Zoning Text Amendment (ZTA) No. 16-12, Building Permits

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Completed: 9/1/16

Description
ZTA No. 16-12 would delete building permit directions and procedures from various sections of the Zoning Ordinance and place them in Chapter 8 (Building Permits) of the Montgomery County Code.

Summary
Staff recommends approval of ZTA 16-12 as introduced, to delete building permit directions and procedures from various sections of the Zoning Ordinance.

Background/Analysis
The Planning, Housing, and Economic Development (PHED) Committee is the lead sponsor of Zoning Text Amendment (ZTA) 16-12. ZTA 16-12 would delete building code requirements in the Zoning Ordinance. During review of the Subdivision Rewrite, (Subdivision Regulation Amendment (SRA) 16-01), it was recognized that there are building permit application regulations located outside of the code's building permit chapter (Chapter 8). The PHED Committee was persuaded that all building permit provisions should be in the building permit chapter of the code. The Committee’s proposed building permit deletions from Chapter 59 are included in introduced Bill 35-16 (Attachment 2). This Bill will consolidate building permit provisions currently in Chapters 50 and 59 and will allow code users to more easily find all building permit provisions. Staff has no objection to the proposed consolidation of the building permit provisions.

Attachments
1. ZTA No. 16-12 as introduced
2. Bill 35-16
ATTACHMENT 1

Zoning Text Amendment No.: 16-12
Concerning: Building Permits
Draft No. & Date: 1 – 7/19/16
Introduced: August 2, 2016
Public Hearing:
Adopted:
Effective:
Ordinance No.: 

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: The Planning, Housing, and Economic Development Committee

AN AMENDMENT to the Montgomery County Zoning Ordinance to:
- delete building permit directions and procedures from various sections of the code.

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

DIVISION 4.2. “Agricultural Zone”
Section 4.2.1. “Agricultural Reserve Zone (AR)”
DIVISION 7.1. “Review Authority and Approvals Required”
Section 7.1.2. “Overview of Review and Approval Authority”
Section 7.1.3. “Overview of Approvals Required”
DIVISION 7.4. “Administrative Approvals”
Section 7.4.1. “Building Permit”
Section 7.4.2. “Use-and-Occupancy and Temporary Use Permits”
Section 7.4.3. “Sign Permit”
Section 7.4.4. “Sign Variance”
DIVISION 7.6. “Special Provisions”
Section 7.6.1. “Board of Appeals”
EXPLANATION:  **Boldface** indicates a Heading or a defined term.  
*Underlining* indicates text that is added to existing law by the original text amendment.  
[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.  
**Double underlining** indicates text that is added to the text amendment by amendment.  
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.  
* * * indicates existing law unaffected by the text amendment.

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:
Sec. 1. DIVISION 59-4.2 is amended as follows:

Division 4.2. Agricultural Zone

Section 4.2.1. Agricultural Reserve Zone (AR)

E. Special Requirements for Child Lots

* * *

[4. Building Permit

a. When a building permit application is initially filed, the child
for whom the lot is created must be the listed owner of the lot in
the County land records.

b. A building permit for a detached house on a child lot must be
issued only to:

i. a child of the property owner;

ii. the spouse of a child of the property owner;

iii. a contractor for a child of the property owner; or

iv. a contractor for the spouse of a child of the property
owner.]


* * *


* * *


* * *

[8]7. Existing Child Lots and Preliminary Plan Applications

* * *

Sec. 2. DIVISION 59-7.1 is amended as follows:

Division 7.1. Review Authority and Approvals Required

* * *
### Section 7.1.2. Overview of Review and Approval Authority

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<th>Approval Requested</th>
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<td>Sign Variance</td>
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**KEY:**
- A = Appeal
- D = Decision
- I = Review and recommendation if requested by a reviewing, deciding, or appellate body
- R = Review and recommendation

* * *

### Section 7.1.3. Overview of Approvals Required

* * *

<table>
<thead>
<tr>
<th>Application</th>
<th>Section Reference</th>
<th>Applicability</th>
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<td>District Council Approvals</td>
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Local Map Amendment 7.2.1 A local zoning change to apply a Floating or Euclidean zone to a specific property.
Corrective Map Amendment 7.2.2 Correction of an error in the application or mapping of a comprehensive rezoning.
Sectional or District Map Amendment 7.2.3 A comprehensive rezoning of an area or areas of the County.
Zoning Text Amendment 7.2.4 A change in the text of this Chapter.

