


TJS

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #12-0123 / BUILDING, FIRE, AND RELATED CODES – 2012 EDITION		

**TO**

DATE:

The Honorable President and  
 Members of the City Council  
 City Hall, Room 400  
 100 North Holliday Street

October 5, 2012

At its regular meeting of October 4, 2012, the Planning Commission considered City Council Bill #12-0123, for the purpose of adopting a revised Building, Fire, and Related Codes Article, comprising the Maryland Building Performance Standards (effective January 1, 2012), the International Building Code (2012 Edition), the International Electrical Code (2011 Edition), the International Fuel Gas Code (2012 Edition), the International Mechanical Code (2012 Edition), the International Plumbing Code (2012 Edition), the International Property Maintenance Code (2012 Edition), the International Fire Code (2012 Edition), the International Energy Conservation (2012 Edition), and the International Residential Code for One-and Two-Family Dwellings (2012 Edition), all as supplemented, amended, or otherwise modified by this Ordinance; providing for the effect, construction, and effective date of these new standards and codes; conforming, correcting, and clarifying certain language; and generally relating to the adoption of new building, fire, property maintenance, electrical, plumbing, mechanical, and related codes for Baltimore City. (Citywide)

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #12-0123 and adopted the following resolution; nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #12-0123 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA/ewt

Attachment

- cc: Ms. Kaliop Parthemos, Deputy Chief for Economic and Neighborhood Development  
 Mr. Alex Sanchez, Chief of Staff  
 Ms. Angela Gibson, Mayor's Office  
 The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission  
 Mr. David Tanner, BMZA  
 Mr. Geoffrey Veale, Zoning Administration  
 Mr. Nicholas Blendy, DHCD  
 Ms. Barbara Zektick, DOT  
 Ms. Elena DiPietro, Law Dept.  
 Ms. Karen Randle, Council Services



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**October 4, 2012**

**REQUEST:** City Council Bill #12-0123/ Building, Fire, and Related Codes – 2012 Edition

For the purpose of adopting a revised Building, Fire, and Related Codes Article, comprising the Maryland Building Performance Standards (effective January 1, 2012), the International Building Code (2012 Edition), the International Electrical Code (2011 Edition), the International Fuel Gas Code (2012 Edition), the International Mechanical Code (2012 Edition), the International Plumbing Code (2012 Edition), the International Property Maintenance Code (2012 Edition), the International Fire Code (2012 Edition), the International Energy Conservation Code (2012 Edition), and the International Residential Code for One- and Two-Family Dwellings (2012 Edition), all as supplemented, amended, or otherwise modified by this Ordinance; providing for the effect, construction, and effective date of these new standards and codes; conforming, correcting, and clarifying certain language; and generally relating to the adoption of new building, fire, property maintenance, electrical, plumbing, mechanical, and related codes for Baltimore City.

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** The Administration (Dept. of Housing and Community Development)

#### **HISTORY**

- Ordinance #07-552, dated November 26, 2007, revised the Baltimore City Building, Fire, and Related Codes, incorporating the 2006 series of related International Building Codes and related documents.
- Ordinance #11-419, dated March 7, 2011, was the latest revision to the Baltimore City Building, Fire, and Related Codes, incorporating the 2009 series of related International Building Codes and related documents.

#### **CONFORMITY TO PLANS**

This bill is compatible with the Comprehensive Master Plan's LIVE section, Goal Two: Elevate the Design and Quality of the City's Built Environment.

## **ANALYSIS**

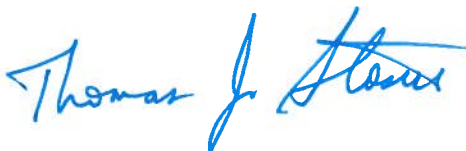
Periodic Update: A new version of the International Building Code (IBC) is written and released every three years. The update is then adopted into State law under the Maryland Building Performance Standards (MBPS). As most recently made effective, dated January 1, 2012, these Standards consist of three parts: the 2012 IBC, the 2012 International Residential Code for One- and Two-Family Dwellings, and the 2012 International Energy Conservation Code. After adoption at the State level with their modifications, local jurisdictions may then adopt the same Standards – either in whole or in parts, and with local modifications.

In order to adopt a new building code, Baltimore City must review and amend our code by adopting the IBC code series, including State modifications, and adopt changes that reflect conditions or needs that are unique to the City. Those amendments are then adopted as the latest version of the Baltimore City Building, Fire, and Related Codes.

The purpose of the bill is to adopt a new Building, Fire, and Related Codes Article comprised of the latest Maryland Building Performance Standards and latest IBC series of codes (2012 edition), with the following highlights:

- The National Fuel Gas Code and the National Standard Plumbing Code are removed and replaced with the new International Fuel Gas Code and the International Plumbing Code.
- Amendments are made to the Building, Fire, and Related Codes in Parts I to III and VII to X to conform language.
- Amendments are made to the Health Article to conform language.
- Amendments are made to the Zoning Article to conform language.
- Amendments are made to Article 1 – Mayor, City Council, and Municipal Agencies to correct references.
- Amendments are made to Article 7 – Natural Resources to conform language.
- Amendments are made to the Article 13 – Housing and Urban Renewal to conform language.
- Amendments are made to the Article 15 – Licensing and Regulation to conform language.
- Amendments are made to the Article 19 – Police Ordinances to correct references.
- Amendments are made to the Article 24 – Water to conform language.

Recommendation: Staff recommends approval of this update.



**Thomas J. Stosur**  
**Director**