

**BUILDING, FIRE, AND RELATED CODES  
OF  
BALTIMORE CITY**

**2020 EDITION**

**(As Enacted by Ord. 20-361, effective May 18, 2020;  
and as Last Amended by Ord. 22-133)**

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# BUILDING, FIRE, AND RELATED CODES OF BALTIMORE CITY

## 2020 EDITION

### INTRODUCTORY NOTE

This BFR Codes Article (2020 Edition) comprises the following standards and codes, as supplemented, amended, or otherwise modified by the Mayor and City Council of Baltimore:

**Maryland Building Performance Standards / March 2019**  
**International Building Code / 2018**  
**National Electrical Code / 2017**  
**International Fuel Gas Code / 2018**  
**International Mechanical Code / 2018**  
**International Plumbing Code / 2018**  
**International Property Maintenance Code / 2018**  
**International Fire Code / 2018**  
**International Energy Conservation Code / 2018**  
**International Residential Code, 1- and 2- Family Dwellings / 2018**  
**International Green Construction Code / 2018**  
**International Swimming Pool and Spa Code / 2018**

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### TRANSITIONS

Ordinance 20-361 became effective May 18, 2020. Sections 3 and 4 of that Ordinance provide for its application to preexisting transactions as follows:

**SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance and the Building, Fire, and Related Codes adopted by it apply to all building operations for which a permit application is filed on or after the effective date of this Ordinance.

**SECTION 4. AND BE IT FURTHER ORDAINED,** That, except as expressly provided to the contrary in this Ordinance, any transaction, case, proceeding, investigation, or other matter validly begun before the effective date of this Ordinance and affected by or flowing from any law amended or repealed by this Ordinance, and any right, duty, or interest flowing from any ordinance amended or repealed by this Ordinance, remains valid after the effective date of this Ordinance and may be terminated, completed, enforced, or prosecuted as required or permitted by the prior law as though the amendment or repeal has not occurred. If any change in nomenclature involves a change in name or designation of any City agency or official, the successor agency or official has all the powers and obligations granted the predecessor agency or official.

06/07/20

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**Referenced Standards**  
*{As in IFGC}*

**Appendices A to D**  
*{Not Adopted}*

**PART V**  
**INTERNATIONAL MECHANICAL CODE**

- § 5-101. City adoption.
- § 5-102. City modifications.

**Chapter 1**  
**Scope and Administration**

- 101. General.
- 102. *{As in IMC}*
- 103. Department of Mechanical Inspection.
- 104. Duties and Powers of Code Official.
- 105. Approval.
- 106. Permits.
- 107. *{As in IMC}*
- 108. Violations.
- 109. Administrative and Judicial Review.
- 110. *{As in IMC}*

**Chapter 2**  
**Definitions**

- 201. General.
- 202. General Definitions.

**Chapter 3**  
**General Regulations**

- 301. General.
- 302. *{As in IMC}*
- 303. Equipment and Appliance Location.
- 304. Installation.
- 305 to 306. *{As in IMC}*
- 307. Condensate Disposal.
- 308 to 312. *{As in IMC}*

**Chapter 4**  
**Ventilation**  
*{As in IMC}*

**Chapter 5**  
**Exhaust Systems**

- 501. General.
- 502. Required Systems.
- 503 to 514. *{As in IMC}*



**Chapter 6**  
**Duct Systems**

- 601. *{As in IMC}*
- 602. Plenums.
- 603. Duct Construction and Installation,
- 604 to 607. *{As in IMC}*

**Chapter 7**  
**Combustion Air**  
*{As in IMC}*

**Chapter 8**  
**Chimneys and Vents**

- 801. General.
- 802 to 806. *{As in IMC}*

**Chapter 9**  
**Specific Appliances, Fireplaces, and**  
**Solid Fuel-Burning Equipment**  
*{As in IMC}*

**Chapter 10**  
**Boilers, Water Heaters, and Pressure Vessels**

- 1001 to 1005. *{As in IMC}*
- 1006. Safety and Pressure Relief Valves and Controls.
- 1007 to 1011. *{As in IMC}*

**Chapter 11**  
**Refrigeration**  
*{As in IMC}*

**Chapter 12**  
**Hydronic Piping**

- 1201 to 1205. *{As in IMC}*
- 1206. Piping Installation.
- 1207 to 1210. *{As in IMC}*

**Chapter 13**  
**Fuel Oil Piping and Storage**

- 1301 to 1304. *{As in IMC}*
- 1305. Fuel Oil System Installation.
- 1306 to 1308. *{As in IMC}*

**Chapter 14**  
**Solar Thermal Systems**  
*{As in IMC}*

**Chapter 15**  
**Referenced Standards**  
*{As in IMC}*

**Appendices A and B**  
*{Not Adopted}*

**PART VI**  
**INTERNATIONAL PLUMBING CODE**

- § 6-101. City adoption.
- § 6-102. City modifications.

**Chapter 1.**  
**Scope and Administration**

- 101. General.
- 102. *{As in IPC}*
- 103. Department of Plumbing Inspection.
- 104. Duties and Powers of Code Official.
- 105. Approval.
- 106. Permits.
- 107. *{As in IPC}*
- 108. Violations.
- 109. Administrative and Judicial Review.
- 110. *{As in IPC}*

**Chapter 2**  
**Definitions**

- 201. General
- 202. General Definitions.

**Chapter 3**  
**General Regulations**

- 301 to 304. *{As in IPC}*
- 305. Protection of Pipes, Plumbing System Components.
- 306 to 308. *{As in IPC}*
- 309. Flood Hazard Resistance.
- 310 to 313. *As in IPC}*
- 314. Condensate Disposal.
- 315 to 316. *{As in IPC}*
- 317. Connection to Water and Sewer Systems.

**Chapter 4**  
**Fixtures, Faucets, and Fixture Fittings**

- 401 to 405. *{As in IPC}*
- 406. Automatic Clothes Washers.
- 407 to 427. *{As in IPC}*

**Chapter 5**  
**Water Heaters**  
*{As in IPC}*

**Chapter 6**  
**Water Supply and Distribution**

- 601 to 604. *{As in IPC}*
- 605. Materials, Joints, and Connections.
- 606. *{As in IPC}*
- 607. Hot Water Supply System.
- 608. Protection of Potable Water Supply.
- 609 to 613. *{As in IPC}*

**Chapter 7**  
**Sanitary Drainage**

- 701 to 707. *{As in IPC}*
- 708. Cleanouts.
- 709 to 717. *{As in IPC}*

**Chapter 8**  
**Indirect/Special Waste**

- 801. *{As in IPC}*
- 802. Indirect Wastes.
- 803 to 804. *{As in IPC}*

**Chapter 9**  
**Vents**

- 901 to 912. *{As in IPC}*
- 913. Waste Stack Vent.
- 914 to 920. *{As in IPC}*

**Chapter 10**  
**Traps, Interceptors, and Separators**

- 1001 to 1002. *{As in IPC}*
- 1003. Interceptors and Separators.
- 1004. *{As in IPC}*

**Chapter 11**  
**Storm Drainage**

- 1101 to 1104. *{As in IPC}*
- 1105. Roof Drains.
- 1106 to 1113. *{As in IPC}*

**Chapter 12**  
**Special Piping and Storage Systems**  
*{As in IPC}*

**Chapter 13**  
**Nonpotable Water Systems**  
*{As in IPC}*

**Chapter 14**  
**Subsurface Landscape Irrigation Systems**  
*{As in IPC}*

**Chapter 15**  
**Referenced Standards**  
*{As in IPC}*

**Appendices A and B**  
*{Not Adopted}*

**Appendix C**  
**Structural Safety**  
*{As in IPC}*

**Appendix D**  
*{Not Adopted}*

**Appendix E**  
**Sizing of Water Piping System**  
*{As in IPC}*

**PART VII**  
**INTERNATIONAL PROPERTY MAINTENANCE CODE**

- § 7-101. City adoption.
- § 7-102. City modifications.

**Chapter 1**  
**Scope and Administration**

- 101. General.
- 102. Applicability.
- 103. Department of Property Maintenance Inspection.
- 104. Duties and Powers of Code Official.
- 105. Approval.
- 106. Violations.
- 107. Notices and Orders.
- 108. Unsafe Structures and Equipment.
- 109. Emergency Measures.
- 110. Demolition.
- 111. Administrative and Judicial Review.
- 112. Stop-Work Order.

**Chapter 2**  
**Definitions**

- 201. General.
- 202. General Definitions.

**Chapter 3**  
**General Requirements**

- 301. General.
- 302 to 303. *{Not Adopted}*
- 304. Repair and Maintenance of Structures.
- 305. Exterior Sanitary Maintenance - General.
- 306. Exterior Sanitary Maintenance - Trash, Garbage, etc.
- 307. Interior Sanitary Maintenance.
- 308. Occupants' Sanitary Responsibilities.
- 309. *{Not Adopted}*

**Chapter 4**  
**Light, Ventilation, and Occupancy Limitations**

- 401. *{As in IPMC}*
- 402. Light.
- 403. *{As in IPMC}*
- 404. Occupancy Limitations.

**Chapter 5**  
**Plumbing Facilities and Fixture Requirements**

- 501 to 502. *{As in IPMC}*
- 503. Toilet Rooms and Bathrooms.
- 504. Plumbing Systems and Fixtures.
- 505. Water Systems.
- 506. *{As in IPMC}*
- 507. Storm Drainage.