**Regulatory Approvals**

Conditional Use 7.3.1 Use of any property for a conditional use, as designated by Article 59-3.
Variance 7.3.2 A request to deviate from any requirement of this Chapter.
Sketch Plan 7.3.3 Required for development under the optional method.
Site Plan 7.3.4 Optional method development requires approval of a site plan after approval of a sketch plan. Development under a Floating zone requires approval of a site plan after approval of a Local Map Amendment. Development under standard method may require site plan approval under Section 7.3.4.

**Administrative Approvals**

[Building Permit] [7.4.1] [Required before any building or structure can be erected, moved, altered, or enlarged. See exemptions in Section 7.4.1.]
[Use-and-Occupancy and Temporary Use Permits] [7.4.2] [Required before any building, structure, or land can be used or can be converted, in whole or in part, from one use to another. See exemptions in Section 7.4.2.]
Sign Permit [7.4.3] 7.4.1 Required when a sign is constructed, erected, moved, enlarged, illuminated, or substantially altered. Routine maintenance, including painting, cleaning, changing copy where permitted, or changing copy that satisfies a sign concept plan, does not require a permit. See exemptions in Section 6.7.3.
Sign Variance [7.4.4] 7.4.2 Any sign not listed in Division 6.7, or that does not satisfy the requirements in Division 6.7, may apply for a sign variance from the Sign Review Board.

*   *   *
Sec. 3. DIVISION 59-7.4 is amended as follows:
DIVISION 7.4. Administrative Approvals
*   *   *
[Section 7.4.1. Building Permit]
[A. Applicability]
1. A building permit is required before any building or structure can be erected, moved, altered, or enlarged under Chapter 8.
2. A building permit is not required for:
   a. Any building or structure used exclusively for agricultural purposes on land used exclusively for agriculture, except for:
i. a building or structure used for a purpose that is not exclusively agricultural, including conditional uses, even though located on otherwise agricultural land; or

ii. an equestrian facility, building, or structure intended for use by participants or spectators at an equestrian event.

b. The following public utility equipment:

i. any structure and its attached cross arms carrying overhead electric power and energy transmission and distribution lines that carry 69,000 volts or less;

ii. equipment installed and maintained by a public utility under regulation by the State Public Service Commission; or

iii. poles or structures used for street lights, fire alarm boxes, traffic signals, or similar municipal equipment installed by the State or a local municipality.

[B. Application Requirements]

For projects that do not require site plan approval or conditional use approval and have more than 10 parking spaces, an application for building permit must include a plan showing the location and design of entrances and exits to public roads; the location and size of all buildings and structures; the location of parking spaces, directional markings, traffic-control devices and signs; and that it satisfies Division 6.2.

[C. Review and Recommendation]

DPS must submit the application to the Planning Director for review for any building permit that requests:

1. construction of a new principal structure; or
2. construction that increases the gross floor area of an existing commercial structure. The Planning Director must confirm in writing that the application satisfies this Chapter and that the property has all necessary approvals required by the Planning Department and Planning Board.]

[D. Approval Process]

DPS accepts the applications for all building permits.]

[E. Necessary Findings for a Site with a Conditional Use]

For a site with a conditional use:

1. DPS may allow minor adjustments during construction that do not substantially alter the size, location, or external appearance of any approved building, structure, or use. DPS must immediately notify the deciding body of any deviations from the approval of the deciding body.

2. Any change proposed during construction that would substantially alter the location or external appearance of any approved building, structure, or use requires an amendment under Article 59-7.]

[Section 7.4.2. Use-and-Occupancy and Temporary Use Permits]

[A. Applicability]

1. A use-and-occupancy permit is required before any building, structure, or land can be used or can be converted, wholly or in part, from one use to another.

2. Exemptions from use-and-occupancy permit requirement:

   a. land or buildings used exclusively for agricultural purposes;
   b. a use for which a valid occupancy permit was issued and not revoked before June 1, 1958;
   c. a Family Day Care (Up to 8 Persons); and
d. a Transitory Use.]

[B. Application Requirements

Each application for a use-and-occupancy permit must be accompanied by 2 copies of a plan drawn to scale showing:

1. the lot on which a use is proposed, lot dimensions, lot and block numbers and subdivision name, if any;
2. the location, extent, and layout for the proposed use and any other pertinent information; and
3. north point, date and scale of plan.]

