

COUNTY COUNCIL
OF
TALBOT COUNTY, MARYLAND

2008 Legislative Session, Legislative Day No. : July 29, 2008

Bill No.: 1158 *AS AMENDED*

Expiration Date: October 2, 2008

Introduced by: Mr. Harrison, Mr. Pack

A BILL TO AMEND § 28-5, TALBOT COUNTY CODE, CONCERNING STANDARDS FOR THE INSTALLATION OF INTERIOR AUTOMATIC FIRE SPRINKLERS IN ONE AND TWO-FAMILY DWELLINGS, INCLUDING MANUFACTURED HOMES, TO MAKE THIS REQUIREMENT APPLICABLE TO NEW CONSTRUCTION, SUBSTANTIAL NEW ADDITIONS, AND SUBSTANTIAL REBUILDING, TO DEFINE "SUBSTANTIAL NEW ADDITIONS" AND "SUBSTANTIAL REBUILDING," AND TO AMEND THE DEFINITION OF "GROSS FLOOR AREA"

By the Council: July 29, 2008

Introduced, read first time, ordered posted, and public hearing scheduled on Tuesday, August 26, 2008 at 2:00 p.m. in the Bradley Meeting Room, Talbot County Courthouse, South Wing, 11 North Washington Street, Easton, Maryland 21601.

By Order _____
Susan W. Moran, Secretary

A BILL TO AMEND § 28-5, TALBOT COUNTY CODE, CONCERNING STANDARDS FOR THE INSTALLATION OF INTERIOR AUTOMATIC FIRE SPRINKLERS IN ONE AND TWO-FAMILY DWELLINGS, INCLUDING MANUFACTURED HOMES, TO MAKE THIS REQUIREMENT APPLICABLE TO NEW CONSTRUCTION, SUBSTANTIAL NEW ADDITIONS, AND SUBSTANTIAL REBUILDING, TO DEFINE "SUBSTANTIAL NEW ADDITIONS" AND "SUBSTANTIAL REBUILDING," AND TO AMEND THE DEFINITION OF "GROSS FLOOR AREA"

SECTION ONE: BE IT ENACTED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND, that § 28-5 Talbot County Code, shall be and is hereby amended as set forth below:

KEY	
Boldface	Heading or defined term.
<u>Underlining</u>	Added to existing law by original bill.
Strikethrough	Deleted from existing law by original bill.
<u><u>Double underlining</u></u>	Added to bill by amendment.
<u><u>Double strikethrough</u></u>	Deleted from bill by amendment.
* * *	Existing law unaffected.

* * *

1 **§ 28-5. Interior Automatic Fire Sprinkler Systems in One and Two-Family Residential**
2 **Construction.**

3
4 **A. General.**

5 In addition to the provisions of the International Residential Building Code, one and two-
6 family dwellings shall be equipped with an interior automatic sprinkler system as provided in
7 this section.

8
9 **B. Definitions.**

10 For purposes of this section, the following definitions apply:
11

- 12 (1) Gross Floor Area – the total horizontal floor area in square feet measured from the
13 exterior walls of a building, including all conditioned space as defined in the
14 International Residential Building Code, as adopted from time to time, but not
15 including crawlspaces, vent shafts, unroofed inner courts, or unconditioned spaces
16 below ground or in attics.

- 17 (2) Residential Dwellings -- all new one and two family dwellings, including manu-
18 factured homes constructed at the plant after the effective date of this ordinance.
- 19 (3) Substantial New Additions – new construction that exceeds 50% of the structure’s
20 total pre-existing gross floor area and adds more than 400 square feet of new gross
21 floor area.
- 22 (4) Substantial Rebuilding – reconstruction that exceeds 75% of the structure’s present
23 assessed value for property tax purposes as determined by the Maryland Department
24 of Assessments & Taxation.

25 **C. Applicability.**

26 The requirement for interior automatic fire sprinkler systems shall apply to all building
27 permits issued after the effective date of this ordinance in accordance with the provisions of
28 this section to:

- 29
- 30 (1) Residential Dwellings;
- 31 (2) Substantial Rebuilding; and,
- 32 (3) Substantial New Additions, however, the requirement shall be applicable only in the
33 new area of the structure.

34

35 The requirements of this section do not apply to accessory or uninhabitable structures (e.g.
36 detached carports, detached garages with no habitable space, greenhouses, and sheds).

37 **D. Standards.**

38 Interior automatic fire sprinkler systems shall be installed and maintained in all new one and
39 two-family dwellings in accordance with the most recent version of Standard 13D,
40 "Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured
41 Homes", as promulgated by the National Fire Protection Association (NFPA), and as
42 modified and adopted by the Maryland State Fire Prevention Code, Md. Ann. Code, Public
43 Safety Article, Title 9, as amended from time to time.

SECTION TWO: BE IT FURTHER ENACTED, that this Ordinance shall take effect sixty
(60) calendar days after enactment.

SECTION THREE: AND BE IT FURTHER ENACTED, That if any provision of this
Ordinance or the application thereof to any person or circumstance is held invalid for any reason
in a court of competent jurisdiction, the invalidity does not affect other provisions or any other
application of this Ordinance which can be given effect without the invalid provision or
application, and for this purpose the provisions of this Ordinance are declared severable.

PUBLIC HEARING

Having been posted and Notice of time, date, and place of hearing, and Title of Bill No. 1158 having been published, a public hearing was held on Tuesday, August 26, 2008 at 2:00 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland.

Read the third time.

ENACTED: August 26, 2008 * AS AMENDED*

By Order _____
Susan W. Moran, Secretary

Foster –	Aye
Pack –	Aye
Duncan –	Aye
Bartlett -	Recused
Harrison -	Aye