

Ordinance No. 8-18

ORDINANCE:

To amend Chapter 5 of the Rockville City Code entitled "Buildings and Building Regulations," Article VI "One- and Two-Family Dwelling Code," and Article XIV "Green Building Regulations" by adding new definitions, amending definitions, and amending the provisions related to the applicability of the automatic sprinkler systems and the Green Building Regulations.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE,

MARYLAND, as follows:

SECTION 1. That Chapter 5 of the Rockville City Code entitled "Buildings and Building Regulations," Article VI "One- and Two-Family Dwelling Code," Division 1, "Generally" is hereby amended as follows:

Chapter 5. BUILDINGS AND BUILDING REGULATIONS

ARTICLE VI. ONE- AND TWO-FAMILY DWELLING CODE

DIVISION 1. GENERALLY

Sec. 5-96. Scope.

This article shall govern the minimum requirements to safeguard the health, safety, and welfare of the public by regulating and controlling the design, construction, prefabrication, equipment or appliance installation, quality of materials, use and occupancy, and the repair of one (1) and two (2) family detached dwellings and townhouses not more than three (3) stories in height with or without a loft per Section R101.2.1 as follows:

- (1) New Construction and Substantial Reconstruction as defined in section R202 shall comply with all requirements of this article and ~~the IRC, Article XIV (Green Building Code).~~

- (2) a. ~~Substantial Additions and alterations to existing buildings that are valued at less than 50% of the assessed value of the building as per State Department of Assessment and Taxation (SDAT) do not need to shall~~ comply with all requirements of this article Section R313, but must do not need to comply with Article XIV (Green Building Code) in the addition or area of alteration.
- b. ~~Additions and alterations to existing buildings that meet or exceed 50% of the assessed value of the building as per State Department of Assessment and Taxation (SDAT) shall comply with section R313 for the existing building and addition and/or area of alteration.~~
- (3) Demolition meeting the definition in section 5-68 must obtain a demolition permit and be subject to an evaluation of historic significance. Demolition may still be subject to an evaluation of historic significance, Applicants should refer to Chapter 25, Section 25.14.01.d prior to any proposed exterior demolition.

SECTION 2. That Chapter 5 of the Rockville City Code entitled "Buildings and Building Regulations," Article VI "One- and Two-Family Dwelling Code," Division 2, "Administration and Enforcement" is hereby amended as follows:

DIVISION 2. ADMINISTRATION AND ENFORCEMENT

Section 5-102. Same - Amendments

Section R202 Definitions of the IRC are hereby amended by adding and amending definitions as follows:

ADDITION. A modification to an existing building which increases the gross floor area. Any increase in building height or lot coverage is subject to current zoning standards.

ADDITION, SUBSTANTIAL. An addition that increases the gross floor area by more than 1500 square feet.

ALTERATION. Any construction or renovation to an existing structure other than repair or addition that requires a permit. Also, a change in a mechanical system that involves an extension, addition or change to the arrangement, type or purpose of the original installation that requires a permit. Properties in the Historic District Zones require "Certificates of Approval" from the Historic District Commission for all exterior alterations.

NEW CONSTRUCTION. ~~An entirely new building or structure. The code official or designee shall examine 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 fifty percent (50%) of the assessed value of the building ("Improvements") as reported by the Maryland State Department of Assessments and Taxation (SDAT), the finding shall deem the work to be new construction for purposes of this code and/or shall constitute substantial damage/ improvement regarding floodplain hazard areas.~~

SUBSTANTIAL RECONSTRUCTION. Removal of 50% or more of the gross floor area of an existing structure where reconstruction is proposed in the scope of work for the area to be removed or demolished.

Section R313 of the IRC is amended to read as follows:

SECTION R313 FIRE SUPPRESSION SYSTEMS

R313.1 Automatic Fire Suppression Systems Required. Complete fire suppression systems shall be installed and maintained in full operating condition, in compliance with the most recently adopted edition of NFPA 13D *Standard for the Installation of Sprinkler Systems in One and Two-Family Dwelling and Manufacture Homes*, in all attached or detached single family dwellings and townhouses for which building permit applications for new construction, substantial additions, and substantial reconstruction, as defined herein, have been submitted to the City of Rockville.

SECTION 3. That Chapter 5 of the Rockville City Code entitled "Buildings and Building Regulations," Article XIV "Green Building Regulations," Division 1, "Generally" is hereby amended as follows:

ARTICLE XIV. GREEN BUILDING REGULATIONS

DIVISION 1. GENERALLY

Sec. 5-303. Green Building Applicability.

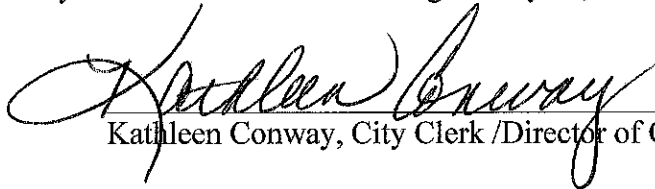
(a) Except as provided in subsection (b) of this section, Section 5-304, and Section 5-322 of Article XIV Green Building Regulations, for the purposes of this Article, these requirements shall apply to construction of all new buildings, and the following additions and alterations to buildings:

- (1) Additions of 7,500 gsf or more to an existing non-residential or multiunit residential building;
- (2) Alterations of more than 50% of the gsf of a non-residential or multiunit residential building if the altered area is 7,500 gsf or larger;
- (3) ~~Alterations to existing one- and two- family dwellings and additions meeting the criteria for "new construction"~~ Substantial reconstruction, as defined in Article VI.

SECTION 4. That this ordinance shall be effective upon adoption, and will be applied to all current building permit applications and building permits that are currently active.

NOTE: ~~Strikethroughs~~ indicate material deleted
Underlining indicates material added
Asterisks * * * indicate material unchanged by this ordinance

I hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the Mayor and Council at its meeting of May 14, 2018.


Kathleen Conway, City Clerk /Director of Council Operations