**Chapter 6**  
**Mechanical and Electrical Requirements**

- 601. *{As in IPMC}*
- 602. Heating Facilities.
- 603. Mechanical Equipment.
- 604. Electrical Facilities.
- 605. Electrical Equipment.
- 606 to 607. *{As in IPMC}*

**Chapter 7**  
**Fire Safety Requirements**

- 701. General.
- 702 to 705. *{As in IPMC}*

**Chapter 8**  
**Referenced Standards**  
*{As in IPMC}*

**Appendix A**  
**Boarding Standard**  
*{As in IPMC}*

**PART VIII**  
**INTERNATIONAL FIRE CODE**

- § 8-101. City adoption.
- § 8-102. City modifications.

**Chapter 1**  
**Scope and Administration**

- 101. General.
- 102. Applicability.
- 103. *{Not Adopted}*
- 104. General Authority and Responsibilities.
- 105. Permits.
- 106. Fees.
- 107. Inspections.
- 108. Maintenance.
- 109. Appeals.
- 110. Violations.
- 111. Unsafe Buildings.
- 112 to 113. *{As in IFC}*
- 114. Emergency Measures.
- 115. Costs.

**Chapter 2**  
**Definitions**

- 201. General.
- 202. General Definitions.

**Chapter 3**  
**General Requirements**

- 301 to 306. *{As in IFC}*
- 307. Open Burning, Recreational Fires, and Portable Outdoor Fireplaces.
- 308. Open Flames.
- 309 to 319. *{As in IFC}*

**Chapter 4**  
**Emergency Planning and Preparedness**

- 401 to 404. *{As in IFC}*
- 405. Emergency Evacuation Drills.
- 406 to 407. *{As in IFC}*

**Chapter 5**  
**Fire Service Features**

- 501 to 502. *{As in IFC}*
- 503. Fire Apparatus Access Roads.
- 504. *{As in IFC}*
- 505. Premises Identification.
- 506 to 510. *{As in IFC}*
- 511. Structures on Piers.

**Chapter 6**  
**Building Services and Systems**

601 to 602. {As in IFC}  
603. Fuel-Fired Appliances.  
604 to 606. {As in IFC}  
607. Commercial Kitchen Hoods.  
608 to 609. {As in IFC}

**Chapter 7**  
**Fire and Smoke Protection Features**  
{As in IFC}

**Chapter 8**  
**Interior Finish, Decorative Materials,  
and Furnishings**  
{As in IFC}

**Chapter 9**  
**Fire Protection Systems**

901 to 902. {As in IFC}  
903. Automatic Sprinkler Systems.  
904 to 905. {As in IFC}  
906. Portable Fire Extinguishers.  
907. Fire Alarm and Detection Systems.  
908 to 914. {As in IFC}  
915. Carbon Monoxide Detection.  
916. Telephone Access to City 9-1-1 System.

**Chapter 10**  
**Means of Egress**  
{As in IFC}

**Chapter 11**  
**Construction Requirements for Existing Buildings**  
{As in IFC}

**Chapter 12**  
**Energy Systems**

1201 to 1202. {As in IFC}  
1203. Emergency and Standby Power Systems.  
1204. Solar Photovoltaic Power Systems.  
1205 to 1206. {As in IFC}

**Chapters 13 to 19**  
{Reserved}

**Chapter 20**  
**Aviation Facilities**  
{As in IFC}

**Chapter 21**  
**Dry Cleaning**  
{As in IFC}

**Chapter 22**  
**Combustible Dust-Producing Operations**  
{As in IFC}

**Chapter 23**  
**Motor Fuel-Dispensing Facilities and Repair Garages**  
{As in IFC}

**Chapter 24**  
**Flammable Finishes**  
{As in IFC}

**Chapter 25**  
**Fruit and Crop Ripening**  
{As in IFC}

**Chapter 26**  
**Fumigation and Thermal Fogging**

2601 to 2602. {As in IFC}  
2603. Fire Safety Requirements.

**Chapter 27**  
**Semiconductor Fabrication Facilities**  
{As in IFC}

**Chapter 28**  
**Lumber Yards ... and Woodworking Facilities**  
{As in IFC}

**Chapter 29**  
**Manufacture of Organic Coatings**  
{As in IFC}

**Chapter 30**  
**Industrial Ovens**  
{As in IFC}

**Chapter 31**  
**Tents, Temporary Special Event Structures,  
and Other Membrane Structures**  
{As in IFC}

**Chapter 32**  
**High-Piled Combustible Storage**  
{As in IFC}

**Chapter 33**  
**Fire Safety During Construction and Demolition**

3301 to 3302. {As in IFC}  
3303. Temporary Heating Equipment.  
3304 to 3317. {As in IFC}

**Chapter 34**  
**Tire Rebuilding and Tire Storage**  
{As in IFC}

**Chapter 35**  
**Welding and Other Hot Work**  
{As in IFC}

**Chapter 36**  
**Marinas**  
{As in IFC}

**Chapter 37**  
**Combustible Fibers**  
{As in IFC}

**Chapter 38**  
**Education Laboratories**  
{As in IFC}

**Chapter 39**  
**Processing and Extractions Facilities**  
{As in IFC}

**Chapters 40 to 49**  
{Reserved}

**Chapter 50**  
**Hazardous Materials – General Provisions**  
{As in IFC}

**Chapter 51**  
**Aerosols**  
{As in IFC}

**Chapter 52**  
{Reserved}

**Chapter 53**  
**Compressed Gases**  
{As in IFC}

**Chapter 54**  
**Corrosive Materials**  
{As in IFC}

**Chapter 55**  
**Cryogenic Fluids**  
{As in IFC}

**Chapter 56**  
**Explosives and Fireworks**  
{As in IFC}

**Chapter 57**  
**Flammable and Combustible Liquids**  
{As in IFC}

**Chapter 58**  
**Flammable Gases and Flammable Cryogenic Fluids**  
{As in IFC}

**Chapter 59**  
**Flammable Solids**  
{As in IFC}

**Chapter 60**  
**Highly Toxic and Toxic Materials**  
{As in IFC}

**Chapter 61**  
**Liquefied Petroleum Gases**  
{As in IFC}

**Chapter 62**  
**Organic Peroxides**  
{As in IFC}

**Chapter 63**  
**Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids**  
{As in IFC}

**Chapter 64**  
**Pyrophoric Materials**  
{As in IFC}

**Chapter 65**  
**Pyroxylin (Cellulose Nitrate) Plastics**  
{As in IFC}

**Chapter 66**  
**Unstable (Reactive) Materials**  
{As in IFC}

**Chapter 67**  
**Water-Reactive Solids and Liquids**  
{As in IFC}

**Chapters 68 to 79**  
{Reserved}

**Chapter 80**  
**Referenced Standards**  
{As in IFC}

**Appendix A**  
{Not Adopted}

**Appendix B**  
**Fire-Flow Requirements for Buildings**  
{As in IFC}

**Appendix C**  
{Not Adopted}

**Appendix D**  
**Fire Apparatus Access Roads**  
{As in IFC}

**Appendix E**  
**Hazard Categories**  
{As in IFC}

**Appendix F**  
**Hazard Ranking**  
{As in IFC}

**Appendix G**  
**Cryogenic Fluids – Weight and Volume Equivalents**  
{As in IFC}

**Appendix H**  
**Hazardous Materials Management Plan  
and Inventory Statement**  
{As in IFC}

**Appendices I to M**  
{Not Adopted}

**Appendix N**  
**Indoor Trade Shows and Exhibitions**  
{As on IFC}

**PART IX-A**  
**INTERNATIONAL ENERGY CONSERVATION CODE –  
COMMERCIAL PROVISIONS**

§ 9A-101. City adoption.  
§ 9A-102. City modifications.

**Chapter 1**  
**Scope and Administration**

101. Scope and General Requirements.  
102. Alternative Materials, Methods, etc.  
103. {As in IECC-C}  
104. Permits and fees  
105. Inspections.  
106 to 107. {As in IECC-C}  
108 to 109. {Not Adopted}.  
110 to 111. {Reserved}  
112. Violations.  
113. Administrative and Judicial Review.

**Chapter 2**  
**Definitions**

201. General.  
202. General Definitions.

**Chapter 3**  
**General Requirements**  
{As in IECC-C}

**Chapter 4**  
**Commercial Energy Efficiency**

401. General.  
402. Building Envelope Requirements.  
403 to 404. {As in IECC-C}  
405. Electrical Power and Lighting Systems.  
406 to 408. {As in IECC-C}

**Chapter 5**  
**Existing Buildings**  
{As in IECC-C}

**Chapter 6**  
**Referenced Standards**  
{As in IECC-C}

*Appendix A*  
**Solar-Ready Zone**  
*{As in IECC-C}*

**PART IX-B**  
**INTERNATIONAL ENERGY CONSERVATION CODE –**  
**RESIDENTIAL PROVISIONS**

- § 9B-101. City adoption.
- § 9B-102. City modifications.

**Chapter 1**  
**Scope and Administration**

- 101. Scope and General Requirements.
- 102. Alternative Materials, Methods, Insulating Systems.
- 103. *{As in IECC-R}*
- 104. Permits and Fees.
- 105. Inspections.
- 106 to 107. *{As in IECC-R}*
- 108 to 109. *{Not Adopted}*
- 110 to 111. *{Reserved}*
- 112. Violations.
- 113. Administrative and Judicial Review.

