

## **CHAPTER 6 BUILDING CODES**

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Editor's Note. -- The Codes incorporated herein have copies on file in the Code Enforcement Office – Building Inspection Division, where they may be examined between the hours of 8:30 A.M. and 4:00 P.M., Monday through Friday, except on holidays. (Historical reference Ordinances: 16, 17, 25, 27, 33, 34, 41, 42, 44, 45, 71, 73, 76, 82, 86, 90, 93, 110, 115, 180, 238, 325, 405, 417, 566, 567, 568, 599, 600, 601, 602, 603, 604 and 605)

**§ 6-1. Chapter Title.** That this chapter shall be known and may be cited as “Building Codes” for the Town of Easton, Maryland. (Ordinance 547 effective July 1<sup>st</sup> 2009)

**§ 6-2. General References.** That this chapter shall reference General Provisions – Chapter 1, Licenses – Chapter 14, Plumbing – Chapter 20, Zoning – Chapter 28 of the Code of the Town of Easton. (Ordinance 547 effective July 1<sup>st</sup> 2009)

## **Article I: Building Codes Administration**

**§ 6-3 Applications and Permits.** (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-3.1 Applications for Permit.** To obtain a permit, the applicant shall first file an application(s) therefor in writing on a form furnished by the Building Inspection Division for that purpose. Such applications shall: (Ordinance 562 effective November 8<sup>th</sup> 2009)

1. Identify and describe the work to be covered.
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. Be accompanied by construction documents and other information as required.
5. State the valuation of the proposed work.

6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the code official.

**Exception for Repairs.** Application or notice to the code official is not required for ordinary repairs to structures. Repairs include the restoration to good or sound condition of any part of an existing building for the purpose of its maintenance. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structure beam or load bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements, nor shall repairs include addition to, alteration of, replacement or relocation of any plumbing, gas mechanical or electrical system.

**Exception for Emergency Situations:** Where repair or replacement must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the Building Inspection Division.

**§ 6-3.2 Action on Application:** The code official shall examine or cause to be examined all application for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of all pertinent laws or if the application is incomplete for appropriate review, the code official shall reject such application in writing, stating the reasons therefor. If the code official is satisfied that the proposed work conforms to the requirements of these codes and all laws and ordinances applicable thereto, the code official shall issue a permit therefor as soon as practicable. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-3.2.1 Substantially Improved or Substantially Damaged Existing Building and Dwellings.** For applications for alteration, addition, or other improvement of existing buildings or dwellings located in an area prone to flooding, the code official shall examine or cause to be examined the construction documents and shall prepare a finding with regard to the value of the proposed work. If the code official finds that the value of the proposed work equals or exceeds 50 percent of the market value of the building or dwelling, the applications shall meet the requirements for Flood Resistant Construction. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-3.3 Time Limitation of Application:** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the code official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-3.5 Permit Required.** Any owner or authorized agent who intends to construct, enlarge, alter, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by these codes, or to cause any such work to be done, shall first make application to the code official and obtain the required permit. A building permit, or application shall not be transferred from one applicant's name to another's without express written approval of the code official. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-3.6 Work Exempt from Permit.** Except that the work included below shall be exempt from the requirement for a permit. Exemption from the permit requirements of these codes shall not be deemed to grant authorization for work to be done in violation of the provisions of these codes. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-3.6.1 Building and Dwelling Codes:** (Ordinance 562 effective November 8<sup>th</sup> 2009 and Ordinance 578 effective November 8<sup>th</sup> 2010)

1. Residential Accessory Structures that are; not greater than 220 square feet in floor area, with an eave height of 10 feet or less and are not permanently fixed to the ground by a foundation.

Provided the accessory structure is anchored to the ground, on a flat and level surface area, by means of screw anchors or other anchor device to prevent overturning in high winds.

2. Retaining walls which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or II-A liquids.
3. Docks, piers, shoreline protection. However, a zoning certificate must be obtained from Town of Easton Planning and Zoning Department.
4. Sidewalks and driveways not more than 30 inches above grade and not over any basement or story below and which are not part of an accessible route.
5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
6. Temporary motion picture, television and theater stage sets and scenery.
7. Prefabricated swimming pools accessory to one and two family dwellings occupancy which are less than 24 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.
8. Swings and other playground equipment accessory to one- and two-family dwellings.
9. Window awnings supported by an exterior wall of one and two family dwellings and Group U occupancies. However, a zoning certificate from the Easton Planning and Zoning office is required.
10. Movable cases, counters and partitions not over 5 feet 9 inches in height.
11. Tents and other membrane structures erected for a period of less than 180 days. Provided the accessory structure is anchored to the ground, on a flat and level surface area, by means of screw anchors or other anchor device to prevent overturning in high winds.

**§ 6-3.6.2 Fuel Gas Codes:** (Ordinance 562 effective November 8<sup>th</sup> 2009)

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

**§ 6-3.6.3 Mechanical Codes:** (Ordinance 562 effective November 8<sup>th</sup> 2009)

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by these codes.
5. Replacement of any part which does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

**§ 6-3.6.4 Plumbing Codes:** (Ordinance 562 effective November 8<sup>th</sup> 2009)

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material such work shall be considered as new work and a permit shall be obtained and inspection made as provided in these codes.
2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

**§ 6-3.6.5 Electrical Codes:** (Ordinance 814 effective July 1, 2024, historical reference 562)

1. Installation or replacement of equipment approved for connection to suitable permanently installed receptacles.

2. Replacement of devices: switches, lamp sockets and receptacles.
3. Repair or replacement of branch circuit over current devices of the required capacity in the same location.
4. Minor maintenance and repairs such as tightening connections on a device.

**§ 6-3.6.6 Public service agencies.** A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-3.7 Temporary Structures and Uses.** The code official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited in classification and to the time of service as follows: (Ordinance 578 effective November 8<sup>th</sup> 2010, historical reference 562)

1. Temporary Structures including Marketplace Buildings, Mobile Offices and Storage Trailers shall be limited to the time of service, but shall not be permitted for more than **1095** days.

**Exception:** Temporary Structures time of service may be permitted for more than 1095 days; upon written request of the property owner prior to the expiration of the time of service and inspection by the code official. The code official is authorized to renew the time of service upon approval for up to an additional **365** days for each written request and inspection.

2. Temporary Structures with an associated Building Permit including Mobile Offices and Storage Trailers may be used on construction sites for the duration of a Building Permit if such structures are incidental to the construction work being performed on site. When such work is completed or abandoned, the temporary structure shall be removed.
3. Temporary Uses of Existing; Buildings and Dwellings shall be limited to the time of service, but shall not be permitted for more than 180 days. The code official is authorized to grant extension for demonstrated cause of an additional 180 days.

**§ 6-3.7.1 Temporary Power.** The code official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate or completion has been issued. The part covered by the temporary certificate shall comply with the requirements within these codes for temporary lighting, heat or power. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-3.7.2 Termination of Approval.** The code official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-3.8 Validity of Permit.** The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of these codes or of any other ordinance of the Town. Permits presuming to give authority to violate or cancel the provisions of these codes or other ordinances of the Town shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of errors in the construction, construction documents and other data. The code official is authorized to prevent occupancy or use of a structure which are in violation of these codes or of any other ordinances of the Town. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-3.9 Expiration.** Every permit issued shall become: invalid unless the work on the permit is commenced within 180 days after the permit's issuance or expired if the commenced work is suspended or abandoned for a period greater than 180 days from the last inspection. Validation of commencement shall be through required inspections and, suspension or abandonment shall be through periodic inspections by the Building Inspection Division, All permits shall expire 630 days from the date of their issuance. The code official is authorized to

grant, in writing, one or more extensions of time, for periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-3.10 Suspension or Revocation.** The code official is authorized to suspend, revoke or withhold any permits or future permits to such contractor, developer, or owner issued under the provisions of these codes whenever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or if the contractor, developer, or owner is in violation of any ordinance or regulation or any of the provisions of these codes or any other code, ordinance or provision of law applicable within the Town of Easton. Permits that are being withheld shall continue to be withheld until all violations, penalties and fees have been corrected and paid, if any. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-3.11 Placement of Permit.** Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the Building Inspection Division. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-3.12 Responsibility.** It shall be the duty of every person who performs work for the installation or repair of building, dwelling, electrical, gas, mechanical or plumbing systems, for which these codes are applicable, to comply with these codes. (Ordinance 562 effective November 8<sup>th</sup> 2009)

#### **§ 6-4 Application Construction Documents.**

**§ 6-4.1 Submittal Documents.** Construction documents, special inspection and structural observation programs, and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional as defined by the statutory requirements of the professional registration laws of the State of Maryland. Where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional, the cost of which shall be borne by the owner or developer. All construction documents shall be submitted with sufficient clarity and detail to show the nature of the work to be performed. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**Exception:** The code official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with these codes.

**§ 6-4.2 Design Professional.** When it is required that documents be prepared by a registered design professional, the code official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The code official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-4.2.1 Submittal Documents.** The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, for compatibility with the design of the building. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-4.2.2 Structural Observation.** Where structural observation is required, the inspection program shall name the individual firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-4.3 Information on Construction Documents.** Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the code official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of these codes and relevant laws, ordinances, rules and regulations, as determined by the code official. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-4.3.1 Fire Protection System Shop Drawings.** Fire protection system requirements may be concurrently covered in the state Fire Code, Article 38A, 003-67 (State Fire Prevention Code, Public Safety Article, §§6-101—6-202), and COMAR 29.06.01. The State Fire Code is enforced by the State Fire Marshal or authorized fire official. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-4.3.2 Means of Egress.** The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of these codes. The construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-4.3.4 Exterior Wall Envelope.** Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with these codes. The construction documents shall provide the details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves, or parapets, means of drainage, water-resistive membrane, and details around openings. The construction documents shall, only as required by the code official, include manufacturing installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system, which was tested, where applicable, as well as the test procedure used. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-4.3.5 Site Plan.** The construction documents submitted with the application for permit shall be accompanied by a site plan, including existing and proposed structures on the site, distances from lot lines and between buildings and dwellings, grades, including all utilities, water, sewer, electric, telephone; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show the size and location of construction to be demolished and existing structures and construction that are to remain on the site or plot. The code official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted. If applicable, the site plan shall first be submitted and approved by the Easton Planning and Zoning Commission before submittal to the Building Inspection Division. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-4.3.5.1 Information for Construction in Areas Prone to Flooding.** For buildings and structures in flood hazard areas as established by the current revised edition of the Flood Insurance Rate Map (FIRM) as revised by the Federal Emergency Management Agency (FEMA). (Ordinance 562 effective November 8<sup>th</sup> 2009)

1. Delineation of flood hazard areas, floodway boundaries, and flood zones, and the design flood elevation, as appropriate.
2. The elevation of the proposed lowest floor, including basement; in areas of shallow flooding (AO zones), the height of the proposed lowest floor, including basement, above the highest adjacent grade; and if design flood elevations are not included on the community's Flood Insurance Rate Map (FIRM), the applicant shall obtain and reasonably utilize any design flood elevation and floodway data available from other sources.

**§ 6-4.3.6 Deferred Submittals.** For the purpose of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the code official within a specified period. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-4.3.6.1 Deferred Submittal Approval.** Deferral of any submittal items shall have the prior approval of the code official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the code official. Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the code official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the code official. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-4.3.6.2 Manufacturer's Installation Instructions.** Manufacturer's installation instructions as required by these codes shall be submitted to the code official prior to the request for a required inspection that involves those installation instructions and shall be available on the job site at the time of inspection. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-4.4 Examination of Documents.** The code official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations, whether the construction indicated and described is in accordance with the requirements of these codes and other pertinent laws or ordinances. The code official may decide to have an outside plan review professional review the plans for projects such as major medical buildings, education institutions, etc. The costs for such outside plan review professional shall be borne by the applicant. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-4.4.1 Approval of Construction Documents.** When the code official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the code official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the code official. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-4.4.2 Previous Approvals.** These codes shall not require changes in the construction documents, construction of designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of these codes and has not been abandoned. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-4.4.3 Phased Approvals.** The code official is authorized to issue a permit for the construction of foundation or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of these codes. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-4.5 Amended Construction Documents.** Work shall be installed in accordance with the reviewed construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-4.6 Retention of Construction Documents.** Construction documents shall be retained by the code official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws. (Ordinance 562 effective November 8<sup>th</sup> 2009)

## § 6-5 Fees

**§ 6-5.1 Payment of Fees.** A permit shall not be valid until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-5.2 Schedule of Fees.** On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit, plan review, inspection, and re-inspection shall be paid as required at the time of application, in accordance with the adopted schedule of fees as established by the Town Council, which schedule of fees may be revised from time to time by resolution of the Town Council. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-5.3 Building Permit Valuations.** The applicant for a permit shall provide an estimated permit value at the time of application. Such estimates shall include total value of work including electrical, mechanical, plumbing, gas; building components and equipment, inclusive of materials and labor. Permit valuations will be determined in accordance with the schedule of fees. Final building permit valuation shall be set by the code official. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-5.4 Work Commencing Before Permit Issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an inspection violation and or municipal infraction that shall be in addition to the required permit fees. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-5.5 Related Fees.** The payment of the fee for the construction, alteration, removal or demolition for work done in connection with or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law or ordinance including but not limited to the following: plan review, floodplain management, forest conservation, sanitary construction, sediment & erosion control, storm water management, wetlands, plumbing, electrical, gas, mechanical, inspections, entrance, water & sewer connection, sign, weed & litter and zoning certificates both within and not within the Town of Easton. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-5.6 Refunds.** The code official is authorized to establish a refund policy. (Ordinance 562 effective November 8<sup>th</sup> 2009)

