



Council of the Town of Leonardtown
Ordinance No. 172
Subject: Chapter 48 – Building Construction of the Code of the
Town of Leonardtown

Date Introduced on First Reading: July 13, 2015
Town Commissioners Public Hearing: August 10, 2015
Date Adopted on Second Reading: August 10, 2015
Date Effective: August 31, 2015

AN ORDINANCE concerning

CHAPTER 48 – BUILDING CONSTRUCTION OF THE CODE OF THE TOWN OF LEONARDTOWN

FOR the purpose of amending Chapter 48 of the Code of the Town of Leonardtown (the “Code”), titled “Building Construction,” to update the Town’s building code set forth therein to the current version of the Maryland Building Performance Standards, subject to local amendments; providing that the title of this Ordinance shall be deemed a fair summary; and generally relating to building construction in the Town of Leonardtown.

RECITALS

WHEREAS, pursuant to § 5-211 of the Local Government Article of the Annotated Code of Maryland, the Mayor and Commissioners of the Town of Leonardtown (the “Mayor and Commissioners”) are authorized and empowered to adopt regulations regarding the erection of buildings and signs in the Town of Leonardtown (the “Town”), including a building code and requirements for building permits; and

WHEREAS, pursuant to § 501(12) of the Charter of the Town of Leonardtown (the “Charter”), the Mayor and Commissioners are authorized and empowered to make reasonable regulations in regard to buildings and signs to be erected, constructed, or reconstructed in the town, and to grant building permits for them; to formulate a building code and a plumbing code and to appoint a building inspector and a plumbing inspector, and to require reasonable charges for permits and inspections; to authorize and require the inspection of all buildings and structures and to authorize the condemnation thereof in whole or in part when dangerous or insecure, and to require that such buildings and structures be made safe or be taken down; and

WHEREAS, pursuant to §§ 12-503 and §12-505 of the Public Safety Article of the Annotated Code of Maryland, the Maryland Building Performance Standards (the “Standards”) apply to each building or structure in the State, and each local jurisdiction is required to enforce the most current version of the Standards and any local amendments thereto; and

WHEREAS, pursuant to § 12-503 of the Public Safety Article of the Annotated Code of Maryland and COMAR 05.02.07, effective January 1, 2015, the State of Maryland adopted the 2015 versions of the International Building Code (the “IBC”), including the International Residential Code for One- and Two-family Dwellings (the “IRC”) and the International Energy Conservation Code (the “IEEC”), with certain modifications incorporated by the Maryland Department of Housing and Community Development (“DHCD”), as the current version of the Standards; and

WHEREAS, pursuant to § 12-504 of the Public Safety Article of the Annotated Code of Maryland, the Mayor and Commissioners are authorized and empowered to adopt local amendments to the Standards; and

WHEREAS, the Mayor and Commissioners find that amending Chapter 48 of the Code, titled “Building Construction,” to update the Town’s building code set forth therein to the current version of the Maryland Building Performance Standards, subject to local amendments would be in best interest of the health, safety and welfare of the citizens of the Town.

SECTION I. BE IT ORDAINED BY THE MAYOR AND COMMISSIONERS OF THE TOWN OF LEONARDTOWN that Chapter 48 (Building Construction) of the Code of the Town of Leonardtown be and it is hereby amended as follows:

§ 48-4. Standards adopted.

The [~~BOCA National Building Code, 1987, and Article 12 of the BOCA National Mechanical Code, 1987, as published by the Building Officials and Code Administrators International, Inc., (BOCA) and the CABO One and Two Family Dwelling Code, 1989, as published by the Council of American Building Officials (CABO),~~] **most current version of the Maryland Building Performance Standards, including the most current versions of the International Code Council’s International Building Code, International Residential Code for One- and Two-Family Dwellings and Energy Conservation Code, as set forth in COMAR 05.02.07, and as may be amended by the State of Maryland from time to time,** be and it hereby [are] is adopted [~~collectively~~] as the Building Code of Leonardtown, Maryland, for the construction, modification and repair of buildings and structures as herein provided, and each and all of the regulations, provisions, conditions and terms of said Building Code are hereby referred to, adopted and made a part hereof as if fully set out in this article, subject to certain provisions **and amendments** as set forth below **and in Appendix A attached hereto and made a part hereof.**

§ 48-6. Special provisions and amendments.

