

**CHARLES COUNTY GOVERNMENT
PLANNING & GROWTH MANAGEMENT
P.O. BOX 2150
LA PLATA, MARYLAND 20646**

July 1, 2009

WHEN IS A BUILDING PERMIT REQUIRED FOR THE CONSTRUCTION OF AN ADDITION?

A permit is required for all additions to single family dwellings including porches and sunrooms. A permit is required for all additions to detached accessory buildings, such as garages and sheds, with an aggregate area of more than 200 s.f.

PROCEDURE TO OBTAIN A BUILDING PERMIT FOR A RESIDENTIAL ADDITION, INCLUDING ATTACHED GARAGE:

1. Application: Complete attached building permit application (Attachment 1).
2. Forest Conservation Ordinance: As of August 27, 2004, compliance with the Forest Conservation Ordinance is required; however, projects on tracts of land less than 40,000 square feet are automatically exempt from the requirements of the Ordinance.

If the subject tract of land is 40,000 square feet or larger, forest conservation requirements must be addressed with your project. If there is a pending or approved forest conservation plan already on file in the Charles County Planning Office, please provide documentation. For more information, contact the Planning Department at (301) 645-0540. See Attachment 2.

3. Checklist for Grading and Sediment Control: Complete one of the two Checklists for Grading and Sediment Control (Attachment 3). One checklist is for lots **more** than two acres and one is for lots **less** than two acres. If sediment and erosion control is required, complete the Standard Erosion and Sediment Control Form (Attachment 4).
4. Construction Drawings: Two (2) complete sets shall include a detailed foundation plan, fully dimensioned floor plans, roof and floor framing plans, wall detail and elevations of all four sides. Provide plans as necessary to describe scope of work, include number of existing and proposed bedrooms. All drawings shall be scaled to a minimum of 1/4" = 1'0". All structural information shall be consistent with materials intended to be used at time of construction.
5. Site Plan: Five (5) copies of an engineered or hand-drawn site plan to scale must show lot lines, existing and proposed tree lines, the existing and proposed structure with setback dimensions to the property lines, grading around the proposed addition and the first floor elevation. **For lots less than 2.0 acres, the site plan must be signed and sealed by a Maryland Registered Engineer or Maryland Registered Land Surveyor or Maryland**

Registered Landscape Architect.

EXCEPTION: If the property is served by individual well and/or on-site sewage disposal system, only four (4) copies of the site plan are required at permit application. In addition to the above requirements, the site plan must show the septic and well location. Three (3) copies of the site plan, along with a \$60.00 review fee must also be submitted to the Environmental Health Department for review and approval. Same Day Permits require pre-approval. For more information, contact the Health Department at (301) 609-6751.

NOTE: Flood Plain: If the property is located in this area, the site plan shall denote the 100 year flood plain elevation and lowest finished floor elevation of the structure.

6. **Residential Basement Wall Type Certification:** If the addition will include a basement, complete Attachment 5 and submit at time of permit application. If the foundation wall design has been prepared by a Professional Engineer, two (2) sets of the wall design signed and sealed by a Maryland Registered Professional Engineer may be submitted at time of permit application or one set submitted to the building inspector at time of wall reinforcement inspection.
7. **Complete Load Path Form:** The Complete Load Path is a series of wall and roof ties installed on a building which are designed to reduce up lift during high wind storms. Complete and submit two (2) copies of the Complete Load Path Form (Attachment 6) at the time of permit application.

In addition, the following information shall be provided for specific areas in Charles County:

1. **Chesapeake Bay Critical Area and Resource Protection Zone:** Property located in the above areas (1000 feet from mean high water) may require additional information. Contact the Planning Department at (301) 645-0540 for specific submittal requirements and delineation of the CBCA and RPZ. See Attachment 7.
2. **Area of Special Geotechnical Consideration:** Proposed structures on property located in portions of the 7th District (Bryans Road/Indian Head) must comply with amendments to the building code (see Charles County Ordinance 01-93) due to the possibility of the soil exhibiting high shrinkage and/or expansion characteristics. A Geotechnical Report prepared by a Maryland Registered Professional Engineer may be provided in lieu of complying with the requirements. For more information, contact Permit Administration at (301) 645-0692.

