

AMENDMENT TO
COUNTY ORDINANCE NO. 08-02

AN AMENDMENT TO
A BILL ENTITLED

AN ACT CONCERNING Automatic Sprinkler Systems in One and Two Family Dwellings;

FOR THE PURPOSE of amending pending County Ordinance No. 08-02 by requiring automatic sprinkler systems in all new one and two family dwellings constructed in Queen Anne's County which have a public water system available; requiring that the seller or builder of any other new single family dwelling in Queen Anne's County shall offer the buyer or owner an option to install a residential automatic sprinkler system; requiring model homes in such areas to contain a residential sprinkler system; providing for disclosure, notice and penalties; and generally addressing the requirement that certain contracts for sale or construction of a new single family dwelling which does not have access to a public water system contain an option for installation of a sprinkler system.

BY AMENDING PENDING COUNTY ORDINANCE NO. 08-02 to read as follows: (additions to pending Bill are underlined):

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that a new Section 10-2 B. (3) (f) be added to the Code of Public Local Laws of Queen Anne's County to read as follows:

§10-2. Building Code Amendments.

...

B. Specific Amendments.

...

(3) Chapter 9. Fire Protection Systems.

...

- (f) Amend 903.3.1.3 to read: "903.3.1.3 NFPA 13D Sprinkler Systems. Automatic sprinkler systems in one and two-family dwellings shall be installed throughout in accordance with NFPA 13D if such dwelling has access to a public water system."

SECTION II

BE IT FURTHER ENACTED that a new Section 10-3.C. and D. be added to the Code of Public Local Laws to read as follows:

§10-3. One and Two-Family Dwelling Code Amendments.

...

C. Section R328 is added to read as follows: "R328 Sprinklers. Automatic sprinkler systems are required and shall be installed in accordance with NFPA 13D in any new one or two family dwelling which has access to a public water system."

D. Insert new section R329 to read as follows:

R329 Option to Install Residential Automatic Sprinkler Systems.

R329.1 Applicability. The provisions of this Section R329 shall apply to any dwelling not required to install an automatic sprinkler system by virtue of access to a public water system.

R329.2 Option. A seller of a new single family dwelling and the builder of a new single family dwelling shall offer the buyer or owner an option to install a residential automatic sprinkler system. Every model home constructed as part of a marketing campaign to sell single family dwellings shall contain a residential automatic sprinkler system.

R329.3 Disclosure. Every real estate sales contract for the sale of a new single family dwelling and every contract for construction of a new single family dwelling shall disclose the estimated cost of installing a residential automatic sprinkler system.

R329.4 Building Permit. Before issuing a building permit for construction of a new single family dwelling, the Queen Anne's County Department of Planning and zoning shall require the applicant to verify, in such manner as the Department may deem appropriate, that the provisions of this Section 329 have been complied with.

E329.5 Penalty. The Department of Planning and Zoning may withhold the issuance of a building permit for a new single family dwelling which does not comply with these provisions.

SECTION III

BE IT FURTHER ENACTED that this Bill shall take effect on the forty-sixth (46th) day following its passage.

AMENDMENT INTRODUCED BY: Commissioner Fordonski

DATE: June 24, 2008

VOTE: 5 Yea 0 Nay

DATE OF ADOPTION OF AMENDMENT: June 24, 2008