**Chapter 2**  
**Definitions**

- 201. General.
- 202. General Definitions.

**Chapter 3**  
**General Requirements**  
*{As in IECC-R}*

**Chapter 4**  
**Residential Energy Efficiency**

- 401. General.
- 402. Building Thermal Envelope.
- 403 to 404. *{As in IECC-R}*
- 405. Simulated Performance Alternative.
- 406. Energy Rating Index Compliance Alternative.
- 406 to 408. *{As in IECC-R}*

**Chapter 5**  
**Existing Buildings**  
*{As in IECC-R}*

**Chapter 6**  
**Referenced Standards**  
*{As in IECC-R}*

*Appendix A*  
**Solar-Ready Provisions ...**  
*{Not Adopted}*

**PART X**  
**INTERNATIONAL RESIDENTIAL CODE**

- § 10-101. City adoption.
- § 10-102. City modifications.

**Chapter 1**  
**Scope and Administration**

- 101. Title, Scope, Purpose.
- 102. Applicability.
- 103. Department of Building Safety.
- 104. Duties and Powers of Building Official.
- 105. Permits.
- 106. Construction Documents.
- 107. *{As in IRC}*
- 108. Fees.
- 109. Inspections.
- 110. Occupancy Permit; Certificate of Completion.
- 111. *{As in IRC}*
- 112. Administrative and Judicial Review.
- 113. Violations.
- 114. Stop-Work Order.

**Chapter 2**  
**Definitions**

- 201. General.
- 202. Definitions.

**Chapter 3**  
**Building Planning**

- 301. Design Criteria.
- 302 to 308. *{As in IRC}*
- 309. Garages and Carports
- 310. *{As in IRC}*
- 311. Means of egress
- 312. Guards and Window Fall Protection.
- 313. Automatic Fire Sprinkler Systems.
- 314 to 318. *{As in IRC}*
- 319. Site Address
- 320. *{Not Adopted}*
- 321. *{As in IRC}*
- 322. *{Not Adopted}*
- 323 to 327. *{As in IRC}*
- 328 to 330. *{Reserved}*
- 331. Driveways and Other Paved Surfaces

**Chapter 4**  
**Foundations**

401. General.  
402 to 403. *{As in IRC}*  
404. Foundation and Retaining Walls.  
405 to 407. *{As in IRC}*  
408. Under-Floor Space.

**Chapter 5**  
**Floors**  
*{As in IRC}*

**Chapter 6**  
**Wall Construction**  
*{As in IRC}*

**Chapter 7**  
**Wall Covering**  
*{As in IRC}*

**Chapter 8**  
**Roof-Ceiling Construction**

801. General.  
802 to 807. *{As in IRC}*

**Chapter 9**  
**Roof Assemblies**

901 to 908. *{As in IRC}*  
909 to 910. *{Reserved}*  
911. Rooftop Decks and Other Structures.

**Chapter 10**  
**Chimneys and Fireplaces**  
*{As in IRC}*

**Chapter 11**  
*{Not Adopted}*

**Chapter 12**  
**Mechanical Administration**  
*{As in IRC}*

**Chapter 13**  
**General Mechanical System Requirements**

1301. General.  
1302 to 1308. *{As in IRC}*

**Chapter 14**  
**Heating and Cooling Equipment and Appliances**

1401. General.  
1402 to 1410. *{As in IRC}*  
1411. Heating and Cooling Equipment.  
1412. *{As in IRC}*  
1413. Evaporate Cooling Equipment.  
1414 to 1415. *{As in IRC}*

**Chapter 15**  
**Exhaust Systems**  
*{As in IRC}*

**Chapter 16**  
**Duct Systems**

1601. Duct Construction.  
1602. *{As in IRC}*

**Chapter 17**  
**Combustion Air**

1701. General.

**Chapter 18**  
**Chimneys and Vents**

1801. *{As in IRC}*  
1802. Vent Components.  
1803 to 1805. *{As in IRC}*

**Chapter 19**  
**Special Appliances, Equipment, and Systems**  
*{As in IRC}*

**Chapter 20**  
**Boilers and Water Heaters**

2001. Boilers  
2002 to 2006. *{As in IRC}*

**Chapter 21**  
**Hydronic Piping**

2101. Hydronic Piping Systems Installation.  
2102. *{As in IRC}*  
2103. Floor Heating Systems.  
2104 to 2105. *{As in IRC}*

**Chapter 22**  
**Special Piping and Storage Systems**

2201. Oil Tanks.  
2202 to 2204. *{As in IRC}*



**Chapter 23**  
**Solar Thermal Energy Systems**  
{As in IRC}

**Chapters 24 to 33**  
{Not Adopted}

**Chapter 34**  
**General Requirements**  
{As in IRC}

**Chapter 35**  
**Electrical Definitions**  
{As in IRC}

**Chapter 36**  
**Services**

3601 to 3603. {As in IRC}  
3604. Overhead Service and Service-Entrance Conductors.  
3605 to 3611. {As in IRC}

**Chapter 37**  
**Branch Circuit and Feeder Requirements**

3701. {As in IRC}  
3702. Branch Circuit Ratings.  
3703 to 3706. {As in IRC}

**Chapter 38**  
**Wiring Methods**  
{As in IRC}

**Chapter 39**  
**Power and Lighting Distribution**

3901. Receptacle Outlets.  
3902 to 3907. {As in IRC}  
3908. Grounding.  
3909. {As in IRC}

**Chapter 40**  
**Devices and Luminaires**  
{As in IRC}

**Chapter 41**  
**Appliance Installation**

4101. General.

**Chapter 42**  
**Swimming Pools**  
{As in IRC}

**Chapter 43**  
**Class 2 Remote-Control, Signaling, and Power-Limited Circuits**  
{As in IRC}

**Chapter 44**  
**Referenced Standards**  
{As in IRC}

**Appendices A to D**  
{Not Adopted}

**Appendix E**  
**Manufactured Housing Used as Dwellings**

E101. Scope.  
E102 to E606. {As in IRC}

**Appendix F**  
**Radon Control Methods**  
{As in IRC}

**Appendix G**  
**Piping Standards for Various Applications**  
{As in IRC}

**Appendix H**  
**Patio Covers**  
{As in IRC}

**Appendices I and J**  
{Not Adopted}

**Appendix K**  
**Sound Transmission**  
{As in IRC}

**Appendix L**  
{Not Adopted}

**Appendix M**  
**Home Day-Care – R-3 Occupancy**  
{As in IRC}

*Appendix N*  
*{Not Adopted}*

*Appendix O*  
*Automatic Vehicular Gates*  
*{As in IRC}*

*Appendix P*  
*{Not Adopted}*

*Appendix Q*  
*Tiny Houses*  
*{As in IRC}*

*Appendices R to T*  
*{Not Adopted}*

**PART XI**  
**INTERNATIONAL GREEN CONSTRUCTION CODE**

- § 11-101. City adoption.
- § 11-102. City modifications.

*Chapter 1*  
*Scope and Administration*

- 101. General.
- 102. Applicability.
- 103. Duties and powers of Code Official.
- 104 to 105. *{As in IgCC}*
- 106. Permits.
- 107. Fees.
- 108. Violations.
- 109. Administrative and Judicial Review.

*Chapter 2*  
*{Reserved}*

*Chapter 3*  
*Definitions; Abbreviations and Acronyms*

- 301. General.
- 302. Definitions.
- 303. Abbreviations and acronyms.

*Chapter 4*  
*{Reserved}*

*Chapter 5*  
*Site Sustain ability*

- 501.1. Scope.
- 501.2. Compliance.
- 501.3. Mandatory provisions.

*Chapter 6*  
*Water Use Efficiency*

- 601.1. Scope.
- 601.2. Compliance.
- 601.3. Mandatory provisions.

*Chapter 7*  
*Energy Efficiency*

- 701.1. Scope.
- 701.2. Compliance.
- 701.3. Mandatory provisions.
- 701.4. Prescriptive option.
- 701.5. Performance option.

*Chapter 8*  
*Indoor Environmental Quality*

- 801.1. Scope.
- 801.2. Compliance.
- 801.3. Mandatory provisions.
- 801.4. Prescriptive option.
- 801.5. Performance option.

*Chapter 9*  
*Materials and Resources*

- 901.1. Scope.
- 901.2. Compliance.
- 901.3. Mandatory provisions.
- 901.4. Prescriptive option.
- 901.5. Performance option.

*Chapter 10*  
*Construction and Plans for Operations*

- 1001.1. Scope.
- 1001.2. Compliance.
- 1001.3. Mandatory provisions.

*Chapter 11*  
*Electives*

- 1101.1. Scope.
- 1101.2. Compliance.
- 1101.3. Mandatory provisions.
- 1101.4. Water efficiency.
- 1101.5. Materials and resources.
- 1101.6. Constructions and plans for operation.

*Chapter 12*  
*Normative References*  
*{As in IgCC Chapter 11}*

**Appendix A**  
**Climate Zones and Prescriptive Building Envelope  
and Duct Insulation Tables**  
{As in IgCC}

**Appendix B**  
{Not Adopted}

**Appendix C**  
**Performance Option for Energy Efficiency**  
{As in IgCC}

**Appendix D**  
**Building Concentrations**  
{As in IgCC}

**Appendices E through K**  
{Informative. Not Adopted}

**Annex 1**  
**Performance Option for Energy Efficiency**  
{Informative. Not Part of Code}

**PART XII**  
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- § 12-101. City adoption.
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**Portable Residential Spas and  
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{As in ISPSC}

**Chapter 11**  
**Referenced Standards**  
{As in ISPSC}

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**PART I**  
**MARYLAND BUILDING PERFORMANCE STANDARDS**

**§ 1-101. State action.**

(a) *In general.*

The Maryland Building Performance Standards are adopted and, from time to time, amended by the Maryland Department of Labor under State Public Safety Article, Title 12, Subtitle 5.