Zoning

1. Specify the intended use of your structure on the permit application. All proposed structures **must meet zoning requirements.**
2. If your property is located within the neighborhoods of the Smallwood Village

PUD - Huntington (including Sentry Woods), Bannister, Sheffield and Wakefield - you must obtain the Planning Design Review Board (PDRB) approval from the Smallwood Village PDRB. You may contact them at:

SMALLWOOD VILLAGE - PDRB, 14G Irongate Drive, Waldorf
Telephone Number: (301) 843-8111

3. If your property is located within the neighborhoods of the Westlake PUD - Hampshire, Lancaster, Dorchester, Fairway Village and any future neighborhoods - you must obtain PDRB approval from the Westlake Village PDRB. You may contact them at:

WESTLAKE VILLAGE - PDRB, 236 Smallwood Village Center, Waldorf
Telephone Number: (301) 870-4304

4. If your property is located in Potomac Heights, you must submit the Review Committee approval letter. You may contact them at:

POTOMAC HEIGHTS - 200 Cedar Lane, Indian Head
Telephone Number: (301) 753-9148

5. If your property is located in Swan Point, you must submit the Architectural Review Committee (ARC) approval letter and two(2) copies of the stamped architectural drawings approved by the committee. You may contact them at:

SWAN POINT - 11550 Swan Point Boulevard, Issue
Telephone Number: (301) 259-0054

Other Permits

1. **Well/Septic Permits:** If the property is served by individual well and/or on-site sewage disposal system, you may need to apply for well and/or septic permits at the Environmental Health Department. For more information, contact the Health Department at (301) 609-6751.
2. **Plumbing Permits:** Prior to commencement of any plumbing and/or gas work, a plumbing permit shall be obtained from Permit Administration. The plumbing permit application shall be signed by a Maryland Registered Master Plumber.
3. **Electrical Permits:** Prior to commencement of any electrical work, an electrical permit shall be obtained from Permit Administration. The electrical permit application shall be signed by a Master Electrician licensed by the Board of Electrical Examiners and Supervisors of Charles County.

NOTE: Homeowners desiring to do his/her own plumbing and electrical work must complete an application and pass an examination. Exams are administered at the Charles County Government Building. Provide 24 hour notice by calling Permit Administration at (301) 645-0692. Any person wishing to take the exam shall have his application on file with Permit Administration within a reasonable time prior to the date of the scheduled exam.

Fees **Fees are subject to change every July 1.**

Please make checks payable to Charles County Commissioners.

1. **Application Fee**

A \$51.00 non-refundable application fee is due when you apply for your permit. (Fee may be paid at issuance for Same Day Permits.)

2. **Plan Review Fee**

\$.039 per square feet of the gross building area of the addition. The minimum plan review fee is \$101.00. This non-refundable fee is due when you apply for your permit. (Fee may be paid at issuance for Same Day Permits.)

3. **Inspection Fee**

This fee is due when the permit is issued.

Footing - \$34.00	Load Path - \$23.00
Foundation - \$25.00	Energy - \$34.00
Rebar - \$25.00	Framing - \$66.00
Slab - \$28.00	Final - \$66.00

Contractor License Requirement

Maryland Home Improvement Commission (MHIC)

Use and Occupancy Certificate

Shall be obtained from Permit Administration prior to using or occupying a building or structure. When requesting a Use and Occupancy Certificate, submit the Use and Occupancy Approval form signed by the building inspector from the inspection agency.

Codes, Regulations and Standards for Construction in Charles County

See Attachment 8.

See Attachment 9 for the Standard R5 Conditions for Residential Porches and Sunrooms.

