

AN ORDINANCE TO REPEAL ORDINANCE NO. 5 AND 5A AND RE-ENACT, WITH AMENDMENTS, ORDINANCE NO. 5 OF THE TOWN OF MARDELA SPRINGS, MARYLAND, REGULATING AND RESTRICTING THE ERECTION, CONSTRUCTION, RECONSTRUCTION, ALTERATION, REPAIR (EXCEPT ROOF AND SIDING), DEMOLITION OR REMOVAL, MINIMUM SIZES OR THE USE OF BUILDINGS AND STRUCTURES ERECTED OR TO BE ERECTED IN TOWN OF MARDELA SPRINGS, MARYLAND, SAID ORDINANCE TO BE KNOWN AS "THE BUILDING CODE OF MARDELA SPRINGS, MARYLAND."

BE IT ENACTED AND ORDAINED by the Commissioners of Mardela Springs, Maryland, under and by virtue of the authority contained in Section 177(b)(8) of Article 23 of the Code of Public Local Laws of Wicomico County (1965 Edition) and the amendments thereto, that the following rules, regulations and provisions be enacted, adopted and established with respect to fire limits, the regulation and restriction of the erection, construction, reconstruction, alteration, repair (except roof and siding), demolition or removal, minimum sizes or the use of building and structures erected or to be erected in the Town of Mardela Springs, Maryland.

ARTICLE I

Section 101.1

The Commissioners of Mardela Springs, Maryland, hereby repeals Ordinances No. 5 and 5A of the Town of Mardela Springs, Maryland.

Section 101.2

The Commissioners of Mardela Springs, Maryland hereby adopts, except as otherwise amended in this Code, all these provisions set forth in the Southern Standard Building Code (1973 Edition) together with any and all amendments thereto existing at the time of the passage of this Ordinance and any and all amendments hereinafter provided therefore. All of the provisions of

the said Southern Standard Building Code not otherwise amended as set forth in this Ordinance are hereby adopted and incorporated as fully as if set out at length herein; and from the date on which this Ordinance should take effect, the provisions thereof shall be controlling for all building within the corporate limits of the Town of Mardela Springs, Maryland, unless otherwise exempt herein.

Section 101.3

The provisions embraced within the following chapters and Sections shall constitute, be known and cited as "The Building Code of Mardela Springs, Maryland."

ARTICLE II

The Southern Standard Building Code, as amended, is, as hereinabove provided, effective as if fully set forth herein, except that the following enumerated sections of said Code are hereby amended, as if fully set forth therein, to read as follows

102.1 - Building Official

(a) The BUILDING OFFICIAL shall have had at least ten (10) years experience as an architect, engineer, building inspector, building contractor, or superintendent of building construction, for five (5) years of which he shall have been in responsible charge of work. He shall be appointed by the Commissioners of Mardela Springs, Maryland or said Commissioners may delegate the authority to appoint said Building Official to the Director of Public Works of Wicomico County. His appointment shall continue during such time as he serves as a Building Official of said Wicomico County and he shall be removed from office in the same manner as provided by the applicable provisions of the Wicomico County Building Code. If appointed by the Commissioners of Mardela Springs, Maryland, he shall serve at their pleasure.

102.2 - Inspector

The Building Official, with the approval of the Commissioners of Mardela Springs, Maryland and/or the Director of Public Works of Wicomico County, may appoint such number of officers, inspectors, assistants, and other employees as shall be authorized from time to time. No person shall be appointed as Inspector of Construction who has not had at least five (5) years experience as a Building Inspector, builder, engineer, architect, or as a superintendent, foreman, or competent mechanic in charge of construction.

105.1 - When Required

(a) Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair (except roof and siding) move, demolish, or change the occupancy of a building or structure or to erect, or construct a sign of any description, or to install or alter fire-extinguishing apparatus, elevators, engines, or to install a steam boiler, furnace, heater, incinerator, or other heat producing apparatus, or other appurtenances, the installation of which is regulated by this Code, or to cause any such work to be done, shall first make application to the Building Official and obtain such required permit therefore.

