

Chapter 65. Building Code

[HISTORY: Adopted by the Board of County Commissioners of Dorchester County 5-9-2006 by Bill No. 2006-1.^[1] Amendments noted where applicable.]

GENERAL REFERENCES

Electrical standards — See Ch. **82**.
Minimum livability code — See Ch. **110**.
Uniform numbering system — See Ch. **118**.
Property maintenance — See Ch. **121**.
Subdivision regulations — See Ch. **140**.
Zoning — See Ch. **155**.

[1] *Editor's Note: This ordinance repealed former Ch. 65, Building Code, adopted 11-18-1997 by Ord. No. 250.*

Article I. Authority

§ 65-1. Statutory authority.

This chapter is enacted pursuant to Article 25A, § 5(T) of the Annotated Code of Maryland and Title 12, Subtitle 5, §§ 12-501 through 12-507 of the Public Safety Article of the Annotated Code of Maryland.

Article II. Definitions

§ 65-2. Definitions.

As used in this chapter, the following words have the meanings indicated:

ICC

The organization known as the International Code Council.

INTERNATIONAL BUILDING CODE (IBC)

- A. The 2003 Edition or current edition.
- B. Includes interim amendments or subsequent printings of the current edition of the International Building Code issued by ICC.

INTERNATIONAL RESIDENTIAL CODE (IRC)

- A. The 2003 Edition or current edition of the International Residential Code issued by ICC.
- B. Includes interim and amendments or subsequent printings of the 2003 Edition or current edition of the International Residential Code issued by ICC.

Article III. International Building Code

§ 65-3. Adoption.

The International Building Code ("IBC") is hereby adopted as the basic building code of Dorchester County, Maryland, and each and all of the regulations, provisions, conditions, penalties, and terms thereof are hereby referred to, adopted, incorporated herein by reference and made a part of this chapter as if fully set out in this chapter, with the additions, insertions and deletions and changes more fully set forth in this chapter.

§ 65-4. Amendments and changes to the International Building Code.

The International Building Code is amended as follows:

- A. Section 101.1. Title. These regulations shall be known as the Dorchester County Building Code, hereinafter referred to as "This code."
- B. Section 101.2. Scope. Add the following language to end of paragraph:
[Amended 10-21-2014 by Bill No. 2014-12]

"These regulations shall not apply to:

- .01 Building and structures located on lands located within an incorporated municipality in Dorchester County unless expressly authorized by the governing body of said municipality and the County Council of Dorchester County.
- .02 Building and structures located on lands owned by or leased to federal, state or local governments.
- .03 Farm buildings. The construction, alteration, addition, repair, removal, demolition, use, location or maintenance of farm buildings. This provision does not exempt the owner from obtaining required electrical or plumbing permits nor from complying with all other applicable local and state regulations and Chapter 2, Definitions, of the International Building Code.

The term "farm buildings" is defined as follows:

FARM BUILDING. A structure utilized to store farm implements, hay, feed, grain, or other agricultural or horticultural products or to house poultry, livestock, or other farm animals. Such structure shall not include habitable or occupiable spaces, spaces in which agricultural products are processed, treated, or packaged; nor shall an agricultural building be a place of occupancy by the general public."

- C. Section 104.1. Code Official: Delete and insert the following:
"The code official shall be designated by the Dorchester County Council."

- D. Section 105.5. Expiration of Permit: Delete and insert the following:

"Every permit issued by the building official under provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one year from the issuance date of the permit. A permittee holding an unexpired permit may have said permit extended for up to one additional year for good and satisfactory reasons."

- E. Section 108, Fees, is deleted and amended to read as follows:

Section 108.1 Fees. The County Council shall establish a schedule of fees, charges and expenses and a collection procedure for building permits issued pursuant to this chapter. Such schedule shall be posted in the Office of Planning and Zoning and may be altered or amended, from time to time, without a public hearing, only by the County Council. Until all applicable fees, charges and expenses have been paid in full, no permit shall be issued.