The following is a list of commonly requested telephone numbers for State & County agencies:

- Health Department (301) 609-6751
- Inspection Agency (301) 645-3302
- Electrical, Building, Plumbing Inspections (301) 870-8710



Charles County Government
 Department of Planning and Growth Management
 200 Baltimore Street, P.O. Box 2150, La Plata, MD 20646
 (301) 645-0692 or (301) 870-3935 Fax: (301) 645-0575
www.charlescounty.org
 Inspections: (301) 870-8710 or (301) 645-3302

FOR OFFICE USE ONLY	
Date Received:	_____
Permit Number:	_____
Revision To:	_____
Plans on File #:	_____
Same Day:	Y or N
Time Received:	_____

BUILDING AND ZONING PERMIT APPLICATION

Property Tax Number	OR	Tax Map	Parcel	Grid
Property Owner(s) Name				
Address/E-Mail Address		City, State	Zip	Phone No.
Applicant(s) Name				
Address/E-Mail Address		City, State	Zip	Phone No.
Contractor's Name				
Address/E-Mail Address		City, State	Zip	Phone No.
MD Homebuilders Registration No.	MD Home Improvement No.		MD State License No.	

Job Address (ADC Map #, House #, Street, City, etc.)

Subdivision Name	Lot No.	Section	Block	Acreage
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General Description of Work and Intended Use:

Total Disturbed Area	Flood Plain Elevation	Front Yard Setback	Rear Yard Setback	Right Yard Setback	Left Yard Setback
State Road: ' Yes ' No	Chesapeake Bay Critical Area: ' Yes ' No	Stormwater Management: ' Provided ' Exempt ' Waived			
County Road: ' Yes ' No	Resource Protection Zone: ' Yes ' No	PDRB Approval: ' Yes ' No			
Development District: ' Yes ' No					
Total Floor Area: _____	No. of Full Bathrooms: _____	Public: ' Water ' Sewer	Related Permits Required:		
No. of Stories: _____	No. of 1/2 Bathrooms: _____	Private: ' Well ' Septic	Electrical: ' Yes ' No		
No. of Bedrooms: _____	Rough-In Only: _____	Food/Drink: ' Yes ' No	Plumbing: ' Yes ' No		

Estimated Construction Cost (Building Cost Only):	Commercial Business Trading As:
Application Fee: _____	Treasurer's Validation
Plan Review Fee: _____	
Soil Conservation Fee: _____	
Inspections: _____	

Total: \$ _____	
Name on Check: _____	

CAUTION: I/we have carefully examined and read this application and know the same is true and correct. I/we are also aware that whoever is indicated as the OWNER assumes full responsibility for this application and for the construction and will comply with all provisions of the Charles County ordinances and State laws whether herein specified or not. I/we further understand that to start construction before a building permit is issued and to use and occupy the premises before a Use and Occupancy Certificate is obtained is in violation of the law.

**CHARLES COUNTY FOREST CONSERVATION ORDINANCE
DECLARATION OF INTENT
SINGLE LOT EXEMPTION**

Tax Account Number _____ Tax Map _____ Parcel Number _____

Lot Number _____ Name(s) of Property Owner(s) _____

Address and/or location of property _____

I (We), _____, the Owner(s) of the real property located at _____ as described as _____ hereby declare my (our) intention to meet the requirements for an exemption under the *Single Lot Exemption* of the Charles County Forest Conservation Ordinance (section 298-4.H of the Charles County Code) for five (5) years.

Under this Declaration of Intent, I (we) propose to disturb _____ square feet of forest. I (we) have included a sketch map or site plan showing approximate existing forest cover and the forest area to be cleared.

Is the property for which this Declaration of Intent being filed subject to either (please indicate yes or no):

- _____ A previously approved Forest Conservation Plan; or
- _____ A previous Declaration of Intent

This declaration grants an exemption for (name activity) _____ conducted on an existing single lot based on the *Single Lot Exemption* of the Charles County Forest Conservation Program. If the Owner makes application for an activity regulated under the Forest Conservation Program, cumulatively clears more than 40,000 square feet of forest, or violates the requirements of a previous Forest Conservation Plan on all or part of the lot within the five (5) year period, the County Commissioners of Charles County may require the Owner to meet the forest conservation threshold established in the Charles County Forest Conservation Ordinance, and may also assess a noncompliance fee of \$0.30 per square foot for forested areas disturbed in violation of this exemption.

