

ORDINANCE NO: 652

AN ORDINANCE OF THE TOWN OF EASTON AMENDING CHAPTER 6 BUILDING CODES TO INCORPORATE THE INTERNATIONAL BUILDING CODE 2015

Introduced By: _____

Whereas, the Town of Easton is authorized by § 5-211 of the Local Government Article of the Annotated Code of Maryland to enact ordinances concerning building codes within the Town of Easton; and

Whereas, the Department of Housing and Community Development adopted the International Building Code 2015 under the Maryland Building Performance Standards - COMAR 05.02.07; and

Whereas, the Town of Easton is required by the Annotated Code of Maryland Public Safety Article, Title 12 Building and Material Codes: Other Safety Provisions, Subtitle 5 Maryland Building Performance Standards, Section 12-505(a)(1)(ii) to implement and enforce the most current version of the Maryland Building Performance Standards and any local amendments by July 1st 2015; and

Now therefore, be it ordained by the Town of Easton that:

Section 1. Chapter 6, Section 6-11.1 of the Code of the Town of Easton is hereby amended, to read as follows:

§ 6-11.1 International Building Code 2015. The International Building Code 2015, with the modifications found in §6-11.2 of this article, are incorporated by reference. International Building Code shall be known and may be cited as the Town of Easton, Building Code for Commercial, Residential and Industrial Buildings. (Ordinance 652 effective July 1st 2015, historical reference 16, 17, 25, 27, 33, 34, 41, 42, 44, 45, 71, 73, 76, 82, 86, 90, 93, 110, 115, 180, 238, 325, 405, 417, 448, 562, 567 and 599)

Section 2. Chapter 6, Section 6-11.2.5 of the Code of the Town of Easton is hereby amended, to add the text “Chapter 10 Means of Egress” following the section number, as a title and to replace 1009.10 with 1011.8, in two locations to be consistent with the numbering of the 2015 codes.

Section 3. Chapter 6, Section 6-11.2.6 of the Code of the Town of Easton is hereby amended, to add the text “Chapter 10 Means of Egress” following the section number, as a title and to replace 1009.16 with 1011.12, in two locations to be consistent with the numbering of the 2015 codes.

Section 4. Chapter 6, § 6-11.2.5 and § 6-11.2.6 of the Code of the Town of Easton is hereby recodified as § 6-11.2.3 and § 6-11.2.4 respectively.

Section 5. Chapter 6, § 6-11.2.5 of the Code of the Town of Easton is hereby added to read as follows:

§ 6-11.2.5 Chapter 10. Means of Egress. Delete the exception under section 1011.12 Stairway to roof. (Ordinance 652 effective July 1st 2015)

Section 6. Chapter 6, § 6-11.2.6 of the Code of the Town of Easton is hereby added to read as follows:

§ 6-11.2.6 Chapter 10. Means of Egress. Delete Section 1011.16 Ladders, and replace with the following: (Ordinance 652 effective July 1st 2015)

1011.16 Ladders. Permanent ladders shall not serve as a part of the means of egress from occupied spaces within a building. Permanent ladders shall be permitted to provide access to elevated levels in Group U that are not open to the general public and elevator pits.

1011.16.1 Rise of ladders. Ladders used for access shall not have a vertical rise greater than 30 feet (9144 mm) between floor levels or landings.

1011.16.6.1 Offsets and landings of ladders. Ladders over 30 feet (9144 mm) in height shall be provided with offset sections and landings capable of withstanding 100 pounds per square foot (488.2 kg/ m2).

1011.16.6.2 Offsets and intermediate landings dimension. Landing dimensions shall be not less than 18 inches (457 mm) and not less than the width of the ladder served.

1011.16.6.3 Offsets and landings guards. A guard shall be provided on all open sides of the offsets and landings and shall comply with Section 1015.

1011.16.2 Landing required. The ladder shall be provided with a clear and unobstructed floor or landing at the top and bottom of each ladder, having a minimum dimension of 30 inches (762 mm) by 30 inches (762 mm) centered on the ladder.

