



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

ADMINISTRATIVE BULLETIN

No. #2024-02

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: 11-22-2024

EFFECTIVE DATE: 12-01-2024

REVISION DATE: N/A

BACKGROUND:

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.” Most local amendments were generally effective as of May 29, 2024, with delayed implementation of certain code sections outlined in administrative bulletin 2024-01.

ADDITIONAL REQUIREMENTS EFFECTIVE DEC. 1, 2024:

The following amendments are effective beginning December 1, 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 V – Basic Building Code**
 - **105.2 Work exempt from permit**
 - The language from the base code for item #1 has been retained, exempting “...One-story detached accessory structures, accessory to Group R-3 occupancies, used as tool and storage sheds, playhouses and

similar uses, provided that the floor area is not greater than 200 square feet” from a *building* permit.

- Zoning and planning approval are still required for these structures, and applications must still be submitted through MGO. A reduced timeframe process has been implemented, and the fees for these structures have been reduced to align with the fees for fences.
- The language from the base code for item #2 has been retained, exempting fences not over 7 feet high from a *building* permit
 - Zoning and planning approval are still required for these structures, and applications must still be submitted through MGO. A reduced timeframe process has been implemented.
- **Chapter 11, Accessibility**
 - The full text of Chapter 11 has been retained, with references to the Maryland Accessibility Code (COMAR 09.12.53) retained. Clarification has been provided that where there are conflicts between the Maryland Accessibility Code and the International Building Code, the most stringent requirement shall be followed, provided that in all cases, the minimum requirements of the Maryland Accessibility Code are met.
 - The retention of this Chapter incorporates by reference the 2017 ANSI/ICC A117.1 – Accessible and Usable Buildings and Facilities as the technical standards document for accessibility.

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

- **R105.2 Work exempt from permit**

- The language from the base code for item #1 has been retained, exempting “...Other than storm shelters, one-story detached accessory structures that do not contain habitable space, provided that the floor area does not exceed 200 square feet (18.58 m²)” from a *building* permit.
 - Zoning and planning approval are still required for these structures, and applications must still be submitted through MGO. A reduced timeframe process has been implemented, and the fees for these structures have been reduced to align with the fees for fences.
 - This is to be aligned with the update to Article V, insofar as the intent of this section pertains to “...tool and storage sheds, playhouses and similar uses...”
- The language from the base code for item #2 has been retained, exempting fences not over 7 feet high from a *building* permit
 - Zoning and planning approval are still required for these structures, and applications must still be submitted through MGO. A reduced timeframe process has been implemented.

- **ARTICLE VIII – Energy Conservation Code**
 - **C402.1.1 Low energy buildings and greenhouses**
 - The language of this section is modified to identify that low-energy buildings “...containing no combustion equipment with a peak design rate of energy usage less than 3.4 Btu/h·ft² (10.7 W/m²) or 1.0 watt/ft² of floor area for space conditioning purposes...” that meet other criteria in this section are exempt from the building thermal envelope provisions of the IECC.
 - **C402.1.1.1 Greenhouses**
 - The language of this section is modified to identify that only those greenhouses that contain no combustion equipment and meet the other criteria of this section are exempt from the building thermal envelope provisions of the IECC.
 - **C403.4.1.6 Demand Responsive Controls**
 - This new section requires all thermostatic controls to be demand responsive controls capable of the following:
 - Automatically increasing the zone operating cooling set points by a minimum of 4°F (2.2°C)
 - Automatically decreasing the zone operating heating set points by a minimum of 4°F (2.2°C)
 - Automatically decreasing the zone operating cooling set points by a minimum of 2°F (1.1°C).
 - Both ramp-up and ramp-down logic to prevent the building peak demand from exceeding that expected without the DR implementation.
 - performing all other functions provided by the control when the demand responsive controls are not available. Systems with direct digital control of individual zones reporting to a central control panel shall be capable of remotely complying.
 - Exempt from these requirements are:
 - Health care and assisted living facilities
 - Systems serving areas deemed by the owner to be critical in nature, where approved by the building official
 - **C404.2.1 High input service water-heating systems.**
 - Where multiple pieces of gas-fired water-heating equipment are installed in new buildings, the combined input-capacity-weighted-average thermal efficiency is increased from 90% to 92%.
 - The exceptions are also diminished, requiring not less than 50% of the annual service water heating requirement to come from renewable energy or on-site recovered energy to exempt service water heating equipment from the thermal efficiency requirements of this section.
 - The exception not requiring service water heaters with an input rating not greater than 100,000 Btu/h (29.3 kW) to be included in the total input rating has been deleted; these must be included in the total input rating
 - **C404.10 Demand-responsive water heating**

