

STATE AND LOCAL CODES

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PROFILE OF BUILDING CODES & REGULATIONS IN MARYLAND

Provided and Distributed by the

MARYLAND CODES ADMINISTRATION

The information is compiled by a survey of the various jurisdictions and code enforcement authorities. While every effort has been made to present current, accurate information, changes may have been made in the codes after the date of printing. The profile is provided for descriptive purposes only and therefore, necessarily is brief. It is not intended as a substitute for either (1) the full, up-to-date building codes or (2) consultation with the licensing and permitting officials of the various political subdivisions. Many jurisdictions have amendments in addition to the codes listed. State and local officials should be contacted for precise technical interpretation.

The following link provides access to the current LOCAL BUILDING CODE ORDINANCES (choose the “MARYLAND BUILDING CODES” button): <http://mdcodes.org>

In the event you become aware of different or more up-to-date information, please call the Maryland Codes Administration at (410) 514-7220.

PART I - - CODES PROFILE -- STATE LAWS AND REGULATIONS

(1) MARYLAND BUILDING PERFORMANCE STANDARDS (MBPS)

Application and Effective Dates: July 1, 2007; Updated July 16, 2007

The State of Maryland has adopted with modifications, the International Building Code (IBC) 2006 and the International Residential Code (IRC) 2006 as the Maryland Building Performance Standards (MBPS) ("Standards"). The Standards shall apply to all building structures within the state for which building permit applications are received by a local jurisdiction.

Local Amendments: Each local jurisdiction may, by local amendment, modify the provisions of the Standards to address conditions specific to the local jurisdiction's community. Many jurisdictions have amendments in addition to the codes listed. State and local officials should be contacted for precise technical interpretation.

The following link provides access to the current LOCAL BUILDING CODE ORDINANCES (choose the "MARYLAND BUILDING CODES" button):

<http://mdcodes.org>

Authorization Code: State of Maryland Laws, Public Safety Article, Title §§12-501--12-507; COMAR.05.02.07, MBPS Regulations.

The following link provides access to MBPS COMAR 05.02.07 (choose the "MARYLAND BUILDING CODES" button).

<http://mdcodes.org>

(2) INDUSTRIALIZED BUILDINGS AND MOBILE HOMES REGULATIONS

Application: The State Model Performance Code applies for all industrialized/modular buildings designed and constructed off site. Manufactured (mobile) homes are governed by the U.S. Housing and Community Development Act of 1974, which provides that preemptive national standards for the design and construction of manufactured homes shall be developed and administered by the U.S. Department of Housing and Urban Development.

The industrialized (modular) building industry has expanded the role it plays in fulfilling the nation's housing and commercial building needs. In addition, industrialized (modular) buildings are frequently being used for schools, offices, convenience stores, hospitals, motels and other commercial buildings. In the State of Maryland, local jurisdictions are preempted from adopting construction codes for both industrialized (modular) construction and manufactured (mobile) housing. The State of Maryland has adopted a statewide regulatory program for industrialized (modular) construction, whereby the Maryland Department of Housing and Community Development, Codes Administration, adopts and enforces construction standards for industrialized (modular) buildings that preempt any construction standards that are required by local jurisdictions.

While local jurisdictions are excluded from enforcing the construction standards for industrialized (modular) buildings and manufactured (mobile) homes, local officials continue to play an important role in the regulation of these units by inspecting their installation and all on-site work. The installation of these units is a critical step in the overall process of building and delivering safe buildings. The on-site work requires careful oversight since it is frequently performed by crews not affiliated with the manufacturer and involves: the construction of safe foundations and anchorage system; the proper assembly of building components; the proper connection of all electrical, plumbing and mechanical systems; and the performance of all site preparation work. Local fire control measures, land use and development, including zoning and site preparation, remain under the regulatory authority of local jurisdictions.

Effective Date: 7/72, 6/77, 3/83, 2/86, 6/88, 7/91, 7/97, 10/01, 09/04, 07/07

Authorization Code: Public Safety Article, Title §§12-301--12-313, COMAR 05.02.04

Applicable Codes (Effective July 1, 2007)

- International Building Code (IBC) 2006 w/modifications
- International Residential Code (IRC) 2006 w/modifications
- International Plumbing Code (IPC) 2006 w/a modification
- International Mechanical Code (IMC) 2006
- National Electrical Code (NEC) 2005
- International Energy Conservation Code (IECC) 2006
- Maryland Accessibility Code

(Effective January 01, 2007)

- NFPA 101 Life Safety Code 2006 with modifications

(3) MARYLAND ACCESSIBILITY CODE

Application: New construction and alteration to existing buildings.