## § 6-6 Inspections

**§ 6-6.1 General.** Construction or work for which a permit is required shall be subject to inspection by the code official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of these codes or of other ordinances of the Town of Easton. Inspections presuming to give authority to violate or cancel the provisions of these codes or of other ordinances of the Town of Easton shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the code official nor the Town of Easton shall be liable for the expense entailed in the removal or replacement of any material required to allow inspection. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.2 Preliminary Inspection.** Before issuing a permit, the code official is authorized to examine or cause to be examined buildings and sites for which an application has been filed. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.3 Required Inspections.** The code official, upon notification, shall make the inspections required upon an issued permit. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.3.1 Required Electrical Inspection.** All electrical installations, consisting of more than one single-phase 20 ampere electrical branch circuit installed over a period of 90 days, shall require an inspection of the installation. In the event that an inspection is required for work that did not require a permit, the owner shall have the same responsibilities as a holder of an electrical permit. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.3.1 Partial Inspections.** Partial Inspections shall require prior approval from the code official. The project shall require an outline from the applicant of the desired inspection schedule and the manner in which the required inspections will be completed by partial inspections. Additional inspections fees may apply. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1 Types of Inspections.** For on-site construction, from time to time the code official, upon notification from the permit holder or their agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or their agent wherein the same fails to comply with these codes. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.1 Footing Inspection.** Footing inspection shall be made after excavations for footings are complete and reinforcing steel is in place. Materials for the footing shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.2 Foundation Inspection.**

**§ 6-6.4.1.2 Concrete Foundation Inspection.** Foundation inspection for concrete foundation walls shall be made after forms are erected, and reinforcing steel, plumbing, mechanical, and electrical systems embedded within the walls is in place and supported, but before any grout or concrete is placed. Inspection shall verify the correct size, location, spacing, and lapping of reinforcing. A second inspection will be required for; sole and sill plate foundation anchorage, dampproofing, waterproofing, drainage systems and wood foundations. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.2 Masonry Foundation Inspection.** Foundation inspection for masonry foundation walls shall be completed after all masonry for the foundation is complete, including all sole and sill plate foundation anchorage. The foundation inspection shall include any special requirements for; dampproofing, waterproofing, drainage systems and wood foundations. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.3 Concrete Slab and or Under-Floor Inspection.** Concrete Slab and or Under Floor inspection shall be made after vapor retarder, reinforcing steel, building service equipment, conduit, piping accessories, other ancillary equipment and other components are in place that will be concealed by the slab or floor. Inspection shall be made before any concrete is placed or floor sheathing installed, including the sub-floor. The inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.4 Floodplain Floor Elevation Certification.** For construction, additions and substantial improvements to existing buildings in flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction. The code official shall require certification of the elevation of the lowest floor, prepared and sealed by a registered design professional to be submitted to the Building Inspection Division. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.5 Frame and or Masonry Inspection.** Framing and or Masonry inspection shall be made after all framing, masonry, fire blocking, fire stopping, draft stopping, bracing, reinforcing, and sheathing are in place and after the plumbing, mechanical and electrical rough inspections are approved, but prior to the installation of insulation, vapor retarders and moisture barriers. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**Exception:** Moisture barriers may be in place provided that there are no components of a fire-resistance assembly or braced wall construction that needs to be inspected.

**§ 6-6.4.1.6 Fire-Resistance-Rated and Braced Construction Assembly Inspection.** Where fire-resistance-rated or braced construction assemblies are constructed, inspections shall be made after the first application of components (i.e.: sheathing, lathing or gypsum board) are in place, but before any subsequent aspect of the assembly is constructed that would conceal the applied components. Subsequent inspections as necessary to inspect the application of all components of the construction assembly shall be required until the complete construction assembly has been inspected, notwithstanding the protection of joints and penetrations in fire-resistance-rated construction assemblies. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.7 Energy Efficiency Inspection.** Energy Efficiency inspection shall be made to determine compliance and shall include, but not be limited to, inspections for: building envelope insulation R and U values, fenestration U values, duct system R values, and equipment efficiencies. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.8 Ceiling Close-In Inspection.** Ceiling Close-In inspection shall be made after above ceiling reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any ceiling systems are installed. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.9 Final Inspection.** Final inspection shall be made after: the permitted work is complete, a final site plan, connection of service utilities, certification of site improvements and special inspections final reports, as required, have been received by the Building Inspection Division and the structure is ready for occupancy. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.9.1 Final Site Plan.** A civil engineer or surveyor shall provided, prior to the final inspection request, a final survey of the property with all structures and site improvements located and sized as constructed, including distances from property lines and finished grades. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.9.2 Connection of Service Utilities.** The utilities shall have been connected and approved by the utility agency, in accordance with the local utility tariffs, prior to the final inspection request. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by these codes for which a permit is required, until approved by the code official. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.9.3 Certification of Site Improvements.** The design engineer shall certify, prior to the final inspection request, that all site improvements associated with a development project have been constructed per the approved plans and in accordance with all applicable Town of Easton standards. In the event deviations exist between the post construction improvements and the approved plans the design professional must provide detailed clarification of the variation(s) and demonstrate to the satisfaction of the Town of Easton that the subject improvement(s) function appropriately and are in accordance with all applicable Town of Easton standards. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.9.4 Special Inspections Final Report.** Each special inspectors used by the owner or owner's agent shall provide, prior to the final inspection request, a final report documenting the required special inspections and correction of any discrepancies noted in the inspections. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.10 Other Inspections.** In addition to the inspections specified above, the code official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of these codes and other laws that are enforced by the Building Inspection Division. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.11 Special Inspections.** Special inspections may be required for Steel Construction, Concrete Construction, Masonry Construction, Wood Construction, Soils, Sprayed Fire-Resistant Materials, Exterior Insulation and Finish Systems and or for Smoke Control. The owner or owner's agent may be required to employ one or more special inspectors to perform inspections during construction. Special inspection reports shall be forwarded to the Building Inspection Division upon their completion, but within forty-eight (48) hours from the time of the inspection. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.12 Plumbing Underground/Underslab Inspection.** Underground/Underslab inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before any backfill is put in place. When excavated soil contains rocks, broken concrete, frozen chunks or other rubble that could damage or break the piping or cause corrosive action, clean backfill shall be on the project site and used in the backfilling of those trenches or ditches. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.13 Plumbing Rough-In Inspection.** Rough-in inspection shall be made after the roof, framing, fireblocking, firestopping, draftstopping and bracing is in place and all sanitary, storm and water distribution piping and other components to be concealed are complete, and prior to concealment. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.14 Plumbing Finished Inspection.** Finished inspection shall be made after the plumbing fixtures have been set, the water supply system is under working pressure and prior to concealment, for each fixture ready for systems concealment. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.15 Plumbing Final Inspection.** Final inspection shall be made after the permitted work is complete, all plumbing fixtures are in place and properly connected and the structure is ready for occupancy. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.16 Fuel Gas Underground/Underslab Inspection.** Underground/Underslab inspection shall be made after trenches or ditches are excavated and bedded, piping is installed and before backfill is put in place. When excavated soil contains rocks, broken concrete, frozen chunks or other rubble that could damage or break the piping or cause corrosive action, clean backfill shall be on the project site and used in the backfilling of those trenches or ditches. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.17 Fuel Gas Rough-In Inspection.** Rough-in inspection shall be made after the roof, framing, fireblocking, firestopping, draftstopping and bracing is in place and all gas distribution piping and other components to be concealed are complete, and prior to concealment. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.18 Fuel Gas Final Inspection.** Final inspection shall be made after the permitted work is complete and the structure is ready for occupancy. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.19 Mechanical Underground/Underslab Inspection.** Underground/Underslab inspection shall be made after trenches or ditches are excavated and bedded, piping, ducting and other components installed, and before backfill is put in place. When excavated soil contains rocks, broken concrete, frozen chunks or other rubble that could damage or break the piping or cause corrosive action, clean backfill shall be on the project site and used in the backfilling of those trenches or ditches. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.20 Mechanical Rough-In Inspection.** Rough-in inspection shall be made after the roof, framing, fireblocking, firestopping, draftstopping and bracing is in place and all ducting and other components to be concealed are complete, and prior to concealment. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.21 Mechanical Final Inspection.** Final inspection shall be made after the permitted work is complete and the structure is ready for occupancy. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.22 Electrical Underslab Inspections.** Underslab inspection shall be made after trenches or ditches are excavated and bedded, piping, conductors installed, and before backfill is put in place. Where excavated soil contains rocks, broken concrete, frozen chunks or other rubble that could damage or break the raceway, cable or conductors, or where corrosive action will occur, protection shall be provided in the form of granular or selected material, approved running boards, sleeves or other means. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.23 Electrical Rough-In Inspections.** Rough-in inspection shall be made after the roof, framing, fireblocking and bracing are in place and all wiring and other components to be concealed are complete, and prior to concealment. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.24 Electrical Final Inspection.** Final inspection shall be made after the permitted work is complete and the structure is ready for occupancy. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.4.1.25 Electrical Service Inspection.** An electrical service inspection shall be made after the electrical service has been roughed-in and a single circuit containing a minimum of one ground fault circuit interrupter receptacle has been rough-in and completed. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.5 Inspection Agencies.** The code official is authorized to accept reports from approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability. The code official may, in their discretion, require professional certification before accepting such reports. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.6 Inspection Requests.** It shall be the duty of the holder of the permit or their duly authorized agent to notify the code official when work is ready for inspection, to provide access to such work and means for inspection of such work, for all required inspections. Inspection requests shall be made twenty-four hours in advance of the work being ready for inspection. Requested inspections will be made on the next available business day, prior to the end of business. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-6.7 Approval Required.** Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with these codes. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official. The code official may impose a re-inspection fee, pursuant to the fee schedule adopted by the Easton Town Council by ordinance or resolution, for each additional inspection required until that portion of the construction complies with the building code. All re-inspections must be corrected within thirty days. The following are additional reasons that a re-inspection fee may be imposed including but not limited to: (Ordinance 562 effective November 8<sup>th</sup> 2009)

1. Permit not posted on site.
2. Approved building plans not on premises.
3. Premises locked.
4. Lack of safe access into premises or between levels.
5. Previous violation not corrected.
6. Proceeding through phases of construction without requested required inspections.
7. Work to be inspected is not completed.

## **§ 6-7 Certificate of Occupancy**

**§ 6-7.1 Use and Occupancy.** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the code official has issued a certificate of occupancy. Prior to the issuance of a certificate of occupancy, the Building Inspection Division shall have received all required approval from the following office: Planning and Zoning, Engineering, Easton Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Services, Maryland Department of the Environment, State Highway Administration and Middle Department Inspection Agency. All required inspections for building, grading, demolition, swimming pools, signage, fuel gas, plumbing, mechanical, and electrical permits associated with the building structure or portion thereof shall have been approved. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-7.2 Validity of Certificate of Occupancy.** The issuance of a certificate of occupancy shall not be construed to be a certificate for, or an approval of, any violation of any of the provisions of these codes or of any other ordinance of the Town. Certificates presuming to give authority to violate or cancel the provisions of these codes or other ordinances of the Town shall not be valid. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-7.3 Temporary Occupancy.** The code official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portions shall be occupied safely, and both the State Fire Marshall and Environmental Health have agreed to the issuance of the temporary occupancy. The code official shall set a time period during which the temporary certificate of occupancy is valid. All temporary occupancy requests shall be in writing, notarized, and be accompanied by a statement reciting the remaining work to be done, a schedule for the completion of such work and an authorization for the right of entry for the code official prior to the end of the time period for the temporary certificate of occupancy. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-7.4 Change in Use.** It shall be unlawful to make any change in the use or occupancy of any structure or portion thereof which would subject it to any special provisions of these codes without approval of the code official, and the code official's certification that such structure meets the intent of the provisions of law governing building construction for the proposed new use and occupancy, and that such change of use does not result in any greater hazard to the public safety or welfare. Additionally, a change in use shall be submitted to the Town of Easton Planning and Zoning department for approval of the compliance with zoning regulations. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-7.5 Certificate Issued.** After the code official inspects the building or structure and finds no violations of the provisions of these codes or other laws that are enforced by the department of building safety, the code official shall issue a certificate of occupancy that shall contain the following: (Ordinance 562 effective November 8<sup>th</sup> 2009)

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of these codes for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the code official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy.
9. The type of construction.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the system is required.
12. Any special stipulations and conditions of the building permit.

**§ 6-7.6 Revocation.** The code official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of these codes wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of these codes. The code official is authorized to prevent occupancy or use of a structure which are in violation of these codes or of any other ordinances of the Town. (Ordinance 562 effective November 8<sup>th</sup> 2009)

## **§ 6-8 Violations**

**§ 6-8.1 Unlawful Acts.** It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by these codes, or cause same to be done, in conflict with or in violation of any of the provisions of these codes. The owner or occupant of any building, structure, premises, or part thereof, or any architect, builder, contractor, agent, realtor, or other person who commits, participates in or assists, any violation of the terms of the code may each be chargeable with such violation. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-8.1.1 Continuing Violation.** Each day that a violation continues after the issuance of a notice of violation or order shall be a separate offense for the purpose of penalties specified. An inspection that indicates that a violation continues to exist shall be prima facie proof of a continuing violation that has existed since the prior inspection. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-8.1.2 Repeat Violation.** A violation will be considered repeated if it is of the same nature, committed by the same person, and occurs within three years from the last infraction. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-8.2 Notice of Violation.** The code official shall serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, removal, demolition, use or occupancy of a building or structure in violation of the provisions of these codes, or in violation of a detail statement or a plan approved thereunder, or in violation of a permit or certificate issued under the provisions of these codes. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation. The posting of written notice of violation on the property shall constitute notice to the permittee. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-8.3 Prosecution of Violation.** If the notice of violation is not complied with promptly, the code official shall request the legal counsel of the Town of Easton to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation or to require the removal or termination of the unlawful use of the building or structure in violation of the provisions of these codes or of the order or direction made pursuant thereto. Legal action under the provisions of this section may be taken in addition to prosecution of a violation of these codes as a municipal infraction and legal proceedings pursuant to this section shall in no way bar the code official or his deputies, from citing a person in violation of the ordinance with a notice of municipal infraction. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-8.4 Violation Penalties.** Any person who shall violate a provision of these codes or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of these codes, shall be guilty of an inspection violation and or a municipal infraction, punishable as promulgated by the Town of Easton Code Each day that a violation continues shall be deemed a separate offense. (Ordinance 562 effective November 8<sup>th</sup> 2009)

## **§ 6-9 Stop Work Order**

**§ 6-9.1 Authority.** Whenever the code official find any work regulated by these codes being performed in a manner contrary to the provisions of these codes or in a dangerous or unsafe manner, the code official is authorized to issue a stop work order. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-9.2 Issuance.** The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work, or posted at a conspicuous location at the Property. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume and the right to appeal and the time limit for an appeal to the Board of Appeals. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-9.3 Unlawful Continuance.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties. (Ordinance 562 effective November 8<sup>th</sup> 2009)