Pursuant to the recommendation of the Building Code Committee, the following special provisions shall apply and shall supersede any contrary provisions in the Building Code as otherwise adopted:

- A. The following minimum inspections shall be required for all buildings and structures governed by the Building Code:
 - (1) Footers and foundations.
 - (2) Framing.
 - (3) Insulation.
 - (4) Final.
- B. Inspections conducted in the administration and enforcement of the Building Code shall, in the first instance, be arranged through the Leonardtown Office of Planning and Zoning by contract with an independent inspecting agency. Such inspections may also be conducted by various personnel employed by or assigned to the Office of Planning and Zoning or as provided for in [~~Section 115.2.1 of the BOCA National Building Code, 1987~~] **the International Building Code**. There shall be designated within the Office of Planning and Zoning a Building Code Official for the purpose of administering and enforcing the Building Code.
- C. Costs for administering and enforcing the Building Code shall be financed through that portion of the user fee schedule associated with the issuance of building permits.
- D. The Office of Planning and Zoning shall periodically conduct public information sessions concerning the provisions, administration and enforcement of the Building Code for contractors and other members of the public.
- E. [~~Section R-110 of the CABO One and Two Family Dwelling Code, 1989, is hereby deleted.~~] A plot plan or construction plan shall not be required for construction of one- and two-family dwellings, except as may be required by the Building Code, notwithstanding any such provision to the contrary therein.
- F. A plot plan or construction plan for the construction of other dwellings and the construction of commercial and industrial buildings and structures shall not be required by the Building Code, notwithstanding any such provision to the contrary therein.
- G. [~~With respect to one and two family dwellings (defined as Use Group R-4 structures in Section 309.5 of the BOCA National Building Code, 1987), the provisions of the CABO One and Two Family Dwelling Code, 1989, shall govern, except as otherwise provided herein.~~]

[H] G. Single-family owner-occupied dwellings and accessory buildings thereto may use ungraded lumber, provided that the materials are cut full size. Such lumber shall be capable of accommodating all loads imposed by [~~Section R-201 of the CABO One- and Two-Family Dwelling Code, 1989,~~] **the International Residential Code for One- and Two-Family Dwellings** and all other load requirements for such dwellings under the Building Code.

[I] H. The construction of buildings for agricultural purposes (defined as barns, equipment storage structures, crop storage and processing structures and livestock-housing storage structures) shall be required to conform to the provisions of the Building Code; however, electrical and plumbing service for such structures shall be installed in conformance with the appropriate provisions of the State and County Electrical and Plumbing Codes.

[J] I. [~~Section R-112 of the CABO One- and Two-Family Dwelling Code, 1989,~~] **The International Residential Code for One- and Two-Family Dwellings** [~~shall govern construction of~~] **is specifically adopted hereby for** prefabricated and manufactured one- and two-family dwellings, except that framing and insulation inspections shall be required where the manufacturer provides a certification from either the State of Maryland or the United States Department of Housing and Urban Development that the dwelling meets all state or federal requirements. [~~Any subsequent modifications or additions to such dwellings shall conform in all respects to the CABO One- and Two-Family Dwelling Code, 1989, including but not limited to inspection requirements. The provisions contained in Appendix C of the CABO One- and Two-Family Dwelling Code, 1989, are specifically adopted hereby for such prefabricated and manufactured buildings and structures.~~]

[K] J. [~~With the exception of those requirements imposed by Article 12 of the BOCA National Mechanical Code, 1987, the~~] **The** Building Code shall not apply to heating, ventilation and air-conditioning systems installed in residential, commercial or industrial buildings and structures.

[L] K. [~~Article 27 (Electric Wiring, Equipment and Systems), Article 28 (Plumbing Systems) and Article 29 (Signs) of the BOCA National Building Code, 1987,~~] **Those chapters or appendices of the International Building Code entitled “Electrical,” “Plumbing Systems” and “Signs”** are hereby deleted.

