

## General Building Code Information

Snow Load: 40 lb/sf

Frost Line: 36" below finished grade

### BUILDING CODES

The *Maryland Building Performance Standards* ((MBPS), as prescribed in COMAR §§ 05.02.07.01 thru.09

*Allegany County Building Code(2004)* - §101 AC Code

The *2006 International Building Code*.

The *2006 International Residential Code*

The *National Electric Code*. NFPA Standard # 70

The *Allegany County Plumbing Code* - §166 AC Code

*Floodplain Management Regulations* - §130 AC Code

The *Maryland Accessibility Code* COMAR 05.02.02 & §102 AC Code

Visit the Land Development Services on the Web at:



<http://gov.allconet.org/permits/>



for forms, building permit and code information.

Other helpful resources on the web:

MD Dept. of Housing & Community Development:  
**Maryland Codes Administration**  
(Approved list of prefabricated structures)

<http://mdcodes.umbc.edu/>

MD Dept. of Labor & Licensing  
**Occupational Licensing**  
(MHIC, Master Plumbers, Electricians Lic., etc.)

<http://www.dlrl.state.md.us/license/occprof/>

**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# \_\_\_\_\_

## General Information Req'd (continued)

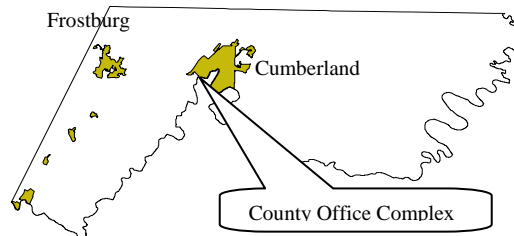
Inspection Agency \_\_\_\_\_  
Type of Project: \_\_\_\_\_  
Project Dimensions: \_\_\_\_\_  
Value \$ \_\_\_\_\_  
Industrialized/Manufactured home or structure: \_\_\_\_\_  
Make: \_\_\_\_\_  
Model#: \_\_\_\_\_  
Style: \_\_\_\_\_  
Year Built: \_\_\_\_\_



### 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-Allegany County, MD.



### Location Map-Downtown 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

LAND DEVELOPMENT SERVICES

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

Generally, new non-residential, multi-family, or one and two family dwelling construction, having footprints larger than 100sf, requires a permit and is subject to the *building codes permit process*. Additionally, one and two family residential additions and accessory structures >600sf are subject to the *building codes permit process*. Generally, non residential and multi-family additions and accessory structures are not subject to the *building codes permit process*. One and two family residential additions and accessory structures ≤600sf are not subject to the *building codes permit process*. 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).**

### ??? 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 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* and all other local government approvals for site work.

### 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 plans prepared by a professional consultant. The County reserves the right to require the over-site of a design professional when uncustomary construction practices, materials (high-hazard) or 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 over-site of a 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 inspections 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.

### 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. The structure must be listed on the Maryland's Department of Housing and Community Development approved list. Mobile 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 of your project. On 8½" x 11" white bond or graph paper, include the following information to scale.

- Title
- Date
- IBC use and occupancy classification
- IBC construction type
- Elevations (N,S,E, & W)
- Typical cross sections
- Floor plans
- Truss specifications, if applicable.
- Beam specifications, if applicable.
- Foundation design
- Site Plan
- Applicant's Signature
- Owner's Signature