or temporary construction site storage, or those that are properly permitted to be temporarily parked or stored and which are not occupied or used for any purpose and which have no utilities or services connected.
- (35) **Appendix E, Section AE505 Building Service Equipment:** Add the following to the end of this section: Any installation, alteration, repair, replacement, or addition to electrical, plumbing, or mechanical equipment or systems, whether located inside or outside of the manufactured home, shall comply with all applicable provisions of electrical, plumbing, mechanical, and other codes, including permit requirements.
- (36) **Appendix E, Section AE600 Special Requirements for Foundation Systems:** Delete the sentence: "Section AE600 is applicable only when specifically authorized by the building official." Replace it with the following: In addition to the regulations, methods, and standards contained in this Appendix E, the building official may adopt additional rules and/or guidelines for the installation of manufactured homes.
- (37) Chapter 3, Section R313.2, of the International Residential Code, which requires automatic fire sprinkler systems in one- and two-family dwellings, is hereby amended as follows as to those matters excepted by Chapter 265 of the Laws of Maryland (2012) as more fully described in Section R313.2(f), below; otherwise the provisions of Section R313.2, as contained in the 2012 International Residential Code for

One- and Two- Family Dwellings shall apply unchanged: [Amended 8-21-2012 by Bill No. 2012-7]

R313.2 One and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in all two-family dwellings. As provided below in Sections R313.2(a) through (e), an option shall be provided to certain purchasers of one-family dwellings.

R313.2(a) Option to buyer. A seller of a to-be-newly-constructed one-family dwelling shall offer the initial buyer or owner an option to install a residential automatic fire sprinkler system.

R313.2(b) Disclosure of information. The contract for the construction or sale of a new one-family dwelling shall disclose the estimated cost of installing a residential automatic sprinkler system and the anticipated estimate to maintain such system. The buyer shall acknowledge receipt of the sprinkler option notification regarding the installation of a residential sprinkler system and shall indicate whether the buyer intends to exercise the option to install a residential sprinkler system to improve the life and safety of the occupants and to reduce property damage from fire. In cases of such dwellings being constructed by a builder or seller not under contract with a purchaser the disclosure and acknowledgment otherwise required hereunder are not required.

R313.2(c) Before issuing a building permit, the Department of Planning and Codes shall require the applicant to submit a signed and notarized sprinkler option notification form indicating compliance with the provisions of this section. The Caroline County Department of Planning and Codes shall prepare and make available a sprinkler option notification form.

R313.2(d) The Caroline County Department of Planning and Codes shall withhold the issuance of a building permit for the construction of a new one- or two-family dwelling that does not meet the provisions of this section.

R313.2(e) Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to one-or two-family dwellings that are not already provided with an automatic sprinkler system.

R313.2(f) The amendments to Section R313.2 of the 2012 International Residential Code for One- and Two-Family Dwellings reflected above shall apply only to:

- (1) Standards governing issuance of a building permit for a property not connected to an electrical utility;
- (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 is less than a nominal one-inch size; is approved and owned by the public or private water system that owns the mains; was installed before March 1, 2011; and is fully operational from the public or private main to a curb stop or meter pit located at the property line; or
- (3) A building permit issued before the adoption by the State of Maryland of the 2015 Edition the International Residential Code for One- and Two-Family Dwellings.

§ 88-14. Adoption of International Energy Conservation Code. [Added 8-21-2012 by Bill No. 2012-7]

The International Energy Conservation Code, as published by the International Code Council, Inc., and as modified by the Maryland Building Performance Standards, COMAR 05.02.07, is hereby adopted as a part of the Building Code for Caroline County, Maryland and incorporated by reference. Subsequent editions of the International Energy Conservation Code shall be deemed to be adopted by the County Commissioners with the same substantive modifications as may from time to time be reflected in this Chapter 88, until such time as the County Commissioners may formally adopt a subsequent edition and make any modifications thereto. The 2012

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edition of the International Energy Conservation Code is formally adopted.

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§ 88-15. Modifications to International Energy Conservation Code. [Added 8-21-2012 by Bill No. 2012-7]

- A. The following modifications are made to the International Energy Conservation Code in addition to any changes made by the Maryland Building Performance Standards:
- (1) **Section C101.1 Title:** Substitute "Caroline County, Maryland" for [Name of Jurisdiction].
 - (2) All references and provisions in the International Energy Conservation Code regarding code official(s), construction documents, inspections, referenced standards and conflicts, building code officials, board of appeals, stop work orders, fees, and administrative matters are hereby deemed amended as provided for in the International Building Code as adopted and amend by the County, unless provisions of the Maryland Building Performance Standards otherwise prohibits or provides.

§ 88-16. through § 88-19. (Reserved)

ARTICLE III
Construction Trades Board
[Added 9-11-2012 by Bill No. 2012-6]

§ 88-20. Establishment; membership; qualifications; terms.