I (We) declare under the penalties of perjury, that I (we) have examined this declaration, including any accompanying forms and statements, and the information contained herein, to the best of my (our) knowledge, information, or belief, is true, correct and complete.

Property Owner(s) Signature(s)	Date
_____	_____
_____	_____
_____	_____

**CHECKLIST FOR
GRADING & SEDIMENT CONTROL ON LOTS OF 2 ACRES OR MORE
FOR RESIDENTIAL ADDITIONS**

- | | |
|--|--|
| <p>§ 1. A hand sketched site plan may be submitted on lots § 2 acres or larger and greater than 30 feet distance</p> <p>§ 2. Vicinity map showing location of site.</p> <p>§ 3. Distance of closest property line.</p> <p>§ 4. Distance of other structures on lot.</p> <p>§ 5. Lot number, lot size, subdivision name.</p> <p>§ 6. Location, type, and dimension of any easement on property.</p> <p>§ 7. Proposed or existing swale should be at least 10' away from structures.</p> | <p>8. Existing topography for the area where any grading will be performed.</p> <p>§ 9. If construction is within wetland area, refer to WRA and Army Corps of Engineers for their approval. Approval must be received in writing prior to issuance of a building permit.</p> <p>§ 10. If the construction of the addition is within the 100 year flood plain, then minimum lowest finished floor elevation should be at least 1' above the 100 year flood plain and F.F. elevation shall be certified by a Professional Engineer or Professional Land Surveyor registered in the State of Maryland.</p> |
|--|--|

EROSION AND SEDIMENT CONTROL

- § 1. If the disturbed area exceeds .5 acres or more, provide the erosion and sediment control plan on the site plan. Also, sign and submit five (5) copies of the Standard Erosion and Sediment Control Form.
- § 2. If the building construction is on a lot within the Chesapeake Bay Critical Area, provide the erosion and sediment control plan on the site plan. Also, sign and submit five (5) copies of the Standard Erosion and Sediment Control Form.

NOTE: Applicant to refer to Health Department Checklist for well and septic.

Checked by _____ Applicant/Agent
_____ County Reviewer

**CHECKLIST FOR GRADING & SEDIMENT CONTROL ON LOTS LESS THAN 2 ACRES
FOR RESIDENTIAL ADDITIONS**

- | | |
|---|--|
| <p>§ 1. Site plan shall be original signed and sealed by a Maryland Registered Professional Engineer or Professional Land Surveyor.</p> <p>§ 2. Vicinity map showing location of site.</p> <p>§ 3. Distance of closest property line.</p> <p>§ 4. Distance of other structures on lot.</p> <p>§ 5. Lot number, lot size, subdivision name.</p> <p>§ 6. Scale of plan shall not be smaller than one (1) inch per 50 foot.</p> <p>§ 7. Location, name, and width of existing road adjoining the subject property.</p> <p>§ 8. Finished grade spot elevations at each corner of proposed additions.</p> <p>§ 9. Finished grade spot elevations at 10' away from each corner corner of proposed additions to ensure grading per CABO (minimum 5% grade with first 10' away from structures). NOTE: Applicant to refer to Health Department Checklist for well and septic.</p> | <p>§ 10. Finished floor elevations.</p> <p>§ 11. Lot number, lot size.</p> <p>§ 12. Is property located within the 100 year flood plain?
Yes _____ No _____</p> <p>§ 13. 100 year flood plain/backwater limits and elevations. Minimum lowest finished floor elevation should be minimum 1 foot above 100 year flood plain/backwater elevations.</p> <p>§ 14. If the construction of the driveway is within the flood plain, the proposed grading should indicate the driveway at a minimum of base flood elevation.</p> <p>§ 15. If the construction of the addition is within the 100 year flood plain, then minimum lowest finished floor elevation should be at least 1' above the 100 year flood plain elevation and F.F. elevation shall be certified by a Professional Engineer or Professional Land Surveyor registered with the with the State of Maryland.</p> |
|---|--|

EROSION AND SEDIMENT CONTROL

- § 1. If the disturbed area exceeds 5,000 square feet, or if more than 100 cubic yards of earth is moved, provide the erosion and sediment control plan on the site plan. Also, sign and submit five (5) copies of the Standard Erosion and Sediment Control form.
- § 2. If the building construction is on a lot within the Chesapeake Bay Critical Area, provide erosion and sediment control plan in the site plan. Also, sign and submit five (5) copies of the Standard Erosion and Sediment Control form.