[M] L. [~~Part 5 (Plumbing) of the CABO One- and Two-Family Dwelling Code, 1989,~~] **That chapter or appendix of the International Residential Code for One- and Two-Family Dwellings entitled “Plumbing Administration”** is hereby deleted.

[N. The following additions, insertions and changes are hereby adopted for the BOCA National Building Code, 1987:

(1) In Section 100.1 (page 1, second line), insert: "the Town of Leonardtown, St. Mary's County, Maryland."

(2) In Section 103.4 (page 3, first line), insert: "April 8, 1991."

~~(3) Section 114.3.1 (page 11) is hereby deleted. Insert: "~~

M. A fee for each inspection shall be paid in accordance with a user fee schedule adopted by the Mayor and Council of Leonardtown.["

~~(4) Section 117.4 (page 13) is hereby deleted. Insert: "~~

N. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of a directive of the code official or of a permit or certificate issued under the provisions of this code shall be guilty of a civil violation punishable by a fine of not more than \$100. Each day that a violation continues shall be deemed a separate offense.["

~~(5) In Section 118.2 (page 13, fourth and fifth lines), insert: "\$100" and "\$1,000," respectively.~~

~~(6) In Section 123.3 (page 17, second line), insert: "\$100."~~

O. **To the extent any provision of the Maryland Building Performance Standards conflicts with any provision of the Code of the Town of Leonardtown, the Code of the Town of Leonardtown shall be deemed to control.**

SECTION II. AND BE IT FURTHER ORDAINED, that the Town Administrator or her designee shall forward a copy of the local amendments to the Standards adopted hereunder at least fifteen (15) days prior to the effective date of this Ordinance.

SECTION III. AND BE IT FURTHER ORDAINED that the recitals to this Ordinance are incorporated herein and deemed a substantive part of this Ordinance.

SECTION IV. AND BE IT FURTHER ORDAINED that, in this Ordinance, unless a section of the Code is expressly repealed in its entirety and reenacted, new or added language is underlined and in boldface type and deleted text is crossed out and enclosed in brackets.

SECTION V. AND BE IT FURTHER ORDAINED that, if any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance, it being the intent of the Mayor and Commissioners that this Ordinance shall stand, notwithstanding the invalidity of any section, subsection, sentence, clause, phrase or portion hereof.

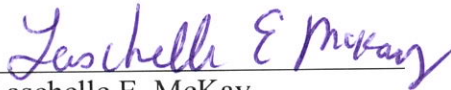
SECTION VI. AND BE IT FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION VII. AND BE IT FURTHER ORDAINED that the title of this Ordinance, or a condensed version thereof, shall be deemed to be, and is, a fair summary of this Ordinance for publication and all other purposes.

SECTION VIII. AND BE IT FURTHER ORDAINED that this Ordinance shall become effective twenty (20) days following approval by the Mayor or passage by the affirmative vote of four-fifths of the whole Commissioners after veto by the Mayor.


ORDINANCE #

Attest:



Laschelle E. McKay
Town Administrator

Commissioners of Leonardtown:



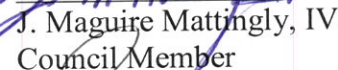
Leslie E. Roberts
Vice President

Thomas M. Combs
Council Member

Seal:



Hayden T. Hammett
Council Member



J. Maguire Mattingly, IV
Council Member




Roger L. Mattingly
Council Member

This ordinance was presented to the Mayor for his approval or disapproval pursuant to Section 210 of the Charter of the Town of Leonardtown this 10th day of August, 2015.



Laschelle E. McKay, Town Administrator

In accordance with Section 210 of the Charter of the Town of Leonardtown, I hereby (Approve) or (Disapprove) approve this Ordinance 10th day of August, 2015.



Daniel W. Burris, Mayor



Council of the Town of Leonardtown
Ordinance No. 172
Subject: Chapter 48 – Building Construction of the Code of the
Town of Leonardtown

APPENDIX A

SECTION A – State Modifications

The most current version of the Maryland Building Performance Standards (“MBPS”), as prescribed in COMAR 05.02.07, as amended from time to time, includes the most current versions of the International Code Council’s International Building Code, International Residential Code for One- and Two-Family Dwellings and Energy Conservation Code, with certain additions, insertions, deletions and changes.

