

CITY OF SALISBURY  
ORDINANCE NO. 2000

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SALISBURY TO AMEND SECTION 15.04.030 OF THE SALISBURY MUNICIPAL CODE TO PERMIT THE SALISBURY CITY COUNCIL TO AMEND THE FEE SCHEDULE FOR BUILDING PERMITS BY RESOLUTION OF THE COUNCIL FROM TIME TO TIME.

WHEREAS, the City of Salisbury has adopted the International Building Code (2000), with certain amendments;

WHEREAS, Section 15.04.030 of the Salisbury Municipal Code amends the International Building Code by deleting its schedule of permit fees and establishing a substitute fee schedule;

WHEREAS, the Salisbury City Council desires to delete the fee schedule from the Salisbury Municipal Code and establish a fee schedule that may be amended by Resolution of the Council from time to time;

NOW, THEREFORE, be it enacted and ordained by the City Council of the City of Salisbury, in regular session, that Section 15.04.030 of the Salisbury Municipal Code shall be amended as follows:

**15.04.030 Amendments to the International Building Code (2000).**

The following additions and deletions are made to the International Building Code (2000):

A. Chapter One of the International Building Code (2000) is adopted with the following modifications:

1. Section 101.1 Title. These regulations shall be known as the Building Code of City of Salisbury, Maryland, herein referred to as “this code.”

2. Add Section 101.2.2, Appendix B. Appendix B, Board of Appeals, shall be adopted and shall govern the City of Salisbury Building Board of Adjustments & Appeals.

3. Delete Section 101.4.1., Electrical in its entirety.

4. Delete Section 101.4.2., Gas in its entirety.

5. Delete Section 101.4.4., Plumbing in its entirety.

6. Delete Section 101.4.5., Property Maintenance in its entirety.

7. Delete Section 101.4.5., Fire Prevention in its entirety.

8. Amend Section 105.2, Work Exempt from Permit to read:

Exceptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

**Building:**

1. One-story detached accessory structure used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.

2. Fences less than fifty (50) lineal feet.

3. Oil Derricks.

4. Retaining walls which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II,

or III-A liquids.

5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.

6. Sidewalks and driveways not more than 30 inches above grade and not over any basement or story and which are part of an accessible route.

7. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.

8. Temporary motion picture, television and theater stage sets and scenery.

9. Prefabricated swimming pool accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than 36 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.

10. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.

11. Swings and other playground equipment accessory to one- and two-family dwellings.

12. Window awnings supported by an exterior wall of Group R-3, as applicable in Section 101.2, and Group U occupancies.

13. Movable cases, counters and partitions not over 6 feet in height.

14. "Replacement windows, doors vinyl siding and custom trim."

Exception: Windows being replaced in bedrooms shall not be reduced in size or shall comply with minimum height and width requirements in accordance with Section 1009.2.1.

9. Section 108, Fees, Subsection 108.2 Schedule of Permit Fees. ~~Delete in its entirety and replace with the following:~~ shall be deleted in its entirety. Building Permit Fees shall be set by resolution of the Council from time to time.

1. ~~Construction Costs up to \$3,000. A plan review fee shall be \$25 and a permit fee shall be \$40 of estimated costs of construction.~~

2. ~~Construction costs \$3001 – \$100,000. A plan review fee shall be \$50 and a permit fee shall be \$1000 for the first \$100,000 plus \$9/\$1000 additional or fraction.~~

3. ~~Construction Costs \$100,001 – \$500,000. a plan review fee shall be \$125 and a permit fee shall be \$4,000 for the first \$500,000 plus \$8/\$1000 additional or fraction.~~

4. ~~Construction Costs \$500,001 – \$1,000,000. a plan review fee \$175 and a permit fee \$4,000 for the first \$500,000 plus \$8/\$1000 additional or fraction.~~

5. ~~Construction Costs \$1,000,000 plus. A plan review fee shall be \$200 and a permit fee shall be \$7,250 for first \$1,000,000 plus \$3/\$1000 addition or fraction.~~

6. ~~Demolition Permits shall be \$75.00 for one & two family dwellings and \$125.00 for commercial structures.~~

7. ~~Burn Permits shall be \$75.00.~~

~~Note: The minimum estimated cost for a new single family dwelling will be based on \$50.00 per square foot. The minimum estimated cost for decks and all accessory buildings, such as garages and sheds, will be based on \$12.00 per square foot.~~

~~Exception: Prefabricated storage sheds.~~

10. Amend Section 108.4 Work Commencing Before Permit Issuance, to read:  
Any person who commences any work on a building, structure, electrical, gas, mechanical or

plumbing system before obtaining the necessary permits may be subject to an additional fee established by the building official that shall be in addition to the required permit fees and may be two times the normal permit fee.