Effective Date: 4/75, 9/80, 1/85, 7/91, 2/95, 9/99, 03/02

Authorization Code: Public Safety Article, Title §§12-202, COMAR 05.02.02

(4) ENERGY CONSERVATION BUILDING STANDARDS

Application: New buildings must be constructed in accordance with the “Energy Code” adopted under COMAR 05.02.07.04, Maryland Building Performance Standards (MBPS).

Effective Date: 7/82, 7/83, 7/86, 7/97, 10/98

Authorization Code: Public Utility Companies §§ 7-401—408.

(5) MARYLAND RAHABILITATION CODE - SMART CODES

The Maryland Building Rehabilitation Code Program encourages private investment in existing buildings and communities through a new construction code that streamlines and harmonizes the code requirements for rehabilitation work. The Building Rehabilitation Code became effective on June 1, 2001, and applies to buildings of all types over one year old.

<http://www.dhcd.state.md.us/smartcodes/index.asp>

(6) STATE OF MARYLAND SAFETY GLAZING LAW

Application: Applies to fixed glass panels immediately adjacent to exit/entrance doors and specific hazardous locations.

Effective Date: 8/82, 9/86, 6/88, 7/91, 7/97, 10/01

Authorization Code: Public Safety Article, Title §§12-401—12-407; COMAR 05.02.06;
COMAR 05.02.01 references the International Building Code 2003.

(7) STATE FIRE PREVENTION CODE

Application: Statewide application except for certain construction in Baltimore City. NFPA standards are adopted by reference, including NFPA 1, Fire Prevention Code, 2003 Edition, and the Life Safety Code; NFPA 101, 2003 Edition, as amended (1 & 2 family dwellings exempted).

Effective Date: 9/64, 4/77, 9/82, 5/85, 7/86, 7/89, 5/92, 1/14/99, 2001, 08/04

Authorization Code: Public Safety Article, Title 6, COMAR 29.06.01 and 29.06.02.

<http://www.firemarshal.state.md.us/29.06.01.htm>

(8) SMOKE DETECTION LAW

Authorization Code: Public Safety Article, Title §§9-101—9-109

<http://firemarshal.state.md.us/>

(9) HIGHRISE BUILDING SAFETY IN CASE OF FIRE

Authorization Code: Public Safety Article, Title §§9-401-- 9-404

<http://firemarshal.state.md.us/>

(10) SPRINKLER SYSTEMS

Authorization Code: Public Safety Article, Title §§9-201--9-206

<http://firemarshal.state.md.us/>

(11) INSTALLATION AND REGULATION OF ELECTRICAL METERING AND SUB-METERING IN APARTMENT HOUSE, COMMERCIAL RENTAL UNIT OR STORE

Application: Requires installation of individual metered service or sub-metering equipment for individual units of apartment houses, office buildings or shopping centers for the purpose of fairly allocating the cost of each unit's gas or electrical consumption.

Authorization Code: The Public Service Commission Law Article 78, §51 and §54G;
COMAR 20.25.01 Consumer Protection Division of the Office of the Attorney General (410) 528-8662.

(12) SAFETY CODE FOR ELEVATORS DUMBWAITERS, ESCALATORS AND MOVING WALKS

Application: Elevators, dumbwaiters, escalators and moving walks.

Authorization Code: Division of Labor and Industry, Department of Licensing and Regulation, (410) 767-2350, Article 89, §§49B and 64; COMAR 09.12.61 Prohibiting Smoking on Elevators;
COMAR 09.12.81 Elevator Safety ASME/ANSI A17.1 and supplements;
COMAR 09.12.82
Elevators and Rescue Litters; and COMAR 09.12.83 Safety Requirements for Personnel Hoist.

(13) STATE BUILDINGS

Application: All buildings that are owned, leased, operated or controlled by the State.