For State modifications and amendments to the 2015 edition of the International Building Code, refer to COMAR 05.02.07.04(B).

For State modifications and amendments to the 2015 edition of the International Residential Code for One- and Two-Family Dwellings, refer to COMAR 05.02.07.04(C).

For State modifications and amendments to the 2015 edition of the International Energy Conservation Code, refer to COMAR 05.02.07.04(D).

SECTION B – Town Modifications

The following modifications and amendments have been made pursuant to enabling legislation (Md. Code Ann., Local Gov’t § 5-211 and Pub. Safety §§ 12-503 through 12-505) and COMAR 05.02.07 to amend the following regulations to conform to local building conditions peculiar to the Town of Leonardtown, as well as to complement existing statute and administrative processes to best serve the citizens of the Town:

Town Modifications to the 2015 Edition of the International Building Code

General.

A. Whenever a political subdivision or name of jurisdiction is referred to in the International Building Code, it shall be deemed to mean the “Town of Leonardtown.”

B. All references to “building official” shall mean the “building code official” designated by the Mayor and Commissioners of the Town of Leonardtown.

C. The following sections (retaining any subsections, tables and figures not specifically enumerated) and the following specifically enumerated subsections of the *2015 International Building Code* are amended as follows:

101.1 Title. Insert “Town of Leonardtown”

102.1 Appendices. The following appendices are adopted:

APPENDIX C – GROUP U – AGRICULTURAL BUILDINGS

101.4.5. Fire prevention. The State of Maryland Fire Code and Maryland Life Safety Code (NFPA 1 and NFPA 101, as amended from time to time) shall apply.

102.6 Existing structures. The Maryland State Fire Code and Maryland Life Safety Code (NFPA 1 and NFPA 101, as amended from time to time) shall apply.

103.1 Enforcement. The Commissioners of Leonardtown shall have the duty and authority to enforce the provisions herein.

105.2 Work exempt from permit.

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided it is not greater than 80 square feet, pursuant to § 155-60(B) of the Code of the Town of Leonardtown, and the structure is not located in the flood plain.

2. Fences not over 6 feet high, pursuant to § 155-60(D) of the Code of the Town of Leonardtown.

14. Agriculture building.

105.2.2 Repairs. Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or other work affecting public health or general safety.

105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by The Commissioners of Leonardtown for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 107.
5. State the valuation of the proposed work.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the building official.

105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 12 months after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one extension of time for an additional period of 12 months. The extension shall be requested in writing and justifiable cause demonstrated.

105.5 Expiration. See § 155-109 of the Code of the Town of Leonardtown regarding time limits for permits and approvals and extensions thereof.

105.7 Placement of permit. The building permit placard shall be posted on the site of the work until the completion of the project.

107.2.4 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

107.2.5 Site plans. The construction documents submitted with an application for a permit shall be accompanied by a site plan conforming to the requirements of Chapter 155 (Zoning) of the Code of the Town of Leonardtown.

109.6 Refunds. [*Deleted.*]

110.3.1 Footing inspection. The footing inspection is to be performed prior to placing concrete to verify depth, width, soil bearing capacity, reinforcement and location on a lot for all structures and buildings.

110.3.2 Concrete foundation wall inspection. The concrete foundation wall inspection shall be made prior to placing concrete, when the forms are placed on the footing and reinforcing steel, structural straps, and imbeds are in place. When the foundation is to be constructed of approved treated wood, additional inspections may be required.

110.3.3 Slab inspection. The slab inspection is to be performed prior to placement of concrete on all slabs for habitable and conditioned space, and for all basements, to verify base preparation, slab thickness, reinforcement, drainage system, underground plumbing, insulation for walk out basements, habitable and conditioned space.

110.3.4 Foundation (Steel) inspection. The foundation inspection is to be performed prior to placement of concrete in the foundation wall forms to verify that the forms are properly located on the footings, the reinforcing is properly placed and secured, to verify the height and thickness of walls, and to verify the size and location of openings including flood equalization vents when required.

110.3.5 Foundation backfill inspection. The foundation backfill inspection is to be performed on all foundation walls with habitable or usable space prior to back filling with acceptable soil to verify drainage and water proofing systems. A foundation inspection is also performed on all foundations in the regulated flood plain to verify compliance with NFIP and FEMA standards.