1011.16.3 Side railings of ladders. There shall be not less than 18 inches (457 mm) between rails.

1011.16.4 Side railings extension of ladders. The side railing shall extend above the elevated levels by not less than 30 inches (762 mm).

1011.16.5 Rungs of ladders. Rungs shall have a diameter not less than 0.75-inch (19 mm) and be capable of withstanding a 300-pound (136.1 kg) load.

1011.16.6 Rung spacing of ladders. Ladders shall have rung spacing not to exceed 14 inches (356 mm) on center.

1011.16.7 Toe spacing of ladders. Ladders shall have a toe spacing not less than 6 inches (152 mm) deep.

1011.16.8 Climbing clearance of ladders. . The distance from the centerline of the rungs to the nearest permanent object on the climbing side of the ladder shall be not less than 30 inches (762 mm) measured perpendicular to the rungs. A minimum clear width of 15 inches (381 mm) shall be provided on both sides of the ladder measured from the midpoint of and parallel with the rungs. These distances shall be maintained clear.

Exception: Where cages or wells are installed.

1011.16.9 Corrosion. Ladders shall be protected against corrosion by approved means.

1011.16.10 Access Protection. Ladders shall be protected to prevent unauthorized access.

Section 7. Chapter 6, § 6-11.2.9 of the Code of the Town of Easton is hereby amended, to read as follows:

§ 6-11.2.9 Chapter 16 Structural Design. Delete Section 1612.3 Establishment of flood hazard areas and replace with the following: (Ordinance 652 effective July 1st 2015, historical reference 566)

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for the Town of Easton," dated August 5th 2013 previously March 27th 1984, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

Section 8. Chapter 6, § 6-11.2.14 of the Code of the Town of Easton is hereby amended, to be consistent with the numbering of the 2015 codes, to read as follows:

§ 6-11.2.14 Chapter 31. Special Construction. Chapter 31 Special Construction Section 3103.1 General, 3103.1.1 Conformance, 3103.1.2 Permit Required and Section 3103.4 Means of Egress are hereby deleted, and replaced with the following: (Ordinance 578 and 652 effective November 8th 2010 and July 1st 2015)

3103.1 General. The provisions of this section shall apply to all temporary structures and uses.

3103.1.1 Conformance. Temporary structures and uses shall conform to the chapters for; structural design, fire and smoke protection features, interior finishes, fire protection systems, means of egress, accessibility and interior environment requirements to ensure public health, safety and general welfare.

Exception: Marketplace buildings may forgo the interior environment requirements for artificial light, sanitary and temperature controls by limiting the durational use of the building.

3103.1.2 Marketplace Buildings. Marketplace Buildings are habitable only during daylight hours for the periods from May 16th thru September 30th.

Exception: Marketplace Building may be occupied for;

1. Additional periods of the year if heating facilities and energy efficiency details are provided complying with the Energy Conservation, Mechanical and Property Maintenance Codes.
2. Additional hours of the day if electrical systems are provided complying with the Electrical Code.

3103.1.3 Marketplace Buildings. Marketplace building shall be occupied only by employees for the protection from the elements and for point of sales transactions only.

Exception: Marketplace Building may be occupied for the; preparation and or sale of food and beverages as a Food Service Facility if; the Talbot County Environmental Health Office has issued a valid license for compliance with COMAR 10.15.03 and the plumbing systems complies with applicable State and Town plumbing codes.

Section 9. Chapter 6, § 6-11.2.15 of the Code of the Town of Easton is hereby repealed.

Section 10. Chapter 6, § 6-11.2.16 of the Code of the Town of Easton is hereby repealed.

Section 11. This ordinance shall become effective on July 1st 2015.

Vote of the Council this _____ day of _____, 2015

Alan I. Silverstein

Pete E. Leshner

Ronald E. Engle

Megan M. Cook

John F. Ford

I hereby certify that the above ordinance was _____ by a yea and nay vote of the Council this _____ day of _____, 2015

John F. Ford, Town Council President

Delivered to the Mayor by the Town Clerk this _____ day of _____, 2015

Kathy Ruf, Town Clerk

I hereby _____ this ordinance this _____ day of _____, 2015

Robert C. Willey, Mayor