Effective Date: 4/75, 9/80, 1/85, 5/92, 7/97, 10/01, 09/04, 07/07

Re: EXECUTIVE ORDER 01.01.1992.11

Effective date: May 27, 1992 (19:12 Md. R. 1107)

All state agencies shall utilize and apply the building performance standards set forth in the State's Model Performance Code at COMAR 05.02.01 and the State Fire Prevention Code at COMAR12.03.01 promulgated pursuant to Public Safety Article, Section 6-206 of the Annotated Code of Maryland, as amended, for all construction, alteration, remodeling and renovations of all buildings that are owned, leased, operated or controlled by the State. Each State agency, however, may select the Administrative and Enforcement provisions that will be applied to a design, construction, alteration, remodeling, or renovation project.

Following is the list of applicable standards:

- International Building Code 2006 with DHCD modifications, Including:
 - International Energy Conservation Code 2006 and
 - International Existing Building Code 2006
- International Residential Code 2006 with DHCD modifications
- National Standard Plumbing Code 2003 illustrated with DLLR modifications
- International Mechanical Code 2006
- National Electrical Code 2005
- Maryland Accessibility Code
- Maryland State Fire Prevention Code with State Fire Marshal Modifications, Including:
 - NFPA 101 Life Safety Code 2006

PART II - - CODES PROFILE -- REGULATORY AUTHORITIES

A. STATE REGULATORY AGENCIES:

1. MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Ed Landon, Director, Maryland Codes Administration
100 Community Place, Crownsville MD 21032-2023
(410) 514-7444 FAX: (410) 987-8902
E-Mail: landon@mdhousing.org

Maryland Accessibility Code; Building Energy Code; and Safety Glazing Law
Steve Shen, Manager, Compliance, Enforcement and Training -- (410) 514-7214
E-Mail: shen@mdhousing.org

Industrialized Building and Mobile Homes Program
Ujjval Dave, P.E., Manager, Design, Standards and Review -- (410) 514-7218
E-Mail: dave@mdhousing.org

Maryland Building Performance Standards (MBPS)
Ujjval Dave, P.E., Manager, MBPS -- (410) 514-7218
E-Mail: dave@mdhousing.org

State of Maryland Model Performance Building Code
Ujjval Dave, P.E., Manager, Design, Standards and Review -- (410) 514-7218
E-Mail: dave@mdhousing.org

2. DEPARTMENT OF LABOR, LICENSING AND REGULATION

<http://www.dllr.state.md.us/license/occprof/index.html>

Occupational Professional Licensing Boards

500 N. Calvert St., Baltimore MD 21202
Harry Loleas, Associate Commissioner
Phone: (410) 230-6220 Fax: (410) 333-6314

State Board of Plumbers – skraus@dllr.state.md.us
State Board of Electricians – ghezberger@dllr.state.md.us
Home Improvement Contractors – rcauthorne@dllr.state.md.us

Division of Labor and Industry

1100 N. Eutaw Street, Baltimore MD 21201
Craig D. Lowry, Deputy Commissioner
Phone: (410) 767-2929 FAX (410) 333-7721
E-Mail: clowry@dllr.state.md.us

Safety Inspection Unit

Robert McGeeney, *Safety Inspection Program Manager*
Phone: (410) 767-2178 FAX (410) 333-7721
e-mail: rmcgeeney@dllr.state.md.us

Elevator Inspections

Lawrence Kreseski, *Chief Elevator Inspector*
Phone: (410) 767-2350 FAX (410) 333-7721
e-mail: lkreseski@dllr.state.md.us

Boiler and Pressure Vessel Inspections

Karl J. Kraft, *Chief Boiler Inspector*
Phone: 410-767-2333 FAX (410) 333-7721
e-mail: kkraft@dllr.state.md.us

Maryland Occupational Safety & Health (MOSH)

Cheryl Kammerman, Assistant Commissioner
Phone: (410) 767-2190 FAX (410) 767-2003
E-Mail: kammerman.cheryl@dol.gov.