110.3.6 Framing inspection. The framing inspection is to be performed after all plumbing/gas, mechanical, electrical work has been roughed-in, all interior framing draft/fire stopping, exterior doors and windows have been installed and the structure is weather tight. Exception: decks and detached accessory structures without plumbing or electric on the condition that all framing is visible at time of final inspection.

110.3.7 Structure tie down inspection. The structure tie down inspection is to be performed before the exterior finishes are applied (vinyl siding, wood siding, brick, stucco) unless the tie downs are installed in the interior of the structure. The tie downs must be placed within 12 inches of each corner and maximum of every 48 inches on center for the roof truss/rafter down to the footing. Tie downs must be rated at 1,000 lbs. minimum per connection, listed and approved for such application.

110.3.8 Insulation inspection. The insulation inspection is to be performed when all insulation, vapor barriers, caulking and weather stripping is in place. Exception: structures, which are exempt from Chapter 13.

110.3.10 Final inspection. *[Add:]* Proper posting of E-911 address shall be installed and verified at this time.

SECTION 202. DEFINITIONS

Agriculture Building. Any building used in Agriculture, defined as the use of land for the production and primary processing of food and fibers for sale, including cultivating, dairying, horticulture, pasturing, floriculture, silviculture, viticulture, animal and poultry husbandry, and such incidental accessory facilities such as greenhouse and nurseries, provided that the operation of such accessory facilities shall clearly be secondary to normal agricultural activities. Agriculture includes, but is not limited to, the related activities of tillage, fertilization, pest control, harvesting, and marketing. It also includes, but is not limited to, the activities of feeding, housing, and maintaining animals, such as cattle, dairy cows, sheep, goats, hogs, horses, and poultry and handling their by-products.

[Add:] **Duplex.** A structure having two attached dwelling units.

Lot. A “Lot” as defined in Chapter 155 (Zoning) of the Code of the Town of Leonardtown.

[Add:] **Renovation.** A reconstruction of a dwelling where the foundation remains within the existing footprint, the first floor remains, and 20% of the linear footage of existing first floor exterior walls remains.

1301.1.1 Criteria. Buildings shall be designed and constructed in accordance with the 2015 International Energy Conservation Code.

1809.5 Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line (20 inches below grade) to bottom of footing;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.

Exception: Free-standing buildings meeting all of the following conditions shall not be required to be protected:

1. Assigned to Risk Category I, in accordance with Section 1604.5;
2. Area of 300 square feet or less for light-frame construction or 300 square feet or less for other than light-frame construction; and
3. Eave height of 10 feet (3048mm) or less.

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

3103.1 General. The provisions of Sections 3103.1 through 3103.4 shall apply to a structure erected for a period of less than 180 days. Tents and other membrane structures erected for a period of less than 180 days shall comply with the State of Maryland Fire (NFPA 1) and Life Safety Code (NFPA 101). Those erected for a longer period of time shall comply with applicable sections of this code.

3103.1.1 *[Deleted.]*

3103.1.2 Permit required. Temporary structures that cover an area greater than 300 square feet, including connecting areas or spaces with common means of egress or entrance which are used or intended to be used for the gathering together of 10 or more persons, shall not be erected, operated or maintained for any purpose without a permit from the building official and shall be subject to the provisions of § 155-60 of the Code of the Town of Leonardtown.

SECTION 3107. *[Deleted.]*

**Town Modifications to the 2015 Edition of the International Residential Code for
One- and Two-Family Dwellings**

R101.1 Title. Insert “Town of Leonardtown”

R102.5 Appendices. *[Add:]* The following appendices are adopted:

APPENDIX E – MANUFACTURED HOUSING USED AS DWELLINGS

R102.7 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as specifically covered in this code or otherwise provided by law.

R103.1 Enforcement. The Leonardtown Office of Planning and Zoning shall have the duty and authority to enforce the provisions herein.

R105.2 Work exempt from permit. Building:

1. One-story detached accessory structures, provided that it does not exceed 80 square feet, pursuant to § 155-60(B) of the Code of the Town of Leonardtown.