(b) A general permit shall carry with it the right to install in any building or structure, or part hereof, heating apparatus, elevators, sidewalk elevators, vaults, chutes, coal holes, lifts, cranes, derricks, steam power boilers, steam, oil gas or vapor engines, provided the same are shown on the drawings and set forth in the specifications filed with the application for the permit; but where these are not shown on the drawings and covered by the specifications submitted with said application, special permits shall be required.

(c) Ordinary minor repairs may be made with the approval

of the Building Official without a permit; provided that such pairs shall not violate any of the provisions of this Code.

(d) See Section 504 for Temporary Structures.

106.2 - Contractors License and Bond Required

This Section shall be deleted from the Southern Standard Building Code.

107.6 - Exemptions - Religious Groups and Corporations

No bona fide religious group or corporation shall be required to pay any fees set forth herein for a permit for the construction, erection, altering, repairing, or removing or demolition of any church building, parsonage, or any other auxiliary building used for church purposes; this exemption, however, shall not apply to any building constructed, erected, altered or repaired by such group wherein any revenue shall be derived therefrom from rentals, etc.; subject, nevertheless, to the condition that such bona fide religious groups or corporations shall comply with any and all of the terms and conditions of this Building Code applicable thereto.

404.4 A - Space Requirements for Dwelling and/or Living Units

The objective of space requirements is to assure that each living unit provides complete living facilities ordinarily considered necessary to a permanent home arranged and equipped to provide suitable and desirable living, sleeping, cooking and dining accommodations and adequate storage and sanitary facilities.

(a) The square footage of all rooms of a single bed room house shall have an inside minimum of 446 square feet with an outside minimum square footage of 528 square feet with the various rooms therein of the following minimum sizes:

Living room	150 square feet
Kitchen & Dining room	120 square feet (total)

First Bedroom	100 square feet
Closet or Closets	16 square feet (total)
Bathroom	30 square feet
Utility room	<u>30</u> square feet
TOTAL	446 square feet

(b) The square footage of all rooms of a two-bedroom house shall have an inside minimum of 532 square feet with an outside minimum square footage of 624 feet with the various rooms therein of the following minimum sizes:

Living room	150 square feet
Kitchen & Dining room	130 square feet (total)
First Bedroom	100 square feet
Second Bedroom	70 square feet
Closet or Closets	22 square feet (total)
Bathroom	30 square feet
Utility room	<u>30</u> square feet
TOTAL	532 square feet

(c) The square footage of all rooms of a three-bedroom house shall have an inside minimum of 638 square feet with an outside minimum square footage of 768 square feet with the various rooms therein of the following minimum sizes:

Living room	150 square feet
Kitchen & Dining room	130 square feet (total)
First Bedroom	100 square feet
Second Bedroom	100 square feet
Third Bedroom	70 square feet
Closet or Closets	28 square feet (total)
Bathroom	30 square feet
Utility room	<u>30</u> square feet
TOTAL	638 square feet

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1406.1 - General

(a) Parapet walls may be of plain solid masonry, hollow masonry units, cavity wall design or reinforced masonry as provided in this section.

(b) All parapet walls shall be properly coped with non-combustible, weatherproof material of a width not less than the thickness of the parapet wall.

(c) Proper flashings shall be installed in such a manner as to prevent moisture entering the wall through the joints in the coping, said flashing shall meet the minimum federal housing administration's requirements for such.

(d) There shall be placed in all parapet walls scuppers or relief openings as close as practical to each downspout of not less than 4 to 6 inches in size and spaced not more than 6 inches above the roofline unless the roof is especially designed for water cooling, in which case the scuppers may be raised to provide for retaining the water.

1414.6 - Flashing

Exposed edges of thin exterior structural glass veneer shall be flashed with over-lapping corrosion-resistant metal flashing which shall meet the minimum federal housing administration's requirements and caulked with a waterproof compound in an approved manner to effectively prevent the entrance of moisture between the glass veneer and the backing. Metal cap flashing over exterior door and window frames shall meet all federal housing administration's requirements and all good building practice.

1702.9 - Approved Wood of Natural Resistance

(a) Approved wood for natural resistance to decay shall be all heartwood of bald cypress, black locust, black walnut, catalpa, and cedars, chestnut, osage orange, red mulberry, redwood, white oak, and crossted pine.