## **§ 6-10 Unsafe Structures And Equipment**

**§ 6-10.1 Conditions.** Structures or existing equipment that are or hereafter become unsafe, unsanitary, or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the code official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-10.1.1 Vacating Structures.** When, in the opinion of the code official, there is actual and immediate danger of failure or collapse of a building or structure or any part thereof which would endanger life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the building or structure, the code official is hereby authorized and empowered to order and require the inmates and occupants to vacate the same forthwith. The code official shall cause to be posted at each entrance to such building a notice reading as follows: "This Structure is Unsafe and its Use or Occupancy has been Prohibited by the Code official." It shall be unlawful for any person to enter such building or structure except for the purpose of making the required repairs or of demolishing the same. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-10.1.2 Temporary Safeguards.** When, in the opinion of the code official, there is actual and immediate danger of collapse or failure of a building or structure or any part thereof which would endanger life, the code official shall cause the necessary work to be done to render such building or structure or part thereof temporarily safe, whether or not the legal procedure herein described has been instituted. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-10.1.3 Closing Streets.** When necessary for the public safety, the code official shall temporarily close sidewalks, streets, buildings and structures and places adjacent to such unsafe structures, and prohibit the same from being used. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-10.2 Authority to Disconnect Service Utilities.** The code official shall have the authority to authorize and/or cause disconnection of utility service to the building, structure or system regulated by these codes and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without the approval required. The code official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-10.2.1 Temporary Connection.** The code official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-10.3 Record.** The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-10.4 Notice.** If an unsafe condition is found, the code official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the code official acceptance or rejection of the terms of the order. The posting of written notice on the property shall constitute notice to the owner, agent, or person in control of the structure. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-10.5 Method of Service.** Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered and other methods for delivering notice to the owner have been unsuccessful, a copy of the notice shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-10.6 Restoration.** A building or structure condemned by the code official is permitted to be restored to a safe condition provided that change of use or occupancy is not contemplated nor compelled by reason of such reconstruction or restoration; except that if the damage or cost of reconstruction or restoration is in excess of 50 percent of its replacement value, exclusive of foundations, such structure shall be made to comply in all respects with the requirements for materials and methods of construction of structures hereafter erected. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-10.7 Emergency Repairs.** For the purposes of this section, the code official shall employ the necessary labor and materials to perform the required work as expeditiously as possible. (Ordinance 562 effective November 8<sup>th</sup> 2009)

**§ 6-10.8 Costs of Emergency Repairs.** Costs incurred in the performance of emergency work shall be paid from the treasury of the Town of Easton on certificate of the code official. The legal counsel of the Town of Easton shall institute appropriate action against the owner of the premises where the unsafe building or structure is or was located for the recovery of such costs. (Ordinance 562 effective November 8<sup>th</sup> 2009)

## **Article II: Building Code for Commercial, Residential and Industrial Buildings.**

### **§ 6-11 Incorporation by Reference.**

**§ 6-11.1 International Building Code 2021.** The International Building Code **2021**, with the modifications found in §6-11.2 of this article and the State modifications in COMAR 09.12.51.04, is incorporated by reference. International Building Code **2021** shall be known and may be cited as the Town of Easton Building Code for Commercial, Residential and Industrial Buildings. (Ordinance 812 effective July 1, 2024, 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, 599, 652, and 735)

**§ 6-11.2 International Building Code Amendments.** Amendments for the International Building Code are as follows: (Ordinance 599 effective July 1<sup>st</sup> 2012, historical reference 562 and 567)

**§ 6-11.2.1 Chapter 1. Administration.** Delete entire chapter and replace with the following: (Ordinance 812 effective July 1, 2024, historical reference 562 and 567)

**101.1 Title.** These regulations shall be known as the *Building Code* of the Town of Easton, Maryland hereinafter referred to as “this code.”

**101.2 Scope.** The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the Town of Easton, Building Code for Residential One and Two Family Dwellings under Chapter 6, Article III.
2. Existing buildings undergoing repair, alterations or additions, and change of occupancy with the intent of having alternative approaches permitted in order to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the repair, alterations or additions, and change of occupancy of existing buildings shall comply with the Maryland Building Rehabilitation Code set forth in COMAR 09.12.58. The 2021 International Existing Building Code, as incorporated by reference, shall constitute the Maryland Building Rehabilitation Code.
3. Maintenance of all structures, dwellings and premises shall comply with the Town of Easton, Minimum Property Maintenance Standards under Chapter 11 of the Town of Easton Code.

**101.2.1 Appendices.** Provisions in Appendix C, GROUP U—Agricultural Buildings; Appendix F, Rodent Proofing; Appendix G, Flood Resistant Construction; Appendix H, Signs; and Appendix I, Patio Covers, are adopted as part of the International Building Code. (Ordinance 735 effective September 25, 2019, historical reference 562 and 567)

**101.2.2 Additional Scope.** The following requirements shall be in addition to the requirements contained in the 2021 International Building Code.

**101.2.2.1 State Fire Prevention Code.** Annotated Code of Maryland, Public Safety Article, Title 6: State Fire Prevention Commission and State Fire Marshal, and COMAR 29.06.01, are in addition to the requirements of the International Building Code. The State Fire Prevention Code is enforced by the State Fire Marshal.

**101.2.2.2 State Safety Glazing.** Annotated Code of Maryland, Public Safety Article, Title 12: Building and Material Code; Other Safety Provisions, Subtitle 4: Safety Glazing, are in addition to Glass and Glazing requirements of the International Building Code. In the event of a conflict between the International Building Code and the Annotated Code of Maryland, the requirements of the Annotated Code of Maryland prevail.

**101.2.2.3 State Elevators Safety.** Annotated Code of Maryland, Public Safety Article, Title 12: Building and Material Code; Other Safety Provisions, Subtitle 8: Elevator Safety, are in addition to Elevators and Conveying Systems requirements

of the International Building Code. In the event of a conflict between the International Building Code and the Annotated Code of Maryland, the requirements of the Annotated Code of Maryland prevail.

**101.3 Administration.** The Building Code for Residential Commercial, Residential and Industrial Buildings are regulated by the Building Codes Administration under Article I of Chapter 6. (Ordinance 562 effective T.B.D.)

**101.4 Intent.** The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, health, and general welfare through structural strength, means of egress, facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment.

**101.5 Referenced Codes.** The other codes listed in Sections 101.5.1 through 101.5.7 shall be considered as reference only and shall be superseded by the current; Electrical, Gas, Mechanical, Plumbing, Property Maintenance, Fire Prevention, and Energy codes as adopted by the Easton Town Council, if any.

**101.5.1 Electrical.** The provisions of the *NFPA 70 National Electrical Code* shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

**101.5.2 Gas.** The provisions of the *International Fuel Gas Code* shall apply to the installation of gas piping from the point of delivery, gas appliances and 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.

**101.5.3 Mechanical.** The provisions of the *International Mechanical Code* shall apply to the installations, repairs, and replacement of mechanical systems, including equipment, appliances, fixtures, fitting and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators, and other energy-related systems.

**101.5.4 Plumbing.** The provisions of the *International Plumbing Code* shall apply to the installation, alterations, repairs and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the *International Private Sewage Disposal Code* shall apply to private sewage disposal systems.

**101.5.5 Property maintenance.** The provisions of the *International Property Maintenance Code* shall apply 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.

**101.5.6 Fire Prevention.** Delete.

**101.5.7 Energy.** The provisions of the *International Energy Conservation Code* shall apply to all matters governing the design and construction of buildings for energy efficiency.

**102.1 General.** Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

**102.2 Other Laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

**102.3 Application of References.** References to chapters or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

**102.4 Referenced Codes and Standards.** The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

**Exception:** The Easton Zoning Ordinance, shall safeguard the health, property and public welfare by controlling the design, location, use or occupancy of all buildings and structures through the regulated and orderly development of land and land use within Easton. In the event of a conflict between the International Building Code and the Easton Zoning Ordinance, the requirements of the Easton Zoning Ordinance shall prevail.

**102.5 Partial Invalidity.** In the event any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

**102.6 Existing Structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, irrespective of any enforcement provisions which may be contained in this code, except as deemed necessary by the building official for the general safety and welfare of the occupants and the public.

**§ 6-11.2.2 Chapter 2. Definitions.** Add definition to Section 202 for Marketplace Buildings:

**Marketplace Buildings – Commercial.** A one story freestanding structure; located on the same lot as a commercial business, that is not greater than 120 square feet in floor area, and with an eave height of 12 feet or less, the use of which is complementary to that of the commercial business on the same lot. (Ordinance 578 effective November 8<sup>th</sup> 2010, historical reference 562)

**§ 6-11.2.3 Chapter 10 Means of Egress.** Delete Section 1011.8 Vertical rise and replace with the following: (Ordinance 566 effective March 22, 2010, Ordinance 599 effective July 1, 2012 and Ordinance 652 effective July 1, 2015)

**1011.8 Vertical rise.** Stairways with a vertical rise larger than 12 feet (3658 mm) between floor levels shall be provided with landings so that no vertical rise exceeds 12 feet. Stairways with a vertical rise smaller than 5 feet (1524 mm) between floor levels shall be continuous.

**§ 6-11.2.4 (Reserved)**(Ordinance 812 effective July 1, 2024)

**§ 6-11.2.5 (Reserved)**(Ordinance 812 effective July 1, 2024)

**§ 6-11.2.6 (Reserved)**(Ordinance 812 effective July 1, 2024)

**§ 6-11.2.7 Chapter 11. Accessibility.** Chapter 11 is hereby deleted and replaced with the Maryland Accessibility Code set forth in COMAR 09.12.53. (Ordinance 735 effective September 25, 2019, historical reference 448, 562, and 567)

**§ 6-11.2.8 Chapter 13 Energy Efficiency.** Chapter 13 Energy Efficiency is hereby deleted and replaced with the Town of Easton, Energy Code under Chapter 6 Article V. (Ordinance 567 effective March 22, 2010, historical reference 448, 562)

**§ 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 1<sup>st</sup> 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 5<sup>th</sup> 2013 previously March 27<sup>th</sup> 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.

**§ 6-11.2.10 Chapter 18 Soils and Foundations.** Delete Section 1809.5 Frost protection and replace with the following: (Ordinance 566 effective March 22, 2010)

**1809.5 Frost protection.** Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.

**Exceptions:**

1. Free-standing buildings meeting all of the following conditions shall not be required to be protected:
  - 1.1. Assigned to Occupancy Category I, in accordance with Section 1604.5; and
  - 1.2. Area of 400 square feet or less; and
  - 1.3. Dimensions of 20'-0" or less in all directions; and
  - 1.4. Eave height of 10 feet or less; and
  - 1.5. Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.
2. Marketplace Buildings meeting all of the following conditions shall not be required to be protected:
  - 2.1. Area of 120 square feet or less; and
  - 2.2. Eave height of 12 feet or less; and
  - 2.3. Not permanently fixed to the ground by a foundation; and
  - 2.4. Installed on a flat and level surface; and
  - 2.5. Anchored to the ground by means of screw anchors or other anchor device to prevent overturning in high winds.

**§ 6-11.2.11 Chapter 27 Electrical.** Chapter 27 Electrical is hereby deleted and replaced with the Town of Easton, Electrical Code under Chapter 6 Article IV. (Ordinance 567 effective March 22, 2010, historical reference 448, 562)

**§ 6-11.2.12 Chapter 28 Mechanical Systems.** Chapter 28 Mechanical Systems is hereby deleted and replaced with the Town of Easton, Mechanical Code. (Ordinance 599 effective July 1<sup>st</sup> 2012)

**§ 6-11.2.13 Chapter 29 Plumbing Systems.** Chapter 29 Plumbing Systems is hereby deleted and replaced with the Town of Easton, Plumbing Code. (Ordinance 567 effective March 22, 2010, historical reference 448, 562)

**§ 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 8<sup>th</sup> 2010 and July 1<sup>st</sup> 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 16<sup>th</sup> thru September 30<sup>th</sup>.

**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.

## **Article III: Building Code for Residential One and Two Family Dwellings**

### **§ 6-12 Incorporation by Reference.**

**§ 6-12.1 International Residential Code 2021.** The International Residential Code 2021, with the modifications found in §6-12.2 of this article and the State modifications found in COMAR 09.12.51.04, is incorporated by reference. The International Residential Code 2021 shall be known and may be cited as the Town of Easton Building Code for One and Two Family Dwellings. (Ordinance 813 effective July 1, 2024, 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, 566, 600, 653, and 736)

**§ 6-12.2 International Residential Code Amendments.** Amendments for the International Residential Code are as follows: (Ordinance 600 effective July 1<sup>st</sup> 2012, historical reference 562 and 566)

**§ 6-12.2.1 Part I Administrative, Chapter 1.** Part I Administrative, Chapter 1 of the International Residential Code is deleted and replaced with the following: (Ordinance 813 effective July 1, 2024, historical reference 448, 562, 566, and 653)

**R101.1 Title.** These regulations shall be known as the Town of Easton, Building Code for One and Two Family Dwellings and shall be cited as such and will be referred to herein as “this code.”

**R101.2 Scope.** The provisions of the *International Residential Code for One and Two Family Dwellings* shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures.

**Exception #1:** The following shall be permitted to be constructed in accordance with this code where provided with a residential fire sprinkler complying with Section P2904.

1. Live/work units located in townhouses and complying with the requirements of Section 419 of the International Building Code.
2. Owner-occupied lodging houses with five or fewer guestrooms.
3. A care facility with five or fewer persons receiving custodial care within a dwelling unit.
4. A care facility with five or fewer persons receiving medical care within a dwelling unit.
5. A care facility for five or fewer persons receiving care that are within a single-family dwelling.

**Exception #2:** Existing buildings undergoing repair, alterations or additions, and change of occupancy with the intent of having alternative approaches permitted in order to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the repair, alterations or additions, and change of occupancy of existing buildings shall comply with the Maryland Building Rehabilitation Code set forth in COMAR 09.12.58. The 2021 International Existing Building Code, as incorporated by reference, shall constitute the Maryland Building Rehabilitation Code.