- All electric storage water heaters, or a group of water heaters, in a building with a total storage tank capacity greater than 37 gallons (140L) shall be provided with demand responsive controls
 - Exempt from this section are health care facilities.
- **C405.2 Lighting controls**
 - Luminaire level lighting controls (LLLC), Occupant sensor controls, Daylight-responsive controls, and specific application controls are required to be capable of “...Reducing lighting power in a uniform manner by no less than 15 percent and no more than 50 percent when signaled by a demand responsive control”
- **C405.13 On-site renewable energy**
 - This section is added to the IECC, requiring each building site to comply with Appendix CB: Solar-Ready Zone – Commercial; except for those sites containing only Group U occupancy buildings or only buildings with unconditioned space
- **C405.14, Electric vehicle charging infrastructure**
 - This section, and all its subsections, is added to the IECC to provide a framework for requiring parking facilities to be provided with electric vehicle charging infrastructure. The section is large and nuanced, and as such the complete scope is not included in this document. Please refer to the full text of this section in the code updates.
- **C405.15 Energy storage infrastructure**
 - This section and its subsections are added to the IECC to require each building site to provide a dedicated physical space (minimum 8 square feet) for on-site energy storage equipment, as well as a reserved space in the main electrical service panel to allow for installation of a two-pole circuit breaker for future electrical energy storage system installation.
- **C405.16 Additional electric infrastructure**
 - This section and its subsections are added to the IECC to require additional electric infrastructure where buildings contain combustion equipment.
- **C406.1 Additional energy efficiency credits**
 - This section has been modified to identify that new *all-electric buildings* are required to obtain 10 credits in accordance with this section, and new *mixed-fuel buildings* are required to obtain 15 credits in accordance with this section.
- **C406.5.1 On-site renewable energy credits**
 - This section has been modified to identify that the renewable energy system capacity used for compliance with Section C405.13 is not included in the calculation of the total minimum ratings.
- **R401.2.5 Additional energy efficiency**
 - This section has been modified to provide specific criteria for *all-electric buildings* and *mixed-fuel buildings* to meet.
- **R402.1 General**
 - The language of this section is modified to identify that low-energy buildings “...containing no combustion equipment with a peak design rate of energy usage less than 3.4 Btu/h·ft² (10.7 W/m²) or 1.0 watt/ft² of floor

area for space conditioning purposes...” that meet other criteria in this section are exempt from the building thermal envelope provisions of the IECC.

- **R403.1.1 Thermostats**
 - The thermostat controlling the primary heating or cooling system of dwelling units are required to be California Title 24 compliant, and “...provided with a demand responsive control capable of increasing the cooling setpoint by no less than 4°F (2.2°C) and decreasing the heating setpoint by no less than 4°F (2.2°C) in response to a demand response request....”
- **R403.5.4 Demand-responsive water heating**
 - This section is added to require all electric storage water heaters with a storage tank capacity greater than 20 gallons (76L) to be provided with demand responsive controls
- **R404.4 Renewable energy infrastructure**
 - This section and its subsections are added to require additional infrastructure to support future installation of renewable energy.
- **R404.5 Electric vehicle charging infrastructure**
 - This section has been added to mirror the language found in State law, mandating electric vehicle charging infrastructure for new one- and two-family dwellings and townhouses with a dedicated attached or detached garage or carport.
- **R404.6 Energy storage infrastructure**
 - This section and its subsections are added to the IECC to require each building site to provide a dedicated physical space (minimum 8 square feet) for on-site energy storage equipment, as well as a reserved space in the main electrical service panel to allow for installation of a two-pole circuit breaker for future electrical energy storage system installation.
- **R404.7 Additional electric infrastructure**
 - This section and its subsections are added to the IECC to require additional electric infrastructure where buildings contain combustion equipment.
- **ARTICLE XIII – Existing Building Code**
 - **Section 306, Accessibility**
 - The full text of Section has been retained, with references to the Maryland Accessibility Code (COMAR 09.12.53) retained. Clarification has been provided that where there are conflicts between the Maryland Accessibility Code and the International Existing Building Code, the most stringent requirement shall be followed, provided that in all cases, the minimum requirements of the Maryland Accessibility Code and the Maryland Building Rehabilitation Code are met.

APPLICATION FOR PERMIT BEFORE EFFECTIVE DATES

Notwithstanding any State requirements, any project *for which* a permit application is received prior to the effective date; *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.