

**ORDINANCE NO. ORD-2024-07**

**AN ORDINANCE TO ADOPT AND ENACT THE 2021 *INTERNATIONAL EXISTING BUILDING CODE*, AS PROMULGATED BY THE INTERNATIONAL CODE COUNCIL, WITH LOCAL AMENDMENTS FOR WASHINGTON COUNTY, MARYLAND**

**RECITALS**

It has been recommended that the Board of County Commissioners of Washington County, Maryland (the "Board") adopt the 2021 *International Existing Building Code*, which provides and establishes the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety, and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition to, and relocation of existing buildings.

A public hearing was held on February 27, 2024, following due notice and advertisement of the text of the 2021 *International Existing Building Code*, as promulgated by the International Code Council, with local amendments for Washington County.

Public comment was received, reviewed, and considered concerning the adoption of the 2021 *International Existing Building Code*, as promulgated by the International Code Council, with local amendments for Washington County.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED that the 2018 *International Existing Building Code*, as promulgated by the International Code Council, with local amendments, adopted by the Board of County Commissioners of Washington County, Maryland, on December 3, 2019, effective March 1, 2020 (ORD-2019-26), and all other ordinances or parts of ordinances in conflict herewith are hereby repealed; and

NOW, THEREFORE, BE IT ORDAINED AND ENACTED that the 2021 *International Existing Building Code*, as promulgated by the International Code Council, with local amendments for Washington County, the contents of which are incorporated herein by reference, is enacted with the following insertions, amendments and additions:

Section 101.1	amended	Section 101.1.8	added
Section 101.1.1	added	Section 103.1	amended
Section 101.1.2	added	Section 108.2	amended
Section 101.1.3	added	Section 108.4.1	added
Section 101.1.4	added	Section 113.4	amended
Section 101.1.5	added	Section 113.4.1	added
Section 101.1.6	added		
Section 101.1.7	added		

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**CHAPTER 1 – ADMINISTRATION**, is amended as follows:

**SECTION 101, GENERAL**, is amended as follows:

**Section 101.1 Title is amended to read as follows:**

**101.1** These regulations shall be known as the *Existing Building Code of Washington County, Maryland*, hereinafter referred to as "this code."

**Sections 101.1.1 through 101.1.8 are added to read as follows:**

**101.1.1 International Residential Code.** Any reference to the *International Residential Code* shall mean the *International Residential Code*, 2021 Edition, as promulgated by the International Code Council, as may be amended or restated from time to time, with local amendments for Washington County, Maryland, as adopted on February 27, 2024, effective July 1, 2024, by the Board of County Commissioners of Washington County, Maryland, as part of the Maryland Building Performance Standards.

**101.1.2 ICC Electrical Code.** For the applicable electrical requirements, refer to the NFPA70: *National Electrical Code*, 2020 Edition, as may be amended or restated from time to time, with local amendments for Washington County, Maryland adopted by the Board of County Commissioners of Washington County, Maryland on February 27, 2024, effective July 1, 2024, and the 2006 *ICC Electrical Code – Administrative Provisions*, First Printing, as may be amended or restated from time to time, with local amendments for Washington County, Maryland, adopted on December 18, 2007, effective March 1, 2008, amended on December 3, 2019, effective March 1, 2020, and amended on February 27, 2024, effective July 1, 2024.

**101.1.3 International Fire Code.** Any reference to the *International Fire Code* shall mean the *Maryland State Fire Prevention Code* (COMAR 29.06.01), as may be amended or restated from time to time.

**101.1.4 International Plumbing Code.** Any reference to the *International Plumbing Code* shall mean the *International Plumbing Code*, 2021 Edition, as promulgated by the International Code Council, as may be amended or restated from time to time, with local amendments for Washington County, Maryland, adopted by the Board of County Commissioners of Washington County, Maryland on February 27, 2024, effective July 1, 2024.

**101.1.5 International Building Code.** Any reference to the *International Building Code* shall mean the *International Building Code*, 2021 Edition, as promulgated by the International

Code Council, as may be amended or restated from time to time, with local amendments for Washington County, Maryland, adopted on February 27, 2024, effective July 1, 2024, by the Board of County Commissioners of Washington County, Maryland, as part of the Maryland Building Performance Standards.

**101.1.6 International Fuel Gas Code.** Any reference to the *International Fuel Gas Code* shall mean the *International Fuel Gas Code*, 2021 Edition, as promulgated by the International Code Council, as may be amended or restated from time to time, with local amendments for Washington County, Maryland, adopted by the Board of County Commissioners of Washington County, Maryland on February 27, 2024, effective July 1, 2024.

**101.1.7 International Energy Conservation Code.** Any reference to the *International Energy Conservation Code* shall mean the *International Energy Conservation Code*, 2021 Edition, as promulgated by the International Code Council, as may be amended or restated from time to time, with local amendments for Washington County, Maryland adopted on February 27, 2024, effective July 1, 2024, by the Board of County Commissioners of Washington County, Maryland, as part of the Maryland Building Performance Standards.

**101.1.8 International Mechanical Code.** Any reference to *International Mechanical Code* in this code shall mean the *International Mechanical Code*, 2021 Edition, as promulgated by the International Code Council, as may be amended or restated from time to time, with local amendments for Washington County, adopted by the Board of County Commissioners of Washington County, Maryland, on February 27, 2024, effective July 1, 2024.

**SECTION 103, DEPARTMENT OF BUILDING SAFETY, is amended as follows:**

**Section 103.1 is amended to read as follows:**

**103.1 Creation of enforcement agency.** The Director of Permits & Inspections shall be known as the Code Official and the Chief Plans Examiner of the Division of Permits & Inspections shall be known as the Deputy Code Official and is hereby authorized and directed to administer and enforce all provisions of this code. The Code Official and Deputy Code Official shall be referred to singularly or collectively as the Code Official.

**SECTION 108, FEES, is amended as follows:**

**Section 108.2 is amended and shall read as follows:**

**108.2 Schedule of permit fees.** The fees for work performed under this code shall be paid in accordance with the schedule as established by the Board of County Commissioners of Washington County, Maryland, as may be amended from time to time.

**SECTION 113, VIOLATIONS, is amended as follows:**

**Section 113.4 Violation penalties, is amended and shall read as follows:**

**113.4 Criminal Penalties.** Any person, firm, corporation, or entity that violates a provision of this code or fails to comply with any of the requirements thereof or that erects, constructs, alters, or repairs work in violation of the approved construction documents 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 of not less than Two Hundred Fifty Dollars (\$250.00)


or more than One Thousand Dollars (\$1,000.00), or by imprisonment not exceeding one (1) year, or both fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**Section 113.4.1 is added and shall read as follows:**


**113.4.1 Civil Penalties.** Any person, firm, corporation, or entity that violates a provision of this code or fails to comply with any of the requirements thereof or that erects, constructs, alters, or repairs work in violation of the approved construction documents or directive of the Code Official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a civil offense which shall be prosecuted in accordance with Md. Code, Local Government Article, § 6-102, et seq. The penalty for a civil offense shall be established by resolution by the Board of County Commissioners of Washington County, Maryland. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Adopted this 27<sup>th</sup> day of February, 2024.  
Effective the 1<sup>st</sup> day of July, 2024.

ATTEST:

  
Dawn L. Marcus, Clerk

BOARD OF COUNTY COMMISSIONERS  
OF WASHINGTON COUNTY, MARYLAND

  
John F. Barr, President

Approved as to form and  
legal sufficiency:

  
Zachary J. Kieffer  
Interim County Attorney

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