

**TOWN COUNCIL OF CENTREVILLE  
ORDINANCE 01-2015**

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AN ORDINANCE concerning

**The INTERNATIONAL BUILDING CODE AND INTERNATIONAL  
RESIDENTIAL CODE**

FOR the purpose of adopting the 2015 edition of the International Building Code and the 2015 edition of the International Residential Code; regulating and governing the conditions and maintenance of all property, buildings, and structures; providing the standards for applied utilities and facilities and other physical things and conditions essential to insure the structures are safe, sanitary, and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures in the Town of Centreville; providing for the issuance of permits and collection fees therefor; stipulating amendments to the International Building Code and International Residential Code applicable to the Town of Centreville, repealing portions of Ordinance No. O-01-04 of the Town of Centreville and all other ordinances or parts of laws in conflict therewith, and all things generally related thereto.

By repealing and readopting, with amendments,  
Code of the Town of Centreville  
Chapter 28, Building Construction  
Chapter 28-1, Adoption of standards by reference  
Chapter 28-2, Amendments to International Building Code  
Chapter 28-5, Amendments to International Residential Code

**NOW, THEREFORE**, be it ordained by the Town Council of Centreville:

**SECTION I.** That certain documents, copies of which are on file in the office of the Zoning Administrator of the Town of Centreville, being marked and designated as the International Building Code, 2015 edition, and the International Residential Code, 2015 edition, including selected Appendix Chapters, as published by the International Code Council, be and is hereby adopted as the Building and Residential Codes of the Town of Centreville, in the State of Maryland, for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal, and demolition of structures, including one- and two-family dwelling and townhouses; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code and Residential Code on file in the office of the Town of Centreville are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions, and changes, if any, prescribed in Section II of this ordinance.

**SECTION II.** That Chapter 28, Sections 1, 2, and 5 shall be repealed and re-enacted as follows:

**§ 28-1. Adoption of standards by reference. [Amended by Ord. No. 01-15]**

Except as amended by § 28-2 herein, the following codes are hereby adopted as the Building Code for the Town of Centreville as if the codes were set out in full in this chapter:

- A. The International Building Code, 2015 edition, as amended, including only Appendix F, Rodent proofing, and Appendix G, Flood-resistant construction. All other appendix chapters are expressly not adopted by this chapter.
- B. The International Energy Conservation Code, 2012 Edition, as published by International Code Council, Inc.
- C. The Life Safety Code, 2009 Edition, as published by the National Fire Protection Association.
- D. The National Electrical Code, 2014 Edition, as amended.
- E. The Maryland Accessibility Code for the Handicapped, Code of Maryland Regulations 05.02.02, as amended.
- F. The Maryland Plumbing Code, Code of Maryland Regulations 09.20.01, as amended.
- G. The International Property Maintenance Code, 2009 Edition, as amended.
- H. The International Residential Code, 2015 Edition, as amended.

**§ 28-2. Amendments to International Building Code. [Amended by Ord. No. 01-15]**

The following amendments modify, delete, substitute and add to certain provisions of the International Building Code:

A. Global changes.

- (1) The term "Building Code Official" shall mean the Zoning Administrator of the Planning and Zoning Department for the Town of Centreville.
- (2) Where the name of the jurisdiction is to be indicated in any section of this code, insert "Town of Centreville, Maryland."
- (3) The term "Department of Building Inspection" as used in this code means the Town Manager or his/her designee.

B. Other changes.

**Section 101.1.** Insert: The Town of Centreville.

**Section 102.7.** Insert: Farm buildings exemption. The provisions of this Code shall not apply to the construction, alteration, addition, repair, removal, demolition, use, location, or maintenance of farm buildings. This provision does not exempt the owner from obtaining required electrical or plumbing permits nor from complying with all other applicable local, state and federal regulations, laws and ordinances.

**Section 105.5** Insert: Notwithstanding anything to the contrary contained in this Code, as provided by § 170-54 of the Code of the Town of Centreville, if the work described in any building permit has not begun within one year from the date of issuance thereof, the permit shall expire; the permit shall be cancelled by the Zoning Administrator, and written notice thereof shall be given to the persons affected.

**Section 109.** Insert: Section 109.7: A re-inspection fee may be charged for each re-inspection if:

- 1. The work was not ready for inspection at a scheduled time for inspection; or
- 2. The building official or inspector did not have access to the work to be inspected at the time of the scheduled inspection; or

3. The building official or inspector discovers a noncompliance requiring a re-inspection.

**Section 115.2.1.** Insert: This section shall be satisfied by the posting of a stop -work order at the job site which contains the information required by Section 115.2.

**Section 901.1.** Insert: Nothing contained herein shall be construed to limit the authority of the Maryland State Fire Marshal to enact regulations enforceable in the Town of Centreville.

**Section 903.1.2.** Exceptions. Until January 1, 2016, automatic fire sprinkler systems are not required for new townhouses and one- and two-family dwellings constructed on:

1. A lot that has received final site plan/subdivision approval and is subject to a valid unexpired public works agreement with the Town of Centreville that was executed before March 1, 2011; or
2. A lot served by an existing water service line from a water main to the property line that:
  - A. is less than a nominal one-inch size;
  - B. is approved and owned by the public or private water system that owns the mains;
  - C. was installed before March 1, 2011; and
  - D. is fully operational from the public or private main to a curb stop or meter pit located at the property line.

Effective January 1, 2016, automatic residential fire sprinkler systems shall be required for all new townhouses and one- and two-family dwellings in the Town of Centreville.

**Section 1612.3.** Insert: Town of Centreville.

**Section 1612.3.** Insert: November 5, 2014.

**Section 3107.1** Signs: delete in its entirety, and insert: General. The design and installation of signage shall comply with the Code of the Town of Centreville, § 170-38.

§ 28-5. Amendments to the International Residential Code. **[Amended by Ord. No. 01-15]**  
A. Specific revisions.

**Section R101.1.** Insert: Town of Centreville.

**Table R301.2(1).** Insert:

Wind speed	100 mph
Frost line depth	24 inches
Weathering	Severe
Termite	Moderate to heavy
Decay probability	Slight to moderate

Section R313.2 insert:

**Exceptions.** Until January 1, 2016, automatic fire sprinkler systems are not required for new townhouses and one- and two-family dwellings constructed on:

1. A lot that has received final site plan/subdivision approval and is subject to a valid unexpired public works agreement with the Town of Centreville that was executed before March 1, 2011; or
2. A lot served by an existing water service line from a water main to the property line that:
  - A. is less than a nominal one-inch size;
  - B. is approved and owned by the public or private water system that owns the mains;
  - C. was installed before March 1, 2011; and
  - D. is fully operational from the public or private main to a curb stop or meter pit located at the property line.

Effective January 1, 2016, automatic residential fire sprinkler systems shall be required for all new townhouses and one- and two-family dwellings in the Town of Centreville.

**Section III.** If any section, subsection, sentence, clause or phrase of this ordinance or of the International Building Code or International Residential Code hereby adopted are, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

**Section IV.** This Ordinance shall become effective twenty (20) days after its enactment.

ATTEST:

THE TOWN COUNCIL OF CENTREVILLE

\_\_\_\_\_  
Carolyn M. Brinkley  
Town Clerk

\_\_\_\_\_  
George G. Sigler, President

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Enacted: \_\_\_\_\_  
Effective: \_\_\_\_\_  
(21st calendar after enactment)

\_\_\_\_\_  
Timothy E. McCluskey, Vice President

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Jim A. Beauchamp, Member