



Notice of Two Upcoming Public Hearings

Date: September 26, 2017
Beginning at 6:00 pm

Location: Chesapeake Building, 41770 Baldrige Street, Leonardtown MD

The Commissioners of St. Mary's County are holding two public hearings that may be of interest to you or people you know. Both hearings are to consider amendments to the St. Mary's County Building Code. The two proposed amendments are included with this notice.

Hearing 1: An amendment to exempt sheds from 300 to 600 square feet in area from **building inspections**. The amendment applies to the shed structure itself. A building permit will still be required to ensure compliance with zoning regulations. The Health Department will review the proposed location for setbacks from a septic system and well. Sheds that include plumbing or electricity will require inspections from qualified inspectors.

Hearing 2: An amendment to exempt additions to one and two family dwellings from testing for energy efficiency. Additions must comply with the building code requirements for energy efficient building materials and techniques. Additions that pass building inspections on the construction itself would not require testing for energy efficiency or air leakage.

As a result of the evidence and comments made at the public hearings,
changes may be made to the proposed amendments.

If you have any questions, please send an email to bill.hunt@stmarysmd.com
or phone 301-475-4200 *1508

Attachments (2)

Subject: To Amend Chapter 203 of the
*Code of St. Mary's County,
Maryland*, to Exempt One-
story Detached Accessory
Structures with a Floor Area
of 600 Square Feet or Less

Page 1 of 2

ORDINANCE

TO AMEND CHAPTER 203 OF THE *CODE OF ST. MARY'S COUNTY*, MARYLAND, TO EXEMPT ONE-STORY DETACHED ACCESSORY STRUCTURES WITH A FLOOR AREA OF 600 SQUARE FEET OR LESS

WHEREAS, pursuant to §13-906 of the *Local Government Article* of the *Annotated Code of Maryland*, the Commissioners of St. Mary's County are authorized to adopt, amend and enforce a building code to provide for the construction, maintenance and repair of any and all buildings and structures located in or to be located in St. Mary's County; and

WHEREAS, in accordance with §9-105 and §9-106 of the *Local Government Article* of the *Annotated Code of Maryland*, a notice of a public hearing was advertised on _____ and _____ in *The Enterprise*, a newspaper of general circulation in St. Mary's County, and a public hearing was held on _____ to receive public comment and consider amending Chapter 203 of the *Code of St. Mary's County, Maryland*, to exempt one-story detached accessory structures with a floor area of 600 square feet or less; and

WHEREAS, the Commissioners of St. Mary's County find that it is in the best interest of the health, safety and welfare of the citizens of St. Mary's County to amend Chapter 203 of the *Code of St. Mary's County, Maryland*, to exempt one-story detached accessory structures with a floor area of 600 square feet or less;

NOW, THEREFORE, BE IT ORDAINED by the Commissioners of St. Mary's County, pursuant to § 13-906 of the *Local Government Article* of the *Annotated Code of Maryland*, that Chapter 203 of the *Code of St. Mary's County, Maryland*, be amended as follows:

SECTION I. §203-13 R101.2 of the *Code of St. Mary's County* is amended by adding the following:

Exceptions

4. One-story detached accessory structures with a floor area not greater than 600 square feet (55.74 square meters); provided, however, a building permit shall be required.

SECTION II. This Ordinance shall be effective upon the date written below.

Those voting Aye: _____

**Subject: To Amend Chapter 203 of the
Code of St. Mary's County,
Maryland, to Exempt One-
story Detached Accessory
Structures with a Floor Area
of 600 Square Feet or Less**

Those voting Nay: _____

Those Abstaining: _____

Date of Adoption: _____

Effective Date: _____

ATTEST:

COMMISSIONERS OF ST. MARY'S COUNTY

Rebecca B. Bridgett
County Administrator

James R. Guy, Commissioner President

Michael L. Hewitt, Commissioner

Approved as to form and legal
sufficiency:

Tom Jarboe, Commissioner

George R Sparling

George R. Sparling
County Attorney

Todd B. Morgan, Commissioner

John E. O'Connor, Commissioner

Subject: To Amend Chapter 203 of the *Code of St. Mary's County, Maryland*,
Regarding Inspections of Additions

ORDINANCE

TO AMEND CHAPTER 203 OF THE *CODE OF ST. MARY'S COUNTY, MARYLAND*, REGARDING INSPECTIONS OF ADDITIONS

WHEREAS, pursuant to §13-906 of the *Local Government Article* of the *Annotated Code of Maryland*, the Commissioners of St. Mary's County are authorized to adopt, amend and enforce a building code to provide for the construction, maintenance and repair of any and all buildings and structures located in or to be located in St. Mary's County; and

WHEREAS, in accordance with §9-105 and §9-106 of the *Local Government Article* of the *Annotated Code of Maryland*, a notice of a public hearing was advertised on _____ and _____ in *The Enterprise*, a newspaper of general circulation in St. Mary's County, and a public hearing was held on _____ to receive public comment and consider amending Chapter 203 of the *Code of St. Mary's County, Maryland*, regarding requirements for inspections of additions, alterations or repairs to existing structures under the Residential Code for One and Two Family Dwellings; and

WHEREAS, the Commissioners of St. Mary's County find that it is in the best interest of the health, safety and welfare of the citizens of St. Mary's County to amend Chapter 203 of the *Code of St. Mary's County, Maryland*, regarding inspections of additions;

NOW, THEREFORE, BE IT ORDAINED by the Commissioners of St. Mary's County, pursuant to § 13-906 of the *Local Government Article* of the *Annotated Code of Maryland*, that:

SECTION I. Chapter 203 of the *Code of St. Mary's County, Maryland*, be amended by adding §203-13.R102.7.2 to read as follows:

R102.7.2 Testing Not Required

Testing is not required for a satisfactory inspection of additions to One- and Two-Family Dwellings.

SECTION II. This Ordinance shall be effective upon the date written below.

Those voting Aye: _____

Those voting Nay: _____

Those Abstaining: _____

Subject: To Amend Chapter 203 of the *Code of
St. Mary's County, Maryland,*
Regarding Inspections of Additions

Date of Adoption: _____

Effective Date: _____

ATTEST:

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