

CITY OF BALTIMORE
ORDINANCE 24 · 298
Council Bill 23-0425

Introduced by: The Council President and Councilmember Ramos
At the request of: The Administration (Department of Housing and Community Development)
Introduced and read first time: September 18, 2023
Assigned to: Economic and Community Development Committee

Committee Report: Favorable, with amendments
Council action: Adopted
Read second time: December 7, 2023

AN ORDINANCE CONCERNING

1 Improving Safety and Habitability in Supportive and Other Residential Housing

2 FOR the purpose of defining the term “supportive housing facility” in the Baltimore City Building
3 Code; requiring a permit before any person may transfer ownership or operation of certain
4 property in certain circumstances; updating use and occupancy classifications; and
5 categorizing congregate living facilities as rental dwellings and requiring their licensing.

6 BY repealing, and reordaining, with amendments

7 Article - Building, Fire, and Related Codes
8 Sections 2-103 (IBC §§ 105.1, and 202.2.54 through 202.2.58)
9 Baltimore City Revised Code
10 (2020 Edition)

11 BY adding

12 Article - Building, Fire, and Related Codes
13 Sections 2-103 (IBC §§ 202.2.56, 202.2.57, and 310.5)
14 Baltimore City Revised Code
15 (2020 Edition)

16 BY repealing, and reordaining, with amendments

17 Article 13 - Housing and Urban Renewal
18 Section 5-1(g)
19 Baltimore City Code
20 (Edition 2000)

21 BY adding

22 Article 13 - Housing and Urban Renewal
23 Section 5-1(j)
24 Baltimore City Code
25 (Edition 2000)

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

Council Bill 23-0425

1 SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the
2 Laws of Baltimore City read as follows:

3 Baltimore City Revised Code
4 Article – Building, Fire, and Related Codes

5 Part II. International Building Code

6 § 2-103. City modifications.

7 The additions, deletions, amendments, and other modifications adopted by the City are as
8 follows:

9 Chapter 1
10 Scope and Administration

11 Section 105 Permits

12 105.1 Required. A permit issued by the Building Official is required before any person may
13 do any of the following work:

14 ...
15 7. on transfer of ownership or operation of property, continue any of the following uses
16 [, as defined in City Code Article 32 {"Zoning"}]:

- 17 a. banquet hall (AS DEFINED IN BALTIMORE CITY ZONING CODE § 1-303(C)
18 {"BANQUET HALL. "}),
- 19 b. body art establishment (AS DEFINED IN BALTIMORE CITY ZONING CODE
20 § 1-303(J) {"BODY ART ESTABLISHMENT. "}),
- 21 c. carry-out food shop (AS DEFINED IN BALTIMORE CITY ZONING CODE
22 § 1-303(T) {"CARRY-OUT FOOD SHOP. "}),
- 23 d. CONGREGATE LIVING FACILITIES (AS DEFINED IN § 202.1 OF THE BALTIMORE
24 CITY BUILDING CODE),
- 25 E. [d.] day-care center: adult or child (AS DEFINED IN BALTIMORE CITY ZONING
26 CODE §§ 1-304(Z) AND 1-305(A) {"DAY-CARE CENTER: CHILD. " AND
27 "DAY-CARE CENTER: ADULT"}),
- 28 F. [e.] drive-through facility (AS DEFINED IN BALTIMORE CITY ZONING CODE
29 § 1-305(H) {"DRIVE-THROUGH FACILITY. "}),
- 30 G. [f.] entertainment: [live or] indoor OR LIVE (AS DEFINED IN BALTIMORE CITY
31 ZONING CODE §§ 1-306(B) AND 1-306(C) {"ENTERTAINMENT: INDOOR. "
32 AND "ENTERTAINMENT: LIVE"}),

Council Bill 23-0425

- 1 H. [g.] [gas] FUEL station (AS DEFINED IN BALTIMORE CITY ZONING CODE
2 § 1-306(T) {"FUEL STATION."}),
- 3 I. [h.] health-care clinic (AS DEFINED IN BALTIMORE CITY ZONING CODE
4 § 1-307(F) {"HEALTH-CARE CLINIC."}),,
- 5 J. [i.] lodge or social club (AS DEFINED IN BALTIMORE CITY ZONING CODE
6 § 1-308(Q) {"LODGE OR SOCIAL CLUB."}),
- 7 K. [j.] lounge (AS DEFINED IN BALTIMORE CITY ZONING CODE § 1-309(H-1)
8 {"LOUNGE."}),
- 9 L. [k.] pawn shop (AS DEFINED IN BALTIMORE CITY ZONING CODE § 1-311(L)
10 {"PAWN SHOP."}),
- 11 M. [l.] personal services establishment (AS DEFINED IN BALTIMORE CITY ZONING
12 CODE § 1-311(O) {"PERSONAL SERVICES ESTABLISHMENT."}),
- 13 N. RESIDENTIAL-CARE FACILITY (AS DEFINED IN BALTIMORE CITY ZONING CODE
14 § 1-312(P) {"RESIDENTIAL-CARE FACILITY"})
- 15 O. [m.] restaurant (AS DEFINED IN BALTIMORE CITY ZONING CODE § 1-312(S)
16 {"RESTAURANT."}),
- 17 P. [n.] retail goods establishment – with [our] OR without alcoholic
18 beverage sales (AS DEFINED IN BALTIMORE CITY ZONING CODE § 1-312(U)
19 {"RETAIL GOODS ESTABLISHMENT."}), [or]
- 20 Q. ROOMING HOUSE (AS DEFINED IN BALTIMORE CITY ZONING CODE § 1-313(B)
21 {"ROOMING HOUSE."}),
- 22 R. SUPPORTIVE HOUSING FACILITY (AS DEFINED IN § 202.2.56 OF THIS CODE), OR
- 23 S. [o.] tavern (AS DEFINED IN BALTIMORE CITY ZONING CODE § 1-314(A)
24 {"TAVERN."}).

25 Chapter 2
26 Definitions; Rules of Construction

27 Section 202 Definitions

28 202.2 Supplemental definitions. Notwithstanding any different definition in the
29 International Building Code, the following terms have the meanings given in this § 202.2.

30 . . .

31 [202.2.54 Transfer. "Transfer", when used with respect to property subject to this
32 Code, has the meaning stated in § 114.23 {"Responsibility of transferee"}.]

Council Bill 23-0425

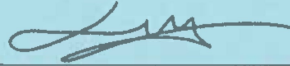
1 (J) *SUPPORTIVE HOUSING FACILITY.*

2 “SUPPORTIVE HOUSING FACILITY” HAS THE MEANING STATED IN § 202.2.56 OF THE
3 BALTIMORE CITY BUILDING CODE.

4 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
5 after the date it is enacted.

Council Bill 23-0425

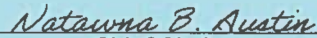
Certified as duly passed this 18 day of December, 2023.



President, Baltimore City Council


Certified as duly delivered to His Honor, the Mayor,

this 18 day of December, 2023



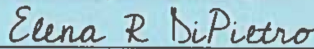
Chief Clerk

Approved this 17th day of January, 2024



Mayor, Baltimore City

Approved for Form and Legal Sufficiency
This 18th Day of December, 2023.



Chief Solicitor