COUNTY COUNCIL

OF

TALBOT COUNTY, MARYLAND

2007 Legislative Session, Legislative Day No. : August 28, 2007

Bill No.: 1106

Expiration Date: November 1, 2007

Introduced by: Mr. Foster and Mr. Duncan

A BILL TO ADOPT REQUIREMENTS AND STANDARDS FOR THE INSTALLATION OF FIRE SPRINKLERS IN ONE AND TWO-FAMILY DWELLINGS IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 13D, TO BECOME EFFECTIVE MARCH 1, 2008, TO APPLY THOSE STANDARDS TO NEW CONSTRUCTION AND ANY RENOVATION GREATER THAN 65% OF THE EXISTING GROSS FLOOR AREA FOR PERMITS ISSUED AND PLATS APPROVED PRIOR TO JULY 1, 2009, AND 50% OF THE EXISTING GROSS FLOOR AREA FOR PERMITS ISSUED AND PLATS APPROVED THEREAFTER, AND GENERALLY RELATING TO FIRE SPRINKLERS FOR RESIDENTIAL ONE AND TWO-FAMILY RESIDENCES

By the Council: August 28, 2007

Introduced, read first time, ordered posted, and public hearing scheduled on Tuesday, September 25, 2007 at 2:00 p.m. in the Bradley Meeting Room, Talbot County Courthouse, South Wing, 11 North Washington Street, Easton, Maryland 21601.

By Order _____
Susan W. Moran, Secretary

A BILL TO ADOPT REQUIREMENTS AND STANDARDS FOR THE INSTALLATION OF FIRE SPRINKLERS IN ONE AND TWO-FAMILY DWELLINGS IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 13D, TO BECOME EFFECTIVE MARCH 1, 2008, TO APPLY THOSE STANDARDS TO NEW CONSTRUCTION AND ANY RENOVATION GREATER THAN 50% OF THE EXISTING FLOOR AREA, AND GENERALLY RELATING TO FIRE SPRINKLERS FOR RESIDENTIAL ONE AND TWO FAMILY RESIDENCES

SECTION ONE: BE IT ENACTED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND, that Chapter 28 Talbot County Code, entitled "Building Construction" shall be and is hereby amended as set forth below:

§ 28-5 KEY

Boldface .....Heading or defined term.

Underlining .....Added to existing law by original bill.

~~Strikethrough~~.....Deleted from existing law by original bill.

Double underlining .....Added to bill by amendment.

~~Double strikethrough~~ .....Deleted from existing law or bill by amendment.

* * *.....Existing law or bill unaffected.

* * *

§ 28-5 Interior Automatic Fire Sprinkler Systems in New One and Two-Family Residential Construction.

A. General.

In addition to the provisions of the International Residential Building Code, all new one and two-family dwellings shall be equipped with an interior automatic sprinkler system.

B. Applicability.

The requirement for interior automatic fire sprinkler systems shall apply to all new one and two-family dwellings (including manufactured homes) from and after the effective date of this ordinance to:

(1) Any existing lot for which a building permit has not been issued; and,

(2) Any new subdivision which has not received final plat approval.

C. Exemptions.

The requirements herein shall not apply to the following:

(1) To the rebuilding, refurbishment, renovation, or alteration of a residence in existence as of the effective date of this Ordinance unless such structure is razed and replaced by a new principal structure, or is renovated to such extent that the renovations exceed sixty five (65%) of the gross floor area for permits issued and plats approved prior to July 1, 2009, and fifty percent (50%) of the gross floor area for permits issued and plats approved thereafter.

(2) To accessory or uninhabitable structures (e.g. detached carports, detached garages with no habitable space, greenhouses, and sheds).

D. Standards.

Interior automatic fire sprinkler systems shall be installed and maintained in all new one and two-family dwellings in accordance with the most recent version of Standard 13D, "Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes", as promulgated by the National Fire Protection Association (NFPA), and as modified and adopted by the Maryland State Fire Prevention Code, Md. Ann. Code, Public Safety Article, Title 9, as amended from time to time.

SECTION TWO: BE IT FURTHER ENACTED, that this Ordinance shall take effect March 1, 2008.

SECTION THREE: AND BE IT FURTHER ENACTED, That if any provision of this Ordinance or the application thereof to any person or circumstance is held invalid for any reason in a court of competent jurisdiction, the invalidity does not affect other provisions or any other application of this Ordinance which can be given effect without the invalid provision or application, and for this purpose the provisions of this Ordinance are declared severable.

PUBLIC HEARING

Having been posted and Notice of time, date, and place of hearing, and Title of Bill No. _____ having been published, a public hearing was held on _____.

BY THE COUNCIL

Read the third time.

ENACTED _____

By Order _____
Susan W. Moran, Secretary

Duncan -

Foster -

Bartlett -

Harrison -