

CITY OF SALISBURY
ORDINANCE NO. 2117
AS AMENDED ON JULY 12, 2010

AN ORDINANCE of the Mayor and Council of the City of Salisbury amending Sections 15.04.010 ~~through and 15.04.040~~ 15.04.020 of Chapter 15.04 Building Code and adopting Section 15.04.010 Standard Building Codes and corresponding amendments to the 2009 International Building Code (2009) (IBC) in Section 15.04.020.

WHEREAS, the ongoing application, administration and enforcement of Title 15, Building Code, of the Salisbury Municipal Code, demonstrates a need for its periodic review, evaluation and amendment to keep Chapter 15 current;

WHEREAS, the Mayor and City Council may amend Chapter 15, *Building Code*, pursuant to the authority granted in SC 2-25 and SC 12-501, et seq. of the *Public Safety Article*, Maryland Annotated Code and related COMAR Regulations; and

WHEREAS, the Mayor and City Council have requested that the Department of Building, Permitting and Inspections periodically review Chapter 15 in light of existing building trends and practices and code updates; and

WHEREAS, the Department of Building, Permitting and Inspections does recommend approval of the proposed code changes.

NOW, THEREFORE, be it enacted and ordained by the Council of the City of Salisbury, Maryland, that ~~Chapters Sections 15.04.010 through and 15.04.040~~ 15.04.020 of Chapter 15.04 Building Code, be repealed and re-enacted, and the City hereby adopts the Standard Codes set forth below in Section 15.04.010 and the amendments thereto set forth in Section 15.04.020 of Chapter 15.04 *Building Code*, as follows:

CHAPTER 15.04
BUILDING CODE

15.040.010 Adoption of Standard Codes.

The City of Salisbury adopts the following Standard Codes:

- A. International Building code (2009) (IBC);
- B. International Residential Code (2009) (IRC);
- C. International Energy Conservation Code (2009);
- D. International Mechanical Code (2006);
- E. International Existing Building Code (2009);
- F. Maryland Accessibility Code
- G. National Electric Code (2009);

H. National Fire Protection Association 101 Life Safety Code, 2009, including state modifications.

15.04.020 Amendments to the International Building Code (2009).

The following additions and deletions are made to the International Building Code (2009).

A. Chapter one (1) Section 101.2.1 Appendix and replace with the following: Paragraph 101.2.1 Appendix provisions on Appendix I, Patio Covers, and Appendix B, Board of Appeals are adopted as part of the IBC.

B. Chapter one (1) delete Section 101.4.1 Gas.

C. Chapter one (1) delete Section 101.4.3 Plumbing.

D. Chapter one (1) delete Section 101.4.4 Property Maintenance.

E. Chapter one (1) delete Section 101.4.5 Fire Protection.

F. Chapter one (1) delete Section 105.2 Work exempt from permit:

2. Fences not over six feet (6') high and replace the following:

105.2 Work exempt from permit.

2. Fences less than fifty (50) lineal feet.

G. Chapter one (1) add Section 105.2 Work exempt from permit:

14. "Replacement windows, doors, vinyl/aluminum siding and custom trim."

Exception: Windows being replaced in bedrooms shall not be reduced in size or shall comply with the minimum requirements Section 102.6

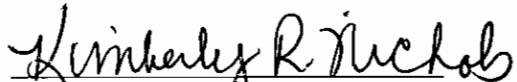
Existing Structures.

I. Chapter one (1) delete Section 110.3.5 Lath and Gypsum Board Inspection.

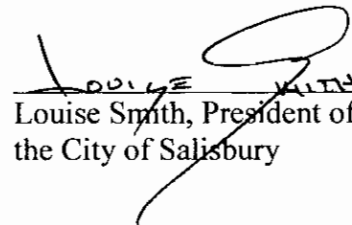
AND BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that the changes in the Ordinance shall take effect on October 1, 2010.

THIS ORDINANCE was introduced and read at the 12th day of July, and having been published as required by law, in the meantime, was finally passed by the Council on the 9th day of August, 2010.

ATTEST:



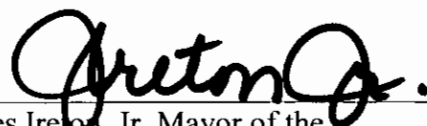
Kimberly R. Nichols
Assistant City Clerk



Louise Smith, President of the Council of
the City of Salisbury

Approved by me this

13th day of August, 2010.



James Ireton, Jr, Mayor of the
City of Salisbury

Memorandum

To: John Pick
From: William T. Holland *WTH*
Date: 7/7/2010
Re: Maryland Building Performance Standards

Attached is an ordinance adopting the most current edition of the Maryland Building Performance Standards (MBPS). Counties and local jurisdictions are required to adopt the latest edition of the MBPS with state amendments.

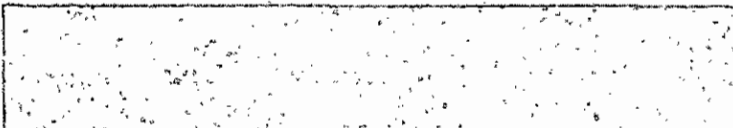
The International Building Code (IBC) is kept up to date through the review of proposed changes by code officials, industry representatives, design professionals and historic events from past years. Building codes are founded on principles to establish provisions consistent with the scope of a building code that adequately protects public health, safety and welfare.

The three most significant changes reflected in the 2009 MBPS are: requiring automatic sprinkler systems in new one-and-two family dwellings; requirements for the installation of carbon monoxide alarms for dwelling units which have fuel-fired appliances; and/or attached garages; and changes in requirements for smoke detectors. The new standard for smoke detectors requires that when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke detectors located as required for new construction.

Since the City Council work session of June 24th, I received documented information from the Maryland Department of Housing and Community Development that the 2006 International Existing Building Code has been updated to the 2009 Edition, effective July 1, 2010. That particular code change has been referenced below in Section (D).

The following codes are included in the ordinance for adoption:

- A. **International Building Code, 2009 Edition**, which regulates all construction activities other than one-and-two family dwellings and townhouses which do not exceed three stories in height.
- B. **International Residential Code, 2009 Edition**, which regulates the construction of one-and-two family dwellings and townhouses up to three stories.
- C. **International Energy Conservation Code, 2009 Edition**, which regulates energy efficiency requirements.
- D. **International Existing Building Code, 2009 Edition**, which regulates repairs, modifications and change of use requirements to existing buildings.
- E. **Maryland Accessibility Code** which regulates the design and requirements for individuals with disabilities.



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- F. **International Mechanical Code, 2006 Edition**, which regulates the installation of heating and cooling equipment.
- G. **National Electric Code, 2009 Edition**, which regulates the installation electrical services.
- H. **National Fire Protection Association 101 Life Safety Code, 2009 Edition**, including State Fire Marshall modification.