

## **Building Code Review Committee**

### **Meeting Notes February 28, 2013**

**In attendance: M Sheehan; Pat Baptiste; Tom Jackson; David Jones; Jim Durham; Ellen Sands**

#### **Stormwater Management**

Currently we require that applications for a Building Permit include, where applicable, include a stormwater management plan. This depicts where downspouts will exit, where run off will be directed and/or contained and, if a dry well is being used, how the size was determined. We then confirm that the system was installed. We are the only municipality that allows stormwater to be deposited in the street- and we do require a permit and license to use the right-of-way for these systems. We actually encourage this because the soil on many properties is such that it does not “perc” well and even with dry wells there are stormwater issues. Further regulation is not likely since we do not have the staff expertise to require/evaluate more than we do. Despite occasional problems, this system seems to be working and we do not receive a lot of push back for the stormwater plan requirement. **Suggestion:**

relocate “patios” from Section 8-4(7) to 8-4(4) or to its own description to make it more visible.

Following the meeting, staff confirmed that, regardless of the square footage, Montgomery County does not require a permit for a patio unless the patio is raised above grade and has footers (at which point it is structural review).

#### **Section 8-8: Application for a Building Permit**

Re-name this section “Issuance of a Building Permit” and then list along the lines of:

Application; Conditions; Issuance/Execution; Revocation; Completion of Work; Non-compliance”

-Do not revise the Code to require a “stamped” survey in every case, but add to 8-4(a): “plans shall include an accurate, reasonable current survey [stamped by an engineer when applicable] and show...”

-Do not impose minimum scale requirements- DPS does not- they make recommendations- and we should exercise the prerogative to require a larger scale when appropriate.

Similarly, in

#### **Section 8-4: Residential Building Permits**

Re-organize the first paragraph into a list which begins with “construct a new building” and then goes on from there, rather than the currently written descriptive paragraph which morphs into a list starting with “swimming pools”

Add “generators” to 8-4(6)

#### **Lamppost: Section 8-20 (a):**

Revise 8-20 such that replacement of a non-conforming a/c, heat pump or generator requires a special permit (rather than a variance).

Section 8-17(c):

Add exception 3) One lamp post, not exceeding eight (8) feet in height, may be installed within twenty-five (25) feet of the front lot line provided that it is no closer than six (6) feet to the public sidewalk or, if there is no public sidewalk in the right-of-way abutting the private property, no closer than six (6) feet to the curb”.

Lampposts in the right-of-way: Add an exception to Section 8-31(a) that one lamp post may be installed as above.

Externally attached gutters: **Not to be considered structures for the purposes of building permits.**

**Play Equipment:** **Remove it from Section 8-22 and Section 8-31 and maintain it only in Section 8-17(c) and (g).**

**Still to discuss in Section 8-17 (Residential building construction prohibitions):**

Outdoor fireplaces

**NEXT MEETING: March 14, 7:30PM**