(b) *Contents.*

As amended effective March 25, 20159 these Standards consist of:

- (1) the International Building Code (2018 Edition), with certain State modifications {COMAR 09.12.51.04A and B};
- (2) the International Residential Code for One- and Two-Family Dwellings (2018 Edition), with certain State modifications {COMAR 09.12.51.04A and C}; and
- (3) the International Energy Conservation Code (2018 Edition), with certain State modifications {COMAR 09.12.51.04A and D}.

**§ 1-102. City adoption.**

The Maryland Building Performance Standards are adopted as part of the Building, Fire, and Related Codes of Baltimore City, subject to the following modifications:

- (1) in the International Building Code (2018 Edition):
  - (i) incorporate the State modifications indicated in the appropriate chapter, section, or other provision of Part II below; and
  - (ii) add the Baltimore City modifications indicated in the appropriate chapter, section, or other provision of Part II below;
- (2) in the International Residential Code for One- and Two-Family Dwellings (2018 Edition):
  - (i) incorporate the State modifications indicated in the appropriate chapter, section, or other provision of Part X below; and
  - (ii) add the Baltimore City modifications indicated in the appropriate chapter, section, or other provision of Part X below; and

(3) in the International Energy Conservation Code (2018 Edition):

- (i) incorporate the State modifications indicated in the appropriate chapter, section, or other provision of Parts IX-A and XI-B below; and
- (ii) add the Baltimore City modifications indicated in the appropriate chapter, section, or other provision of Parts IX-A and XI-B below.

**PART II**  
**INTERNATIONAL BUILDING CODE**

**§ 2-101. City adoption.**

(a) *In general.*

The International Building Code (2018 Edition) is adopted as part of the Building, Fire, and Related Codes of Baltimore City, subject to the additions, deletions, amendments, and other modifications contained in this Part II.

(b) *Codification.*

Unless otherwise specified, chapter and section numbers in this Part II refer to the chapter and section numbers of the International Building Code.

**§ 2-102. Maryland Building Performance Standards.**

The Maryland Building Performance Standards contain certain State modifications to the International Building Code. The State modifications that Baltimore City has adopted are repeated in this Part II, for the user's convenience, in the appropriate chapter, section, or other provision. These State modifications are labeled "MBPS Modification".

**§ 2-103. City modifications.**

The additions, deletions, amendments, and other modifications adopted by the City are as follows:

**CHAPTER 1**  
**SCOPE AND ADMINISTRATION**

{**MBPS Modification – Note to Chapter 1:** Local jurisdictions are responsible for the implementation and enforcement of the Maryland Building Performance Standards. Refer to each local jurisdiction for local amendments to Chapter 1 of the IBC. Each local jurisdiction having authority shall establish ... implementation and enforcement procedures that include: (a) review and acceptance of appropriate plans; (b) issuance of building permits; (c) inspection of the work authorized by the building permits; and (d) issuance of use and occupancy certificates.}

**SECTION 101 GENERAL**

**101.1 Title.** The regulations contained in this Code constitute and are known as the "Baltimore City Building Code". The Baltimore City Building Code, together with the standards and codes listed in § 101.4 {"Referenced codes"} of this Chapter, as supplemented, amended, or otherwise modified by these provisions, collectively constitute and are known as the "Building, Fire, and Related Codes of Baltimore City".

**101.1.1 References to "this Code".** Throughout this Part II, all references to "this Code" refer to the Building, Fire, and Related Codes of Baltimore City.

**101.2 Scope. {As in IBC}**

**Exception 1: {Per MBPS Modification}** Detached 1- and 2-family dwellings and multiple single-family dwellings (townhouses) not more than 3 stories above grade plane in height with a separate means of egress and their accessory structures must comply with the International Residential Code.

**Exception 2: {Per MBPS Modification}** Existing buildings undergoing repair, alterations, or additions, and change of occupancy must comply with the Maryland Building Rehabilitation Code, set forth in COMAR 09.12.58. **{Note:** The Maryland Building Rehabilitation Code comprises the 2015 International Existing Building Code, with State modifications.}

**Exception 3: {Per MBPS Modification}** Maintenance of residential structures and premises must comply with the Minimum Livability Code, as set forth in COMAR 09.12.54.

**101.2.1 Appendices.** The appendices to the International Building Code apply as follows:

**101.2.1.1 Appendices adopted.** The following appendices are adopted, with or without local modifications, as part of this Code:

1. Appendix C: "Group U – Agricultural Buildings".
2. Appendix D: "Downtown Fire District".
3. Appendix F: "Rodent Proofing".
4. Appendix H: "Signs".
5. Appendix I: "Patio Covers".
6. Appendix J: "Grading".

**101.2.1.2 Appendices not adopted.** The following appendices are not adopted as part of this Code:

1. Appendix A: "Employee Qualifications".
2. Appendix B: "Board of Appeals".
3. Appendix E: "Supplementary Accessibility Requirements".
4. Appendix G: "Flood Resistant Construction".
5. Appendix K: "Administrative Provisions".
6. Appendix L: "Earthquake Recording Instrumentation".
7. Appendix M: "Tsunami-Generated Flood Hazard".
8. Appendix N: "Replicable Buildings".



**101.3 Intent.** *{As in IBC}*

**101.4 Referenced codes.** The standards and codes listed in this § 101.4, as modified by these provisions and as referred to elsewhere in this Code, are part of the requirements of this Code to the extent prescribed by the reference.

**101.4.1 Electrical.** The National Electrical Code (2017 Edition), as modified in Part III of this Code, applies to the installation of electrical systems, including their alteration, repair, replacement, equipment, appliances, fixtures, fittings, and appurtenances.

**101.4.2 Gas.** The International Fuel Gas Code (2018 Edition), as modified in Part IV of this Code, applies to the installation of gas piping from the point of delivery, to gas appliances, and to related accessories as covered in this Code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances, and related accessories.

**101.4.3 Mechanical.** The International Mechanical Code (2018 Edition), as modified in Part V of this Code, applies to the installation, alterations, repairs, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings, and appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators, and other energy-related systems.

**101.4.4 Plumbing.** The International Plumbing Code (2018 Edition), as modified in Part VI of this Code, applies to the installation, alteration, repair, and replacement, use, or maintenance of or addition to plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances.

**101.4.5 Property maintenance.** The International Property Maintenance Code (2018 Edition), as modified in Part VII of this Code, applies to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life, and fire safety hazards; responsibilities of owners, operators, and occupants; and occupancy of existing premises and structures.

**101.4.6 Fire prevention.** The International Fire Code (2018 Edition), as modified in Part VIII of this Code, applies to matters affecting or relating to prevention of structures, processes, and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials, or devices; from conditions hazardous to life, property, or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

**101.4.7 Energy.** The International Energy Conservation Code (2018 Edition), as modified in Parts IX-A and IX-B of this Code, applies to all matters governing the design and construction of buildings for energy efficiency.

**101.4.8 Residential.** The International Residential Code for One- and Two-Family Dwellings (2018 Edition), as modified in Part X of this Code, applies to detached 1- and 2-family dwellings and multiple single-family dwellings (townhouses), not more than 3 stories above grade plane in height, and their accessory structures.

**101.4.9 Green Construction.** The International Green Construction Code Construction (2018 Edition), as modified in Part XI of this Code, applies to construction requirements intended to reduce the negative impacts and increase the positive impacts of the built environment on the natural environment and building occupants.

*(Ord. 20-467.)*

**101.4.10 Swimming Pool and Spa.** The International Swimming Pool and Spa Code (2018 Edition), as modified in Part XII of this Code, applies to the construction, alteration, movement, renovation, replacement, repair and maintenance of aquatic recreation facilities, pools and spas.

**101.5 References to former Codes.** All references in a violation, condemnation, or other notice, in a citation, or in the Baltimore City Code to any former version of the Building Code or to any provision of that Code are considered to refer to the comparable or otherwise applicable provisions of this Code.

## SECTION 102 APPLICABILITY

### 102.1 to 102.5 *{As in IBC}*

**102.6 Existing conditions.** The legal occupancy of any structure existing on the date of adoption of this Code is permitted to continue without change, except as otherwise specifically provided in this Code, the International Property Maintenance Code, or the International Fire Code.

### 102.6.1 to 106.1.2 *{As in IBC}*

**102.7 Structures owned by City.** This Code does not apply to any structure (other than a building) that is owned by the City, to the extent that the structure:

1. is located on, over, or under a street, alley, or other public way or land, and
2. is designed, constructed, controlled, and maintained by and under the authority and supervision of the Director of Public Works, the Director of General Services, or the Director of Transportation, whichever has jurisdiction, or an authorized representative of the applicable Director.

**102.8 Public service structures on streets.** This Code does not apply to any pole, conduit, tunnel, pipe line, manhole, or other similar surface or subsurface structure, including its equipment, that is owned and controlled by a public service corporation, to the extent that:

1. the structure is located on, over, or under a street, alley, or other public way or land,
2. its construction is authorized by the City, and
3. its installation is regulated and supervised by the Director of Public Works, the Director of General Services, or the Director of Transportation, whichever has jurisdiction, or an authorized representative of the applicable Director.