<p>Checked by _____ Applicant/Agent</p> <p>_____</p> <p style="text-align: center;">County Reviewer</p>
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Subdivision/Lot Number _____
Tax Map _____
Parcel _____
Grid _____

EROSION AND SEDIMENT CONTROL FORM

OWNER'S/DEVELOPER'S CERTIFICATION FOR SEDIMENT AND EROSION CONTROL

All sediment control practices will be installed and maintained in accord with the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control. Permanent and temporary vegetative stabilization will meet Section G - Vegetative Practices of the 1994 Standards and Specifications for Soil Erosion and Sediment Control.

Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within seven (7) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes and all slopes greater than three (3) horizontal to one (1) vertical (3:1) and fourteen (14) days as to all other disturbed or graded areas of the project site. Once vegetation is established, the site shall have 95% groundcover to be considered adequately stabilized.

The permanent driveway or entrance location shall be used as a stabilized construction entrance. Two-inch stone base shall be placed at least 6 inches deep, 30 feet long and 10 feet wide over approved filter cloth. The entrance shall be top dressed with stone as necessary to prevent tracking of sediment onto public streets or rights-of-way.

I/We hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan (for the permit referenced below) and any noted Charles Soil Conservation District requirements. Any responsible personnel involved in the construction project will have a certificate of attendance at a Maryland Department of the Environment approved training program for the control of sediment and erosion before beginning the project. I hereby authorize the right of entry for periodic on-site evaluation by State of Maryland, Department of the Environment, Compliance Inspectors and representatives of the Charles Soil Conservation District.

Signature: _____ Date: _____

Name: _____ Title: _____ Phone #: _____

Firm: _____ Complete Address: _____

<p>PERMIT NUMBER _____</p> <p>CHARLES SOIL CONSERVATION DISTRICT APPROVAL CHARLES SCD SED. CTRL. PLAN NUMBER</p> <p>_____</p> <p>Sediment and Erosion Control Plan approved by the Charles Soil Conservation District.</p> <p>_____ Signature/Date</p> <p>This Approval Expires _____</p> <p>Written Requests for Extension may be submitted to the District. This plan meets the technical requirements of the U.S.D.A. Natural Resources Conservation Service.</p>

Rev. 01/06

Complete Load Path for Residential Home/Addition Per IRC/ 2006

Building Permit # _____

Type (Check Appropriate box)	Type	1 story	2 story	3 story
Single Family Dwelling				
Basement or crawl (circle one)				
Addition/ Garage / Carport/ Shed				
Deck				

Enter strap # in column on Right (Simpson or equal)	EXAMPLE ONLY (Strap numbers below are examples only.)		Nail size
Foundation Anchor	bolt ½" LBP or Equal		
Foundation strap	MASB or equal		
Band Board to Sill plate	LTP-4 or equal		12- 8D 1 ½" Nails
Band Board to bottom Plate	MTS or equal		8-8D 1 ½" Nails
Header Strap	CS-20 or equal		18- 10D Nails
Bottom & top plate strap to vertical stud	MTS, RSP-4, H2.5A or equal		8-8D 1 ½" nails
Floor to Floor anchors	LFTA , LSTA or Equal		6-10 D nails top & Bot
Truss or Rafter Strap to top plate	H2.5A or better		10 8D 1 ½" nails
Joist hangers for decks	G185 ZMAX or equal		Double Dipped Galv.

Connectors may be Simpson, USP or equal. The above is only for information purposes.

