

ORDINANCE NO. 2562

AN ORDINANCE OF THE CITY OF SALISBURY TO AMEND SECTIONS 15.04.010, 15.04.020, AND 15.04.030 OF CHAPTER 15.04 BUILDING CODE BY ADOPTING UPDATED STANDARD CODES IN SECTION 15.04.010; AMENDING THE AMENDMENTS TO THE INTERNATIONAL BUILDING CODE (2018) (IBC) IN SECTION 15.04.020; AND AMENDING THE AMENDMENTS TO THE INTERNATIONAL PLUMBING CODE (2018) (IPC) IN SECTION 15.04.030, AND TO AMEND SECTION 15.24.040 OF CHAPTER 15.24 HOUSING STANDARDS TO ADOPT THE UPDATED STANDARD CODES.

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

WHEREAS, the Mayor and City Council may amend Chapter 15.04, Building Code, pursuant to the authority granted in SC 2-15 of the Salisbury City Charter and §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 Infrastructure and Development periodically review Title 15 in light of existing building trends and practices and code updates; and

WHEREAS, the adoption of the Department of Infrastructure and Development 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 Sections 15.04.010, 15.04.020, 15.04.030, and 15.24.040 be amended as follows:

Chapter 15.04

BUILDING CODE

15.04.010 Adoption of Standards Codes

The City of Salisbury adopts the following Standard Codes:

- A. International Building Code (~~2015~~2018) (IBC);
- B. International Residential Code (~~2015~~2018) (IRC);
- C. International Energy Conservation Code (~~2015~~2018) (IECC);
- D. International Mechanical Code (~~2015~~2018) (IMC);
- E. International Plumbing Code (~~2015~~2018) (IPC);
- F. International Fuel Gas Code (~~2015~~2018) (IFGC);
- G. International Existing Building Code (~~2015~~2018); and
- H. Maryland Accessibility Code; and
- I. International Green Construction Code, (2108) (IGCC).

15.04.020 Amendments to the International Building Code (~~2015~~2018)

The following additions and deletions are made to the International Building Code (~~2015~~2018):

- A. Chapter 1 delete Section 101.2.1 Appendices, and replace with the following: Paragraph 101.2.1 Appendix provisions on Appendix B. Building Board of Appeals and Appendix I. Patio Covers are adopted as part of the IBC.
- B. Chapter 1 delete [A] 101.4.4 Property Maintenance.
- C. Chapter 1 amend [A] 102.6 Existing Structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided for in this code, the International Existing Building Code, City of Salisbury Property Maintenance Code, International Fire Code or the NFPA Life Safety Code 101 (2018).
- ~~D. Chapter 1 delete [A] 104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas.~~
- ~~D.E.~~ Chapter 1 delete [A] 105.2 Work exempt from permit: 2. Fences not over 7 feet (2134mm) high and replace with the following:
 - [A] 105.2 Work exempt from permit.
 - 2. Fences less than fifty (50) lineal feet.
- ~~E.F.~~ Chapter 1 add [A] 105.2.14 Work exempt from permit: 14. to read as follows:

“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 of [A] 102.6.~~
- ~~F.G.~~ Chapter 1 amend [A] 109.4 Work commencing before issuance of a permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to a permit fee two times the amount of the original fee.

15.04.030 Amendments to the International Plumbing Code (~~2015~~2018).

The following additions and deletions are made to the International Plumbing Code (~~2015~~2018):

- A. Chapter 1 amend [A] 106.1. Any owner, ~~owner’s authorized agent or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the code official and obtain the required permit for the work. All work as defined as plumbing in Chapter 2 Definitions, shall be performed by a Maryland registered master or Maryland registered journeyman plumber.~~

~~B. Chapter 1 amend [A] 106.3 Application for permit. Each application for a permit, with the required fee, shall be filed with the code official on a form furnished for that purpose and shall contain a general description of the proposed work and its location. The application shall be signed by the master plumber of record.~~

~~C. Chapter 10 delete Chapter 10 Traps, Interceptors and Separators in its entirety and replace with the following:~~

~~The 2007 2019 Washington Suburban Sanitary Commission Fats, Oils and Grease Requirements. Section — 1003 Interceptors and Separators with amendments.~~

15.24.040 – Referenced standards.

A. Where the following codes are referenced within this Code, they shall be considered part of the requirements of this Code to the prescribed extent of each such reference:

1. International Building Code (~~2015~~2018) (IBC);
2. International Residential Code (~~2015~~2018) (IRC);
3. International Energy Conservation Code (~~2015~~2018) (IECC);
4. International Mechanical Code (~~2015~~2018) (IMC);
5. International Plumbing Code (~~2015~~2018) (IPC);
6. International Fuel Gas Code (~~2015~~2018) (IFGC);
7. International Existing Building Code (~~2015~~2018) (IEBC);
8. Maryland Accessibility Code; ~~and~~
9. National Electrical Code (2014); ~~and~~
10. International Green Construction Code (2018) (IGCC).

Underlined indicate additions

~~Strikethrough~~ indicate deletions

AND BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that the Ordinance shall take effect as of January 1, 2020.

THIS ORDINANCE was introduced and read at a meeting of the Council of the City of Salisbury held on the 14th day of October, 2019, and thereafter a statement of the substance of the ordinance having been published as requested by law in the meantime, was finally passed by the Council on the 28th day of October, 2019.

ATTEST:



Kimberly R. Nichols, City Clerk



John R. Heath, City Council President


Approved by me, this 27th day of OCTOBER, 2019.



Jacob R. Day, Mayor

**Infrastructure &
Development**

Memo

To: Amanda Pollack, Director Infrastructure & Development
From: William T Holland 
Date: 9/13/2019
Re: Adoption of Maryland Building Performance Standards

Attached is an ordinance updating the City's current building codes, from the 2015 International Building Codes to the 2018 International Building Codes with local amendments.

The purpose of establishing building codes is protect the public health, safety, and general welfare as they relate to the construction and occupancy of buildings and structures.

Let me know if there's any questions.