**R101.3 Intent.** The purpose of this code is to establish minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, and safety to life and property from fire and other hazards attributed to the built environment, and to provide safety to fire fighters and emergency responders during emergency operations.

**R101.4 Administration.** The Building Code for Residential Commercial, Residential and Industrial Buildings are regulated by the Building Codes Administration under Article I of Chapter 6. (Ordinance 562 effective T.B.D.)

**R102.1 General.** Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

**R102.2 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

**R102.3 Application of References.** References to chapters or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

**R102.4 Referenced Codes.** The other codes listed in Sections R102.4.1 through R102.4.7 shall be considered as reference only and shall be superseded by the current; Electrical, Gas, Mechanical,

Plumbing, Property Maintenance, Fire Prevention, and Energy codes as adopted by the Easton Town Council, if any.

**Exception:** Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and appliances, the conditions of the listing and manufacturer's instructions shall apply.

**R102.4.1 Electrical.** The provisions of the ICC *Electrical Code* shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

**R102.4.2 Gas.** The provisions of the *International Fuel Gas Code* shall apply to the installation of gas piping from the point of delivery, gas appliances and 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.

**R102.4.3 Mechanical.** The provisions of the *International Mechanical Code* shall apply to the installations, repairs, and replacement of mechanical systems, including equipment, appliances, fixtures, fitting and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators, and other energy-related systems.

**R102.4.4 Plumbing.** The provisions of the *International Plumbing Code* shall apply to the installation, alterations, repairs and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the *International Private Sewage Disposal Code* shall apply to private sewage disposal systems.

**R102.4.5 Property Maintenance.** The provisions of the *International Property Maintenance Code* shall apply 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.

**R102.4.6 Fire Prevention.** Delete

**R102.4.7 Energy.** The provisions of the *International Energy Conservation Code* shall apply to all matters governing the design and construction of buildings for energy efficiency.

**R102.5 Appendices.** The Town of Easton shall adopt the following appendices: Appendix AA Sizing and Capacities of Gas Piping; Appendix AB Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents; Appendix AC Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems; Appendix AD Recommended Procedure for Safety Inspection of an Existing Appliance Installation; Appendix AF Radon Control Methods; Appendix AG Piping Standards for Various Applications; Appendix AH Patio Covers; with respect to Appendix AI, Private Sewage Disposal systems that are specifically approved or legally exist within the Town of Easton shall conform to the provisions, inspections and requirements of the Talbot County Health Department; Appendix AK Sound Transmission; Appendix AM Home Day Care-R- 3 Occupancy; Appendix AN Venting Methods; Appendix AO Automatic Vehicular Gates; Appendix AP Sizing of Water Piping System; Appendix AQ Tiny Houses; Appendix AR Light Straw–Clay Construction; Appendix AS Strawbale Construction; and Appendix AT Solar-Ready Provisions - Detached One and Two Family Dwellings and Townhouses. (Ordinance 813 effective July 1, 2024, historical reference 653 and 736)

**R102.6 Partial Invalidity.** In the event any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

**R102.7 Existing Structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, irrespective of any enforcement provisions which may be contained in this code, except as deemed necessary by the building official for the general safety and welfare of the occupants and the public.

**R102.7.1 Additions, alterations or repairs.** Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

**§ 6-12.2.2 Chapter 2. Definitions.** Amend the definition of Accessory Structure included under Section R202 to read as follows:

**Accessory Structure - Residential.** A freestanding structure; located on the same lot, that is not greater than 1,250 square feet in floor area, and with an eave height of 18 feet or less, and not over two stories in height, the use of which is accessory to and incidental to that of the dwelling on the same lot. Examples include; garages, garden sheds, gazebos, playhouses, pool houses and tool sheds. (Ordinance 578 effective November 8<sup>th</sup> 2010, historical reference 562)

**§ 6-12.2.3 Chapter 3. Building Planning.** Insert the following values into Table R301.2(1) (Ordinance 813 effective July 1<sup>st</sup> 2024, historical reference 448, 562, 566, 600 and 653)

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIREMENT	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects	Special Wind Region	Windborne Debris Zone		Weathering	Frost Line Depth	Termite				
30 psf	115	No	No	No	A	Sever	24 inches	Moderate to Heavy	No	See footnote "a"	1,500 or less	56.8° F

a. Jurisdiction's entry into the National Flood Insurance Program – 17 Sept 1984. The Town of Easton Flood Insurance Rate Map became effective through Ordinance 626 – 22 July 2013.

**§ 6-12.2.4 Chapter 3. Building Planning.** Delete Section R311.7.6 Landings for stairways and its exception and replace with the following: (Ordinance 736 effective September 25, 2019, historical reference 448, 562, 566, and 600)

**R311.7.6 Landings for stairways.** There shall be a floor or landing at the top and bottom of each stairway. Stairways with a vertical rise larger than 12 feet (3658 mm) between floor levels shall be provided with a with landings so that no vertical rise exceeds 12 feet. Stairways with a vertical rise smaller than 5 feet (1524 mm) between floor levels shall be continuous. The width of each landing shall not be less than the width of the stairway served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

**Exception:** A floor or landing is not required at the top of an interior stairway, including those in an enclosed garage, provided a door does not swing over the stairway.

**§ 6-12.2.5 (Reserved)** (Ordinance 813 effective July 1, 2024, historical reference 448, 562, 566, 600, and 736)

**§ 6-12.2.6 Chapter 3. Building Planning.** Delete Section R311.7.8.4 Continuity and replace with the following: (Ordinance 813 effective July 1, 2024, historical reference 448, 562, 566, 600, and 736)

**R311.7.8.4 Continuity.** All required handrails shall be continuous the full length of the flight from a point directly above the top riser to a point directly above the lowest riser of the flight. Handrail ends shall be returned to the wall or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch (38 mm) between the wall and the handrails.

**§ 6-12.2.7 Chapter 4. Foundations.** Delete Section R403.1.4.1 Frost Protection and replace with the following: (Ordinance 566 effective March 22, 2010)

**R403.1.4.1 Frost protection.** Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line specified in Table R301.2.(1);
2. Constructing in accordance with Section R403.3;
3. Constructing in accordance with ASCE 32; or
4. Erected on solid rock.

**Exceptions:**

1. Protection of freestanding accessory structures with an area of 400 square feet (37 m<sup>2</sup>) or less, dimensions of 20'-0" or less in all directions and with an eave height of 10 feet (3048 mm) or less shall not be required.
2. Decks not supported by a dwelling need not be provided with footings that extend below the frost line.

Footings shall not bear on frozen soil unless the frozen condition is permanent.

**§ 6-12.2.8 Chapter 4. Foundations.** Delete the exception under Section R405.1 Concrete or masonry foundations. (Ordinance 566 effective March 22, 2010)

**§ 6-12.2.9 Chapter 4. Foundations.** Delete Section R405.2.3 Drainage systems and replace with the following: (Ordinance 566 effective March 22, 2010, historical reference 448, 562)

**R405.2.3 Drainage system.** In all soil types, a sump shall be provided to drain the porous layer and footings. The sump shall be at least 24 inches (610 mm) in diameter or 20 inches square (0.0129 m<sup>2</sup>), shall extend at least 24 inches (610 mm) below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved storm sewer system or to daylight.

**§ 6-12.2.10 Chapter 4. Foundations.** Add Section R405.3 Foundations with crawl space. (Ordinance 566 effective March 22, 2010 and Ordinance 653 effective July 1, 2015)

**R405.3 Foundations with crawl space.** In all soil types, a sump shall be provided to drain the crawl space. The sump shall be at least 24 inches (610 mm) in diameter or 20 inches square (0.0129 m<sup>2</sup>), shall extend at least 24 inches (610 mm) below the bottom of the crawl space and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved storm sewer system or to daylight.

**§ 6-12.2.11 Part IV Energy Conservation, Chapter 11.** Part IV Energy Conservation, Chapter 11 is hereby deleted and replaced with the Town of Easton, Energy Code under Chapter 6 Article V. (Ordinance 566 effective March 22, 2010)

**§ 6-12.2.12 Part V Mechanical, Chapter 12 through 23.** Part V Mechanical, Chapter 12 through 23 is hereby deleted and replaced with the Town of Easton, Mechanical Code under Chapter 6 Article VII. (Ordinance 600 effective July 1<sup>st</sup> 2012, historical reference 566)

**§ 6-12.2.13 Part VI Fuel Gas, Chapter 24.** Part VI Fuel Gas, Chapter 24 is hereby deleted and replaced with the Town of Easton, Fuel Gas Code under Chapter 6 Article VI. (Ordinance 600 effective July 1<sup>st</sup> 2012, historical reference 566)

**§ 6-12.2.14 Part VII Plumbing, Chapters 25 through 33.** Part VII, Chapter 25 through 33 is hereby deleted and replaced with the Town of Easton, Plumbing Code under Chapter 6 Article VIII. (Ordinance 600 effective July 1<sup>st</sup> 2012, historical reference 448, 562 and 566)

**§ 6-12.2.15 Part VIII Electrical, Chapter 34 thru 43.** Part VIII, Chapter 34 through 43 is hereby deleted and replaced with the Town of Easton, Electrical Code under Chapter 6 Article IV. (Ordinance 566 effective March 22, 2010 and Ordinance 600 effective July 1<sup>st</sup> 2012, historical reference 448, 562)

## **Article IV: Electrical Code**

### **§ 6-13 Incorporation by Reference.**

**§ 6-13.1 NFPA 70 National Electrical Code 2017.** The NFPA 70 National Electrical Code 2017, with the modifications found in §6-13.2 of this article, is incorporated by reference. (Ordinance 737 effective September 25, 2019, historical reference 504, 601, and 654)

**§ 6-13.2 NFPA 70 National Electrical Code Amendments.** Amendments for the NFPA 70 National Electrical Code are as follows: (Ordinance 601 effective July 1<sup>st</sup> 2012)

**§ 6-13.2.1 Chapter A. Scope and Administration.** Add Chapter A Scope and Administration Section 80.1 Title to read as follows: (Ordinance 601 effective July 1<sup>st</sup> 2012)

**80.1 Title.** The NFPA 70 National Electrical Code shall be known and may be cited as the Town of Easton, Electrical Code. It is referenced within as this code.

**§ 6-13.2.2 Chapter A. Scope and Administration.** Add Section 80.2 Scope to read as follows: (Ordinance 601 effective July 1<sup>st</sup> 2012, Ordinance 547 effective July 1<sup>st</sup> 2009 and Ordinance 562 effective November 8<sup>th</sup> 2009 historical reference 537)

**80.2 Scope.** The this code shall regulate the design, construction, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of electrical systems and equipment.

**§ 6-13.2.3 Chapter A. Scope and Administration.** Add Section 80.3 Applicability to read as follows: (Ordinance 601 effective July 1<sup>st</sup> 2012, Ordinance 547 effective July 1<sup>st</sup> 2009 and Ordinance 562 effective November 8<sup>th</sup> 2009 historical reference 537)

**80.3 Applicability.** The provisions of the Town of Easton Electrical Code shall apply to all matters affecting or relating to structures and premises, as hereinafter provide:

**80.3.1 New Installations.** This Code applies to all new installations.

**80.3.2 Existing Installations.** Existing electrical installations that do not comply with the provisions of this Code shall be permitted to be continued in use unless the Town of Easton determines that the lack of conformity with this Code presents an imminent danger to occupants. Where changes are required for correction of hazards, a reasonable amount of time shall be given for compliance, depending on the degree of the hazard.

**80.3.3 Repairs Alterations and Additions.** Repairs, alteration and additions to electrical systems and equipment shall conform to that required for new electrical systems and equipment without requiring that the existing electrical systems or equipment to comply with all of the requirements

of this Code. Repairs, alteration and additions shall not cause existing electrical systems or equipment to become unsafe, hazardous or overloaded.

**§ 6-13.2.4 Chapter A. Scope and Administration.** Add Section 80.4 Administration to read as follows: (Ordinance 601 effective July 1<sup>st</sup> 2012)

**80.4 Administration.** The Electrical Code is regulated by the Building Codes Administration under Article I of Chapter 6.

**§ 6-13.2.5 Chapter A. Scope and Administration.** Add Section 80.5 Applications and Permits to read as follows: (Ordinance 601 effective July 1<sup>st</sup> 2012, Ordinance 547 effective July 1<sup>st</sup> 2009 and Ordinance 562 effective November 8th 2009 historical reference 537)

**80.5 Applications and Permits.** Applications and permits shall be obtained from the Building Inspection Division. Permit fees, if any, shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the Building Inspection Division.

**80.5.1 Applications.** Application for a permit shall be made to the Building Inspection Division in such form or forms as the Building Inspection Division shall from time to time designate and shall be accompanied by such plans or specifications as prescribed by the Building Inspection Division.

**80.5.2 Commencement of Work.** Work shall not be commenced on any electrical system, equipment or connection to a Public Utility Company thereto in the town until the owner or owner's licensed electrician shall have made application for a permit and, if required, such permit shall have been issued.

**Exception:** Where repair or replacement of electrical systems or equipment must be performed in an emergency situation, the permit application shall be submitted within the next working business day of the Building Inspection Division.

**§ 6-13.2.6 Chapter A. Scope and Administration.** Add Section 80.5 Requirements for plans and specifications to read as follows: (Ordinance 814 effective July 1<sup>st</sup> 2024, historical reference 537, 547, 562 and 601)

**80.5 Requirements for Plans and Specification.** The Building Inspection Division may require construction documents, engineering calculations, diagrams, schedules and other data for the proposed work when in their discretion such requirement is deemed necessary. Such plans and specifications shall be filed in triplicate with the Building Inspection Division at the time such application for permit is made.

## **Article V: Energy Codes.**

### **§ 6-14 Incorporation by Reference.**

**§ 6-14.1 International Energy Conservation Code 2021.** The International Energy Conservation Code 2021, with the modifications found in §6-14.2 of this article and the State modifications in COMAR 09.12.51.04, is incorporated by reference. (Ordinance 815 effective July 1, 2024, historical reference 90, 403, 568, 602, 655, and 738)

**§ 6-14.2 International Energy Conservation Code Amendments.** Amendments for the International Energy Conservation Code are as follows: (Ordinance 602 effective July 1<sup>st</sup> 2012, historical reference 568)

**§ 6-14.2.1 Chapter 1. Administration.** Delete Section C101.1 and R101.1 Title and replace with the following: (Ordinance 602 effective July 1<sup>st</sup> 2012, historical reference 568)

**C101.1 or R101.1 Title.** The International Energy Conservation Code shall be known and may be cited as the Town of Easton, Energy Code. It is referenced within as this code.