[C. Approval Process

DPS accepts the application for all use-and-occupancy and temporary use permits.]

[D. Necessary Findings

1. DPS must certify compliance with this Chapter.
2. Any building, structure, or land on a site with any previous development approval must satisfy the requirements, representations, plans, and conditions contained in the decision or resolution of the deciding body.
3. On the basis of a final inspection, DPS must verify that construction or alteration has been completed according to the applicable decision or resolution.
4. A temporary use permit may be issued if the use satisfies the applicable use standards under Article 59-3.]

Section [7.4.3] 7.4.1. Sign Permit

D. Necessary Findings

1. DPS may issue a sign permit based on one of the following:
a. its determination, upon review of the application, that the proposed sign or sign concept plan satisfies Division 6.7; or

b. submission of the application packet and a written certification by a sign installer that the proposed sign satisfies Division 6.7.

2. DPS has the authority to resolve any dispute or to interpret any ambiguity in Section [7.4.3] 7.4.1.

* * *

Section [7.4.4] 7.4.2. Sign Variance

* * *

C. Necessary Findings

* * *

6. The Sign Review Board may approve a variance for a sign on property with a conditional use approval if the Hearing Examiner or Board of Appeals, as applicable, has approved the sign. Nothing in Section [7.4.4] 7.4.2 prevents the Sign Review Board from imposing more restrictive conditions than the Hearing Examiner or Board of Appeals, but the Sign Review Board must not approve a sign variance that is less restrictive than any condition set by the Hearing Examiner or Board of Appeals.

* * *

Sec. 4. DIVISION 59-7.6 is amended as follows:


Section 7.6.1. Board of Appeals

* * *

C. Filing of Appeals

1. Appeals to the Board of Appeals may be made:
a. by any person, board, association, corporation, or official allegedly aggrieved by [the grant or refusal of a building or use-and-occupancy permit or by] any [other] administrative decision based or claimed to be based, in whole or in part, upon this Chapter, including the zoning map[[.]] or

b. about property affected by the master plan of highways.

Sec. 5. Effective date. This ordinance becomes effective on the date that Bill 35-16 is effective.

This is a correct copy of Council action.

______________________________________________
Linda M. Lauer, Clerk of the Council
MEMORANDUM

July 29, 2016

TO: County Council

FROM: Jeffrey L. Zyontz, Senior Legislative Analyst

SUBJECT: Introduction: Expedited Bill 35-16, Building Permits - Amendments

Expedited Bill 35-16, Building Permits - Amendments, sponsored by Lead Sponsor Planning, Housing and Economic Development Committee, is scheduled to be introduced on August 2. A public hearing is tentatively scheduled for September 13 at 1:30 p.m.

Bill 35-16 is tied to the approval of Subdivision Regulation Amendment (SRA) 16-01 and Zoning Text Amendment (ZTA) 16-12. SRA 16-01 includes provisions for ownership units (previously called ownership lots). These ownership units may result in fire code violations when there is a use certificate or a building on the parent lot. Bill 35-16 would require a permit when this situation occurs to avoid violations. SRA 16-01 will also remove building permit provisions in the Subdivision Code. Bill 35-16 will include the building permit provisions deleted from that code.

Bill 35-16 would also include the building permit provisions currently in Chapter 59 which will be deleted from Chapter 59 by ZTA 16-12. The intent of these amendments is to consolidate building permit provisions to one chapter of the County Code.

This packet contains:

Expedited Bill 35-16
Legislative Request Report

Circle #
1
13
AN ACT to:

1) include the building permit provisions currently in Chapter 50;
2) include the building permit provisions currently in Chapter 59; and
3) generally amend County law regarding building permits.

By amending
Montgomery County Code
Chapter 8, Building Permits
Sections 8-1, 8-8, 8-13, 8-14, 8-24, and 8-28

The County Council for Montgomery County, Maryland approves the following Act:
Sec. 1. Chapter 8 is amended by amending Sections 8-1, 8-8, 8-13, 8-14, 8-24 and 8-28 as follows:

8-1. Scope and applicability.