- A. Board established. A board to be styled and known as the "Construction Trades Board" is hereby established. The Board shall have the duty and power to administer the powers and duties of:
- (1) The Board of Appeals provided for in the International Building Code, the International Residential Code for One- and Two-Family Dwellings, and the International Energy Conservation Code;
 - (2) The board referred to in Chapter 98 of the County Code, known as the "Caroline County Board of Electrical Examiners"; provided, however, that in matters of granting licenses and providing examinations, the Electrical Committee of the Construction Trades Board shall have sole authority; and
 - (3) The Board referred to in Chapter 147 of the County Code as the "Caroline County Plumbing Board."
- B. Number of members designated; qualifications. The Board shall consist of nine members, all of whom shall be residents of Caroline County and who shall be appointed by the County Commissioners, as follows:
- (1) Two licensed master electricians.
 - (2) A licensed master plumber.
 - (3) An HVAC journeyman as provided for in COMAR 09.15.02.09.
 - (4) A licensed home improvement contractor as defined in COMAR 09.08.01.01 or a recognized general contractor.
 - (5) Four members at-large appointed by the County Commissioners in consideration of their background, education, experience, intelligence, and willingness to serve, provided that no at-large member shall be actively involved in the trade or profession of electrician, plumber, HVAC work, or residential or building contracting while serving as a member of the Board.
- C. Term. Each member shall serve for a term of three years; provided, however, that three of the initial members shall serve a term of one year, three of the initial members shall serve a term of two years, and three of the initial members shall serve for a term of three years, as designated by the County Commissioners. All terms of initial members shall be deemed to have started from the effective date of the legislation creating the Board, regardless of the date of initial appointment.
- D. Vacancies. The County Commissioners shall appoint a replacement member to fill any vacancy on the Board. The vacant position shall be filled with an individual qualified for the same member status as the individual previously holding the position. At any time, after a diligent search, should no individual qualified for any particular Board member status be willing to serve and be acceptable to the County Commissioners, the County Commissioners may fill that vacancy with an at-large appointee.
- E. No current employees of the County shall serve on the Board.
- F. A permanent committee of three members drawn from the membership of the Construction Trades Board, to be known as the Electrical Committee," consisting of the two members who are master electricians and one at-large member, is hereby established, and said Committee shall determine all issues of electrical licensing and examination in accordance with Chapter 98.

§ 88-21. Chair and Vice Chair; meetings; quorum; voting.

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- A. Officers. The Board, at its first meeting in each calendar year, shall elect from its body a member to serve as a Chair and a member to serve as a Vice Chair.
- B. Meetings. The Board shall meet at least semiannually, in the months of March and September, and may meet at other times as the Board shall from time to time determine, at a time and place to be determined by the Board. In addition, the Board shall meet as required herein to determine any complaint or question brought to the Board under Chapters 88, 98, and 147 of the Code. Meetings of the Board are subject to Maryland law, including the Open Meetings Act, Title 10, Subtitle 5, of the State Government Article, Annotated Code of Maryland, as from time to time amended. The Board may avail itself of all provisions thereof, including the right to conduct closed sessions in accordance therewith.
- C. Quorum.
- (1) A quorum shall consist of five members of the Board (whether or not all nine positions on the Board are filled); provided, however, that at least three of the five at-large members must be in attendance to constitute a valid quorum.
 - (2) At any meeting at which a proper quorum is in attendance, a vote of the majority of the members attending shall be sufficient to determine an action or render a decision.

§ 88-22. Removal.

The County Commissioners may remove any member of the Board from office for misconduct, neglect of duty, excessive absenteeism, or any other cause deemed sufficient by the County Commissioners. The member shall be informed of the reason for the removal and be given an opportunity to be heard.

§ 88-23. Compensation; expenses; process.

Members of the Board shall receive compensation and such reimbursement for expenses as the County Commissioners may determine from time to time. The Board's budget shall be included within the budget for the Department of Planning and Codes. No expenditures shall be reimbursed or made unless funds have been appropriated and provided that requests and approvals have been made through processes from time to time established by the office of Finance.

§ 88-24. Staffing; minutes; records.

- A. Staffing, including a secretary for the Board, shall be provided through the Department of Planning and Codes.
- B. Legal counsel, as from time to time requested or needed, shall be provided by the County Attorney.
- C. Records. Minutes, examination records, records of claims, interpretations, and decisions of the Board shall be maintained by the Department of Planning and Codes. Documents and records of the Board are subject to Maryland Law, including the Public Information Act, Title 10, Subtitle 6, of the State Government Article, Annotated Code of Maryland, as from time to time amended.
- D. Minutes. Meetings of the Board need not be recorded, but in all cases Board minutes shall comply with Maryland Law, including the Open Meetings Act, Title 10, Subtitle 5, of the State Government Article, Annotated Code of Maryland, as from time to time amended.
- E. The Electrical Committee shall be subject to and be staffed in accordance with this § 88-24.

§ 88-25. Fees; collection, disposition, and disbursement.

The Board shall have to right and power to collect all fees properly assessed by the Board in accordance with the County Code and as approved by the County Commissioners by resolution. All fees assessed pursuant to Chapters

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98 and 147 of the County Code shall be paid to the Board. All moneys collected by the Board shall be paid to the Comptroller and credited to the General Fund of the County. § 88-27

§ 88-26. Code references.

All references in state law and the County Code to the Electrical Board, Plumbing Board, Caroline County Board of Electrical Examiners, or the Caroline County Plumbing Board shall be deemed to refer to the Construction Trades Board.

§ 88-27. Appeals.

Any person who feels aggrieved by any action of the Board in denying, suspending, revoking, or failing to reinstate a license may appeal therefrom within 30 days of notice of such action to the Circuit Court for Caroline County, in accordance with the Maryland Rules of Procedure.