1707.9 - Roof Covering

(a) Any roof covering permitted in this Code may be applied to dwellings. (See Chapter VII-- Fire Protection Requirements, Section 706, Roof Coverings). Whenever composition roofing is used, solid sheathing shall be applied.

(b) Flashing shall be placed around openings and extensions of mechanical appliances or equipment through the roof and otherwise as necessary to provide adequate drainage, all to meet the minimum requirements of the federal housing administration.

2204.1 - General

No permit to remove a building or structure shall be granted until notice of application thereof shall have been given to the owners of lots adjoining the lot upon which said building or structure is to be moved and to the owners of wires or other impediments, the temporary removal of which will be necessary, and an opportunity has been given said owners to be heard upon such application; or until a bond in an adequate amount has been filed with the Clerk-Treasurer of the Town of Mardela Springs or other officer of proper authority to indemnify and save harmless the Town from all damages. All buildings for which a removal permit is granted as stipulated in this Section, must be repaired, remodeled or restored by the owner thereof to a condition suitable for occupancy in accordance with the conditions set forth in this Ordinance within a period of six months from the date said building is moved to the new location, and one extension of said 6 month period may be granted upon application by the owner thereof of the Commissioners of Mardela Springs; the granting of such extension shall be in the sole discretion of said Commissioners.

103.8 - Reports

The Building Official shall monthly submit a report to the Clerk-Treasurer of the Town of Mardela Springs covering the

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work of the department performed in the Town of Mardela Springs during the preceding month.

804.2(c)4 - (Amendment) - Metal Chimneys For Low Heat Appliances

This Section shall be deleted from the Southern Standard Building Code.

1705.1 - Sills on Foundations

Sills on continuous foundation walls shall be not less than two (2) inches in thickness and shall be anchored thereto by 1/2-inch bolts spaced not more than six (6) feet apart and which are embedded at least six (6) inches in concrete or masonry units. Girders supported on piers shall be proved a true and even bearing surface. Except where wood of natural decay resistance or pressure treated wood is used an approved moisture barrier shall be provided between the sill and the foundation wall.

1707.1 (g) - Ceiling Joist and Rafter Framing

(g) Collar beams or knee walls of 1 x 6 inch boards shall be installed in the upper third of the roof height to every third pair of rafters.

1302.5(d) - Foundation Walls

Crawl spaces under buildings without basements shall be ventilated by approved mechanical means or by openings in foundation walls. Openings shall be arranged to provide cross ventilation and shall be covered with corrosion resistant wire mesh.

(1) Where wood floor systems are used such openings shall have a net area of not less than 2 square feet for each 110 linear feet of exterior walls, plus 1/3 square feet for each 100 square feet of crawl space.

(2) Where other than wood floor systems are used, such openings shall be not less than 1½ square feet of net opening for each 15 lineal feet or major fraction thereof of exterior wall.

(3) Where an approved vapor barrier is installed over the ground surface, the required net area of openings may be reduced by 50 per cent.

(4) Where combustion equipment is installed within a crawl space, air for combustion shall be provided in accordance with Section 816.2.

ARTICLE III

During such time as this Code is administered and enforced by an official appointed by the Director of Public Works of Wicomico County, all fees for permits and fines for the enforcement thereof should be paid unto Wicomico County, Maryland and the Commissioners of Mardela Springs under Section 102.1 appoint the Building Official then such fees and fines shall be paid to said Commissioners.

ARTICLE IV

This Code is hereby declared to be remedial and shall be construed to secure the beneficial interest and purposes thereof, which are the health, general public safety and welfare of the general public.

The above Ordinance having been read at the meeting of the Commissioners of Mardela Springs held on March 10th, 1977 and a public hearing having been held after public notice therefore has been duly given. Said Ordinance was finally approved upon motion by George Kohler seconded by Edith Johnson and unanimously carried on the 10th day of March, 1977

THE ABOVE ORDINANCE WAS ANNOUNCED TO BE EFFECTIVE FROM AND AFTER THE TENTH DAY AFTER THE DATE OF ITS FINAL PASSAGE.

ATTEST

COMMISSIONERS OF MARDELA SPRING:
MARYLAND

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Barry Bailey
Clerk-Treasurer

By:

Edith P. Johnson
Vice-President