

COUNCIL OF THE TOWN OF LA PLATA
Ordinance No. 08-15

Introduced By: Mayor Roy G. Hale

Date Introduced: October 28, 2008

Amendments Adopted:

Date Adopted: November 25, 2008

Date Effective: December 11, 2008

1 **An Ordinance** concerning

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**INTERNATIONAL RESIDENTIAL CODE FOR
ONE-AND TWO-FAMILY DWELLINGS 2006**

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FOR the purpose of adopting the International Residential Code for One- and Two-Family Dwellings 2006, with certain modifications, as the code for the design and construction of certain one- and two-family dwellings and townhouses in the Town of La Plata; providing for the administration and enforcement of that code; specifying penalties for violations; providing that the provisions of this Ordinance are severable; and all matters generally related thereto.

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BY repealing and reenacting with amendments
Chapter 75 – Building Construction
Article II, One- and Two-Family Dwelling Code
Sections 75-4 and 75-4.1
Code of the Town of La Plata
(1998 Edition and Supplements)

SECTION 1. BE IT ENACTED BY THE COUNCIL OF THE TOWN OF LA PLATA, That Sections 75-4 and 75-4.1 of the Code of the Town of La Plata (1998 Edition and Supplements) be and they are hereby repealed and reenacted, with amendments, to read as follows:

Chapter 75 – BUILDING CONSTRUCTION
Article II. One- and Two-Family Dwelling Code

75-4. Adoption of standards; copies on file.

Subject to the provisions of §75-4.1 of this Code, there is hereby adopted by the Town of La Plata for the purpose of regulating the fabrication, erection, construction, alteration and use of certain

32 detached one- and two-family dwellings and townhouses in the town, a certain document entitled the
33 International Residential Code for One and Two-Family Dwellings ((2003)) 2006, as published by
34 The International Code Council. Not less than one (1) copy of the International Residential Code for
35 One and Two-Family Dwellings ((2003)) 2006 shall be kept on file in the office of the Town Clerk.

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37 **75-4.1 Modifications.**

38 The International Residential Code for One- and Two- Family Dwellings ((2003)) 2006, as
39 adopted by §75-4, is modified as set forth below:

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42 F. In the tenth line of Section R-105.3.1 on page 4, delete “issue” and substitute “authorize
43 the issuance of”; and in ((that same)) THE LAST line OF THAT SECTION, immediately after
44 “practicable” insert “by the Town”.

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48 M. Section R112.3 on page ((7)) 8 is deleted in its entirety.

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52 R. On page ((59))65 insert a new Section ((R324)) R325 to read as follows:

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54 **SECTION ((R324)) R325**

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56 **AUTOMATIC FIRE SPRINKLER SYSTEMS**

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58 **((R324.1)) 325.1 Installation Required.** Interior automatic fire sprinkler systems shall be
59 installed, and thereafter maintained, in a good state of operation and repair, in all new one-
60 and two-family dwellings for which building permits are applied for on and after November 1,
61 2006. A one- or two-family dwelling that exists or is under construction on November 1,
62 2006, and that is demolished and thereafter reconstructed, or that is renovated to such extent
63 as involves the installation of a new plumbing system in at least 50% of the habitable area of
64 the dwelling, shall be deemed a new dwelling for purpose of compliance with the
65 requirements of this section.

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67 1. A mobile home, a manufactured home and a modular home are subject to the interior
68 automatic fire sprinkler system requirements of this section.

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70 **((R324.2)) 325.2 Exceptions.** The interior automatic fire sprinkler system requirements of
71 this section do not apply to any detached accessory structure such as, but not limited to, a
72 carport, a garage, a structure that does not contain any facilities or rooms designed or used
73 for cooking, sleeping or toileting, a greenhouse and a shed.

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((R324.3)) 325.3 Installation Standards. Interior automatic sprinkler systems shall be installed and maintained in accordance with the most recent version of Standard 13D, “Installation of sprinkler systems in one- and two-family dwellings and manufactured homes” as promulgated by the National Fire Protection Association (NFPA), and as modified and adopted by the Maryland State Fire Prevention Code, as amended from time to time.

SECTION 2. AND BE IT FURTHER ENACTED, That if any provision of this Ordinance, or the application thereof to any person or circumstance is held invalid for any reason, such invalidity shall not affect the other provisions or any other application of this Ordinance which can be given effect without the invalid provisions or application, and to this end, all the provisions of this Ordinance are hereby declared to be severable.

SECTION 3. AND BE IT FURTHER ENACTED, That this Ordinance shall become effective at the expiration of fifteen (15) calendar days after its approval by the Council.

SEAL:

COUNCIL OF THE TOWN OF LA PLATA

Roy G. Hale, Mayor

James Goldsmith, Councilman

Scot D. Lucas, Councilman

ATTEST:

Paretta D. Mudd, Councilwoman

Judith T. Frazier, Town Clerk
Date

Vic E. Newman, Councilman

EXPLANATION:
CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
((Double Parenthesis)) indicate matter deleted from existing law.
Underlining indicates amendments to bill.
~~Strike Out~~ indicates matter stricken from bill by amendment or deleted from the law by amendment.