**102.9 Property owned or leased by United States or Maryland.** Except as specified in § 102.9.1, land owned by the United States or by the State of Maryland, including any structure owned by either and located on the land, is exempt from this Code.

**102.9.1 Exceptions.** The following are not exempt from this Code:

1. land or structures leased by the United States or the State of Maryland from a private owner,
2. land or structures leased by a private owner from the United States or the State of Maryland, and
3. land or structures held by the United States or the State of Maryland pursuant to the foreclosure of a residential mortgage.

**102.10 Waterways.** Other than work done by the United States or the State of Maryland, all construction done along the shoreline and waterways within the City must:

1. comply with this Code, and
2. be approved by:
  - a. the Department of Public Works,
  - b. the Department of General Services,
  - c. the Department of Transportation,
  - d. the Department of Planning,
  - e. the Fire Department,
  - f. the Maryland Department of the Environment, and
  - g. the U.S. Army Corps of Engineers.

**102.11 Railroad facilities.** Railroad facilities within a railroad right-of-way are exempt from the provisions of this Code, except for those provisions that relate to sanitary maintenance. However, privately owned structures within a right-of-way are not exempt unless they are ancillary to the railroad.

**102.12 Moved structures.** Structures that are moved into or within Baltimore City:

1. must comply with the provisions of this Code for new structures, and
2. may not be used or occupied, in whole or in part, until the Building Official approves an occupancy permit for the structure.

**102.13 to 102.14 {Reserved}**

**102.15 Compliance with Code required.** No structure, premises, land, or equipment may be constructed, altered, added to, repaired, rehabilitated, demolished, moved, located, used, occupied, or maintained in violation of this Code.

**102.15.1 Construction of structure.** When constructed, every structure must be located so that it does not create a violation of this Code.

**102.15.2 Relocation, etc., of lot lines, etc.** No lot or property line may be moved or relocated and no lot or parcel of land may be subdivided in any way that creates a violation of this Code for any structure.

**102.16 Compliance with other laws.** To the extent applicable, all work must also comply with:

1. the Critical Area Management Program of Baltimore City,
2. the Baltimore City Forest and Tree Conservation Program,
3. the Baltimore City Sustainability Plan,
4. the Zoning Code of Baltimore City,
5. City Code Article 6 {“Historical and Architectural Preservation”},
6. any applicable Urban Renewal Plan,
7. the Department of Public Works’ rules and regulations governing:
  - a. stormwater management,
  - b. soil erosion and sediment control, and
  - c. discharges to the storm drain system,
8. the Department of Transportation’s rules and regulations governing:
  - a. encroachments into the public right-of-way,
  - b. developer’s agreements, and
  - c. blasting,
9. the Federal Americans with Disabilities Act,
10. the Maryland Accessibility Code,
11. the Floodplain Management Code, and
12. all other applicable laws, rules, and regulations of the United States, the State of Maryland, and the City of Baltimore.

**SECTION 103 DEPARTMENT OF BUILDING SAFETY**

**103.1 Enforcement agency.** This Code is administered and enforced by the Baltimore City Department of Housing and Community Development and its Commissioner. Accordingly, in this Code:

1. “Department of Building Safety” or “Department” means the Baltimore City Department of Housing and Community Development, and
2. “Building Official”, means the Commissioner of Housing and Community Development or an authorized representative of the Commissioner.

**103.2 Appointment.** *{Not Adopted}*

**103.3 Deputies.** *{Not Adopted}*

**103.4 Employee restrictions.** An officer or employee of the Department may not:

1. engage in or directly or indirectly be connected with the furnishing of labor, materials, or appliances or the preparation of plans or specifications for the construction, alteration, addition, repair, rehabilitation, demolition, moving, or maintenance of a structure, unless the officer or employee is the owner of the structure, or
2. engage in any work that conflicts with his or her official duties or with the interests of the Department.

**SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL**

**104.1 General.** Except as otherwise specifically provided by law, the Building Official:

1. administers and enforces all provisions of this Code and the provisions of all other ordinances, laws, *{rules,}* or regulations relating to the matters provided for in this Code, and
2. may act on any question relative to the manner of and the materials to be used in the construction, alteration, addition, repair, rehabilitation, demolition, moving, location, use, occupancy, and maintenance of all structures and in the installation of equipment.

**104.1.1 Interpretations, rules, and regulations.** The Building Official may:

1. render interpretations of this Code, and
2. subject to Title 4 {“Administrative Procedure Act – Regulations”} of the City General Provisions Article, adopt rules and regulations to carry out this Code.

**Editor’s Note:** By authority of Ordinance 20-431, Section 5, the Director of Legislative Reference, in consultation with the Law Department, has conformed item 2 to refer expressly to and reflect the requirements of the recently-enacted Administrative Procedure Act that, effective January 15, 2021, governs the proposal, adoption, and publication of administrative rules and regulations.  
*(Text Conformed 03/13/21.)*

**104.2 Applications and permits.** *{As in IBC}*

**104.2.1 Determination of substantially improved or substantially damaged existing structures in flood hazard areas.** For applications for reconstruction, rehabilitation, addition, or other improvement of an existing structure in a flood hazard area, the Building Official must examine the construction documents and prepare findings with regard to whether the structure has sustained “substantial damage” and whether the proposed improvement is a “substantial improvement”, as these terms are defined in and calculated under the Floodplain Management Code. The Building Official must submit these findings to the Floodplain Manager for a determination of “substantial improvement”. Applications determined by the Floodplain Manager to constitute a “substantial improvement” require full compliance with the requirements of the Floodplain Management Code.

**104.3 to 104.5** *{As in IBC}*

**104.6 Right of entry.** In the performance of his or her duties, the Building Official may enter any land, structure, or premises in the City to enforce this Code, at any reasonable time or, in an emergency that might endanger public health or safety, at any time.

**104.6.1 Entry without notice or warrant.** Neither a search warrant nor prior notice is needed in any of the following circumstances:

1. if entry is by permission or at the request of an occupant of the land, structure, or premises or a person with apparent right of possession,
2. if the land, structure, or premises is open and accessible to members of the general public,
3. if the Building Official reasonably believes that an imminent danger to health or safety exists or might exist, or
4. immediately after an accident or disaster that causes the Building Official to believe that immediate entry is necessary for investigative purposes or to protect property or public health or safety.

**104.6.2 Authority to seek warrant.** Where appropriate, the Building Official may seek a search warrant to enter any land, structure, or premises in the City to make an inspection or to take any other authorized action to administer and enforce:

1. this Code (including the standards and codes incorporated in it), or
2. any of the following (collectively “related laws”):
  - a. the Health Code of Baltimore City,
  - b. the Zoning Code of Baltimore City,
  - c. an Urban Renewal Plan,
  - d. City Code Article 6 {“Historical and Architectural Preservation”}, or
  - e. any other related statute, ordinance, rule, or regulation for the protection of the health and safety of the residents of Baltimore City.

**104.6.3 Warrant after prior notice.** Before the Building Official may apply for a warrant to make a routine inspection or spot check to determine if a violation exists, the Building Official must give prior notice of his or her intent to the occupant or other person with apparent right of possession or, in the case of an unoccupied structure or premises, to the owner, the owner's agent, or other person in apparent control of the structure or premises.

**104.6.3.1 Contents of notice.** The notice must:

1. state the date and time at which the Building Official will be present to make the inspection or spot check, and
2. inform the person notified that he or she may reschedule the inspection or spot check to a reasonable date and time by contacting the Building Official before the stated date.

**104.6.3.2 Service of notice – Occupied property.** If the structure or premises is occupied, the notice must be either:

1. mailed or delivered to the occupant or person with apparent right of possession, or
2. posted conspicuously at or near the entrance to the structure or premises.

**104.6.3.3 Service of notice – Unoccupied property.** If the structure or premises is unoccupied, the notice must be mailed or delivered to the last-known address of the owner, agent, or other person in apparent control.

**104.6.3.4 Obtaining warrant.** After notice has been given, if the person notified fails to arrange for, denies, or unduly delays the entry, the Building Official may apply to a court of competent jurisdiction for a search warrant to authorize entry for the inspection or spot check.

**104.6.3.5 Probable cause.** Probable cause for a search warrant under this § 104.6.3 exists if:

1. the notice required by this § 104.6.3 has been given, and
2. the inspection is:
  - a. a spot check made at random or restricted to a few sample structures or premises in a designated area to determine if a building-by-building survey is necessary,
  - b. a routine inspection based on a general administrative plan for the enforcement of this Code or any related law, or
  - c. a routine inspection to determine compliance with a notice or order issued under § 123 {"Notices"} of this Code.

**104.6.4 Warrant without prior notice.** The Building Official may apply for a search warrant to enter a structure or premises without giving the prior notice otherwise required by § 104.6.3,

if there is probable cause to believe that a violation of this Code or a related law exists in the structure or on the premises.

**104.6.4.1 Probable cause.** Probable cause for a search warrant under this § 104.6.4 includes, among other appropriate circumstances, the following:

1. the inspection is to identify lead-based hazards in a dwelling unit that is the last-reported address of a child who, by notice from a health care provider or the State Department of the Environment to the Building Official or the Health Commissioner, is reported to have been diagnosed with a venous blood-lead level of 5 micrograms per deciliter or more, or
2. untreated lead-based paint hazards have been found in a unit of a multiple-family dwelling in which a child who has been diagnosed with a venous blood-lead level of 5 micrograms per deciliter or more resides and entry is needed to other units of the dwelling to determine compliance with law.

