



City of Rockville
Department of Community Planning and Development Services
Inspection Services Division

ADMINISTRATIVE BULLETIN

No. #2024-01

SUBJECT: **Local amendments to the 2021 I-Codes**

CODE REFERENCE(S):

Chapter 5, Rockville City Code

ISSUED BY: Kina Campbell, PE, Chief of Inspection Services

ISSUE DATE: 5-22-2024

EFFECTIVE DATE: 5-29-2024

REVISION DATE: N/A

BACKGROUND:

The 2021 I-Codes have been adopted by the State of Maryland and are required to be implemented and enforced by the City of Rockville as of May 29, 2024. On May 20, 2024, the Mayor and Council of the City of Rockville adopted an ordinance amending and retitling Chapter 5 of the Rockville City Code, now titled “Building and Property Maintenance Regulations.” These local amendments are generally effective as of May 29, 2024, with delayed implementation of certain code sections outlined in this bulletin.

ADDITIONAL REQUIREMENTS EFFECTIVE MAY 29, 2024:

The following amendments are effective beginning May 29, 2024. For convenience, those amendments that are purely administrative and do not functionally change a requirement; such as amendments to edit grammar, punctuation, numbering, new definitions, etc.; are not identified here. A full list of changes is available to view at www.rockvillemd.gov

- **ARTICLE I – In General**

- **Sec. 5-18 Enforcement; Violations** This section is relocated from Article V and reworded to clarify it applies to all Articles within Chapter 5. There is no change to the requirement.

- **ARTICLE V – Basic Building Code**

- **105.2 Work exempt from permit.** –
 - The language pertaining to roofing and siding replacements has been edited to clarify when a permit is not required for these items, which is in limited cases for group R-3 structures.
 - The language pertaining to patios and decks has been edited to increase the maximum height of a patio or deck not subject to a building permit from 4" to 7-3/4", and clarify this only applies to patios/decks accessory to group R-3 structures.
 - The language pertaining to removal and replacement of drywall has been edited to clarify this is only applicable to detached single-family structures where the drywall is not part of a fire-resistance-rated assembly.
- **107.2.1.1 Building Height and Area Calculations.** Building height and area calculations, demonstrating compliance with Chapter 5 of the IBC, are required to be on all construction documents for structures regulated by the IBC, including alterations, tenant fit-outs, etc.
- **107.2.10 Use Groups Requiring a Fire Protection Engineering Design Evaluation (FPEDE).** The threshold for cost-based requirements has been increased from five million to six million dollars to account for the increased costs of construction.
- **107.3.3.1 Phased Construction.** A phasing plan is required to be submitted with construction documents for phased construction, including important information to determine compliance.
- **914.3 Internal Fire Department Access in Complex Structures.** This section has been relocated without any changes to the requirements.

- **ARTICLE VI – One- and Two-Family Dwelling Code**

- **R105.2 Work exempt from permit.**
 - The language pertaining to swings and other playground equipment has reverted to the language as published in the code, allowing these structures to be accessory to townhouses without requiring a permit.
 - The language pertaining to roofing and siding replacements has been edited to clarify when a permit is not required for these items, which is primarily for in-kind replacement of the outermost exterior covering layer.
 - The language pertaining to patios and decks has been edited to increase the maximum height of a patio or deck not subject to a building permit from 4" to 7-3/4", to align with maximum allowable riser height.
 - The language pertaining to the removal and replacement of drywall has been edited to clarify that this only pertains to drywall that is not part of a fire-resistance-rated assembly.
- **R109.1.4 Frame and masonry inspection.** The language in this section has been modified to clarify that floor framing, including support beams, within 36" of the ground below, must be inspected prior to installing any flooring or decking

materials. This allows full visual access for inspectors without having to crawl **into** a confined space, and will most notably apply to decks.

- **P2903.7 Size of water-service mains, branch mains, and risers.** This section has been modified to clarify that the 1" minimum water service pipe is from the point of connection to the public water supply inward.

- **ARTICLE VII – Electrical Code**

- **230.79(c) One-Family Dwellings.** The minimum size of service disconnecting means for one-family dwellings has been increased from 150A to 200A.
- **Division 4, Licensing of Electricians.** This entire section has been revised to reflect State law regarding licensing of electricians, which is already in effect.

- **ARTICLE VIII – Energy Conservation Code**

- **C101.3/R101.3 Intent.** This section has been modified to include the reduction of greenhouse gas emissions in the intent of the code.
- **C103.2/R103.2 Information on construction documents.** This section has been modified to add requirements to identify information on electrical infrastructure, such as renewable energy systems, energy storage systems, and EV charging, where these systems are installed. New sections **C103.2.2/R103.2.2** and **C103.2.3/R103.2.3** are similar.
- **C105.2.5/R105.2.5 Electrical System.** Modified to include inspection verification of panel capacity and raceway installation for storage-ready zones.
- **C108.1.3 Appendices.** Specifically adopts Appendix CB (Solar-Ready Zone – Commercial) and Appendix CC (Zero Energy Commercial Building Provisions) to the extent they are referenced in the code.
- **C402.1.2 Equipment Buildings.** Adds an exemption for equipment buildings containing no combustion equipment from the thermal envelope provisions of the code.
- **C403.1.3 HVAC TSPR.** This section, and new section **C409**, introduces the optional Total System Performance Ratio compliance path, which allows for a more holistic building HVAC system design.
- **Table C405.12.2 Energy Use Categories.** This table now includes electric vehicle charging loads as its own load category.