2. Fences not over 6 feet high, pursuant to § 155-60(D) of the Code of the Town of Leonardtown.

7. *[Deleted.]*

10. Decks not exceeding 300 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling, do not serve the exit door required by Section R311.4, and that comply in all respects with § 155-60 of the Code of the Town of Leonardtown.

[Add:] 11. Agriculture buildings.

R105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the Leonardtown Office of Planning and Zoning for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section R106.1.
5. State the valuation of the proposed work.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the building official.

R105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 12 months after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one extension of time for an additional period of 12 months. The extension shall be requested in writing and justifiable cause demonstrated.

R105.5 Expiration. See § 155-109 of the Code of the Town of Leonardtown regarding time limits for permits and approvals and extensions thereof.

R105.7 Placement of permit. The building permit placard shall be posted on the site of the work until the completion of the project.

R106.1.1 Information on construction documents. *[Add:]* A floor plan shall be provided to show room locations and uses.

R108.5 Refunds. *[Deleted.]*

R109.1.1 Footing inspection. Footing inspections are to be performed prior to placing concrete to verify depth, width, soil bearing capacity, reinforcement and location on a lot for all structures and buildings. Exception: Swimming pools.

R109.1.2 Concrete foundation wall inspection. The concrete foundation wall inspection shall be made, prior to placing concrete, when the forms are placed on the footing and, reinforcing steel, structural straps, and imbeds are in place. When the foundation is to be constructed of approved treated wood, additional inspections may be required.

R109.1.3 Slab inspection. The slab inspection is to be performed prior to placement of concrete on all slabs for habitable and conditioned space and all basements to verify base preparation, slab thickness, reinforcement, drainage system, underground plumbing, and insulation for walk out basements, habitable and conditioned spaces.

R109.1.4 Foundation (Steel) inspection. The foundation inspection is to be performed prior to placement of concrete in the foundation wall forms to verify that the forms are properly located on the footings, the reinforcing is properly placed and secured, to verify the height and thickness of walls, and the size and location of openings including flood equalization vents when required.

R109.1.5 Foundation backfill inspection. The foundation backfill inspection is to be performed on all foundation walls with habitable or usable space, prior to back filling with acceptable soil to verify drainage and water proofing systems. A foundation inspection is also performed on all foundations in the regulated flood plain to verify compliance with NFIP and FEMA standards.

R109.1.6 Framing inspection. The framing inspection is to be performed after all plumbing/gas, mechanical, electrical work has been roughed-in, all interior framing draft/fire stopping exterior doors and windows have been installed and the structure is weather tight. Exception: decks and detached accessory structures without plumbing or electric on the condition that all framing is visible at time of final inspection.

R109.1.7 Structure tie down inspection. The structure tie down inspection is to be performed before the exterior finishes are applied (vinyl siding, wood siding, brick, stucco) unless the tie downs are installed in the interior of the structure. The tie downs must be placed within 12 inches of each corner and maximum of every 48 inches on center for the roof truss/rafter down to the footing. Tie downs must be rated at 1,000 lbs. minimum per connection and listed and approved for such application.

R109.1.8 Insulation inspection. The insulation inspection is to be performed when all insulation, vapor barriers, caulking and weather stripping are in place.

R109.1.10 Final inspection. After “completed.”: Proper posting of E-911 address shall be installed and verified at this time.

R112.2.1 Determination of substantial improvement in areas prone to flooding. *[Deleted.]*

R112.2.2 Criteria for issuance of a variance for areas prone to flooding. *[Deleted.]*

SECTION R202.

[Add:] Duplex. A structure having two attached dwelling units.

Lot. A “Lot” as defined in Chapter 155 (Zoning) of the Code of the Town of Leonardtown.

[Add:] Renovation. A reconstruction of a dwelling where the foundation remains within the existing footprint, the first floor remains, and 20% of the linear footage of existing first floor exterior walls.