**104.6.5 Application for warrant.** The application for a search warrant must be:

1. signed and sworn to by the Building Official, and
2. accompanied by an affidavit containing facts within the personal knowledge of the affiant:
  - a. that probable cause for issuance of a search warrant exists, and
  - b. in cases where prior notice is required, that notice has been given and entry has not been arranged for or has been denied or unduly delayed by the person notified.

**104.6.6 Contents of warrant.** The search warrant must name or describe, with reasonable particularity:

1. the place to be inspected,
2. the reason for the inspection, and
3. the name of the applicant on whose written application the warrant was issued.

**104.6.7 Execution of warrant.** An inspection under the search warrant must be made within 15 days of the date the warrant was issued. At the end of that 15-day period, the warrant is void.

**104.6.8 Dwelling units.** Except as provided in § 104.6.8.1, no inspector who gains entrance to a dwelling for the purpose of enforcing this Code or any related law may obtain or furnish evidence of, or testify to, any offense other than violations of this Code or of any related law.

**104.6.8.1 Exception.** The limitations of § 104.6.8 do not apply to:

1. a felony, or
2. a misdemeanor involving an act of violence and committed in the inspector's presence.



**104.7 Department records.** *{As in IBC}***104.8 Liability.** *{Not Adopted. See State Courts Article § 5-302.}***104.9 Approved materials and equipment.** *{As in IBC}***104.10 Modifications.** *{As in IBC}***104.10.1 Flood hazard areas.** *{Not Adopted}*

**{Note:** For the establishment of Regulated Flood Hazard Areas and the special regulations and limitations governing development within those areas, *see* the Floodplain Management Code, City Code Article 7 {"Natural Resources"}, Division I {"Floodplain Management"}.

**104.11 Alternative materials and methods.** The provisions of this Code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this Code, as long as that alternative has been approved. An alternative material or method of construction may be approved if the Building Official finds in writing that, for the purpose intended:

1. the proposed alternative is satisfactory and complies with the intent of this Code, and
2. the material, method, or work offered is at least the equivalent of that prescribed in this Code in quality, strength, effectiveness, fire resistance, durability, and safety.

**104.11.1 Research reports.** *{As in IBC}***104.11.2 Tests.** *{As in IBC}***SECTION 105 PERMITS**

**105.1 Required.** A permit issued by the Building Official is required before any person may do any of the following work:

1. construct, alter, add to, repair, rehabilitate, demolish, or move any structure,
2. change the use of any structure or land,
3. install or alter any equipment subject to this Code,
4. move a lot line that affects any structure,
5. perform any grading or excavating,
6. undertake, cause, or allow any addition, alteration or other action described in either of the following provisions of City Code Article 6 {"Historical and Architectural Preservation"}:
  - a. § 8-2(a) {"Building permit required: Exterior structures"}, describing actions for or with respect to any structure:

- i. within an Historical and Architectural Preservation District,
    - ii. on the Landmark List: Exteriors, or
    - iii. on the potential-Landmark List: Exteriors, or
  - b. § 8-2(b) {"Building permit required: Public interiors"}, describing actions for or with respect to any structure:
    - i. on the Landmark List: Public Interiors, or
    - ii. on the potential-Landmark List: Public Interiors, or
7. on transfer of ownership or operation of property, continue any of the following uses, as defined in City Code Article 32 {"Zoning"}:
  - a. banquet hall,
  - b. body art establishment,
  - c. carry-out food shop,
  - d. day-care center: adult or child,
  - e. drive-through facility,
  - f. entertainment: live or indoor,
  - g. gas station,
  - h. health-care clinic,
  - i. lodge or social club,
  - j. lounge,
  - k. pawn shop,
  - l. personal services establishment,
  - m. restaurant,
  - n. retail goods establishment – with or without alcoholic beverage sales, or
  - o. tavern.

**105.1.1 Annual permit. *{As in IBC}***

**105.1.2 Annual permit records. *{As in IBC}***

**105.1.3 By whom application to be made.** Except as otherwise specified in Chapter 27 {"Electrical"}, Chapter 28 {"Mechanical Systems"}, and Chapter 29 {"Plumbing Systems"}, the application for a permit must be made as follows:

1. for a demolition or moving permit, by the owner of the property to be demolished or moved,
2. for a permit to remove formstone, paint, or other material from exterior surfaces, by the licensed contractor employed to do the proposed work,
3. for a permit to do work involving underpinning or a retaining foundation wall, by the licensed contractor employed to do the proposed work, and
4. for all other permits, by:
  - a. the owner or lessee of the structure,
  - b. the agent of the owner or lessee, or
  - c. the licensed engineer or architect employed in connection with the proposed work.

**105.1.4 Work done without permit.** A person who does any work without a permit, or outside or beyond the scope of a permit, or in a manner inconsistent with plans or drawings approved as part of a permit application, or after a permit is revoked for any reason, must obtain a permit for that work, even if already completed, and pay the appropriate permit fee and penalty surcharge.

**105.1.5 Special professional services.** In addition to and without limiting any other requirements of or authority granted by this Code, the Building Official may require, as a term or condition of a permit, that a registered design professional or other licensed specialist or expert perform specific work or sign and seal specific plans, computations, specifications, or statements.

**105.2 Work exempt from permit.** An exemption from the permit requirements of this Code does not authorize any work to be done in a manner that violates a provision of this Code or of any other law. Permits are not required for the following:

**Building:**

1. *{As in IBC and subject to all local, state, and federal laws}*
2. to 4. *{Not Adopted}*
5. *{As in IBC}*
6. *{Not Adopted}*
7. Interior painting, papering, tiling, carpeting, cabinets, counter tops, and similar interior finish work.
8. *{Not Adopted}*

9. *{As in IBC}*

10. Shade cloth or plastic film structures, commonly known as “hoophouses”, constructed for nursery or agricultural purposes. not including service systems. The covering of the structure must be a material that conforms to NFPA 701 standards.

11. *{As in IBC}*12. *{Not Adopted}*13. *{As in IBC}*

14. Removal of debris, except in cases of interior or exterior demolition.

15. Boarding exterior openings with plywood.

16. Minor repair or patching of drywall or plaster.

17. Replacing roof shingles.

18. Replacing roof tarring.

19. Installing a temporary door on a structure subject to a vacant building notice. (Ord. 21-054.)

**Electrical:**

**Repairs and maintenance:** *{As in IBC}*

**Radio and television transmitting stations:** *{Not Adopted}*

**Temporary Testing Systems:** *{As in IBC}*

**Gas:** *{Not Adopted}*

**Mechanical:** *{Not Adopted}*

**Plumbing:** *{As in IBC}*

**105.2.1 Emergency repairs.** *{As in IBC}*

**105.2.2 Public service agencies.** *{As in IBC}*

**105.3 Application for permit.** To obtain a permit, the applicant must first file an application on the form provided by the Building Official for that purpose. The application must:

1. identify and describe the work to be covered under the permit,
2. describe the land on which the proposed work is to be done by legal description, street address, or similar description that will readily identify and definitely locate the proposed building or work,

3. indicate the use and occupancy for which the proposed work is intended,
4. specify the gross floor area, as defined in Baltimore City Zoning Code § 1-306(j) {"Floor Area: Gross (GFA)"}, involved in the proposed work,
5. specify the number of dwelling units, if any, involved in the proposed work,
6. be accompanied by the construction documents and other information required by § 107 {"Submittal Documents"} of this Code, and
7. if the property is located within an Historical and Architectural Preservation District or included on the City's Landmark List or Potential-Landmark List, be forwarded to the Commission for Historical and Architectural Preservation, for review and action under City Code Article 6 {"Historical and Architectural Preservation"}, Subtitle 8 {"Alterations, etc., to or Affecting Properties"},
8. state the valuation of the proposed work,
9. if the proposed work will replace any existing structure, be accompanied by photographs that depict the existing conditions and existing structures on the site,
10. include a detailed disposal plan on the form provided by the Building Official for that purpose, if:
  - a. the proposed work includes interior or exterior demolition, and
  - b. the Building Official requires the applicant to provide a detailed disposal plan,
11. identify the parties by providing:
  - a. the full names, phone numbers, addresses, and (if available) email addresses of the owner, lessee, and applicant,
  - b. the full name, phone number, address, and (if available) email address of a person who can be contacted at all times in case of an emergency, and
  - c. if the owner, lessee, or applicant is a corporation, partnership, limited liability company, or other entity, full names, phone numbers, addresses, and (if available) email addresses of its officers, partners, or members, as the case may be,
12. provide any other data and information that the Building Official requires,
13. be signed by the applicant, or the applicant's authorized agent, and
14. if signed by an agent, be accompanied by:
  - a. proof of agency, and
  - b. proof of the agent's identity, by copy or presentation of a valid Maryland driver's license or other Maryland identification.

(Ord. 22-133.)

**105.3.1 Action on application.**

**105.3.1.1 General.** The Building Official must examine all applications for permits within a reasonable time after filing. If the application or the proposed work does not conform to the requirements of this Code or any other applicable law, the Building Official must reject the application in writing, stating the reasons for the rejection. If the Building Official is satisfied that the application and the proposed work conform to the requirements of this Code and all other applicable laws, the Building Official must issue the permit as soon as practicable.