COMPLETE LOAD PATH:

AN INSPECTION OF THE COMPLETE LOAD PATH MUST BE PERFORMED PRIOR TO THE BUILDING FRAMING INSPECTION. THE COMPLETE LOAD PATH IS A SERIES OF WALL AND ROOF TIES THAT ARE INSTALLED ON A BUILDING THAT IS DESIGNED TO REDUCE UP LIFT DURING HIGH WIND STORMS. THE SILL PLATE, BAND BOARD, TRUSSES AND ALL COMPONENTS OF THE EXTERIOR WALLS ARE TIED TO THE FOUNDATION USING METAL TIES APPROVED FOR THE PURPOSE. THE TIES ARE INSTALLED AT THE SAME INTERVALS AS THE FOUNDATION ANCHORS OR STRAPS. ALL STRAPS ARE REQUIRED TO BE INSTALLED WITH THE APPROPRIATE NAILS OR SCREWS AS STATED BY THE MANUFACTURER OF THE STRAPS. PLEASE PROVIDE THE INSPECTOR WITH STRAP INFORMATION AS NOTED ON THE FORM FOR EACH SEPARATE PROJECT.

A CERTIFIED DESIGN OF THE COMPLETE LOAD PATH SIGNED AND SEALED BY A REGISTERED STRUCTURAL ENGINEER OR ARCHITECT MAY BE PRESENTED IN LIEU OF THIS FORM AT THE TIME OF INSPECTION.

- **A COMPLETE LOAD PATH DESIGN PREPARED BY AN ARCHITECT OR STRUCTURAL ENGINEER, SIGNED AND SEALED WILL BE PRESENTED AT TIME OF INSPECTION.**

- **I AGREE THAT I AM SOLELY RESPONSIBLE FOR COMPLYING WITH THE 2006 CHARLES COUNTY BUILDING CODE FOR COMPLETE LOAD PATH. THIS FORM WILL BE FILLED OUT AND PRESENTED TO THE INSPECTOR AT TIME OF INSPECTION.**

- **STAGGERED STRUCTURAL SHEATHING INSTALLED COVERING THE BAND BOARD AND SILL PLATE AND WITH A MINIMUM OF 18 INCHES ABOVE THE RIM BOARD ON THE SECOND STORY.**

A SEPARATE INSPECTION AND ADDITIONAL INSPECTION FEES ARE REQUIRED FOR THE COMPLETED LOAD PATH SYSTEM. SCHEDULE THE INSPECTION BEFORE INSTALLING SHEATHING OR INSTALL OVER THE SHEATHING.

Signature _____ Print Name _____ Date _____

Signature of Engineer/Architect _____ Print Name _____ Date _____

Guidelines for Preparing Critical Area Site Plans

All land areas within 1000' of the landward boundary of tidal waters are designated to be in the Chesapeake Bay Critical Area. Site plans for development in these areas should contain the following:

1. **Tax Map, Grid, Parcel, and Lot Number**

2. **Boundary survey plat or detailed drawing of the entire site showing:**

- existing topography, including any slopes in excess of 15%
- location of all existing and proposed structures (or improvements)
- limits of construction disturbance
- location of the 1000' Critical Area boundary
- location of 100' Critical Area Buffer (expanded for steep slopes and sensitive soils¹)
- location of tidal and non-tidal wetlands on site
- location of hydric and highly-erodible soils on site
- location of isolated and/or specimen trees (indicate if remaining or removed)
- forested areas on site and contiguous adjacent forested areas
- location of any Habitat Protection Areas²

3. **Computations of:**

- total lot area and acreage inside the Critical Area
- area of existing and proposed impervious surface by type (building, driveway, deck, etc.)
- percentage of post-development impervious surface³
- total area of existing forest cover
- forested area (or vegetative cover) to be cleared
- amount of replacement planting required for forest clearing (requires planting plan)
- amount of planting required for offsetting impervious surfaces (requires planting plan)
- amount of planting required to meet 15% minimum forest cover (requires planting plan)

4. **Planting Plan⁴ (if required) showing:**

- exact location of required plantings
- plant species and mitigation value (in square feet)
- 2-year maintenance agreement on all plant materials

Any questions about the items listed above may be directed to the Charles County Department of Planning and Growth Management, Environmental Section at (301) 645-0540.

