

Montgomery Co

County Law Amended by
Bill 25-03, Buildings – Residential Fire Sprinkler Systems
(effective Jan. 1, 2004)¹

8-4. Installation of service equipment.

When the installation, extension, alteration, or repair of an elevator, moving stairway, mechanical equipment, refrigeration, air conditioning or ventilating apparatus, plumbing, gas piping, electric wiring, heating system, fire sprinkler system, or any other equipment is subject to a requirement of this Chapter, it shall be unlawful to use the equipment until the Director issues a certificate approving the work.

8-29A. Residential fire sprinklers.

(a) In this Section,

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fire sprinkler system means equipment that includes 1 or more devices that:

- (1) open automatically by operation of a heat-responsive releasing mechanism;
- (2) discharge water in a specific pattern over a designated area to extinguish or control fire;
- (3) use the same service water supply pipe to the building that the domestic water system uses;
- (4) meet the requirements of current National Fire Protection Association standards as modified by the Director of Fire and Rescue Services; and
- (5) are approved by the Director of Fire and Rescue Services.

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- (b) The County must not issue a building permit for the construction or reconstruction of any residential building unless the plans include the installation in each dwelling unit and any attached accessory structure of a fire sprinkler system.
 - (c) The County Executive must issue regulations to implement this Section. The regulations may authorize the Director to approve the use of specific construction alternatives that provide equivalent or greater protection of the public in residential buildings in which fire sprinkler systems will be installed.

¹ The full text of Section 2 (“Transition”) of the bill states: “The amendments to Section 8-29A of the Code made by this Act apply to residential building permits issued on or after January 1, 2004.”

- (d) After inspection and final approval of a fire sprinkler system required under this Section, the inspector must provide to the initial occupant of the dwelling unit written information approved by the Fire Administrator about the proper care and maintenance of a residential fire sprinkler system. If the dwelling unit has never been occupied, the builder or other current owner must not accept payment or rent for the unit until the inspector has transmitted this fire sprinkler information to the initial occupant. The Fire Administrator must make the information widely available to residents who purchase or lease a previously occupied unit with an installed fire sprinkler system, and other County residents.

52-18K. Property tax credit - fire sprinkler systems.

- (a) A taxpayer may receive a one-time property tax credit against the general county tax for any residential building in which a fire sprinkler system was not legally required to be installed, if an approved fire sprinkler system is installed on or after July 1, 2000.
- (b) For each residential building where a sprinkler system is installed, the credit must not exceed the lower of:
 - (1) the total cost of installing the sprinkler system; or
 - (2) 50 percent of the general county property tax attributable to the residential building.
- (c) The Department of Finance must administer this credit and include with each residential property tax bill a notice of the availability of the credit and where to obtain more information.
- (d) A taxpayer must apply for the tax credit in the year the sprinkler system is installed to receive the credit in that tax year or the next tax year. The taxpayer must:
 - (1) show that the installed sprinkler system complies with codes and standards established by the State Fire Prevention Commission and any applicable County building and fire safety codes, and
 - (2) document the cost to the taxpayer of the sprinkler system.
- (e) The County Executive may adopt regulations under method (2) to implement this Section.
- (f) The Executive must report annually to the County Council on the use of this tax credit.