**§ 6-14.2.2 Chapter 1. Administration.** Add Section C101.2.1 and R101.2.1 Additional Scope. (Ordinance 602 effective July 1<sup>st</sup> 2012, historical reference 568)

**C101.2.1 or R101.2.1 Additional Scope.** Additional requirements concerning energy conservation for buildings and structures may be required by the Energy Conservation Building Standards, Public Utility Companies Article, §7-401 thru §7-408 of the Annotated Code of Maryland.

**§ 6-14.2.3 Chapter 1. Administration.** Delete Section C102.1.1 and R102.1.1 Above code programs. (Ordinance 602 effective July 1<sup>st</sup> 2012, historical reference 568)

**§ 6-14.2.4 Chapter 1. Administration.** Delete, Part 2 Administration and Enforcement for both the Commercial Provisions and the Residential Provisions and replace with the following: (Ordinance 602 effective July 1<sup>st</sup> 2012, historical reference 568)

**C103.1 or R103.1 Administration.** The Energy Code are regulated by the Building Codes Administration under Article I of Chapter 6.

**§ 6-14.2.5 Chapter 2. Definitions.** Delete Section C201.3 and R201.3 Terms defined in other codes, and replace with the following: (Ordinance 602 effective July 1<sup>st</sup> 2012, historical reference 568)

**C201.3 and R201.3 Terms defined in other codes.** Terms that are not defined in this code but are defined in the International Building Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code or the International Residential Code shall have the meanings ascribed to them in those codes.

## **Article VI: Fuel Gas Codes.**

### **§ 6-15 Incorporation by Reference.**

**§ 6-15.1 International Fuel Gas Code 2018.** The International Fuel Gas Code 2018, with the modifications found in §6-15.2 of this article and the State modification in COMAR 09.20.01.06, is incorporated by reference. (Ordinance 816 effective July 1<sup>st</sup> 2024, Historical reference 603 and 656)

**§ 6-15.2 International Fuel Gas Code Amendments.** Amendments for the International Fuel Gas Code are as follows: (Ordinance 816 effective July 1<sup>st</sup> 2024, historical reference 603)

**§ 6-15.2.1 Chapter 1. Scope and Administration.** Delete Section 101.1 Title and replace with the following: (Ordinance 603 effective July 1<sup>st</sup> 2012)

**101.1 Title.** The International Fuel Gas Code shall be known and may be cited as the Town of Easton, Fuel Gas Code. It is referenced within as this code.

**§ 6-15.2.2 Chapter 1. Scope and Administration.** Delete Section 101.2 Scope and it Exception and replace with the following: (Ordinance 603 effective July 1<sup>st</sup> 2012)

**101.2 Scope.** This code shall apply to the installation of fuel-gas piping systems, fuel gas appliances, gaseous hydrogen systems and related accessories in accordance with Sections 101.2.1 through 101.2.5.

**Exceptions:** The requirements herein do not apply to work areas subject to the Maryland Building Rehabilitation Code as adopted by the Department of Housing and Community Development under Public Safety Article, §12-1004, Annotated Code of Maryland, except as provided by that Code.

**§ 6-15.2.3 Chapter 1. Scope and Administration.** Delete Section 101.3 Appendices and replace with the following: (Ordinance 603 effective July 1<sup>st</sup> 2012 and Ordinance 656 effective July 1, 2015)

**101.3 Appendices.** Provisions in the Appendices shall not apply unless specifically adopted. Provisions in the Appendices A, B and C are incorporated herein.

**§ 6-15.2.4 Chapter 1. Scope and Administration.** Delete, Part 2 Administration and Enforcement and replace with the following: (Ordinance 603 effective July 1<sup>st</sup> 2012)

**103.1 Administration.** The Fuel Gas Code is regulated by the Building Codes Administration under Article I of Chapter 6.

**§ 6-15.3 NFPA 58 Liquefied Petroleum Gas Code 2017.** The NFPA 58 Liquefied Petroleum Gas Code 2017, with the modifications found in §6-15.4 of this article, are incorporated by reference. (Ordinance 816 effective July 1<sup>st</sup> 2024, Historical reference 603 and 656)

**§ 6-15.4 NFPA 58 Liquefied Petroleum Gas Code Amendments.** Amendments for the NFPA 58 Liquefied Petroleum Gas Code are as follows: (Ordinance 603 effective July 1<sup>st</sup> 2012)

**§ 6-15.4.1 Chapter 1. Scope and Administration.** Add Section 1.0 Title to read as follows: (Ordinance 603 effective July 1<sup>st</sup> 2012)

**1.0 Title.** The NFPA 58 Liquefied Petroleum Gas Code shall be known and may be cited as the Town of Easton, Liquefied Petroleum Gas Code. It is referenced within as this code.

**§ 6-15.4.2 Chapter 1. Scope and Administration.** Delete, Section 1.7 Enforcement and replace with the following: (Ordinance 603 effective July 1<sup>st</sup> 2012)

**1.7 Administration.** The Liquefied Petroleum Gas Code is regulated by the Building Codes Administration under Article I of Chapter 6.

**§ 6-15.4.3 Chapter 4. Gas Piping Installations.** Delete, Section 403.4.2 Steel and replace with the following: (Ordinance 816 effective July 1<sup>st</sup> 2024).

**403.4.2 Steel.** Steel, Stainless Steel, and wrought iron pipe shall not be less than standard weight Schedule 40 and shall comply with one of the following standards:

1. ASME B36.10M
2. ASTM A53/A53M
3. ASTM A106
4. ASTM A312

## **Article VII: Mechanical Codes.**

### **§ 6-16 Incorporation by Reference.**

**§ 6-16.1 International Mechanical Code 2021.** The International Mechanical Code 2021 with the modifications found in §6-16.2 of this article and the State modifications found in COMAR 09.15.05.02, is incorporated by reference. (Ordinance 817 effective July 1, 2024, historical reference 604, 657, and 739)

**§ 6-16.2 International Mechanical Code Amendments.** Amendments for the International Mechanical Code are as follows: (Ordinance 604 effective July 1<sup>st</sup> 2012)

**§ 6-16.2.1 Chapter 1. Scope and Administration.** Delete Section 101.1 Title and replace with the following: (Ordinance 604 effective July 1<sup>st</sup> 2012)

**101.1 Title.** The International Mechanical Code shall be known and may be cited as the Town of Easton, Mechanical Code. It is referenced within as this code.

**§ 6-16.2.2 Chapter 1. Scope and Administration.** Delete Section 101.2 Scope and replace with the following: (Ordinance 604 effective July 1<sup>st</sup> 2012)

**101.2 Scope.** This code shall regulate the design, installation, maintenance, alteration and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings. This code shall also regulate those mechanical systems, system components, equipment and appliances specifically addressed herein. The installation of fuel gas distribution piping and equipment, fuel gas-fired appliances and fuel gas-fired appliance venting systems shall be regulated by the International Fuel Gas Code.

**Exceptions:** The requirements herein do not apply to work areas subject to the Maryland Building Rehabilitation Code as adopted by the Department of Housing and Community Development under Public Safety Article, §12-1004, Annotated Code of Maryland, except as provided by that Code.

**§ 6-16.2.3 Chapter 1. Scope and Administration.** Delete Section 101.2.1 Appendices and replace with the following: (Ordinance 604 effective July 1<sup>st</sup> 2012)

**101.2.1 Appendices.** Provisions in the Appendices shall not apply unless specifically adopted. Provisions in the Appendices A are incorporated herein.

**§ 6-16.2.4 Chapter 1. Scope and Administration.** Delete Section 101.3 Purpose and replace with the following: (Ordinance 817 effective July 1<sup>st</sup> 2024, historical reference 604 and 739)

**101.3 Purpose.** The purpose of this code is to provide minimum requirements to safeguard, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of mechanical systems. If a conflict arises as to methods of installation, maintenance, and repair under this Code, the manufacture's operation and installation manual shall govern.

**§ 6-16.2.5 Chapter 1. Scope and Administration.** Delete, Part 2 Administration and Enforcement and replace with the following: (Ordinance 604 effective July 1<sup>st</sup> 2012)

**103.1 Administration.** The Mechanical Code is regulated by the Building Codes Administration under Article I of Chapter 6.

**103.2 Requirements for Plans and Specifications.** Plans and specifications for the installation of all heating, ventilation, air-conditioning, or refrigeration systems shall;

1. Be approved by a and have affixed to them the name, signature and license number of the Maryland; HVACR Master, Master Restricted, or Engineer.
2. Provide adequate details of mechanical and electrical work, including computations, diagrams, and other essential technical data, shall be filed.
3. Plans shall indicate how required structural and fire resistance rating integrity will be maintained, and where penetrations will be made for electrical, mechanical, plumbing, and communication conducts, pipes, and systems.

**Exceptions:**

1. For one-family and two-family dwellings, a residential heat gain and loss load calculation, for example, Manual J or its equivalent, shall be filed for new installations.
2. For one-family and two-family dwellings, for the replacement of a condensing unit, air-handling unit, furnace, or boiler in an existing HVACR system documentation shall provide the calculations by which the sizing of the equipment installed was determined. A signed and dated copy of this document shall be retained by the contractor and a copy shall be left with the homeowner upon completion of the work.

**§ 6-16.2.6 Chapter 2. Definitions.** Add definition to Section 202 for Repair to read as follows: (Ordinance 817 effective July 1<sup>st</sup> 2024, historical reference 604)

**REPAIR.** To put back in good condition, fix, to renew parts, to make existing systems function. The replacement of a system component shall constitute replacement, not repair.

**§ 6-16.2.7 Chapter 2. Definitions.** Amend the definition of Self Contained Equipment under Section 202 to read as follows: (Ordinance 604 effective July 1<sup>st</sup> 2012)

**SELF-CONTAINED EQUIPMENT.** A heating, ventilation, air conditioning or refrigeration device that is designed and manufactured:

1. with its component parts housed within a single chassis;
2. with a standard factory-installed electrical line cord that requires a plug-in device;
3. with no additional external fuel source; and
4. independent of an air-distribution system.

**§ 6-16.2.8 Chapter 3. General Regulations.** Add Table 301.2.1 Design Conditions – Temperature as follows: (Ordinance 817 effective July 1<sup>st</sup> 2024, historical reference 604 and 739)

TOWN OF EASTON DESIGN CONDITIONS - TEMPERATURES						
Winter		Summer				
Design Temp.	Heating Degree Days Below 65°	Design Temp. Dry Bulb	Coincident Design Wet Bulb	Grains Difference 55% RH	Grains Difference 50% RH	Daily Range
21° F	4077	90° F	75	38	45	16°F – 25°F

**§ 6-16.2.9 Chapter 3. General Regulations.** Add Section 301.14.1 Heat Exchangers Repair to read as follows: (Ordinance 604 effective July 1<sup>st</sup> 2012)

**301.14.1 Heat Exchangers.** Temporary repairs may not be made to a damaged heat exchanger.

**§ 6-16.2.10 Chapter 3. General Regulations.** Delete Section 306.5 Equipment and appliances on roofs or elevated structures, including its exception and replace with the following: (Ordinance 604 effective July 1<sup>st</sup> 2012)

**306.5 Equipment and appliances on roofs or elevated structures.** Where equipment and appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access such equipment or appliance, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches (762 mm) in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent slope). Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Such access shall;

1. Not require the use of portable ladders
2. Be provided with Stairway to Roof installed in accordance with the requirements specified in the International Building Code in the path of travel to and from appliances, fans or equipment requiring service and or,
3. Catwalks installed to provide the required access which are not less than 24" wide and shall have railings as required for service platforms.

**§ 6-16.2.11 Chapter 3. General Regulations.** Delete Section 306.5.1 Sloped roofs and replace with the following: (Ordinance 604 effective July 1<sup>st</sup> 2012)

**306.5.1 Sloped Roofs.** Where appliances, equipment, fans or other components that require service are installed on a roof having a slope of three units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a level platform shall be provided on each side of the appliance or equipment to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the International Building Code.

**§ 6-16.2.12 (Reserved)** (Ordinance 817 effective July 1<sup>st</sup> 2024)

**§ 6-16.2.13 Chapter 3. General Regulations.** Delete Section 309 Temperature Control, including its exception and replace with the following: (Ordinance 604 effective July 1<sup>st</sup> 2012)

**309.1 Space-heating systems.** Interior spaces intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining a minimum indoor temperature of 70°F at a point 3 feet above floor during the period from October 1<sup>st</sup> to May 15<sup>th</sup>. The installation of portable space heaters shall not be used to achieve compliance with this section.

**Exceptions:**

1. When the outdoor temperature is below the winter outdoor design temperature of 10°F, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity.
2. Interior Spaces where the primary purpose is not associated with human comfort.

**§ 6-16.2.14 Chapter 6. Duct Systems.** Section 603.6.1.1 Duct length of Chapter 6, § 6-16.2.14 of the Code of the Town of Easton is hereby deleted and replaced with the following:

**603.6.1.1 Duct length.** Flexible air ducts shall be limited to 25 feet (7620 mm) in total length from plenum/trunk duct to supply register, including intermediate distribution boxes.

**Exception:** Flexible air ducts shall not be limited in length provided that a Manual D has been submitted with the application to analyze the duct system design. (Ordinance 739 effective September 25, 2019)

**§ 6-16.2.14 Chapter 6. Duct Systems.** Add Section 603.6.1.2 Duct Limitation to read as follows: (Ordinance 604 effective July 1<sup>st</sup> 2012)

**603.6.1.2 Duct limitation.** Flexible air ducts shall not be installed in concealed or nonaccessible locations.

**§ 6-16.2.15 Chapter 6. Duct Systems.** Add Section 603.6.2.3 Connector Limitation to read as follows: (Ordinance 604 effective July 1<sup>st</sup> 2012)

**603.6.2.3 Connector limitation.** Flexible air connectors installed in concealed or nonaccessible locations shall be limited in length to 5 feet.