108.6 Costs of Emergency Repairs: The costs incurred in the performance of emergency work shall be paid from the treasury of the jurisdiction on approval of the Code Official. Such costs shall be first liens on any land of the owner, the same as County real estate taxes, and may be collected in the same manner as County real estate taxes are collected or collected by an action at law against the owner. Such cost shall be added to the County real estate tax bill for the specific property of the owner in which the costs were incurred.

F. Section 112. Board of Appeal: For purposes of interpretation, the "Board of Appeals" shall mean the "Board of Building Appeals."

G. Section 112.3. Qualifications: Delete and insert the following:

"The Board of Building Appeals shall consist of five individuals, one of whom shall have experience as an electrical contractor, one of whom shall have experience as a plumbing contractor and three of whom shall have experience as a building contractor."

H. Section 112.4. Fees (new). New Section 112.4, Fees, is added to read as follows:

"Fees: The local jurisdiction shall cause the levy of an appeal fee set at a level necessary to recover the direct and incidental costs to the local jurisdiction of hearing said appeal."

I. Section 113.4. Violations Penalties: Section 116.4 is amended to read as follows:

"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 an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine or not more than \$1,000 or by imprisonment not exceeding 30 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense."

J. Section 114.3. Unlawful Continuance: Section 114.3 is amended to read as follows:

Section 114.3 Unlawful Continuance. Any person who shall continue any work in or about the structure after having been served with a stop-work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be deemed to be in violation of this chapter.

K. Chapter 29 "Plumbing Systems" is amended to add new Section 2902.6.4 to read as follows:

Section 2902.6.4 Catch Pans. On all auto-washing machines, a catch pan will be required on 2nd floor and subsequent floors;

L. The following appendixes are hereby deleted from Chapter 35, Referenced Standards.

APPENDIX D	FIRE DISTRICTS
Section	
D101	General
D102	Building Restrictions
D103	Changes to Buildings
D104	Buildings Located Partially in the Fire District
D105	Exceptions to Restrictions in Fire District
D106	References Standards
APPENDIX F	RODENTPROOFING
Section	

APPENDIX D	FIRE DISTRICTS
F101	General
APPENDIX G	FLOOD-RESISTANT CONSTRUCTION
Section	
G301	Subdivision
G401	Site Improvement
G601	Recreation Vehicles

Article IV. International Residential Code

§ 65-5. Adoption.

The International Residential Code 2003 hereby adopted as the basic building code for Dorchester County, Maryland, for one- and two-family dwellings, and each and all of the regulations, provisions, conditions, penalties, and terms thereof are hereby referred to, adopted, incorporated herein by reference and made a part of this chapter as it fully set out in this chapter, with the additions, insertions and deletions and changes more fully set forth in this chapter.

§ 65-6. Amendments and changes to the International Residential Code.

International Residential Code is amended as follows:

- A. The following section of the international residential code for one- and two-family dwellings is hereby amended and replaced with the following:
[Amended 3-19-2013 by Bill No. 2013-1]

Section R101.2 Scope. In the case of accessory structures, the code shall only apply to such structures of 300 square feet or greater. Additionally accessory structures from 300 square feet up to 500 square feet are permitted to be installed upon the following:

1. Slab. A reinforced concrete slab may be used. Minimum reinforcing shall be standard six-inch-by-six-inch welded wire fabric. The slab shall be placed on a firm gravel base and shall be built up or thickened at the edge to prevent frost damage. Arrow Anchor Kit for Sheds (model DKAK108) or Arrow Storage Sheds Concrete Anchor Kit (model AKI 00) shall be used or equivalent anchoring system.
2. Footings. A reinforced concrete or block and mortar footing and pier may be used. The footing shall be a minimum of 24 inches in the ground and a minimum of 24 inches by 24 inches and a minimum of 8 inches thick. The Pier shall be a minimum of eight inches by 24 inches. The footing shall be placed on a firm, undisturbed, earth base.
3. Foundation wall. A foundation wall may be used for continuous support around an accessory building. Such a wall may be reinforced concrete or block and mortar and shall be placed on a continuous footing eight inches wider than the block being used, with a minimum of eight inches block to be used, and a minimum of 24 inches in the ground. The footing shall be placed on a firm, undisturbed, earth base.
4. Compacted gravel base. A minimum of six inches of gravel compacted by a vibrating tamperer shall be placed on a firm, undisturbed, earth base.