- **ARTICLE X – Mechanical Code**

- **506.1.1 Placards for Kitchen Exhaust Extinguishing Systems.** Modified to clarify that placards for operating instructions of kitchen exhaust hood extinguishing systems are required to be in English and any other language necessary to ensure all staff are able to comprehend the operating instructions.
- **507.2 Type I Hoods.** This local amendment is deleted in favor of the base text in the IMC.

- **ARTICLE XI – Plumbing Code**
 - **701.8 Identification of drain, waste, and vent lines.** This section effectively codifies the existing *City of Rockville standards for Identification of Storm and Sanitary Discharge Lines* document. There is no functional change to the requirements, the language has just been moved to this section to be clearer.
 - **Section 1003 Interceptors and Separators.** This entire existing amendment has been deleted in favor of the base text of the code, referencing Section 302.10 of the 2021 WSSC Water Plumbing and Fuel Gas Code as an optional compliance path.
 - **Sec. 5-253 Same – Exceptions and supplemental standards.** Item 8d has been modified to clarify that an approved means of backflow prevention is required on water-cooled air-conditioning, refrigeration machinery, and compressor installations.

- **ARTICLE XII – Property Maintenance Code**
 - The property maintenance base code has been updated from the 1996 Boca Property Maintenance Code to the 2021 International Property Maintenance Code (IPMC). Many of the amendments to this section are carried over from existing amendments to the BOCA code.
 - **302.1.2.1 Shopping Carts.** This new section requires shopping centers, stores, etc. to collect shopping carts belonging to them that have been abandoned in areas outside of designated cart storage areas, and gives the City the ability to remove the carts, dispose of them as abandoned property, and charge the fees for such removal to the business owner.
 - **302.9.1 Removal of Graffiti Required.** This new section requires owners to remove or effectively obscure graffiti within seven days of notice being given.

- **ARTICLE XIII – Existing Building Code**
 - The IEBC is specifically adopted alongside the Maryland Building Rehabilitation Code (MBRC)
 - Chapter 1 of the IEBC is essentially copied from Chapter 1 of the other I-Codes, amending to fit local procedures and policy. There are no functional changes as a result of this.

ADDITIONAL REQUIREMENTS EFFECTIVE DECEMBER 1, 2024:

The following amendments are effective beginning December 1, 2024. The delayed implementation of these local amendments has no impact on the effective date of the codes as adopted by the State of Maryland. Where the code sections below exist in the referenced code(s) or have been amended by the State of Maryland, those provisions are effective on May

29, 2024, as published in the I-Codes and/or COMAR. Where local amendments currently exist for these sections, such local amendments will remain in effect until December 1, 2024.

- **ARTICLE V – Basic Building Code**
 - 105.2, #1 and #2, permit exemptions for certain accessory structures and fences
 - Chapter 11, Accessibility
- **ARTICLE VI – One- and Two-Family Dwelling Code**
 - R105.2, #1, and #2, permit exemptions for certain accessory structures and fences
- **ARTICLE VIII – Energy Conservation Code**
 - C402.1.1, qualifying only low-energy buildings containing no combustion equipment
 - C402.1.1.1, qualifying only greenhouses containing no combustion equipment
 - C403.4.1.6, requiring demand responsive controls for all thermostatic controls
 - C404.2.1, pertaining to service water heating system efficiency
 - C404.10, pertaining to demand-responsive water heating
 - C405.2, pertaining to lighting controls
 - C405.13, pertaining to on-site renewable energy
 - C405.14, pertaining to electric vehicle charging infrastructure
 - C405.14.1, requiring electric vehicle charging infrastructure
 - C405.15, pertaining to energy storage infrastructure
 - C405.15.1, requiring energy storage infrastructure
 - C405.16, Including all subsections, pertaining to additional electric infrastructure
 - C406.1, pertaining to additional energy efficiency credits
 - C406.5.1, pertaining to on-site renewable energy credits
 - R401.2.5, pertaining to additional energy efficiency credits
 - R402.1, qualifying only low-energy buildings containing no combustion equipment
 - R403.1.1, requiring demand responsive controls for thermostats
 - R403.5.4, pertaining to demand-responsive water heating
 - R404.4, Including all subsections, pertaining to renewable energy infrastructure
 - R404.5, Including all subsections, pertaining to electric vehicle charging infrastructure
 - R404.6, Including all subsections, pertaining to energy storage infrastructure
 - R404.7, Including all subsections, pertaining to additional electric infrastructure
- **ARTICLE XIII – Existing Building Code**
 - Section 306, pertaining to accessibility

APPLICATION FOR PERMIT BEFORE EFFECTIVE DATES

Notwithstanding any State requirements, any project *for which* a permit application is received prior to the effective dates; *for which* such application, upon review, is found to be substantially complete, meaning all or most of the necessary information to determine code compliance for permit issuance has been submitted; and *for which* permit issuance is pursued in good faith within 180 days of application submittal; shall be permitted to be reviewed and have permits issued under the codes, including local amendments, in effect at the date of permit application. Any subsequent revisions may require compliance with codes in effect at the time of such revisions, depending on the nature of such revisions and the feasibility of compliance, as determined by the building official.

Any applications submitted on or after the effective dates outlined above are subject to the codes and local amendments in effect at that time.