(a) Generally. This [chapter shall be construed to include those] Chapter includes the rules and regulations adopted [pursuant to] under [section] Section 8-13[, herein,] which [shall have] have the force [and effect] of law. It [shall be] is known as the building code of Montgomery County. It [shall control] controls all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, creation or alteration of any ownership unit, closure of any private road, occupancy and maintenance of all buildings and structures, on-site access facilities to such buildings and structures [and], their service equipment [as herein defined and shall apply]. This Chapter applies to existing or proposed buildings and structures in the county.

(b) Intent. [This chapter shall be construed to secure its expressed intent which] The intent of this Chapter is to [insure] assure public safety, health and welfare [insofar] as [they were] it is affected by building construction, [through] structural strength, [adequate] egress facilities, sanitary equipment, light, utilities and ventilation, occupancies, and fire safety [and in]. In general, the intent of this chapter is to secure safety to life and property from all hazards [incident to] associated with the design, erection, repair, removal, demolition or use and occupancy of buildings, structures or premises.

(c) Applicability generally.

(1) [The provisions of this chapter shall apply] This Chapter applies to the construction, raising, lowering, moving, demolition or occupancy of all buildings and structures and
their appurtenant construction, including vaults, area and street
projections, on-site access facilities, [and] accessory structures,
and additions [and shall apply with equal force]. It applies to
public and private buildings, except where such buildings are
otherwise specifically [provided for] excluded by statute. It also
applies to the creation or alteration of any ownership unit, and the
closure of any private road.

(2) A building permit may only be issued for a building located on:

(A) a lot or parcel shown on a plat recorded in the County
    Land Records or on a parcel exempt from recording
    requirements under Section 50-3.3; and

(B) an area outside of any building restriction line and
    outside the area restricted under Section 50-4.3.K.

(d) Exemptions. [No building] All buildings or structures [shall] must be
constructed, extended, repaired, removed or altered [in violation of
these provisions] under a permit that satisfies this Chapter, except for:

(1) ordinary repairs as defined in [section] Section 8-3;

(2) a building or structure used exclusively for agricultural
    purposes on land used exclusively for agriculture; however, a
    permit under this Chapter is required for:

    (A) a building or structure used for a purpose that is not
        exclusively agricultural, including conditional uses, even
        though located on otherwise agricultural land;

    (B) an equestrian facility, building, or structure intended for
        use by participants or spectators at an equestrian event;

(3) the following public utility equipment:
(A) any structure and its attached cross arms carrying overhead electric power and energy transmission and distribution lines that carry 69,000 volts or less;

(B) equipment installed and maintained by a public utility under regulation by the State Public Service Commission; or

(D) poles or structures used for street lights, fire alarm boxes, traffic signals, or similar municipal equipment installed by the State or a local municipality

[and except further, that the raising or lowering or moving of a building or structure as a unit necessitated by a change in legal grade or widening of a street shall be permitted; provided that the building is not otherwise altered or its use or occupancy changed].

(e) Matters not provided for. Any requirement essential for structural, fire or sanitary safety of an existing or proposed building or structure or essential for the safety of the building's occupants [thereof] and which is not specifically covered by this chapter, [shall] must be determined by the director [in accordance with procedures set forth in] under [section] Section 8-13.

(f) Zoning restrictions and referrals.

(1) When the provisions specified in this [chapter] Chapter for structural, fire, and sanitary safety are more restrictive than those [set forth] in [chapter] Chapter 59 [of this Code], this [chapter shall control] Chapter controls the erection or alteration of buildings in respect to location, use, permissible area and height; but [in any case,] the more rigid requirements
of either the building code or the zoning ordinance shall apply] applies whenever they may be in conflict.

(2) The Director must submit the application to the Planning Director for review for any building permit that requests:

(A) construction of a new principal structure; and

(B) construction that increases the gross floor area of an existing commercial structure.

(3) The Planning Director must confirm in writing that the submitted application satisfies Chapter 59 and that the property has all necessary approvals and satisfied all necessary conditions required by the Planning Department and Planning Board and identify for each permit the amount of any school facility payment, transportation mobility area review payment or other development payment other than impact taxes that is required to be paid as a condition of building permit.

(4) A building permit application for a child lot in the Agricultural Reserve Zone may only be approved if the child for whom the lot is created is owner of the lot in the County land records. A building permit for a detached house on a child lot must be issued only to:

(A) a child of the property owner;

(B) the spouse of a child of the property owner;

(C) a contractor for a child of the property owner; or

(D) a contractor for the spouse of a child of the property owner.

8-2. Definitions.

