

Staff Report

O-50-16

2016 Update to City Building Codes

For the purpose of adopting the building codes specified through COMAR as state building codes. Local amendments are included which integrate the model codes into city code. There are specific sections that are modified to best fit the local needs of Annapolis. The following table outlines each section that was modified to update Title 17 to be in compliance with COMAR:

17.12.010	Changes the date from 2012 to 2015 for the International Building Code
17.12.018	Changes the date from 2012 to 2015 for the International Energy Conservation Code
17.12.020	Changes the date from 2012 to 2015 for the International Residential Code
17.12.020 (A) 2	Changes the method of determining when sprinklers are required for residential renovation projects. The current method relies upon the value of construction as compared to a percentage of the SDAT assessed value of the improvements. The proposed method will remove the subjective aspect of determining the value of construction and uses a simple area of work which is quantifiable. This section also includes a cumulative time period (24 months) in which multiple permits will count towards the applicable work area. The purpose of this section is to prevent a piecemeal approach to permitting in order to avoid sprinkler requirements.
17.12.021	Adopts the 2015 International Swimming Pool and Spa Code and amends the code to insert the City Code enforcement procedures. This is necessary because the 2015 International Building Code does not include pool construction requirements.
17.12.024	Changes the date from 2012 to 2015 for the International Existing Building Code. Section D specifies that when there is a discrepancy between the grading permit and building permit, the grading permit prevails.
17.16.010	Changes the date from 2008 to 2011 for the National Electric Code and modifies amendments to the code.
17.16.015	Changes the date from 2007 to 2012 for the National Electrical Safety Code
17.16.050	Changes the respective dates for the applicable codes for Electric installation standards
17.16.070	Deletes this section of City Code because the new National Electric Code includes these requirements making the City amendment obsolete.
17.16.080	Changes the date from 2008 to 2011 for the National Electric Code for temporary power requirements
17.16.108	Deletes this section of City Code because the new National Electric Code includes these requirements making the City amendment obsolete.

17.16.150	Changes the date from 2008 to 2011 for the edition of the NEC for certain enforcement actions
17.18.020	Changes the date from 2012 to 2015 for the International Mechanical Code and changes an amendment to the code which became outdated by the new edition
17.24.040	Changes the date from 2011 and 2012 to 2015 for the edition of the National Fuel Gas Code and the 2014 edition of the Liquefied Petroleum Gas Code.
17.28.020	Changes the date from 2009 to 2015 for the edition of the International Plumbing Code, strikes an outdated amendment that specifies certain material and adds a COMAR requirement for plastic underground piping
17.40.265	Changes the date from 2012 to 2015 for the International Property Maintenance Code
17.40.440	Adds language to an amendment for a carbon monoxide alarm under certain conditions and clarifies the required location of smoke alarms.
17.44.050	Identifies the Director of Planning and Zoning as the person with the authority to issue rental licenses and strikes roominghouses as a type of permitted rental.

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