**105.3.1.2 Referral to assess need for traffic mitigation.** Within 15 business days of receiving a completed application, the Building Official must refer the application and all accompanying documents to the Director of Transportation, for review and action under Chapter 38 {"Traffic Impact and Mitigation"} of this Code, if:

1. traffic mitigation requirements for the proposed work have not already been complied with in accordance with this Code or the Baltimore City Zoning Code; and
2. the proposed work:
  - a. is in a Traffic-Mitigation Zone designated under Chapter 38 {"Traffic Impact and Mitigation"} of this Code and involves 10 or more dwelling units,
  - b. involves 15,000 sq. ft. or more of gross floor area (as defined in Baltimore City Zoning Code § 1-306(j)), or
  - c. involves 50 or more dwelling units.

**105.3.2 Time limitation of application. {As in IBC}**

**105.3.3 Bond for exterior removal of formstone, paint, etc.** An application for a permit to remove formstone, paint, or other material from exterior surfaces must be accompanied by evidence satisfactory to the Building Official that the applicant has obtained a bond to cover the City's expense in the event of a spill or failure to properly dispose of hazardous waste. The bond must be in an amount of at least \$10,000.

**105.4 Validity of permit. {As in IBC}**

**105.5 Expiration; extension; reinstatement for final inspection.** Unless an extension is granted, every permit expires and becomes invalid on the expiration date specified on the permit or, if earlier, as provided in this § 105.5.

**105.5.1 Expiration – General.** Except as specified in § 105.5.2, a permit expires if:

1. the work authorized by the permit is not begun on the site within 180 days after the permit is issued, or

2. the work authorized by the permit is abandoned or suspended on the site for 180 days or more.

**105.5.2 Expiration – Condemnation, demolition.** A permit issued to comply with a condemnation notice served under § 123 {"Notices"} of this Code or to comply with a demolition order issued under § 116 {"Unsafe Structures"} of this Code expires if:

1. the work authorized by the permit is not begun on the site within 30 days after the permit is issued, or
2. the work authorized by the permit is not completed within 90 days after the permit is issued.

**105.5.3 {Reserved}**

**105.5.4 Extensions – General.** On a timely written application and for justifiable cause demonstrated, the Building Official may grant 1 or more extensions. Except as specified in § 105.5.5:

1. the application for an extension must be made within 60 days after the permit expires, and
2. each extension is limited to a period of not more than 180 days, unless otherwise authorized by the Building Official.

**105.5.5 Extensions – Condemnation, demolition.** For a permit issued to comply with a condemnation notice or a demolition order:

1. the application for an extension must be made before the permit expires, and
2. each extension must be limited to a period of not more than 90 days.

**105.5.6 Reinstatement for final inspection.** An expired permit may be reinstated by the Building Official for a final inspection if:

1. the application for reinstatement is made within 3 years of the permit's expiration;
2. all rough-in inspections were completed and approved by the Building Official, and
3. all of the work is complete.

**105.5.7 Compliance with violation notice or order.** The expiration date of a permit does not in any way extend the time required to comply with a violation notice or order.

**105.6 Suspension or revocation.** The Building Official may suspend or revoke a permit issued under this Code if:

1. the work is being done in violation of the permit, of this Code, or of any other applicable law{, rule,} or regulation,

2. the permit was issued:
  - a. in error or on the basis of incorrect, inaccurate, or incomplete information, or
  - b. in violation of this Code or of any other law{ *rule,*} or regulation, or
3. any Federal, State, or City agency suspends or revokes any license or takes any other action that diminishes the ability to use any portion of the property in any way for which the permit was granted under this Code.

**105.7 Placement of permit. {As in IBC}**

**105.8 Separate structures.** Whenever work is being done on two or more independent structures on the same property, a separate permit is required for each independent structure.

**105.9 Special requirements for demolition or moving.**

**105.9.1 Pre-permit requirements.** A permit may not be granted for demolishing or moving a structure unless the applicant complies with the following.

**105.9.1.1 Inspector consultation.** The applicant must have attended an on-site, pre-demolition or pre-moving inspector consultation to discuss and confirm:

1. appropriate hosing/wetting requirements and procedures,
2. notification requirements, and
3. any other matters the Building Official requires.

**105.9.1.2 Written notice to adjoining owners, etc.** The applicant must have given written notice to:

1. the owners of all properties that are physically attached to the structure subject to demolition or moving, and
2. the owners of any wired or other facilities that might have to be temporarily removed because of the proposed work.

**105.9.1.2.1 Contents of notice.** The written notice must:

1. indicate the intent to demolish or move the structure,
2. specify when the work is expected to begin,
3. identify the contractor scheduled to perform the demolition or moving, and
4. provide the full name, phone number, address, and (if available) email address of an agent of the contractor who can be reached at all times in case of an emergency.



**105.9.2 Pre-demolition, moving requirements.** Before beginning any demolition or moving operations, the permit holder must comply with the following.

**105.9.2.1 Posted notice.** Public notice of the demolition or moving must be posted on the premises at least 5 days before the scheduled action, but not more than 10 days before the scheduled action.

**105.9.2.1.1 Sign requisites – General.** The sign must be:

1. at least 4 feet wide and 3 feet high,
2. written in black lettering, at least 2 inches high, on a yellow background,
3. conspicuously posted, clearly visible and legible to the public, and with the bottom of the sign not less than 5 feet nor more than 10 feet above ground level, and
4. maintained in good condition until the time of the demolition or moving.

**105.9.2.1.2 Sign requisites – Multiple structures.** If the demolition or moving involves 2 or more structures on the same or adjoining properties:

1. 1 sign meeting the specifications of § 105.9.2.1.1 must be conspicuously posted, clearly visible and legible to the public, and with the bottom of the sign not less than 5 feet nor more than 10 feet above ground level, and
2. each individual structure must be posted with a sign that is:
  - a. at least 17 inches wide and 11 inches high,
  - b. written in black lettering on a yellow background,
  - c. conspicuously posted, clearly visible and legible to the public, and with the bottom of the sign not less than 5 feet nor more than 10 feet above ground level, and
  - d. maintained in good condition until the time of the demolition or moving.

**105.9.2.1.3 Proof of posting.** The permit holder must submit to the Building Official photographic evidence of the posting required by this section.

**105.9.3 Inspector presence.** At least 24 hours before beginning the demolition or moving operation, the contractor must contact the Building Official to schedule the presence of an inspector at the beginning of the demolition or moving operation.

**105.9.4 Failure to comply.** Failure to comply with the requirements of this § 105.9 may result in revocation of the permit.

**105.10 Required corrections.** The issuance of a permit does not prevent the Building Official from later requiring the correction of errors in any plans, drawings, work, or operations.

**105.11 Post-work proof of disposal.** If a permit holder was required to submit a detailed disposal plan as described in § 105.3.10 of this chapter, and the permit holder fails to submit proof of waste and refuse disposal to the Building Official upon completion of the work for which the permit was granted:

1. the Building Official may not finalize the permit,
  2. the Building Official may not issue an Occupancy Permit for the structure on which the work was performed, and
  3. the permit holder is subject to a penalty established under City Code Article 1, § 40-14(e)(5c) {"Violations to which subtitle applies"}.
- (Ord. 22-133.)

**105.12 {Reserved}**

**105.13 Inspection registration permits.** An inspection registration permit issued by the Building Official is required before any person may use any land or structure for:

1. a place of public assembly, including any assembly hall, auditorium, bowling lane, dance hall, exhibition hall, motion picture theater, musical hall, opera house, pool parlor, skating rink, sports arena, stadium, or theater, or
2. any roof tank or roof sign.

**SECTION 106 FLOOR AND ROOF DESIGN LOADS {AS IN IBC}**

**SECTION 107 SUBMITTAL DOCUMENTS.**

**107.1 General. {As in IBC}**

**Exception 1: {As in IBC Exception}**

**Exception 2:** Construction documents may be submitted electronically through the City's ePlans Review System if the submission complies with the guidelines established in the ePlans Applicant User Guide.

**107.2 Site plan.** The construction documents submitted with the application for permit must be accompanied by a site plan.

**107.2.1 General requirements.** The site plan must:

1. show to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades, and the proposed finished grades,
2. show, as applicable, Regulated Flood Hazard Areas, Floodways, and flood-protection elevations,
3. be drawn in accordance with an accurate boundary line survey, and

4. comport with all other requirements of this section.  
(Ord. 21-020).

**107.2.2 Demolition.** In the case of demolition, the site plan must show construction to be demolished and the location and size of existing structures and construction that are to remain on the site.

**107.2.3 Specifications, photographs, additional information.** The site plan must:

1. be drawn in accordance with the specifications required by rules or regulations adopted by the Building Official in consultation with the Director of Transportation, and
2. contain any additional information required by those rules or regulations.

**107.2.4 Waiver or modification.** The Building Official may waive or modify the requirement for a site plan if the application is for alteration or repair or if otherwise warranted.

**107.2.5 Exterior balconies and elevated walking surfaces.** *{As in IBC}*

**107.2.6 Site plan.** *{Not Adopted}*

**107.2.7 Structural information.** *{As in IBC}*

**107.2.8 Relocatable buildings.** *{As in IBC}*

**107.3 Examination of documents.** *{As in IBC}*

**107.4 Amended construction documents.** *{As in IBC}*

**107.5 Retention of construction documents.** *{As in IBC}*

## SECTION 108 TEMPORARY STRUCTURES AND USES

**108.1 In general.** *{As in IBC}*

**108.2 Conformance.** *{As in IBC}*

**108.3 Temporary power.** The Building Official may give permission to temporarily supply power to a structure that is not yet complete, as long as all work complies with the requirements of this Code.