5. Anchorage. One of the following anchorage requirements shall be used with the appropriate foundation.
 - a. With slab. The structure shall be fastened to the slab by means of anchored fasteners in the concrete. Arrow Anchor Kit for Sheds (model DKAK108) or Arrow Storage Sheds Concrete Anchor Kit (model AK100) shall be used or equivalent anchoring system.
 - b. With footings or walls. With reinforced concrete the structure may be fastened to anchored fasteners in the pier, foundation wall or footings. With a block and mortar pier or wall the fasteners must be anchored in the footing and not to the pier or wall alone.
 - c. Buried anchors.
 - (1) Screw anchors. Four-inch anchors set at least a minimum of two feet in form earth may be used. DuraMax Storage Shed Corkscrew Anchor Kit which consists of four screw-type anchors or Arrow Storage Sheds Earth Anchor Kit (AK4) shall be used or equivalent anchoring system.
 - (2) Concrete. Twenty-four-inch square by six-inch thick poured concrete with no less than 16 inches of compacted earth, with embedded anchors may be used. Arrow Anchor Kit for Sheds (model DKAK108) or Arrow Storage Sheds Concrete Anchor Kit (model AK100) shall be used or equivalent anchoring system.
6. All prefabricated buildings must be secured by approved anchor straps. Such straps (two) shall encompass the entire width of the prefabricated building with said straps attached to anchors in the fastened manner. DuraMax Storage Shed Corkscrew Anchor Kit which consists of four screw-type anchors or Arrow Storage Sheds Earth Anchor Kit (AK4) shall be used or equivalent anchoring system.

B. Section R-102.2. Add the following:

Section R102.2 Barriers for Swimming Pools, Spas and Hot Tubs. The provisions for barriers for swimming pools, spas and hot tubs contained in Appendix G, where required under the Dorchester County Zoning Ordinance, shall apply in Dorchester County.

- C. Section R102.5.1. Prefabricated Construction: Add in: "Appendix E is hereby expressly adopted."
- D. Section R105.1. Permit Required. Add following sentence to last paragraph: "Ordinary repairs do not include roof replacement or any interior or exterior structural changes."
- E. Section R105.5. Expiration: Delete and insert the following:

"Every permit issued by the building official under provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one year from the issuance date of the permit. A permittee holding an unexpired permit may have said permit extended for up to one additional year for good and satisfactory reason."

- F. Section R106.2. Plans Required: A plot plan shall be submitted only if required by the building official.
- G. Section R-108, Fees, is deleted and amended to read as follows:

R108.1 Fees. The County Council shall establish a schedule of fees, charges and expenses and a collection procedure for building permits issued pursuant to this chapter. Such schedule shall be posted in the Office of Planning and Zoning and may be altered or amended, from time to time, without a public hearing, only by the County Council. Until all applicable fees, charges and expenses have been paid in full, no permit shall be issued.

R108.2 Costs of Emergency Repair. The costs incurred in the performance of emergency work shall be paid from the treasury of the jurisdiction on approval of the Code Official. Such costs shall be first liens on any land of the owner, the same as County real estate taxes, and may be col-

lected in the same manner as County real estate taxes are collected or collected by an action at law against the owner. Such cost shall be added to the County real estate tax bill for the specific property of the owner in which the costs were incurred.

H. New Section R109.5 is added to read:

Section R109.5.1 Inspection. The inspector shall have the authority but not the responsibility to require correction of, or compliance with the Code, of any hazardous or life-threatening condition.

I. Section R112.1. Right of Appeal: The Dorchester County Board of Building Appeals shall be the body appointed to hear appeals.

J. Section R113. Violations: The term "city" shall mean "county."

K. Section R113.4. Penalty: The following is added to the end of the section: "The fine shall not exceed \$1,000 and the term of imprisonment shall not exceed 30 days, or both. Each and every day such violation occurs shall be considered a separate offense."