3. MARYLAND STATE POLICE

State Fire Marshal

William Barnard, State Fire Marshal
300 East Joppa Road, Suite 1002, Towson MD 21286
(410) 339-4200 FAX (410) 339-4215
E-Mail: sfmo@mdsp.org
Web Page: <http://www.firemarshal.state.md.us/>

4. DEPARTMENT OF GENERAL SERVICES

William Gluck, Chief of Project Management and Design
Facilities Planning, Design & Construction
301 W. Preston Street, Room 1405, Baltimore MD 21201
(410) 767-4439 FAX (410) 333-7558
E-Mail: bill.gluck@dgs.state.md.us

5. PUBLIC SCHOOL CONSTRUCTION PROGRAM

Dr. David Lever, Executive Director
Interagency Committee on School Construction
200 W. Baltimore Street, Baltimore MD 21201
(410) 767-0611 FAX (410) 333-6522
E-Mail: dlever@msde.state.md.us

6. DEPARTMENT OF HEALTH AND MENTAL HYGIENE

Carol Benner, Director, Office of Health Care Quality
(Hospital and Nursing Home Regulations)
Spring Grove Hospital
55 Wade Avenue
Baltimore MD 21228
(410) 402-8015 FAX (410) 402-8211
E-Mail: cbrenner@dhmh.state.md.us
Alan Taylor, Director

Office of Food Protection & Consumer Health Services

6 St. Paul St., Suite 1301, Baltimore MD 21202
(410) 767-8400 FAX (410) 333-8931
(Also reviews plans for public swimming pools in the State)
E-Mail: alant@dhmh.state.md.us

7. WASHINGTON SUBURBAN SANITARY COMMISSION (WSSC)

14501 Sweitzer Lane
Laurel MD 20707
(301) 206-8525 FAX (301) 206-8125 – ATTN: Regulatory Services Group
(Plumbing regulations for Montgomery and Prince George's Counties)

8. FIRE AUTHORITIES

For local and Maryland fire service agencies, contact:

Office of the State Fire Marshal

300 East Joppa Road, Suite 1002
Towson MD 21286
Phone: 410-339-4200
<http://www.firemarshal.state.md.us/>

B. LAWS, CODES AND STANDARDS ORGANIZATIONS:

(ANSI) American National Standards Institute

11 West 42 Street

New York NY 10036

(212) 642-4900 FAX (212) 398-0023

Web Page: <http://www.ansi.org/>

ANSI A117.1-1980, American National Standard Specifications for Making Buildings and Facilities Accessible to and Usable by Physically Handicapped People

(ICC) International Code Council

500 New Jersey Avenue NW

Washington, DC 20001

(888) 442-7233

Justin Wiley, Director of External Relations jwiley@iccsafe.org

For orders: (800) 786-4452

For Fax orders: (866) 891-1695

Web Page: <http://www.iccsafe.org/>

(NIST) National Institute of Standards and Technology, U.S. Department of Commerce Building and Fire Research Laboratory

100 Bureau Drive – Mail Stop 8600

Gaithersburg MD 20899

(301) 975-6850 FAX (301) 975-4032

Web Page: www.bfrl.nist.gov

(NFPA) National Fire Protection Association

Batterymarch Park

Quincy MA 02169

(617) 770-3000 FAX for Purchases: 1-800-593-NFPA

(Customer Sales – Avon MA) (800) 344-3555

E-Mail: webmaster@nfpa.org

499 South Capitol St, S.W. – Suite 518

Washington, D.C. 20003

(Washington Office) (202)488-4428 FAX (202) 488-4452

National Fire Codes including the Life Safety Code and the National Electrical Code (NEC)

(MPHCC) Maryland Plumbing-Heating-Cooling Contractors, Inc.

10176 Baltimore National Pike, Suite 205

Ellicott City MD 21042

(800) 723-4900 FAX (410) 750-2507

Standard Plumbing Code (NSPC)

Legislative Library and Information Service:

For copies of legislation, bills, updates, etc.

From Annapolis and Baltimore area

(410) 946-5400 FAX (410) 946-5405

From Washington DC area

(301) 970-5400 FAX (301) 970-5405

Toll free – 800-492-7122 (Ext. 5400)

PART III - LOCAL CODES

The following link provides access to the current [LOCAL BUILDING CODE ORDINANCES](http://mdcodes.org) (choose the “MARYLAND BUILDING CODES” button): <http://mdcodes.org>

The Maryland Department of Housing and Community Development (DHCD) pledges to foster the letter and spirit of the law for achieving equal housing opportunity in Maryland. The Department encourages and supports affirmative programs, marketing, and education efforts that will help Marylanders understand that there shall be no barriers to obtaining housing because of race, color, religion, sex, familial status, marital status, disability or national origin.

State and Local Codes– Revised – March 4, 2008.doc