¹ Article IX, Section 131 of the Charles County Zoning Ordinance

² Chapter 8 of the Charles County Critical Area Program

³ Article IX, Section 132 of the Charles County Zoning Ordinance

⁴ Article IX, Section 132 of the Charles County Zoning Ordinance

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING AND GROWTH MANAGEMENT
P.O. BOX 2150, LA PLATA, MARYLAND 20646

CODES, REGULATIONS AND STANDARDS
FOR CONSTRUCTION IN CHARLES COUNTY

March 9, 2009

1. International Building Code/2006, International Mechanical Code/2006 and the International Energy Conservation Code/2006 as amended by periodic supplements and Charles County Bill No. 2007-08.
2. International Residential Code/2006 as amended by periodic supplements and Charles County Bill No. 2007-08.
3. National Electrical Code/2005.
4. International Existing Building Code/2006 (**existing structures more than one year old**).
5. 2003 National Standard Plumbing Code Illustrated (National Association of Plumbing- Heating-Cooling Contractors).
2004 Supplement to the 2003 National Standard Plumbing Code (National Association of Plumbing-Heating-Cooling Contractors).
2002 Edition, National Fuel Gas Code, ANSI, Z223.1, NFPA 54.
Board Modifications to the Code.
6. Code of Maryland Regulations 05.02.02 -Maryland Accessibility Code.
7. Code of Maryland Regulations 05.02.06.02B - Maryland Safety Glazing Law.
8. Code of Maryland Regulation 29.06.01 State Fire Prevention Code
Incorporated by reference: NFPA 101 Life Safety Code/2009 and NFPA 1 Fire Code/2009.
9. Code of Maryland Regulations 10.15.03 - Food Service Facilities.
10. Code of Maryland Regulations 26.04.02 - On-Site Water Supply and Sewage Disposal.

Charles County Government

Standard R5 Conditions for Residential Porches and Sunrooms

November 5, 2007

The following conditions are not conclusive. For additional requirements, refer to the appropriate section of the adopted building code.

1. Existing foundations, concrete slabs, or decks shall be inspected and approved by the building inspector prior to start of construction. Schedule a preliminary inspection with the inspection agency.
2. The bottom of all footings shall extend at least 24 inches below finished grade. Step footings to contour of finished grade.
3. Concrete in footings shall have an ultimate compressive strength (f'c) of at least 2500 psi.
4. Concrete in porch slabs exposed to weather shall have an f'c of at least 3500 psi. Slabs protected from weather by enclosures shall have an f'c of at least 2500 psi.
5. Concrete slabs on grade shall have a minimum thickness of 3 1/2".
6. The following locations shall require the use of an approved species and grade of lumber, pressure treated in accordance with AWPAs, or decay-resistant heartwood of redwood, black locust, or cedars:
 - a. Wood joists or bottom of a wood structural floor when closer than 18 inches or wood girders when closer than 12 inches to the exposed ground.
 - b. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from exposed ground.
 - c. Sills and sleepers on a concrete or masonry slab.
 - d. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 0.5 inch on top, sides, and ends.
 - e. Wood siding, sheathing, and wall framing on the exterior of a building have clearance of less than 6 inches from the ground.
 - f. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather.
 - g. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade.
7. All wood in contact with the ground and that supports permanent structures intended for human occupancy shall be approved pressure preservative treated wood suitable for ground contact use.
8. Porch floor surfaces located more than 30 inches above grade below shall have guards not less than 36 inches in height. Required guards shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4-inches or more in diameter.
9. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" in height measured vertically from the nosing of the tread.
10. Handrails shall be provided on at least one side of stairways consisting of four or more risers. Handrails shall have a minimum height of 34 inches and a maximum height of 38 inches measured vertically from the nosing of the treads. The grip portion of the handrail shall have a circular cross section of 1.25 inches minimum to 2.625 inches maximum.