L. Section R114.1. Stop Work Orders: Delete the word "gas."

M. Section R403.1.1. Footings: Delete beginning with "Minimum sizes" and insert "Minimum depth of footer shall be 24 inches below finished natural grade or engineered fill. Minimum width of footings is 16 inches. Minimum thickness of footings shall be eight inches. All footings shall be continuous and shall contain a minimum of two pieces of continuous No. 4 (one-half-inch) rebar, tied and raked, and shall be a minimum 2,500 psi concrete."

N. Section R404.2, including Table No. R403.1, Figure R403.1(3) and Figure R403.1(2): Wood Foundation Walls: Deleted.

O. Section R408.5. Finished Grade: This section should be changed to read as follows: "The grade in the under-floor space shall be as high as the outside finished grade. 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."

P. Section 504. Treated Wood Floors (on ground): Not permissible under this code.

Q. Section R605. Particleboard: Not permissible under this code.

R. Section R705.8.8. Sheet Metal: Delete paragraph beginning with "Open roof valleys shall be provided of not less than 0.013 thickness aluminum or 0.019 thickness copper and shall extend at least eight inches from the center line each way. Sections of flashing shall be jointed to provide an adequate water lock."

S. Section R802.3. Framing Details: Add new paragraph to read as follows: "All trusses and rafters shall be fastened with approved truss ties (hurricane ties) in all areas of the County. Where truss or rafter ties are used, conventional nailing is still required."

T. Add new Section R803.2.4 to read as follows:

Section R803.2.4 Roof Sheathing. Roof sheathing: rafters or trusses 24 inches on center or greater shall be minimum of five-eighths-inch thick lumber or wood structural panels.

U. Add to Chapter 27, Section P2718.1 the following:

Section P2718.1. On all auto-washing machines, a catch pan will be required on 2nd floor and subsequent floors.

V. Add new Section AE101.1.4 to Appendix E to read as follows:

Section AE101.1.4 HUD Stickers. HUD sticker requirement; all manufactured homes placed in Dorchester County shall meet the requirements of HUD and have HUD sticker affixed. The sticker requirement applies to both nonrental and rental manufactured homes.

W. Add new Section AE101.1.5 to Appendix E to read as follows:

AE101.1.5. Footings. Footings for single- and double-wide manufactured homes; footers, piers are to be dug 24 inches wide by 24 inches long by 24 inches deep or twenty-four-inch augered hole 24 inches deep 2,500 psi concrete minimum; spacing of footers will be per the manufacturers' specifications; footer inspection will be completed prior to pouring of concrete; foundation piers may be cast-in-place concrete 2,500 psi or concrete masonry units (block) capped with four-inch solid masonry units (block) and spaced per manufacturers' specifications; ground anchors shall be to manufacturers' specifications for size and spacing, ties may be chain, straps or cable; perimeter cosmetic foundation shall be required on double wides.

X. The following appendixes are hereby deleted from Chapter 43, Referenced Standards.

APPENDIX A	SIZING AND CAPACITIES OF GAS PIPING
APPENDIX I	PRIVATE SEWAGE DISPOSAL
Section	
A101	General
APPENDIX J	EXISTING BUILDINGS AND STRUCTURES
Section	
AJ101	Purpose and Intent
AJ102	Compliance
AJ103	Preliminary Meeting
AJ104	Evaluation of an Existing Building
AJ105	Permit
AJ201	Definitions
AJ301	Repairs
AJ401	Renovations
AJ501	Alterations
AJ601	Reconstruction
APPENDIX K	SOUND TRANSMISSION
Section	
AK101	General
AK102	Airborne Sound
AK103	Structural-borne Sound
AK104	Referenced Standards ^[1]

[1] *Editor's Note: Former Subsection Y, regarding fire sprinkler systems, added 12-21-2010 by Bill No. 2010-21, which immediately followed this subsection, was repealed 5-19-2015 by Bill No. 2015-6. This bill also provided that it would not apply to building permits for one- and two-family dwellings filed on or before June 30, 2015.*