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

[Add:]

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ^F	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^E	ICE BARRIER UNDERLAYMENT REQUIRED ^H	FLOOD HAZARDS ^G	AIR FREEZING INDEX ^I	MEAN ANNUAL TEMP ^I
	Speed ^d (mph)	Topographic Effects ^k		Weathering ^a	Frost line Depth ^b	Termite ^c					
25	100		A	Severe	20"	Moderate to Heavy	18°F	YES	Nov. 19 2014	1,500	55°F

[THIS SPACE INTENTIONALLY LEFT BLANK]

R302.5.1 Opening Protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inch (35mm) in thickness, solid or honeycomb steel doors not less than 1 3/8 inch (35 mm) in thickness, or 20 minute fire-rated door.

R303.4 Mechanical Ventilation. *[Deleted]*

R307.1 Space Required. *[Deleted]*

Table R307.1 Space required. *[Deleted]*

R311.7.5.1 Risers. The maximum riser height shall be 8¼ inches (209.72 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter (102 mm) sphere.

Exceptions:

1. The opening between adjacent treads is not limited on spiral stairs.
2. The riser height of spiral stairs shall be in accordance with Section R311.7.10.1.

R311.7.5.2 Treads. The minimum tread depth shall be 9 inches (228.78 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

R311.7.8.3 Grip-size.

[Add:] 3. Exterior handrails may have a maximum nominal dimension of 2" x 8" lumber.

R312.1.1 Where required. Guards shall be located along open sided walking surfaces, including stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below.

R312.2 Window Fall Protection. Where window fall protection devices are provided, the device shall be installed in accordance with 312.2.1.

R312.2.1 *[Deleted.]*

R313.2 One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in one and two-family dwellings.

Exception:

1. An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

2. An automatic residential fire sprinkler system shall not be required for one- and two-family dwellings that are:

(a) property not connected to an electrical utility; or

(b) until January 1, 2016, a new one- or two-family dwelling constructed on:

1. a lot subject to a valid unexpired public works utility agreement that was executed before March 1, 2011; or

2. a lot served by an existing water service line from a water main to the property line that:

A. is less than a nominal 1-inch size;

B. is approved and owned by the public or private water system that owns the mains;

C. was installed before March 1, 2011; and

D. is fully operational from the public or private main to a curb stop or meter pit located at the property line.

R322.3.5.1 *[Deleted.]*

R324.7.2.2 Hip roof layouts. Panels and modules installed on dwellings with hip roof layouts shall be located in a manner that provides a clear access pathway not less than 3 feet (914 mm) in width from the eave to the ridge on each roof slope where panels and modules are located. The access pathway shall be located along the structural members of the roof framing to support any person accessing the roof.

Exception: These requirements shall not apply to roofs with slopes of 2 units vertical in 12 units horizontal (16.6 percent) and less.

R324.7.2.5 *[Deleted.]*

R325.5 Openness. Mezzanines shall be open and unobstructed to the room in which they are located except for walls not more than 36 inches (914 mm) in height, columns and posts.

R403.1.6 Foundation anchorage. Wood sill plates and wood walls supported directly on continuous foundations shall be anchored to the foundation in accordance with this section. Cold-formed steel framing shall be anchored directly to the foundation or fastened to wood sill plates

anchored to the foundation. Anchorage of cold-formed steel framing and sill plates supporting cold-formed steel framing shall be in accordance with this section and Section R505.3.1 or R603.3.1.

Wood sole plates at all exterior walls on monolithic slabs, wood sole plates of braced wall panels at building interiors on monolithic slabs and all wood sill plates shall be anchored to the foundation with minimum 1/2-inch diameter (12.7 mm) anchor bolts spaced a maximum of 6 feet (1829 mm) on center or approved anchors or anchor straps spaced as required to provide equivalent anchorage to 1/2-inch-diameter (12.7 mm) anchor bolts. Bolts shall extend a minimum of 7 inches (178 mm) into concrete or grouted cells of concrete masonry units. The bolts shall be located in the middle third of the width of the plate. A nut and washer shall be tightened on each anchor bolt. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section.

Interior bearing wall sole plates on monolithic slab foundations that are not part of a braced wall panel shall be positively anchored with approved fasteners. Sill plates and sole plates shall be protected against decay and termites where required by Sections R317 and R318.