11. Add Section 109.7 Inspection fees. In the event that the building official must make more than two inspections on any required inspections listed in Section 109, the building official may charge may charge an inspection fee of fifty dollars (\$50). Such fee shall be paid to the City of Salisbury prior to the inspection.

12. Delete in its entirety Section 112, Board of Appeals.

13. Amend Section 113.4, Violation penalties to read:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and may be subject to municipal infractions not to exceed \$500.00.

14. Amend Section 504.2 Automatic Sprinkler System Increase to read::

For buildings protected throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum height is increased by 20 feet and the maximum number of stories is increased by one story. The building height limitations for buildings with an occupancy in Use Groups R-1 and R-2 specified in Table 503 shall be increased one store and 20 feet, but may not exceed a height of four stories and 60 feet where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section

903.3.1.2. The building heights limitations for buildings with an occupancy in Use Group R-3 specified in Table 503 is increased one story and 20 feet. But may not exceed a height of four stories and 60 feet where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.3. These increases are permitted in addition to the area increase.

15. Delete exceptions 6 in Section 705.6, Vertical Continuity, and replace with the following:

6. In Groups R-2 and R-3 as applicable in Section 101.2, walls are permitted to terminate at the roof sheathing or deck in Types III, IV and V construction, if:

6.1 The roof sheathing or deck is constructed of approved noncombustible materials or of fire-retardant treated wood for a distance of 4 feet on both sides of the wall, or

6.2 The building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903, or

6.3 All of the following:

6.3.1 The roof is protected with 5/8 inch Type X gypsum board directly beneath the underside of the roof sheathing or deck, support by a minimum of 2-inch ledgers attached to the sides of the roof framing members, for a minimum distance of 4 feet on both sides of the fire wall, or

6.3.2 Openings in the roof are not located within 4 feet of the fire wall, and

6.3.3 The roof is covered with a minimum Class C roof covering.

16. Treads and Rises, Handrail Graspability.

a. Delete exception 5 in Section 1003.3.3.3, Treads and Risers and replace of the following:

In occupancies in Use Group R-3, R-2 and Use Group U which are accessory to an occupancy in Use Group R-3, the maximum riser height shall be 8 inches and a minimum tread depth is less than 11 inches.

b. Add new exceptions to Section 1003.3.3.1.1.3 Handrail Graspability, as follows:

Exception. For occupancies in R-3 as applicable in Section 101.2 and within dwelling units in occupancies Group R-2 as applicable in Section 101.2, the grip portion of handrails shall have a circular cross section of 1.25 inches minimum to 2.625 inches maximum. Other shapes that provide an equivalent grasping surface are permissible. Edges shall have a minimum radius of .125 inches.

17. Delete exception 2 of Section 1004.2.2.1 and replace with the following:

If a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.2.1, the separation distance of the exit doors or exit access doorways may not be less than one-fourth of the length of the maximum overall diagonal dimension of the area served.

18. Delete Exception #2 of Section 1003.2.10.1 Where required.

19. Add new section to Section 1003.2.11.2 Illumination Emergency Power.

5. Emergency illumination shall be installed in “public bathrooms” in the following Occupancy Groups: A-1, A-2, A-3, B exceeding an occupant load of 50.E., F-1, I-1, I-2 and M.

20. Add new section of Section 1510.3 Recovering v. Replacement.

4. The removal of woods shakes shall not be required if the wood shakes were used as a “roof deck” and are in a condition which will allow adequate fastening ability.

21. Add language to 1609.1.3 Anchorage Against Overturning, Uplift and Sliding:

Structural members and systems, and components and cladding in a building or structure shall be anchored to resist wind-induced overturning, uplift and sliding and to provide a continuous load paths for these forces to the foundation. Where exterior walls, either combustible or noncombustible structural panels shall be installed horizontally over vertical structural members. Structural panels shall have a continuous connection to the sill plate. Where a portion of the resistance to these forces is provided by dead load, the dead load shall be taken as the minimum dead load likely to be in place during a design wind event. Where the alternate basic load combinations of Section 1605.3.2 are used, only two-thirds of the minimum dead load likely to be in place during a design wind event.

22. Add a new Section S109.4.1.1.1.

In-ground swimming pools shall have the required barriers installed prior to swimming pools being filled.

(Or. 1819, 2001)

AND BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF

THE CITY OF SALISBURY, MARYLAND, that the changes set forth in this Ordinance shall take effect upon final passage.

THIS ORDINANCE was introduced and read at a meeting of the Council of the City of Salisbury held on the 12<sup>th</sup> day of June, 2006, and having been published as required by law, in the meantime, was finally passed by the Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Brenda J. Colegrove  
City Clerk

\_\_\_\_\_  
Michael Dunn  
President of the City Council  
of the City of Salisbury

Approved by me this \_\_\_\_\_  
day of \_\_\_\_\_ 2006.

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Barrie P. Tilghman  
Mayor of the City of Salisbury