

§ 1-2-64. COUNTY FIRE PREVENTION CODE.

(A) There is hereby adopted the Frederick County Fire Prevention Code. The purpose and intent of this code is to prescribe minimum requirements and controls to safeguard life, property or public welfare from the hazard of fire, panic and explosion from the storage, handling or use of substances, materials or devices and from conditions hazardous to life, property or public welfare in the use or occupancy of buildings, structures, sheds, tents, lots or premises.

(B) The Maryland State Fire Prevention Code, Code of Maryland Regulations, Title 12, Subtitle 03, Chapter 01, including all subsequent revisions, is hereby adopted as the Frederick County Fire Prevention Code.

(C) The County Fire Prevention Code shall apply within the entire territory of Frederick County, including within the municipalities.

(D) (1) Building and construction plans for all buildings shall be submitted to the Frederick County Permits Department for plan review unless the buildings are to be used wholly as dwelling houses containing no more than 2 families.

(2) Shop drawings, hydraulic calculations and cut sheets for all fire protection/detection/ notification systems and devices shall be submitted to the County Fire Protection Engineer for plan review prior to construction or installation.

(E) No use and occupancy permits shall be issued until the Frederick County Department of Public Safety has certified that either no plan review or inspection under the Frederick County Fire Prevention Code is required or, following an appropriate plan review, the structure has complied with all provisions of the Frederick County Fire Prevention Code.

(F) The Board of County Commissioners shall, by resolution, establish and administer a fee schedule for conducting inspections and plan reviews to ensure compliance with the County Fire Prevention Code.

(G) This subsection shall apply to all structures and buildings, including 1- and 2-family dwellings, within the county.

(1) All new and existing buildings, structures or properties shall have approved address numbers placed in a position at the front entrance, which is to be plainly visible from the sidewalk (if any), the street or road fronting the property and the opposite side of the street, day or night.

(2) If the address number cannot be posted on a building, structure or property in a manner that makes it clearly visible from the street, then the address number shall be displayed on the building or structure and at the end of each driveway nearest the street or ingress/egress easement providing access to the building, structure or property. Display

of a street address at the corner of a driveway shall be such that clear identification can be made of the location of the building, structure or property to which the address is assigned from either direction. Directional address signs with at least 3-inch high numbers shall be posted on the property directing people to the building, structure or property if the building, structure or property is not clearly visible when traveling on the property.

(3) The numbers shall be posted within 3 feet of the main entrance thereto unless the structure is more than 75 feet from the street or not visible from the street. In such cases, the remote address signs shall also be posted within 10 feet of the street and within 5 feet of either side of the driveway to the building, structure, or property and visible from either direction of travel along the main roadway. Remote address signs shall be at least 6 inches wide and 18 inches long, with 3-inch high reflective numbers.

(4) Address numbers shall be posted separate of the mailbox.

(5) Address numbers shall contrast with the background.

(6) Address numbers shall be Arabic numerals or alphabet letters (e.g., 12122A). Numbers shall not be spelled out (e.g. twelve thousand one hundred twenty-two).

(7) Primary address numerals displayed on a building or structure shall be at least the size identified below and clearly legible:

(a) One and 2-family dwellings — 4 inches high;

(b) Multi-family residential structures — 6 inches high;

(c) Commercial and industrial properties — 8 inches high.

(8) Numbers shall be posted in an area not subject to coverage by vegetation (limbs, vines, and the like). Posting areas shall be maintained regularly to ensure that numbers are visible.

(9) If more than 2 structures are addressed on a road or driveway, each driveway shall be posted (with a directional arrow if needed) with its own address number.

(10) A certificate of occupancy for any structure erected, altered, or repaired shall be withheld until the permanent and proper numbers have been affixed to such structure in accordance with the requirements of this section.

(11) No zoning or building permit shall be issued for any addressable structure until the owner or developer has procured the official premises address of such structure from the county and such address is presented to the Department of Permits and Inspections.

(12) Addresses shall be posted in a timely manner. Addresses shall be temporarily posted for any addressable structure or property under construction as soon as work on the property commences and prior to the first building inspection. Addresses shall be permanently posted in accordance with this section prior to the final building inspection.

(13) If numbers designating the address of a 1- or 2-family dwelling residence on February 1, 2005 were at least 3 inches high, those numbers comply with the size requirement of this section as long as they remain in place.

(14) Where a structure or dwelling unit shares a common entry or driveway, numbers must designate the addresses in sequence.

(15) Non-residential properties shall have the address or address range incorporated into any new or modified monumental property signage. In any case, the numbers or alphabet letters shall not be less than 6 inches in height, visible from either direction of travel and must be clearly visible from the street. The street name may be incorporated into the posting to further aid in premise identification.

(16) In cases where conditions (shadows, overgrown vegetation, building location, and the like) adversely affect the legibility of numbers, the Division of Fire/Rescue Services has the authority to prescribe larger numbers.

(17) It shall be the responsibility of each and every property owner, trustee, lessee, agent and occupant of each residence, multi-family residential building, business, commercial or industrial structure to purchase, post and maintain address numbers as required under this policy at all times.

(18) When a street sign is replaced or a new sign installed, the County Commissioners must cause the address range of each street sign to be displayed on each street sign the county erects or maintains.

(19) When a street sign is replaced or a new sign installed, the owner, developer, property manager or homeowners association (HOA) must cause the address range of each street sign to be displayed on each street sign the owner, developer, property manager or homeowners association (HOA) erects or maintains.

(20) Address numbers at least 6 inches in height shall be installed on the rear access doors to all commercial establishments. Those doors which are located inside of a mall, office building or similar space with assigned suite numbers shall have their suite numbers posted with numerals or alphabet letters at least 2½ inches tall.

(21) Apartment or condominium numbers for individual units within a housing complex shall be displayed on, above, or to the side of the doorway of each unit and shall not be less than 2½ in height.

(H) Residential sprinkler systems.

(1) The requirement for fire sprinkler systems shall apply to all building permits for new residential occupancies including, but not limited to, one- and two-family residential construction, mobile homes, modular homes or manufactured homes. This requirement shall not apply to the rebuilding, refurbishment, renovation, addition or alteration of a residence in existence as of the effective date of this section unless such existing structure is destroyed and replaced by a new principal structure.

(2) The requirement for interior sprinkler systems shall not apply to accessory or non-habitable structures (e.g., detached carports or garages, greenhouses, and sheds).

(3) Fire sprinkler systems shall be installed and maintained in all new residential occupancies in accordance with the most recent version of the applicable fire sprinkler standard as promulgated by the National Fire Protection Association (NFPA), and as modified and adopted by the Frederick County Fire Prevention code, as amended from time to time.

(4) For residential occupancies served by an individual well, this subsection shall only apply to building permits requested on or after October 1, 2006.

(5) This requirement for fire sprinkler systems shall not apply if the applicant for the building permit establishes that the county or municipality (whichever is applicable) approved the public water improvement plans for the property on or before July 20, 2006. This subsection (H)(5) shall be effective from July 20, 2006 until July 1, 2007 and shall be of no further legal effect after July 1, 2007.

(Ord. 94-03-098, 4-19-1994; Ord. 05-01-362, 1-18-2005; Ord. 06-26-422, 7-20-2006)