**108.4 Termination of approval.** *{As in IBC}*

## SECTION 109 FEES

**109.1 Permit fees.** A permit for construction, alteration, demolition, moving, or other building operation is not valid unless the fees prescribed in this Code have been paid, nor is any amendment

or extension to a permit valid unless the prescribed additional fee has been paid. Payment must be made before issuance of the permit, amendment, or extension.

**109.2 Other fees.** The payment of the fee for all work done concurrently or in connection with the work contemplated by a permit does not relieve the applicant or permit holder from the payment of other fees prescribed by law for water taps, sewer connections, electrical permits, signs and display structures, marquees, or other appurtenant structures, or fees for inspections, occupancy permits, or other privileges or requirements, whether within or without the jurisdiction of the Department.

**109.3 Minimum fees and service charges.** Fees or service charges for the various permits, certificates, inspections, tests, or other services provided under this Code are as specified in this § 109. Unless otherwise specified, the minimum fee or service charge is \$25. All fees are to be rounded to the nearest dollar.

#### **109.4 Refunds; credits.**

**109.4.1 General.** No fee or other service charge paid for any application, permit, certificate, inspection, test, or other service may be refunded, in whole or in part, except as provided in this § 109.4.

**109.4.2 Limitations.** Except as provided in § 109.4.3:

1. if no work has been done nor any privilege enjoyed under a permit, certificate, inspection, test, or other service, a refund may be granted of not more than 50% of the fee or service charge paid; and
2. in no event may any refund be granted on any fee or charge of less than \$1,000.

**109.4.3 Administrative error.** If the Building Official revokes a permit because of an administrative error that, through no fault of the applicant, was made in issuing the permit, the applicant is entitled to:

1. apply for and receive a full refund of the fee paid for the revoked permit, or
2. request that the fee paid for the revoked permit be applied and credited to the fee due for a new permit to replace the one revoked.

#### **109.5 Service charges.**

**109.5.1 Duplicate or additional documents.** The charges for copies or duplicates of permits, certificates, and other documents are:

1. for photocopies of documents other than approved plans, \$1 for the 1<sup>st</sup> page and 50¢ for each additional page,
2. for duplicates of permits other than approved plans, \$10 for each duplicate issued, and
3. for copies or duplicates of approved plans, \$10 per sheet plus any charge involved in reproducing them.

**Exception:** The fee for photocopies of violation notices, condemnation notices, and records related to either, will be waived if the notices are:

1. for a residential property, and
2. the copies and the fee waiver are requested by:
  - a. the current owner of the property, as evidenced by a recorded deed, or
  - b. a current occupant of the property, as evidenced by an executed lease or other record satisfactory to the Building Official.

**109.5.1.1 Deposit for copies.** The Building Official may require a deposit in the amount of \$100 for any copy or duplicate request that:

1. is for photocopies of documents, other than approved plans or permits, estimated to be in excess of 200 pages; or
2. is for photocopies or duplicates of more than 10 approved plans or permits.

**109.5.2 Partial permits.** For a partial permit issued under this Code:

1. the charge is at the rate of:
  - a. \$10 for each \$1,000 worth of work up to \$1,000,000 worth of work, plus
  - b. \$5 for each \$1,000 worth of work in excess of \$1,000,000, and
2. the minimum charge is:
  - a. \$100 for 1- and 2-family dwellings, and
  - b. \$250 for all other structures.

**109.5.3 Permit extensions.** For a permit extension issued under this Code, the charge is as follows:

1. If the application for extension is made within 30 days after the permit expires, the fee for the extension is \$25.
2. If the application for extension is made between 30 - 60 days after the permit expires, the fee for the extension is 50% of the original permit fee. Alternatively, the applicant may apply for a new permit for the work remaining to be completed, with the fee for that permit to be based on the scope of that remaining work.

**109.5.4 Permit amendments.** For an amendment to a permit, the charge is as follows:

1. For each amendment that involves a work area not originally applied for, the charge is the appropriate fee for the work contemplated, with a minimum fee as follows:
 

a. 1- and 2-family dwellings	\$50
b. All others	\$75

2. For each amendment within the work area originally applied for, the charge is the appropriate fee for the work contemplated, with a minimum fee as follows:

a. 1- and 2-family dwellings	\$25
b. All others	
0 to 500 sq. ft.	\$75
Over 500 sq. ft. to 1,000 sq. ft.	\$150
Over 1,000 sq. ft. to 5,000 sq. ft.	\$250
Over 5,000 sq. ft.	\$500

3. To add or change a contractor, the charge is \$25 per application.

**109.5.5 Preliminary Project Review.** For a “Preliminary Review” of a proposed project, the charge is \$50 for each half hour.

**109.5.6 Revised drawings.** For revised drawings, the charge is \$10 for each sheet submitted, with a minimum charge of \$25.

**109.5.7 Application fee.** Before an application for any permit or certificate is processed, the applicant must pay a nonrefundable application fee as follows:

1. For applications that do not require the submission of construction documents for plan review:
  - a. 1- and 2-family dwellings \$25
  - b. All others \$50
2. For applications that require the submission of construction documents for plan review:
  - a. 1- and 2-family dwellings \$125
  - b. All others \$150

**109.5.8 Inspection fees.**

**109.5.8.1 Overtime fee.** For each inspection or reinspection that, at the request of the owner or owner’s agent, is made outside normal working hours, a charge is imposed at the rate of \$50 an hour for each inspector, with a minimum charge, payable in advance, of \$200 for each inspector.

**109.5.8.2 Reinspection fee.** If the owner or owner’s agent schedules an inspection and, for any reason, a reinspection of the same work is required, the charge, payable in advance, is as follows:

1. \$50 for a 1<sup>st</sup> reinspection,
2. \$100 for a 2<sup>nd</sup> reinspection, and
3. \$125 for a 3<sup>rd</sup> and every subsequent reinspection.

**109.5.9 Penalty surcharge.** A surcharge is imposed on any permit that is issued for work begun or completed:

1. without a permit,
2. beyond the scope of a permit or in a manner inconsistent with plans or drawings approved as part of a permit application, or
3. during the suspension or after the revocation of a permit for that work.

**109.5.9.1 Amount – In general.** Except as otherwise specified in this § 109.5.9, the amount of the surcharge is the greater of \$1,000 or 50% of the permit fee.

**109.5.9.2 Amount – Demolition work.** For demolition work done without the proper permit or in violation of the terms of a permit, the surcharge is 50¢ for each cubic foot of the structure before the demolition.

**109.5.9.3 Reductions.** The Building Official may reduce the amount of a surcharge imposed by this § 109.5.9:

1. on written application and justifiable cause demonstrated, and
2. in accordance with applicable standards and criteria contained in the rules and regulations adopted under this Code.

**109.5.9.4 Surcharge in addition to other fines, etc.** A surcharge imposed by this § 109.5.9 is in addition to any other fine or penalty imposed under this Code or any other law or regulation.

**109.5.9.5 Unpaid surcharge.** An unpaid surcharge shall be collected and a lien placed in the manner set forth in § 118 of this Code.

**109.5.10 Violation reports.** The charge for a violation report, whether obtained from the Department or from the Bureau of Liens, is \$30, in addition to the charge for a lien certificate.

**109.5.11 Payment denied for NSF.** The charge for a payment denied for insufficient funds is \$50.

**109.6 Fee schedules.**

**109.6.1 Permit fees for construction work.**

**a. New buildings and additions.**

**1. 1- and 2-family dwellings**

\$10 for each 1,000 cubic feet (28.31 cu. m.) or fraction of 1,000 cubic feet (28.31 cu. m.) of gross volume, including all basements and cellars.

Minimums –

New building  
Additions

\$150  
\$75

**2. All others**

\$20 for each 1,000 cubic feet (28.31 cu. m.) or fraction of 1,000 cubic feet (28.31 cu. m.) of adjusted gross volume, including all basements and cellars. For this calculation, the gross volume of the building is adjusted to exclude, for each story of the building, the volume attributable to any area of that story that is more than 20 feet (6.10 m) above the floor.

Minimums –	
New building	\$250
Additions	\$150

**b. Structures accessory to a principal occupancy.**

Each structure of 100 square feet (9.29 sq. m.) or less of gross floor area	\$25
Each structure over 100 square feet (9.29 sq. m.) of gross floor area	\$50

**c. Alterations and repairs.**

**1. 1- and 2-family dwellings**

\$0.30 per square foot or fraction of a square foot of affected gross floor area

Minimum	\$50
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Exception: For the following, the fee is \$10 for each \$1,000 or fraction of \$1,000 estimated cost, subject to a minimum fee of \$50 –

    Alterations limited to the exterior.

    Alterations limited to the installation of interior doors when no other work is contemplated on the permit.

**2. All others**

\$0.35 per square foot or fraction of a square foot of affected gross floor area

Minimum	\$150
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Exception: For the following types of work, the fee is \$12 for each \$1,000 or fraction of \$1,000 estimated cost, with a minimum fee of \$150 –

    Alterations limited to the exterior.

    Alterations limited to the installation of interior doors when no other work is contemplated on the permit.

    Alterations limited to construction of new-tenant demising wall.