**§ 6-16.2.16 Chapter 13. Fuel Oil System Installation.** Delete Section 1301.4 Fuel Tanks, Piping and Valves and replace with the following: (Ordinance 604 effective July 1<sup>st</sup> 2012)

**1301.4 Fuel tanks, piping and valves.** The tank, piping and valves for appliances burning oil shall be installed in accordance with the requirements of this chapter. When an oil burner is served by a tank, any part of which is above the level of the burner inlet connection and where the fuel supply line is taken from the top of the tank, an approved antisiphon valve or other siphon breaking device shall be installed in lieu of the shutoff valve. Fill and vent piping minimum size shall be: fill piping 2 inches; vent piping 1.25 inches or according to the tank manufacturer's recommendation. All piping shall be of black steel (Schedule 40)

**§ 6-16.2.17 Chapter 15. Referenced Standards.** Replace all references to the International Fire Code, IFC-12 with the Maryland Fire Prevention Code. (Ordinance 604 effective July 1<sup>st</sup> 2012)

## **Article VIII: Plumbing Code.**

### **§ 6-17 Incorporation by Reference.**

**§ 6-17.1 International Plumbing Code 2021.** The International Plumbing Code 2021 with the modifications found in §6-17.2 of this article and the State modifications found in COMAR 09.20.01.02, is incorporated by reference. (Ordinance 818 effective July 1, 2024, historical reference 12, 605, 658, and 740)

**§ 6-17.2 International Plumbing Code Amendments.** Amendments for the International Plumbing Code are as follows: (Ordinance 605 effective July 1<sup>st</sup> 2012)

**§ 6-17.2.1 Chapter 1. Administration.** Delete Section 101.1 Title and replace with the following: (Ordinance 605 effective July 1<sup>st</sup> 2012)

**101.1 Title.** The International Plumbing Code shall be known and may be cited as the Town of Easton, Plumbing Code. It is referenced within as this code.

**§ 6-17.2.2 (Reserved)** (Ordinance 817 effective July 1<sup>st</sup> 2024)

**§ 6-17.2.3 Chapter 1. Administration.** Add Section 101.3.1 thru 101.3.22 Basic Principles to read as follows: (Ordinance 605 effective, July 1<sup>st</sup> 2012)

**101.3.1 PRINCIPLE NO. 1 – ALL OCCUPIED PREMISES SHALL HAVE POTABLE WATER.** All premises intended for human habitation, occupancy, or use shall be provided with a supply of potable water. Such a water supply shall not be connected with unsafe water sources, nor shall it be subject to the hazards of backflow, so installed as to prevent backflow or siphonage.

**101.3.2 PRINCIPLE NO. 2 – ADEQUATE WATER REQUIRED.** Plumbing fixtures, devices, and appurtenances shall be supplied with water in sufficient volume and at pressures adequate to enable them to function properly and without undue noise under normal conditions of use.

**101.3.3 PRINCIPLE NO. 3 – HOT WATER REQUIRED.** Hot water shall be supplied to all plumbing fixtures which normally need or require hot water for their proper use and function.

**101.3.4 PRINCIPLE NO. 4 – WATER CONSERVATION.** Plumbing shall be designed and

adjusted to use the minimum quantity of water consistent with proper performance, cleaning and with Business Occupations and Professions Article, 12-605(b), Annotated Code of Maryland.

**101.3.5 PRINCIPLE NO. 5 – SAFETY DEVICES.** Devices for heating and storing water shall be so designed and installed as to guard against dangers from explosion or overheating.

**101.3.6 PRINCIPLE NO. 6 – USE PUBLIC SEWER WHERE AVAILABLE.** Every building with installed plumbing fixtures and intended for human habitation, occupancy, or use, and located on premises where a public sewer is on or passes said premises within a reasonable distance, shall be connected to the sewer.

**101.3.7 PRINCIPLE NO. 7 – REQUIRED PLUMBING FIXTURES.** Each family dwelling unit shall have at least one water closet, one lavatory, one kitchen-type sink, and one bathtub or shower to meet the basic requirements of sanitation and personal hygiene. All other structures for human habitation shall be equipped with sufficient sanitary facilities. Plumbing fixtures shall be made of durable, smooth, non-absorbent and corrosion resistant material and shall be free from concealed fouling surfaces.

**101.3.8 PRINCIPLE NO. 8 – DRAINAGE SYSTEM.** The drainage system shall be designed, constructed, and maintained to guard against fouling, deposit of solids and clogging, and with adequate cleanouts so arranged that the pipes may be readily cleaned.

**101.3.9 PRINCIPLE NO. 9 – DURABLE MATERIALS AND GOOD WORKMANSHIP.** The piping of the plumbing system shall be of durable material, free from defective workmanship and so designed and constructed as to give satisfactory service for its reasonable expected life.

**101.3.10 PRINCIPLE NO. 10 – FIXTURE TRAPS.** Each fixture directly connected to the drainage system shall be equipped with a liquid seal trap.

**101.3.11 PRINCIPLE NO. 11 – TRAP SEALS SHALL BE PROTECTED.** The drainage system shall be designed to provide an adequate circulation of air in all pipes with no danger of siphonage, aspiration, or forcing of trap seals under conditions of ordinary use.

**101.3.12 PRINCIPLE NO. 12 – EXHAUST FOUL AIR TO OUTSIDE.** Each vent terminal shall extend to the outer air and be so installed as to minimize the possibilities of clogging and the return of foul air to the building.

**101.3.13 PRINCIPLE NO. 13 – TEST THE PLUMBING SYSTEM.** The plumbing system shall be subjected to such tests as will effectively disclose all leaks and defects in the work or the material.

**101.3.14 PRINCIPLE NO. 14 – EXCLUDE CERTAIN SUBSTANCES FROM THE PLUMBING SYSTEM.** No substance which will clog or accentuate clogging of pipes, produce explosive mixtures, destroy the pipes or their joints, or interfere unduly with the sewage-disposal process shall be allowed to enter the building drainage system.

**101.3.15 PRINCIPLE NO. 15 – PREVENT CONTAMINATION .** Proper protection shall be provided to prevent contamination of food, water, sterile goods, and similar materials by backflow of sewage. When necessary, the fixture, device, or appliance shall be connected indirectly with the building drainage system.

**101.3.16 PRINCIPLE NO. 16 – LIGHT AND VENTILATION.** No water closet or similar fixture shall be located in a room or compartment which is not properly lighted and ventilated.

**101.3.17 PRINCIPLE NO. 17 – INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.** If water closets or other plumbing fixtures are installed in buildings where there is no sewer within a reasonable distance, suitable provision shall be made for disposing of the sewage by some accepted method of sewage treatment and disposal.

**101.3.18 PRINCIPLE NO. 18 – PREVENT SEWER FLOODING.** Where a plumbing drainage system is subject to backflow of sewage from the public sewer or private disposal system, suitable provision shall be made to prevent its overflow in the building.

**101.3.19 PRINCIPLE NO. 19 – PROPER MAINTENANCE.** Plumbing systems shall be maintained in a safe and serviceable condition from the standpoint of both mechanics and health.

**101.3.20 PRINCIPLE NO. 20 – FIXTURES SHALL BE ACCESSIBLE.** All plumbing fixtures shall be so installed with regard to spacing as to be accessible for their intended use and for cleaning.

**101.3.21 PRINCIPLE NO. 21 – STRUCTURAL SAFETY.** Plumbing shall be installed with due regard to preservation of the strength of structural members and prevention of damage to walls and other surfaces through fixture usage.

**101.3.22 PRINCIPLE NO. 22 – PROTECT GROUND AND SURFACE WATER.** Sewage or other waste shall not be discharged into surface or sub-surface water unless it has first been subjected to some acceptable form of treatment.

**§ 6-17.2.4 Chapter 1. Administration.** Delete Part 2 Administration and Enforcement and replace with the following: (Ordinance 605 effective, July 1<sup>st</sup> 2012)

**103.1 Administration.** The Plumbing Code is regulated by the Building Codes Administration under Article I of Chapter 6.

**§ 6-17.2.5 Chapter 2. Definitions.** Delete Section 201.3 Terms defined in other codes, and replace with the following: (Ordinance 605 effective, July 1<sup>st</sup> 2012)

**201.3 Terms defined in other codes.** Terms that are not defined in this code but are defined in the International Building Code, International Energy Conservation Code, International Fuel Gas Code, International Mechanical Code or the International Residential Code shall have the meanings ascribed to them in those codes.

**§ 6-17.2.6 Chapter 2. Definitions.** Delete the definition of Air Break under Section 202 General Definitions, and replace with the following: (Ordinance 605 effective, July 1<sup>st</sup> 2012)

**AIR BREAK (Drainage System).** A piping arrangement in which a drain from a fixture, appliance or device discharges indirectly into another fixture, receptacle or interceptor at a point below the flood level rim and above the trap seal so installed as to prevent backflow or siphonage.

**§ 6-17.2.7 Chapter 2. Definitions.** Add a definition for Frostproof Closet under Section 202 General Definitions, to read as follows: (Ordinance 605 effective, July 1<sup>st</sup> 2012)

**FROSTPROOF CLOSET.** A hopper with no water in the bowl and with the trap and water supply control valve located below the frost line."

**§ 6-17.2.8 Chapter 2. Definitions.** Add a definition for Incidental Plumbing Services under Section 202 General Definitions, to read as follows: (Ordinance 605 effective, July 1<sup>st</sup> 2012)

**INCIDENTAL PLUMBING SERVICES.** Repair of faucets, ball-cock valves, and shutoff valves; cleaning of choked drain lines and repairing of minor leaks. Incidental Plumbing Services does not include replacement of any plumbing fixture, new installation, or any work, including repairs of faucets, ball-cock valves, and shutoff valves, cleaning of choked drain lines, and repairing of minor leaks, that requires a permit by the Town of Easton.

**§ 6-17.2.9 Chapter 2. Definitions.** Add a definition for Minor Repair Services under Section 202 General Definitions, to read as follows: (Ordinance 605 effective, July 1<sup>st</sup> 2012)

**MINOR REPAIR SERVICES.** Repair or replacement of faucets, ball-cock valves, and shut-off valves; cleaning of choked drain lines; and repairing leaks in piping and fixtures that do not require changes in sizes, types of materials, or pipe configuration. Minor Repair Services does not include complete replacement of any plumbing fixture, new installation, or any work described in this paragraph if a permit is required by the Town of Easton.

**§ 6-17.2.10 Chapter 2. Definitions.** Delete the definition of Plumbing System under Section 202 General Definitions, and replace with the following: (Ordinance 605 effective, July 1<sup>st</sup> 2012)

**PLUMBING SYSTEM.** Includes the water supply and distribution pipes; plumbing fixtures and traps; water-treating or water-using equipment; soil, waste and vent pipes; and sanitary and storm sewers and building drains; in addition to their respective connections, devices and appurtenances within a structure or premises, within the property line. It does not include the mains of a public sewer system or private or public sewage treatment or disposal plant outside the property line.

**§ 6-17.2.11 Chapter 2. Definitions.** Add a definition for Scavenger under Section 202 General Definitions, to read as follows: (Ordinance 605 effective, July 1<sup>st</sup> 2012)

**SCAVENGER.** Any person engaged in the business of cleaning and emptying septic tanks, seepage pits, privies, or any other sewage disposal facility.

**§ 6-17.2.12 Chapter 2. Definitions.** Add a definition for Vacuum Intake under Section 202 General Definitions, to read as follows: (Ordinance 605 effective, July 1<sup>st</sup> 2012)

**VACUUM INTAKE.** A vacuum intake has no trap or mechanical device to keep gasses from leaving the sewer line. An intake is a vertical pipe installed to provide circulation of air to the drainage system. No intake terminal shall be located directly beneath any door, window or other ventilating opening of the building or of an adjacent building, nor shall any such intake terminal be within 10 feet horizontally of such an opening unless it is at least 2 feet above the top of such opening.

**§ 6-17.2.13 Chapter 3 General Regulations.** Add Section 303.6 Uniform Color Code, to read as follows: (Ordinance 818 effective, July 1<sup>st</sup> 2024, historical reference 605)

**303.6 Uniform Color Code.** All non-potable water shall be identified in accordance with section 608.8. All subsurface pipes must be permanently marked or completely colorized for easy identification as follows:

**303.6.1 YELLOW.** Gas, oil, steam, petroleum, or gaseous materials

**303.6.2 BLUE.** Water

**303.6.3 LAVENDER.** Reclaimed water

**§ 6-17.2.14 Chapter 3 General Regulations.** Delete Section 305.4.1 Sewer Depth, and replace with the following: (Ordinance 605 effective, July 1<sup>st</sup> 2012)

**305.4.1 Sewer depth.** Building sewers that connect to private sewage disposal systems shall be a minimum of 30 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 30 inches below grade.

**§ 6-17.2.15 Chapter 3 General Regulations.** Add Section 306.5 Trenching Protection, to read as follows: (Ordinance 605 effective, July 1<sup>st</sup> 2012, historical reference 12)

**306.5 Trenching Protection.** Trenching shall be protected by proper guards around all excavations made on any public right-of-way in the Town and shall cause lights to be provided and maintained on same each night between sunset and sunrise.

**§ 6-17.2.16 Chapter 3 General Regulations.** Add Section 306.6 Trenching Restoration, to read as follows: (Ordinance 605 effective, July 1<sup>st</sup> 2012, historical reference 12)

**306.6 Trenching Restoration.** All streets, road, lanes, alleys and similar, including gutters, curbs and sidewalks, disturbed by trenching shall replace and restore to the standards of the Town.

**§ 6-17.2.17 Chapter 4 Fixture, Faucets and Fixture Fittings.** Delete Section 403.2.1 Family or Assisted-use toilet facilities serving as separate facilities and replace with the following: (Ordinance 740 effective September 25, 2019, historical reference 605)

**403.2.1 Accessible, Family, Assisted-Use or Unisex Toilet Facility.** In new construction for assembly and mercantile occupancies, an accessible toilet facility may be provided where an aggregate of six or more male or female water closets are required. In buildings of mixed occupancy, those water closets required for the assembly or mercantile portion of the occupancy would be used to determine the ability to make use of the toilet facility option. The inclusion of the one accessible toilet facility room shall be allowed to replace both one male and one female toilet. Accessible, Family, Assisted- Use or Unisex Toilet Facility shall comply with this section and the requirements for accessible toilet rooms as per standards prescribed in COMAR 09.12.53 Maryland Accessibility Code.