* * *
**Ownership unit:** An area of land shown on a record plat created only for the convenience of the owner under Section 7.1.D of Chapter 50 that reflects a deed, mortgage, or lease line but does not subdivide the underlying lot.

**Parent lot:** A subdivided lot that is further divided by one or more ownership units.

**Private Road:** Any street, highway, avenue, lane, alley, or viaduct, or any segment of any of them, including any adjacent sidewalk that has not been deeded, dedicated or otherwise permanently appropriated to the public for public use.

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8-8. [Reserved] Site plan or conditional use approval.

(a) For projects that do not require site plan approval or conditional use approval and include more than 10 parking spaces, an application for building permit must include a plan showing:

1. the location and design of entrances and exits to public roads;
2. the location and size of all buildings and structures;
3. the location of parking spaces, directional markings, traffic-control devices and signs; and
4. that it satisfies Division 59-6.2 of Chapter 59.

(b) For a site with a conditional use:

1. The Department may allow minor adjustments during construction that the Planning Director has confirmed do not substantially alter the size, location, or external appearance of any approved building, structure, or use.
2. Any change proposed during construction that would substantially alter the location or external appearance of any
approved building, structure, or use requires an amendment
under Article 59-7 of this Code.

* * *

8-13. Regulations.

(a) The [director] Director may recommend [written] regulations for the
administration [of the provisions] of this chapter including a schedule of
fees and may, at [his] the Director's discretion, hold public hearings as
part of this regulation-making process. [Such regulations and]
Regulations [amendments thereto shall], as amended, must not conflict
with [nor] or waive any provisions of this chapter [nor be less restrictive
than its provisions]. Such regulations must be at least as restrictive as
the requirements of this Chapter [and shall] All regulations must be
adopted by the [county executive] County Executive under method (2)
of [section] Section 2A-15 [of this Code]. [In the case of fees, the] The
[county executive shall] County Executive must promptly forward to
the [county council] County Council a copy of [the] any new fee
schedule for use in budgetary planning activities. Such fees [shall be in
accordance with formulas based upon criteria to include or] may be
based on area, estimated cost of construction, or a minimal set fee per
category[, not to exceed] The budget estimate of all fees must be equal
to the cost of administering [and enforcing] this Code.

(b) The Director must hold at least one public hearing, after adequate public
notice, before recommending to the Executive any regulations adopted
under this Chapter [adopting standards and requirements for the
construction, alteration, addition, repair, removal, demolition, use,
location, occupancy, and maintenance of all buildings and structures or
parts of either, on-site access facilities to buildings and structures, and
their service equipment]. [Those] All regulations [ adopted under
method (2)], related to the construction or demolition must be based on
the latest edition of the ICC International Building Code and any local
amendments to that Code.

8-14. Standards applicable.

(a) The edition of the ICC International Building Code designated under
Section 8-13 is the basic County building code. The construction,
alteration, addition, repair, removal, demolition, use, location,
occupancy, and maintenance of all buildings and structures or parts
thereof, on-site access facilities to buildings and structures, and their
service equipment must meet the standards and requirements [set
forth] in that Code, or as amended under Section 8-13.

(b) The closure of any private road must meet the standards and
requirements of Chapter 22 and Chapter 49.

* * *


(a) When required. It [shall be] is unlawful to construct, enlarge, alter,
remove or demolish a building or change the occupancy of a building
from one use group to another requiring greater strength, exitway or
sanitary provisions; or to change to a prohibited use; or create or alter
any ownership unit when a use under an occupancy certificate or a
structure exists on the parent lot; or to install or alter any equipment
for which provision is made or the installation of which is regulated
by this chapter, without first filing an application with the department
in writing and obtaining the required permit therefor; except, that
ordinary repairs as defined in [section] Section 8-3 which do not
involve any violation of this [chapter shall be] Chapter are exempt from this provision.

* * *

(d) Description of work. The application [shall] must contain a general description of the proposed work, its location, the use and occupancy of all parts of the building or structure and of all portions of the site or lot not covered by the building, the location of any ownership units on the lot, and such additional information as may be and such additional information as may be required by the director.


(a) Applicability.

(1) A use-and-occupancy permit is required before any building, structure, or land can be used or can be converted, wholly or in part, from one use to another.

(2) Exemptions from use-and-occupancy permit requirement:

(A) land or buildings used exclusively for agricultural purposes;

(B) a use for which a valid occupancy permit was issued and not revoked before June 1, 1958; and

(C) a Transitory Use.

