

## General Building Code Information

Snow Load: 40 lb/sf

Frost Line: 36" below finished grade

### BUILDING CODES (in effect CY 2020)

The *Maryland Building Performance Standards* (MBPS),  
ref. COMAR §§ 09.12.51 and County CHR Bill 11-07

*Allegany County Building Code(2007)* - \$255 AC Code

The *2006 International Building Code*.

The *2006 International Residential Code*

The *National Electric Code*. NFPA Standard # 70

The *Allegany County Plumbing Code* - \$415 AC Code

*Floodplain Management Regulations* - \$325 AC Code

The *Maryland Accessibility Code* ref. COMAR 09.12.53

Visit the Land Development Services on the Web at:

<https://www.alleganygov.org/227/Land-Development-Services>

for forms, building permit and code information.

Other helpful resources on the web:

MD Dept. of Labor & Licensing (DLLR)  
**Maryland Codes Administration**  
(Approved list of prefabricated structures)  
<http://www.dllr.maryland.gov/labor/build/>

MD Dept. of Labor & Licensing (DLLR)  
**Occupational Licensing**  
(MHIC, Master Plumbers, Electricians Lic., etc.)  
<http://www.dllr.state.md.us/license/ocoprof/>

Maryland Attorney General's Office  
**Home Builder's Registration**  
<http://www.oag.state.md.us/Homebuilder/index.htm>

## General Information Required

Name: \_\_\_\_\_  
Owner: \_\_\_\_\_  
Contractor \_\_\_\_\_ Lic# \_\_\_\_\_  
Electrician \_\_\_\_\_ Lic# \_\_\_\_\_  
Plumber \_\_\_\_\_ Lic# \_\_\_\_\_  
Inspection Agency \_\_\_\_\_  
Type of Project: \_\_\_\_\_  
Project Dimensions: \_\_\_\_\_  
Value \$ \_\_\_\_\_

## General Information Req'd (continued)

Industrialized/Manufactured home or structure:

Make: \_\_\_\_\_

Model#: \_\_\_\_\_

Style: \_\_\_\_\_

Year Built: \_\_\_\_\_



### Where to Apply

Land Use and Building Permit Applications are available through the Land Development Services' office, located in the Allegany County Office Complex, Suite 109, 701 Kelly Road Cumberland, Maryland. Applications are accepted Monday through Friday, from 8:00 am to 4:00 p.m. Applicants are encouraged to apply in person.

### Location Map - Cumberland, MD.



### LDS Office Location Map-Cumberland



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# F.A.Q.s

## Related to Building Codes Building Permits Inspections Certificates of Occupancy

*within*

**Allegany County, Maryland**

What projects need Permits?  
When are inspections required?  
Can I do my own work?  
Where do I apply?  
When are plans required?

Obtaining Forms and Information.

**2007 BUILDING CODE**  
LAND DEVELOPMENT SERVICES

### ??? What projects need a **Building Permit**?

Generally, **new** non-residential, multi-family, or one and two family dwelling construction **requires a permit** and is subject to the *building codes permit process*. Additionally, non-residential, multi-family, or one and two family additions and accessory structures >600sf (footprint) **are subject to the building codes permit process**. Generally, one and two family residential additions and accessory structures ≤600sf are not subject to the *building codes permit process*. Exemptions to the process also include agricultural structures regardless of footprint area. Whether subject to the process or not, **all construction shall conform to the Building Code of Allegany County. Any structure larger than 100sf requires a Land Use Permit (zoning certification), including agricultural buildings and grading activities.**

### ??? What is the **building permit process**?

The Annotated Code of the State of Maryland requires that the County adopt, implement and enforce the Maryland Building Performance Standards legislation. The building code for Allegany County was adopted by the County Commissioners as Allegany County Code §101 (Now §255) on November 12, 1997. The Building Code of Allegany County is periodically amended to adopt and enforce the current *International Building Code (IBC)* and the *International Residential Code (IRC)*. State and Local amendments are made to the IBC and IRC to compliment existing County laws and accommodate local building conditions.

The *building permit process* consists of the submission of an **application**, **construction drawings**, **plan review**, **inspections**, and the issuance of a Certificate of Occupancy at the completion of work. The *Building Permit* is issued in conjunction with the *Land Use Permit*, a document that encompasses the *building permit*, *land use* and all other

government authorizations for site work or construction.



### **Are construction drawings required to be prepared by an architect or engineer?**

Generally, one and two family dwellings, related additions and accessory structures >600sf, and most agricultural buildings **do not require drawing** preparation by a professional consultant. The County reserves the right to require the oversight of a licensed design professional for uncustomary construction practices and/or materials, high-hazard occupancies or where adverse site conditions are present. Generally, State law dictates that any *drawings* related to a building erected or arranged for the occupancy of the general public or employees **requires** the preparation and oversight of a licensed design professional.



### **When are inspections required?**

Projects subject to the *building permit process* will require inspection reports at the completion of certain phases of a project. Generally, and at a minimum, the following inspection reports are required for the issuance of a *Certificate of Occupancy (CO)*:

<i>Electrical</i>	<i>Plumbing</i>	<i>Structural</i>
Service	Lateral	Footer
Rough(1)	Rough(1)	Framing (includes Foundation)
Final(2)	Final(2)	Final (includes Insulation)

(1) must be satisfactorily passed prior to framing inspection

(2) must be satisfactorily passed prior to final structural inspection

When your building permit is issued, the permit will indicate the number and type of *inspection reports* necessary for the issuance of your CO. The number of *field inspections* (trips) necessary to compile these reports is at the discretion of the *inspection agency of record* and the contractor of record



### **Can I do my own work?**

Homeowners building or improving their own residence or accessory structures can do the construction or repair work themselves. Generally, any third party doing work for compensation must have a license.



### **Do prefab structures need inspections?**

Prefabricated structures require field inspections relative to their foundations and connection to utilities. Prefabricated structures must be listed on Maryland DLLR's approved list. Mobile homes (manufactured homes) are required to have US HUD certification plates affixed, and the mobile home must be certified for the zone where it is to be utilized.



### **Does renovation work require permits?**

Generally, renovation work of pre-existing or previously authorized structures do not require any further permitting from the LDS office.



### **Jurisdiction**

The County's Building Code is enforced within the unincorporated areas of Allegany County. For projects planned within incorporated areas (i.e. Cumberland, Frostburg), an applicant must contact that local government's development office.



### **Submitting Construction Plans**

At a minimum, *construction drawings* will be required for the review and approval of applicable projects. Digital submission of *construction drawings* are acceptable and encouraged. Plans shall include:

- Title and Date
- IBC use and occupancy classification
- IBC construction type
- Elevations (N,S,E, & W sides of structure)
- Typical cross sections and floor plans
- Truss and beam specifications
- Foundation design
- Companion Site Plan
- (Drawing) Designer's certification
- Applicant's/Owner's signature(s)