**403.2.1.1** Toilet facility shall include only one water closet and only one lavatory.

**403.2.1.2** Toilet facility shall be located on an accessible route. Unisex toilet rooms shall be located not more than one story above or below separate-sex toilet rooms. The accessible route from any separate-sex toilet rooms to a unisex toilet room shall not exceed 500 feet/152.4m.

**403.2.1.3** Toilet facility shall be designated by accessible signs. Directional signage shall be provided at all separate-sex toilet rooms indicating the location of the nearest unisex toilet room.

**§ 6-17.2.18 Chapter 5. Water Heaters.** Add Section 501.2.1 Water Circulation, to read as follows: (Ordinance 818 effective, July 1<sup>st</sup> 2024, historical reference 605)

**501.2.1 Water Circulation.** The system shall be equipped with a means to prevent and provide for periodic circulation between the water heater and the exchanger during off seasons.

**§ 6-17.2.19 Chapter 5. Water Heaters.** Add Section 501.2.2 Informational Sheet, to read as follows: (Ordinance 818 effective, July 1<sup>st</sup> 2024, historical reference 605)

**501.2.2 Informational Sheet.** For all such devices used in Maryland, an informational sheet shall be provided that outlines all of the requirements COMAR 09.20.01.02(I)(1).

**§ 6-17.2.20 Chapter 6. Water Supply and Distribution.** Add Section 605.4.1 Water Service Pipe, to read as follows: (Ordinance 605 effective, July 1<sup>st</sup> 2012)

**605.4.1 Water Service Pipe.** Copper tube when used underground may not be less than type L. All threaded ferrous pipe and fittings shall be galvanized or cement lined, and, when used underground in corrosive soil or filled ground, shall be coal-tar enamel coated, or its equivalent, and threaded points shall be coated and wrapped when installed.

**§ 6-17.2.21 Chapter 6. Water Supply and Distribution.** Delete Section 608.14 Backflow Protection, and replace with the following: (Ordinance 740 effective September 25, 2019, historical reference 605)

**608.14 Backflow Protection.** Means of protection against backflow shall be provided in accordance with Sections 608.14.1 through 608.14.9 including but not limited to the following: Operating, dissection, embalming and mortuary tables or similar equipment; in these installations, the hose used for water supply shall terminate at least 12 inches away from every point of the table or attachments; Water closets equipped with flushometer valves or with flushing tanks with submerged float operated ball-cocks; Seat-acting water closets; Bed pan washers; Bidets; Sterilizers with water supply connections; Therapeutic baths with inlets below the rim of the fixture; Water operating waste ejectors, such as used by dentists, undertakers and those who practice colonic irrigation; Bathtubs with inlets below the rim of the fixture; Wash basins with inlets below the rim of the fixture; Bar, soda fountain, or other sinks with submerged inlets; Laundry trays with faucets below the rim; Sinks with faucets or water inlets below the rim and sinks with loose hose connections; Dishwashing sinks or machines with water inlets below the rim; Cuspidors with water supply connections; Dental cuspidors with water supply connections; Hospital appliances generally, such as sterilizers, condensers, filters, stills, pipette washers, aspirators, and washers; Frostproof hydrants with underground bleed or automatic livestock watering devices; Industrial vats, tanks, etc. of any description which have an inverted water supply connection, or a water supply connection below the top of the spill rim, or in which a hose filler is used; Industrial water supplied process appliances with direct water connections; A rubber hose with hand control or self-closing faucets attached, as used in connection with baths, industrial vats, tanneries, etc.; Pressure water supplied sealing rings on sewage and sludge pumps; Water supply for priming connections; Water supply (hot or cold) to laundry equipment; Condenser cooling connections for refrigeration and air conditioning machinery; Drains from fire sprinklers connected directly to sewers or wastes; Steam tables; Condensers; Stills; Aspirators; Chlorinators; Photographic developing tanks; Laboratory water faucets and cocks with serrated nipples or hose connections; and Any other fixture or installation creating a similar hazard.

**§ 6-17.2.22 Chapter 7. Sanitary Drainage.** Delete Section 701.2 Connection to Sewer Required, and replace with the following: (Ordinance 740 effective September 25, 2019, historical reference 605)

**701.2 Connection to Sewer Required.** Every building in which plumbing fixtures are installed and all premises having drainage piping shall be connected to a public sewer, where available, or an approved private sewage disposal system in accordance with the Talbot County Environmental Health Office.

**§ 6-17.2.23 Chapter 7. Sanitary Drainage.** Add Section 703.7 Building Sewer Size, to read as follows: (Ordinance 605 effective, July 1<sup>st</sup> 2012 and Ordinance 658 effective July 1, 2015)

**703.7 Building Sewer Size.** The minimum size of the building sewer shall be 4 inches.

**§ 6-17.2.24 Chapter 8. Indirect/Special Waste.** Add Section 803.3 Refrigeration Waste, to read as follows: (Ordinance 605 effective, July 1<sup>st</sup> 2012 and Ordinance 658 effective July 1, 2015)

**803.3 Refrigeration Waste.** Refrigeration waste pipes may not be smaller than shown in the following:

- a. 1 ¼ inch: 1 inlet serving not more than 100 cubic feet of refrigeration space;
- b. 2 inch: 2 to 12 - 1 ¼ inch inlets or the equivalent refrigeration space;
- c. 3 inch: 13 to 36 - 1 ¼ inch inlets or the equivalent refrigeration space.

**§ 6-17.2.25 Chapter 9 Vents.** Delete Section 903.1 Roof Extensions, and replace with the following: (Ordinance 605 effective, July 1<sup>st</sup> 2012)

**903.1 Roof extension.** All open vent pipes that extend through a roof shall be terminated at least 14 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.

**§ 6-17.2.26 Chapter 9 Vents.** Delete Section 913.3 Stack Vent, and replace with the following: (Ordinance 605 effective, July 1<sup>st</sup> 2012)

**913.3 Stack Vent.** A stack vent shall be provided for the waste stack. The size of the stack vent shall be not less than the size of the waste stack. Offsets shall be permitted in the stack vent, shall be located at least 6 inches (152 mm) above the flood level of the highest fixture, Offsets in stacks greater than at a 45-degree angle are not permitted unless all piping from the start of the offset is increased one pipe size and shall be in accordance with Section 905.2. The stack vent shall be permitted to connect with other stack vents and vent stacks in accordance with Section 904.5.

**913.3.1 Stack Vent.** May be used in any building up to three-story levels of plumbing fixtures. All stacks shall continue undiminished in size through the roof.

**913.3.2 Fixture Unit Loading.** Capacities may not exceed one-half of the capacities listed in Table 710.1(1) and Table 710.1(2).

**913.3.2.1** When all of the plumbing fixtures can only be on one story level, the stack or horizontal drain can receive all of the permitted fixture unit capacity.

**913.3.2.2** When the plumbing fixtures can be on two story levels, the maximum fixture unit load on each possible story level may not exceed one half of the total permitted fixture unit capacity.

**913.3.2.3** When the plumbing fixtures can be on three story levels, the maximum fixture unit load on each possible story level may not exceed one third of the total permitted fixture unit capacity.

**913.3.3-(Reserved)**(Ordinance 812 effective July 1, 2024)

**913.3.4 Fixtures Downstream of a Water Closet.** Fixtures other than another water closet may not be installed downstream from a water closet unless there is a 5-foot length of pipe without any fixture connections before the next fixture is connected.

**913.3.5 Stack Vent Junction.** There may not be any fixtures connected within 5 feet downstream or 3 feet upstream from the junction of a vertical line with a horizontal line. The fitting at the junction of a vertical line with a horizontal line shall be full size of the horizontal line to the point where the line is 90 degrees from a horizontal plane.

**913.3.6 Minimum size building drain and extensions.** Shall be 4 inches to the base of all stacks.

**913.3.7 Trap Arm.** Each trap arm shall be individually connected into the stack or horizontal line, and the maximum length of the trap arm may not exceed 5 feet. Side inlet connections into a 4-inch closet bend shall be accepted as individual connections.

**913.3.8 Entrance fittings from a stack into a horizontal line.** Shall have the equivalent sweep and radius of two 45-degree fittings with 1 foot of pipe between the fittings, or the

fittings shall have a radius of two times the nominal pipe diameter. The vertical portion of the line shall be completely outside the junction area that turns horizontal.

**913.3.9 Entrance fittings into a stack or in a change of direction from horizontal to vertical, horizontal to horizontal.** Shall have a minimum radius of one pipe diameter of the upstream horizontal pipe.

**913.3.10 Additional Venting.** Venting the base of the stack, or other venting, into the building drain, at least 5 feet downstream or upstream from any other connection. Venting may also be permitted into a stack at least 5 feet downstream or upstream from any other connection.

**§ 6-17.2.27 Chapter 10 Traps, Interceptors and Separators.** Delete Exception 2 for Section 1002.1 Fixture Traps, and replace with the following: (Ordinance 605 effective, July 1<sup>st</sup> 2012)

2. A combination plumbing fixture is permitted to be installed on one trap, provided that one compartment is not more than 6 inches (152 mm) deeper than the other compartment, the waste outlets are not more than 30 inches (762 mm) apart and neither outlet is equipped with a food-waste grinder.

**§ 6-17.2.28 Chapter 10 Traps, Interceptors and Separators.** Add an Exception to Section 1003.1 Where Required, to read as follows: (Ordinance 605 effective, July 1<sup>st</sup> 2012, historical reference 12)

**Exception:** Commercial Buildings, a grease interceptor may not be required in restaurants, hotel kitchens, bars, factory cafeterias or restaurants, clubs, or other similar establishments, as determined by the Town of Easton.

**§ 6-17.2.29 Chapter 10 Traps, Interceptors and Separators.** Add Section 1003.4.3 Point of Discharge, to read as follows: (Ordinance 605 effective, July 1<sup>st</sup> 2012, historical reference 12)

**1003.4.3 Point of Discharge.** In a structure where a public sanitary sewer is available, the waste pipe from oil separators shall discharge, if installed, into the public sanitary sewer, or any more restrictive manner as otherwise mandated by the Town of Easton.

**§ 6-17.2.30 Chapter 10 Traps, Interceptors and Separators.** Add Section 1003.5.1 Point of Discharge, to read as follows: (Ordinance 605 effective, July 1<sup>st</sup> 2012, historical reference 12)

**1003.5.1 Point of Discharge.** In a structure where a public sanitary sewer is available, the waste pipe from sand interceptors shall discharge, into the public sanitary sewer, or any more restrictive manner as otherwise mandated by the Town of Easton.

**§ 6-17.2.31 Chapter 10 Traps, Interceptors and Separators.** Delete Section 1003.1 Where required and replace with the following: (Ordinance 658 effective July 1<sup>st</sup> 2015)

**1003.1 Where required.** Interceptors, separators, neutralizers, dilution tanks, or other means shall be provided to prevent the discharge of fats, oils, greases, flammable liquids, sand, solids, acid or alkaline waste, chemicals, or other harmful-hazardous substances from entering a building drainage system, a public or private sewage system or the sewage treatment plant or processes.

**§ 6-17.2.32 Chapter 10 Traps, Interceptors and Separators.** Add Section 1005 On-Site Subsurface Disposal, to read as follows: (Ordinance 658 effective, July 1<sup>st</sup> 2015, historical reference 12 and 605)

#### **SECTION 1005 On-Site Subsurface Disposal**

**1005.1 On-Site Subsurface Disposal.** Any new construction of a structure or renovation of an existing structure which discharges liquid wastes which require a interceptor and separator according to Section 1003.1 or which discharges other industrial waste waters shall have the option of discharging into an on-site subsurface disposal system, providing the facility's owner/operator applies for and obtains from the Maryland Department of the Environment a water discharge permit issued pursuant to the provisions and conditions of COMAR

**1005.1.1 Underground Tanks.** If an underground tank is installed, it shall be corrosion protected and designed according to COMAR

**§ 6-17.2.33 Chapter 12. Special Piping and Storage Systems.** Delete Section 1201.1 Scope, and replace with the following: (Ordinance 605 effective, July 1<sup>st</sup> 2012 and Ordinance 658 effective July 1, 2015)

**1201.1 Scope.** The provisions of this chapter shall govern the design and installation of piping and storage systems for nonflammable medical gas systems and nonmedical oxygen systems. All maintenance and operations of such systems shall be in accordance with the Maryland Fire Prevention Code.

**§ 6-17.2.34 Appendix A.** Add Appendix A Mobile Home and Travel Trailer Park Plumbing Standards, to read as follows: (Ordinance 605 effective, July 1<sup>st</sup> 2012 and Ordinance 658 effective July 1, 2015)

## **APPENDIX A MOBILE HOME & TRAVEL TRAILER PARK PLUMBING STANDARDS**

### **SECTION A101 GENERAL**

**A101.1 General.** The requirements of this chapter are intended as general requirements for parks and campgrounds that serve travel trailers, recreational vehicles, and mobile homes. Travel trailers and recreational vehicles are used as temporary dwellings for travel or recreational purposes. Mobile homes are movable structures or units that are designed as living quarters.

**A101.2 Plumbing Requirements.** The primary objective of this Chapter is to assure sanitary plumbing installations in trailer parks and operation of trailer parks.

### **SECTION A102 DEFINITIONS**

**Service Buildings.** A building housing toilet, laundry and any other such facilities as may be required.

**Sewer Connection.** Sewer connection is that portion of the drainage piping that extends as a single terminal under the trailer coach for connection with the trailer park drainage system.

**Trailer Coach.** Any camp-car, trailer, or other vehicle with or without motive power, designed and constructed to travel on the public thoroughfares in accordance with provisions of the Vehicle Code and designed or used for human habitation.

**Trailer Coach, Dependent.** One which is not equipped with a water closet for sewage disposal.

**Trailer Coach, Independent.** One which is equipped with a water closet for sewage disposal.

**Trailer Coach Drain Connection.** The removable extension connecting the trailer coach drainage system to the trailer connection fixture.