(b) Application Requirements. Each application for a use-and-occupancy permit must be accompanied by 2 copies of a plan drawn to scale showing:

(1) the lot on which a use is proposed, lot dimensions, lot and block numbers and subdivision name, if any;

(2) the location, extent, and layout for the proposed use and any other pertinent information; and
(3) north point, date and scale of plan.

[(a)] (c) New buildings. It [shall be] is unlawful for any person to use or occupy a building hereafter erected in whole or in part until the certificate of use and occupancy [as provided in chapter 59 of this Code shall have been] is issued by the [director] Director in [accordance with the requirements] satisfaction of this [chapter] Chapter.

[(b)] (d) Buildings hereafter altered. It [shall be] is unlawful for any person to use or occupy a building hereafter enlarged, extended or altered to change from one use group to another, in whole or in part until a certificate of use and occupancy [shall have been] is issued by the director certifying that the work [has been] was completed in [accordance with the provisions of] satisfaction of the approved permit; except, that any]. Any use or occupancy[, which] that was [not discontinued] continued during the work of alteration, [shall] must be discontinued within [thirty (30)] 30 days after the completion of the alteration unless the required certificate is secured from the director.

[(c)] (e) Existing buildings. Upon written request from the owner of an existing building, the [director shall] Director must issue a certificate of use and occupancy[; provided, that] if there are no violations of law or orders of the director pending [and it is established after inspection and investigation]. In addition, the director must establish that the alleged use of the building has heretofore existed. Nothing in this chapter [shall require] requires the removal, alteration, or abandonment of [or prevent the continuance of] the use and occupancy of a lawfully existing building, unless such use is deemed to endanger public safety and welfare.
[(d)] (f) **Changes in use and occupancy.** After a change of use [has been] is made in a building, [it shall be unlawful for] a person [to reestablish] is prohibited from reestablishing a prior use that is not lawful for a new building of the same type of construction unless the owner complies with all the applicable provisions of this [chapter are complied with] Chapter.

[(e)] (g) **Temporary occupancy.** Upon the request of the holder of a permit, the director Director may issue a temporary certificate of occupancy for a building or structure or part thereof before the entire work covered by the permit shall have been completed [; provided,] if that such portion or portions may be occupied safely [prior to] before full completion of the building without endangering life or public welfare.

(h) **Necessary Findings.**

1. The Department must find the building complies with Chapter 59.

2. Any building, structure, or land on a site with any previous development approval must satisfy the requirements, representations, plans, and conditions contained in the decision or resolution of the deciding body.

3. The Department must inspect construction or alteration for completion under the applicable decision or resolution.

[(f)] (i) **Contents of certificate.** When a building or structure is entitled [there to] to a certificate of use and occupancy, the [director shall] Director must issue a certificate [of use and occupancy within ten (10)] 10 days after written applications. The certificate [shall certify] certifies compliance with [the provisions of] this [chapter] Chapter and the purpose for which the building or structure may be used [in its several
parts]. The certificate of use and occupancy [shall] must specify the use
group, the [maximum] allowable live load on all floors, the occupancy
load in the building and all parts [thereof] of the building and any
special stipulations and conditions of the building permit.

Approved:

Nancy Floreen, President, County Council  Date

Approved:

Isiah Leggett, County Executive  Date

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council  Date
LEGISLATIVE REQUEST REPORT

Expedited Bill 35-16
Building Permits - Amendments

DESCRIPTION: This Bill would consolidate building permit provisions currently in Chapters 50 and 59. It would add provisions for ownership units consistent with changes proposed to Chapter 50.

PROBLEM: The rewrite of Chapter 50 requires amendments to Chapter 8 and Chapter 59.

GOALS AND OBJECTIVES: The amendment will allow code users to more easily find all building permit provisions and allow for improved coordination of ownership units that may cause fire code violations.

COORDINATION: Planning Department and Department of Permitting Services

FISCAL IMPACT: To be requested.

ECONOMIC IMPACT: To be requested.

EVALUATION: To be requested.

EXPERIENCE ELSEWHERE: To be researched.

SOURCE OF INFORMATION: Planning Department and Department of Permitting Services

APPLICATION WITHIN MUNICIPALITIES: To be researched.

PENALTIES: Violates are treated as a class A violation.