Exceptions:

1. Walls 24 inches (610 mm) total length or shorter connecting offset braced wall panels shall be anchored to the foundation with a minimum of one anchor bolt located in the center third of the plate section and shall be attached to adjacent braced wall panels at corners as shown in Item 9 of Table R602.3(1).

2. Connection of walls 12 inches (305 mm) total length or shorter connecting offset braced wall panels to the foundation without anchor bolts shall be permitted. The wall shall be attached to adjacent braced wall panels at corners as shown in Item 9 of Table R602.3(1).

3. Where the basic wind speed in accordance with Figure R301.2 does not exceed 115 miles per hour (51 *m/s*), the seismic design category is A or B and Method GB in accordance with Section R602.10 is used for a braced wall line on the interior of the dwelling, anchor bolts shall not be required for the wood sole plates of the braced wall panels. Positive anchorage with approved fasteners shall be provided.

R405.1 Concrete or masonry foundations. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (152 mm) above the top of the footing and be covered with an approved filter membrane material. The top open joints of drain tiles shall be protected with strips of building paper. Perforated drains shall be surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed in a minimum of 2 inches (51 mm) of washed gravel or crushed rock at least one sieve size larger

than the tile joint opening or perforation and covered with not less than 6 inches (152 mm) of the same material.

R405.2.3 Drainage system. In all soils, a sump shall be provided to drain the porous layer and footings. The sump shall be at least 24 inches (610 mm) in diameter or 20 inches square (0.0129 m²), shall extend at least 24 inches (610 mm) below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved sewer system or to daylight.

R406.2 Concrete and masonry foundation waterproofing. All exterior foundation walls that retain earth and enclose interior spaces and floors below grade shall be waterproofed from the top of the footing to the finished grade. Walls shall be waterproofed in accordance with one of the following:

1. Two-ply hot-mopped felts.
2. Fifty-five-pound (25kg) roll roofing.
3. Six-mil (0.15 mm) polyvinyl chloride.
4. Six-mil (0.15 mm) polyethylene.
5. Forty-mil (1 mm) polymer-modified asphalt.
6. Sixty-mil (1.5 mm) flexible polymer cement.
7. One-eighth-inch (3 mm) cement-based, fiber-reinforced, waterproof coating.
8. Sixty-mil (0.22 mm) solvent-free liquid-applied synthetic rubber.

Exception: Organic-solvent-based products such as hydrocarbons, chlorinated hydrocarbons, ketones and esters shall not be used for ICF walls with expanded polystyrene form material. Use of plastic roofing cements, acrylic coatings, latex coatings, mortars and parings to seal ICF walls is permitted. Cold-setting asphalt or hot asphalt shall conform to type C of ASTM D 449. Hot asphalt shall be applied at a temperature of less than 200°F (93°C).

All joints in membrane waterproofing shall be lapped and sealed with adhesive compatible with the membrane.

R502.1.1 Sawn lumber: Sawn lumber shall be identified by a grade mark of an accredited lumber grading or inspection agency and have design values certified by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted. A grade mark or certification is not required for owner-occupied construction if the lumber is cut full size and the construction otherwise complies with this code.

R602.1.1 Sawn Lumber: Sawn lumber shall be identified by a grade mark of an accredited lumber grading or inspection agency and have design values certified by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a

lumber grading or inspection agency meeting the requirements of this section shall be accepted. A grade mark or certification is not required for owner-occupied construction if the lumber is cut full size and the construction otherwise complies with this code.

R802.1.1 Sawn Lumber: Sawn lumber shall be identified by a grade mark of an accredited lumber grading or inspection agency and have design values certified by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted. A grade mark or certification is not required for owner-occupied construction if the lumber is cut full size and the construction otherwise complies with this code.

SECTION AE301. PERMITS	<i>[Deleted.]</i>
SECTION AE302. APPLICATION FOR PERMIT	<i>[Deleted.]</i>
SECTION AE303. PERMIT ISSUANCE	<i>[Deleted.]</i>
SECTION AE304. FEES	<i>[Deleted.]</i>
SECTION AE305. INSPECTIONS	<i>[Deleted.]</i>
SECTION AE306. SPECIAL INSPECTIONS	<i>[Deleted.]</i>
SECTION AE307. UTILITY SERVICE.	<i>[Deleted.]</i>