**Trailer Coach, Left Side.** The side farthest from the curb when the trailer home is being towed or in transit.

**Trailer Connection Fixture.** A connection to a trap that is connected to the park drainage system, and receives the water, liquid or other waste discharge from a trailer coach.

**Trailer Park Drainage System.** The entire system of drainage piping used to convey sewage or other waste from a trailer connection fixture to the sewer.

**Trailer Park Branch Line.** That portion of drainage piping that receives the discharge from not more than two trailer connection fixtures.

**Trailer Park.** Any area or tract of land where space is rented or held-out for rent or occupied by two or more trailer coaches.

**Trailer Park Sewer System.** That piping that extends from the public or private sewage disposal system to a point where the first trailer park drainage system branch fitting is installed.

**Trailer Park Water Service Main.** That portion of the water distribution system that extends from the street main, water meter, or other source of supply to the trailer site water service branch.

**Trailer Site.** That area set out by boundaries on which one trailer can be located.

**Trailer Site Water Service Branch.** That portion of the water distributing system extended from the park service main to a trailer site, and includes connections, devices, and appurtenances thereto.

**Water Service Connection.** That portion of the water supply piping that extends as a single terminal under the trailer coach for connection with the trailer coach park water supply system.

## **SECTION A103 STANDARDS**

**A103.1 General.** Plumbing systems hereafter installed in parks and campgrounds shall conform to the provisions set forth in the Plumbing Code and also to the provisions set forth in this Chapter.

**A103.2 Plans and Specifications.** Before any plumbing or sewage disposal facilities are installed or altered in any parks and campgrounds, plans and specifications shall be filed, and required permits obtained. Plans shall show the following in detail:

**A103.2.1 Plot Plan.** Plot plan of the park, drawn to scale, indicating elevations, property lines, driveways, existing or proposed buildings, and sizes of trailer sites.

**A103.2.2 Plumbing Layout.** Complete specifications and piping layout of proposed plumbing system or alteration.

**A103.2.3 Sewage Disposal Layout.** Complete specifications and piping layout of proposed sewer system or alteration.

**A103.2.4 Conformance.** Trailer park plumbing systems shall be designed and installed in accordance with the requirements of this Code and shall, in addition, conform to all other pertinent local codes and State regulations.

**A103.3 Materials.** Materials shall conform to the approved standards set forth in other sections of this Code.

## **SECTION A104 DRAINAGE SYSTEM**

**A104.1 Design and Installation.** The parks and campgrounds drainage system shall be designed and installed in accordance with the requirements of this Code.

**A104.2 Alternate.** The parks and campgrounds drainage system may be installed by the use of a combination waste and vent drainage system, which shall consist of an installation of waste piping, as hereinafter provided in this Section, in which the traps for one or more trailer connection fixtures are not separately or independently vented, but which is vented through the waste piping of such size to provide free circulation of air therein.

**A104.3 Each Independent Trailer Site.** Each independent trailer site shall be provided with a trapped trailer connection that shall consist of a three inch horizontal iron pipe-size threaded connection, installed a minimum of three inches and a maximum of six inches (from the bottom of the connection), above the finished grade. The vertical connection to the trailer connection fixture shall be anchored in a concrete slab four inches thick, and 18" x 18" square.

**A104.4 Above Ground.** Any part of the plumbing system extending above the ground shall be protected from damage.

**A104.5 Trap Connections.** Each trailer site shall be provided with a three-inch I.P.S. male or female threaded connection, extended above the surrounding grade, from a three- inch minimum size vented p-trap.

**A104.5.1 Location.** Traps shall be located with reference to the immediate boundary lines of the designated space or area within each trailer site that will actually be occupied by the trailer. Each such trap shall be located in the rear third-quarter section along the left boundary line of the trailer parking area not less than one foot or more than three feet from the road side of the trailer and shall be a minimum of five feet from the rear boundary of the trailer site.

**A104.5.2 Material.** All traps, tail pipes, vertical vents, the upper five feet of any horizontal vent, and the first five feet of any trap branch shall be fabricated from materials approved for use within a building.

**A104.6 Restriction.** No vertical pipe shall be used in a special waste and vent system, except the vent pipe, and the connection to the trailer connection fixture.

**A104.7 Drain Connections.** Mobile home and travel trailer drain connections shall be of approved semi-rigid or flexible reinforced hose having smooth interior surfaces and not be less than a 3-inch inside diameter. Main connections shall be equipped with a standard quick-disconnect screw or clamp type fitting, not smaller than the outlet. Main connections shall be gas-tight and no longer than necessary to make the connection between the trailer coach drain connection and the trailer connector fixture on the site.

**A104.8 Cleanouts.** Cleanouts shall be provided as required by Section 708, except cleanouts shall be provided in the vent stacks one foot above grade.

**A104.9 Fixture Unit Loading.** For the purpose of determining pipe sizes, each trailer site connection shall be assigned a waste loading value of six fixture units and each trailer park drainage system shall be sized as provided in Table A104.12.

**A104.10 Slope.** The grade on sewers shall provide a minimum velocity of two feet per second when the pipe is flowing half full.

**A104.11 Discharge.** The discharge of the parks and campgrounds drainage systems shall be connected to a public sewer.

**A104.12 Minimum Pipe Size.** Minimum pipe sizes in the drainage system shall be as set forth in Table A104.12.

<b>TABLE A104.12 DRAIN PIPE SIZING</b>		
<b>Maximum Number of Trailers, Individually Vented Systems</b>	<b>Max. No. of Trailers, Wet-Vented System</b>	<b>Size of Drain</b>
2	1	3"
30	210	4"
100	50	6"
400	-	8"
1000	-	10"

**SECTION A105  
VENTING**

**A105.1 Location.** Each wet-vented drainage system shall be provided with a vent not more than 15 feet downstream from its upper trap, and long mains shall be provided with additional relief vents at intervals of not more than 100 feet thereafter. The minimum size of each vent serving a wet-vented system shall be as set forth in Table A105.1.

<b>TABLE A105.1 VENT SIZING</b>	
<b>Size of Wet-Vented Drain</b>	<b>Minimum Size of Vent</b>
3"	2"
4"	3"
5"	4"
6"	5"

**A105.2 Vent Connections.** All vent intersections shall be taken off above the center line of the horizontal pipe. All vent stacks shall be supported by a four-inch by four-inch redwood post, set in at least two feet of concrete extending at least four inches above the ground, or supported by another approved method.

**A105.3 Galvanized Steel Vent Pipe.** Galvanized steel vent pipe may extend below the ground vertically, and may directly intersect a drainage line with an approved fitting, if the entire section around both the drain and the galvanized pipe is encased in concrete to prevent any movement.

Galvanized steel pipe encased in concrete shall be first coated with bituminous paint, or equivalent protective material.

**A105.4 Location of Vent Pipes.** Vent pipes shall terminate at least 10 feet above grade and be at least 10 feet from any property line. No vent shall terminate directly beneath any door, window, or ventilation openings of the building or of an adjacent building, nor shall any such vent terminal be within 10 feet horizontally from such opening unless it is at least 2 feet above the top of such opening.

**A105.5 Size of Vent Stack.** All vent stacks in the wet-vented system shall be three inches or more in diameter, except that a three-inch branch line may be vented by a two-inch vent. See Table A105.1.

**A105.6 Wet Vented Branch Drain Lines.** No three-inch branch drain shall exceed six feet in length, and no four-inch branch drain shall exceed 15 feet in length, unless they are properly vented.

**A105.7 Trailer Connections.** Each trailer connection fixture outlet shall be provided with a screw-type plug or cap, and be effectively capped when not in use.

## **SECTION A106 WATER DISTRIBUTION SYSTEM**

**A106.1 Conformance.** Each parks and campgrounds water distribution system shall conform to the requirements of Chapter 6 of this Code and shall be so designed and maintained as to provide a residual pressure of not less than 20 psi at each trailer site under normal operating conditions.

**A106.2 Individual Water Service Branch.** Every trailer site shall be provided with an individual water service branch line that shall not be less than 3/4" size, delivering safe, potable water.

**A106.3 Connection Components.** A control valve shall be installed on the water service branch, followed by an approved backflow preventer in accordance with ASSE 1024 or CSA B64.6 on the discharge side of the control valve, with a pressure relief valve located on the discharge side of the backflow preventer; with a hose connection or other approved attachment on the trailer side of the relief valve. Each such pressure relief valve shall be equipped with a full-size drain with the end of the pipe not more than two feet or less than six inches above the ground and pointing downward. Such drain may terminate at other approved locations. No part of such drain pipe shall be trapped. No shut-off valve shall be installed between any such pressure relief valve and the trailer it serves. The backflow device and relief valve shall be located not less than 12 inches above the grade.

**A106.4 Connection Details.** The service connection shall not be rigid. Flexible metal tubing is permitted. Fittings at either end shall be of a quick disconnect type not requiring any special tools or knowledge to install or remove.

**A106.5 Water Fixture Units.** Each trailer outlet on the water distribution system shall be rated as six water supply fixture units.

**A106.6 Location of Water Connection.** The parks and campgrounds water outlet for each trailer coach space shall be located near the center of the left side of each trailer coach.

**A106.7 Fire Protection.** In the design of the water distribution system in a parks and campgrounds, consideration for fire outlet stations throughout the park should be made relative to the location and quantity of water necessary during an emergency period.

**A106.8 Backflow Protection.** All requirements as described in Chapter 6 of this Code shall be considered a part of this Section.

**SECTION A107  
TESTING**

**A107.1 TESTING.** Installations shall be tested and inspected as required by this Code.

**SECTION A108  
SANITARY FACILITIES**

**A108.1 Public Water Closets, Showers, and Lavatories.** Separate public water closets, showers, and lavatories shall be installed and maintained for each sex in accordance with the following ratio of trailer sites:

**A108.1.1 Dependent Trailer.** Parks and campgrounds constructed and operated exclusively for dependent trailers shall have one water closet, one shower, and one lavatory for each 10 sites or fractional part thereof

**A108.1.2 Independent Trailer.** Parks and campgrounds constructed and operated exclusively for independent trailers shall have one water closet, one shower, and one lavatory for each 100 sites or fractional part thereof.

**A108.1.3 Combined Trailer Use.** Parks and campgrounds constructed and operated for the combined use of dependent and independent trailers shall have facilities as shown in Table A108.1.3.

<b>TABLE A108.1.3 FACILITIES REQUIRED FOR COMBINED TRAILER USE</b>			
<b>Sites</b>	<b>Water Closets</b>	<b>Showers</b>	<b>Lavatories</b>
2-25	1	1	1
26-70	2	2	2

**A108.1.4 Additional Water Closets.** For combined trailer use, one additional water closet shall be provided for each 100 sites or fractional part thereof in excess of 70 sites.

**A108.2 Exclusivity.** Each toilet facility shall be for the exclusive use of the occupants of the trailer sites in the parks and campgrounds.

**A108.3 Showers.** In every park and campground, shower bathing facilities with hot and cold running water shall be installed in separate compartments. Every compartment shall be provided with a self-closing door or otherwise equipped with a waterproof draw curtain.

**A108.4 Shower Compartments.** The inner face of walls of all shower compartments shall be finished with concrete, metal, tile or other approved waterproof materials extending to a height of not less than six feet above the floor. Floors or shower compartments shall be made of concrete or other similar impervious material. Floors shall be waterproof and slope 1/4 inch per foot to the drains.

**A108.5 Laundry Facilities.** Every park and campground shall be provided with an accessory utility building containing at least one clothes washer or laundry tray equipped with hot and cold running water for every 20 trailer sites or fractional part thereof, but in no case shall there be less than two laundry trays in any parks and campgrounds.

**SECTION A109  
MAINTENANCE**

**A109.1 MAINTENANCE.** All required devices or safeguards shall be maintained in good working order. The owner, operator, or lessee of the parks and campgrounds, or their designated agent shall be responsible for the maintenance.

**SECTION A110  
The OPERATOR’S RESPONSIBILITY – VIOLATIONS**

**A110.1 OPERATOR’S RESPONSIBILITY – VIOLATIONS.** When it is evident that there exists, or may exist, a violation of any pertinent regulation, the owner, operator, lessee, person in charge of the park, or any other person causing a violation shall immediately disconnect the trailer water supply and sewer connections from the park or campground system and shall employ such other corrective measures as may be ordered.

**Article IX. Swimming Pool and Spa Code**

**§ 6-18. Incorporation by Reference.**

**§ 6-18.1. International Swimming Pool and Spa Code 2021.** The International Swimming Pool and Spa Code 2021, with modifications found in § 6-18.2 of this article and the State modification in COMAR 09.12.56.05, is incorporated by reference. (Ordinance 833 effective December 8, 2024)

**§ 6-18.2. International Swimming Pool and Spa Amendments.** Amendments for the International Swimming Pool and Spa Code are as follows: (Ordinance 833 effective December 8, 2024)

**§ 6-18.2.1 Chapter 1. Administration.** Delete Section 101.1 Title and replace with the following: (Ordinance 833 effective December 8, 2024)

101.1 Title. These regulations shall be known as the Swimming Pool and Spa Code of the Town of Easton, hereinafter referred to as “this code.”

**§ 6-18.2.2 Chapter 1. Administration.** Delete Section 103.1 Creation of agency and replace with the following: (Ordinance 833 effective December 8, 2024)

103.1 Creation of agency. The Swimming Pool and Spa Code is regulated by the Building Codes Administration under Article I of Chapter 6.

**§ 6-18.2.3 Chapter 1. Administration.** Delete Section 111 Means of Appeal and replace with the following: (Ordinance 833 effective December 8, 2024)

111.1 Appeals of orders, decisions or determinations of the code official shall be in accordance with §2-26.2 of the Town Code.

**§ 6-18.2.4 Chapter 1. Administration.** Delete Section 112 Board of Appeals (Ordinance 833 effective December 8, 2024)

**§ 6-18.2.5 Chapter 1. Administration.** Delete Section 113.4 Violation penalties and replace with the following: (Ordinance 833 December 8, 2024)

113.4 Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair a pool or spa in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a municipal infraction punishable as promulgated by the Town of Easton Code. Each day that violation continues shall be deemed a separate offense.