

ALLEGANY COUNTY, MARYLAND

Building Codes in Brief – 2007

Codes Adopted by Reference

The following codes govern construction within Allegany County, Maryland

The Maryland Building Performance Standards (MBPS), as prescribed in COMAR §§ 05.02.07.01 thru.09.

1. The 2006 International Building Code.
2. The 2006 International Residential Code for the governance of one and two family dwellings and appurtenances.
3. The National Fire Protection Association Standard # 70 - The National Electric Code.
4. The Allegany County Plumbing Code - §166 Allegany County Code of Public Law.
5. The Floodplain Management Regulations of Allegany County - §130 Allegany County Code of Public Law.
6. The Maryland Accessibility Code as set forth in COMAR 05.02.02, and the Allegany County Building Code for the Handicapped which shall govern when in conflict.

Maryland amendments to International Residential Code

R310.1: Emergency escape and rescue required. Every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue.

R311.5.3.1. Risers Height. The maximum riser height shall be 8-1/4 inches (210 mm)

R311.5.3.2. Tread Depth. The minimum tread depth shall be 9 inches (299 mm).

12-24, 25-32, & 33-42: Related to mechanical, plumbing and electrical systems are not within the scope of MBPS. State law governing these areas are set forth in Business Regulation Article, § 9A-205; the Business Occupations and Professions Article, Title 12, Annotated Code of Maryland; and the NEC as enforced by the State Fire Marshal pursuant to the provision of the Public Safety Article, Title 12, Subtitle 6, Annotated Code of Maryland, respectively.

Allegany County amendments to International Residential Code

R301.2(1): Table-Climatic and Geographic Design Criteria.

| Roof Snow Load | Wind Speed ^d (mph) | Seismic Design Category ^f | Subject To Damage From: | | | Winter Design Temp ^e | Ice Shield Barrier Required ^h | Flood Hazards ^g | Air Freezing Index ⁱ | Mean Annual Temp ^j |
|----------------------|-------------------------------------|--|-------------------------|-------------------------------------|------------------------------|---------------------------------------|--|-------------------------------|---------------------------------------|-------------------------------------|
| | | | Weathering ^a | Frost line depth ^b | Termite ^c | | | | | |
| 40 | 90 | A | Severe | 36" | Moderate to Heavy | 12 | Yes | 1988 | 1000 | 50 |

R301.5.: All exterior decks require a 60 lb/sf minimum uniformly distributed live load design.

Inspections

Inspection is required of the following work, where applicable. The number of field inspections necessary to generate a satisfactory report is left to the discretion of the *inspection agency of record*. At a minimum, written reports are required at the conclusion of the phases of work as noted in grey fields:

| <i>Electrical</i> | <i>Plumbing</i> | <i>Structural</i> |
|-------------------|-----------------|-------------------------|
| Service | Lateral | Footer |
| | | Foundation |
| Rough(1) | Rough(1) | Framing |
| | | Masonry Veneer Flashing |
| | | Insulation |
| | | Fireplace Throat |
| Final(2) | Final(2) | Final |

(1) must be satisfactorily passed prior to framing inspection

(2) must be satisfactorily passed prior to final structural inspection

One set of approved construction drawings shall remain at the job site and accessible for review at all times. All required inspection reports shall be submitted to the Codes Administrator of Allegany County prior to the request for the issuance of a *Certificate of Occupancy*.

Applicability

All projects are subject to the Building Code of Allegany County.

Generally, the following projects are subject to the *building permit process*:

- All new principal structures
- All one & two family residential additions and accessory structures.

The *building permit process* consists of:

- application & plan submittal
- plan review
- issuance of a building permit
- inspections/reports
- issuance of a *certificate of occupancy*