

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2006 Legislative Session

Legislative Day # 13

BILL NO. 2006-14

Introduced by: Charles County Commissioners

Charles County Building Code - Residential Sprinkler Systems

Date introduced: 10 / 16 / 06

Public Hearing: / /

Commissioners Action: / / _____

Commissioner Votes: WC: , RF: , AS: , EP: , CQK:

Pass/Fail:

Effective Date: / /

Remarks: _____

NOTE: CAPITALS indicate matter added to existing text.
[Brackets] indicate matter deleted from existing law.

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2006 Legislative Session

Bill No. 2006-14

Chapter. No. 224

Introduced by Charles County Commissioners

Date of Introduction October 16, 2006

BILL

1 AN ACT concerning

2 Charles County Building Code

3
4 FOR the purpose of

5 Amending the International Residential Code 2003, known as the Building Code for
6 Charles County, adding a certain provision relating to residential sprinkler systems.

7
8 BY adding to

9 Chapter 224 - Building Construction

10 Section 224-1(JJ)

11 *Code of Charles County, Maryland*

12 (1994 Edition, 2005 Supplement)

13
14 BY renumbering

15 Chapter 224 - Building Construction

16 Section 224-1(JJ) through (TT), respectively to be Section 224-1(KK) through (UU),
17 respectively

18 *Code of Charles County, Maryland*

19 (1994 Edition, 2005 Supplement)

20 **SECTION 1.** BE IT ENACTED BY THE COUNTY COMMISSIONERS OF

1 CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland read as
2 follows:

3
4 **§ 224-1. Adoption of 2003 Standards; insertions, additions, deletions, changes.**

5
6 * * *

7 JJ. AMEND CHAPTER 3, BUILDING PLANNING, BY ADDING A NEW SECTION
8 R324 TO READ:

9
10 R324 AUTOMATIC FIRE SPRINKLER SYSTEMS

11
12 R324.1 REQUIRED. ALL NEW ONE AND TWO FAMILY DWELLINGS SHALL BE
13 EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM THAT SHALL BE
14 INSTALLED IN ACCORDANCE WITH THE EDITION OF NFPA 13D, *STANDARD FOR*
15 *THE INSTALLATION OF SPRINKLER SYSTEMS FOR ONE- AND TWO-FAMILY*
16 *DWELLINGS*, AS ADOPTED BY THE STATE OF MARYLAND FIRE PREVENTION
17 CODE.

18
19 **SECTION 2.** BE IT FURTHER ENACTED that if any clause, sentence, article,
20 section, part, or parts of this Act shall be held unconstitutional or invalid for any reason
21 whatsoever, such unconstitutionality or invalidity shall not affect the validity of the remaining
22 parts of this Act or any section thereof. The County Commissioners of Charles County,
23 Maryland, hereby declare that they would have adopted the remaining parts of this Act or any
24 section thereof if they had known any such clause, sentence, article, section, part, or parts of this
25 Act would be declared unconstitutional or invalid.
26

1 **SECTION 3.** BE IT FURTHER ENACTED, that this Act shall take effect FORTY-
2 FIVE (45) calendar days after it becomes law.
3

4
5 _____
6 Wayne Cooper, President
7

8 _____
9 Robert J. Fuller
10

11 _____
12 Candice Quinn-Kelly
13

14 _____
15 Edith J. Patterson
16

17 _____
18 Allan R. Smith
19

20 ATTEST
21
22 _____
23

News Release

From the Office of the

CHARLES COUNTY COMMISSIONERS

For Release
Immediate

P.O. Box 2150, La Plata, Maryland 20646

301-645-0550 or DC 301- 870-3000

Contact
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Wayne Cooper
President

Robert J. Fuller

Candice Quinn Kelly

Edith J. Patterson

Allan R. Smith

Equal Opportunity
County

Commissioners to Conduct Hearing on Proposed Bill Requiring Residential Sprinklers

LA PLATA, MD – The Charles County Commissioners will conduct a public hearing on Tuesday, November 14, 2006, at 7 p.m., in the Auditorium of the Charles County Government Building to consider proposed Bill 2006-14, which would require all new one and two family dwellings to be equipped with automatic fire sprinkler systems.

For more information or if you have special needs in order to attend the hearing, please contact Peter Paff, Chief of Permits, at voice phone number (301) 645-0607, by e-mail at paffp@charlescounty.org, or via the Maryland Relay Service TDD at 711 or 1-800-735-2258.

-30-

October 25, 2006



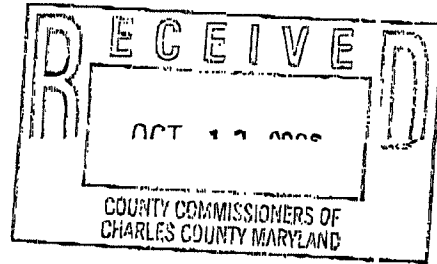
CHARLES COUNTY MARYLAND
Where Eagles Fly

Say No To Drugs

Charles County Government
Web site
www.charlescounty.org

October 11, 2006

Charles County
Board of County Commissioners
P.O. Box 2150
LaPlata MD 20646



Dear County Commissioners,
RE: Fire Suppression Systems

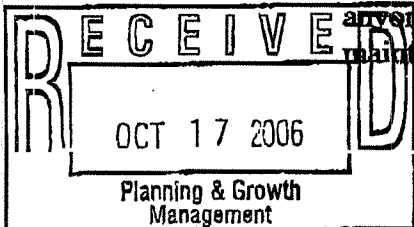
Please do not require fire suppression systems in new homes with a private well. I am planning to build a home in Newburg on 6 acres of land. I do not think I can bear to complete my plans if fire sprinklers are required.

1. My house is already designed and has no space for the large 300 gallon tank and pump system. My niece in Prince George's County has a tank -about 4 feet in diameter and ceiling height in the basement. I have no basement and do not think I would want that much weight sitting on the floor.
2. Her cost was \$6000.
3. My insurance agent told me the cost of fire insurance is more expensive in a home with fire suppression sprinklers due to water damage from system failures.
4. We need to go south in the winter due to medical problems. If the electricity fails in a storm, all those pipes in the ceiling could freeze. My niece said she was told you can put antifreeze in the system but then any leaks would be more damaging than water.
5. The system is pressurized so it will spray if the electricity goes off. Who knows if it will maintain pressure for years until you need it. Equipment on standby for long periods often fails if it is finally needed.
6. I do not know what the required maintenance procedure is or what it costs.

RE: Nitrogen Removal Systems for new construction in the Critical Area

I believe this is a bad idea even though it does not apply to me as I plan to use my existing septic system for my replacement home.

1. The upgrade cost is an additional \$5000 plus maintenance costs. These new costs will mean some people will not be able to afford a home.
2. There probably is some nitrogen leaching from the older septic systems on small lots but the existing rules for new systems are satisfactory. Everyone knows that some new lots in the critical area have to be 20 acres. I believe the new construction on lots from one to 20 acres would not be likely to add nitrogen to the waterways. It is only the smaller lots that might be a problem.
3. Do any of the commissioners have this upgrade on their septic system? Does anyone in the county have this upgrade? And how much is the cost of maintenance to the system and how difficult is it?



-5- _____ DMF _____ RJF _____
 C:5 _____ EJP _____ WC _____
 P:RH _____ ARS _____ CK _____
 Other _____