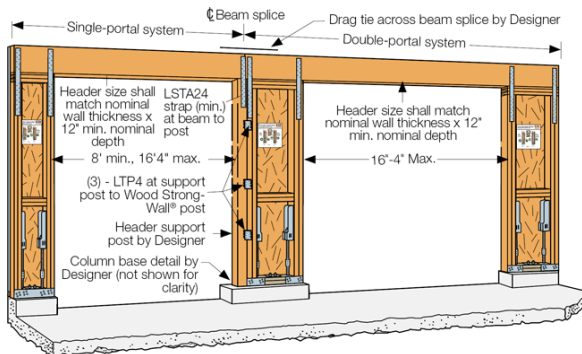


Structural Requirements



- All exterior walls are required to be supported on continuous solid or fully grouted masonry or concrete footings, crushed stone footings, wood foundations or other approved structural systems. The system must be of sufficient design to accommodate all loads according to International Code Council (ICC) Section R301 and transmit the resulting loads to the soil within the limits as determined from the character of the soil (R403.1).
- Footings must be supported on undisturbed natural soils or engineered fill. Concrete footing must be designed and constructed in accordance with ICC Section R403 provisions or in accordance with ACI 332.
- Building walls must be braced in accordance with ICC Section R602.10 or, when applicable, ICC Section R602.12.
- The 2018 International Energy Conservation Code applies to all residential buildings and the building sites and associated systems and equipment.



Permit Submissions

- Property owners and/or their designee must submit applications for the necessary building permits. All contractors and sub-contractors are required to be licensed through the State and/or local jurisdictions and file for their applicable permits.
- Unless otherwise noted, all code references are from the 2018 International Residential Code.

Division of Permits and Inspections

Quick Reference Guide to Residential Dwelling Requirements



Division of
Permits and Inspections
747 Northern Avenue
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Washington County requires structures to meet certain criteria in order to be considered a residential dwelling. Dwellings must be capable of maintaining a minimum room temperature of 68°F (20°C) at a point three feet above the floor and two feet from exterior walls in all habitable rooms.

Portable space heater(s) cannot be used to achieve temperature compliance.

Here is a quick reference guide to residential dwelling requirements. However, it is not all-inclusive. It is not intended to replace or supersede applicable codes.



General Requirements



- Habitable rooms shall have a floor area of not less than 70-square feet of gross floor area (R304.1).
- Habitable space must have a ceiling height of 7-feet or greater (R305.1).
- Dwelling must have a water closet, lavatory and a bathtub or shower (R306.1).
- Dwelling must be equipped with a kitchen area, sink (R306.2), and washing machine connection (403.1 International Plumbing Code).
- Approved electrical system

Plumbing Requirements



- All plumbing fixtures are required to be connected to a sanitary sewer or to an approved private sewage disposal system (R306.3).
- All plumbing fixtures must be connected to an approved water supply (R306.4).
- Washing machine connections, kitchen sinks, lavatories, bathtubs or showers are required to be provided with hot and cold water (R306.4).



Safety Requirements



- Basements, habitable attics, and every sleeping room must have at least one operable emergency escape and rescue opening leading directly to an outside qualifying window or door (R310.1).
- At least one egress door must be provided and be: side hinged, provide a clear opening not less than 32" (w) x 78" (h) minimum, and readily openable from inside (R311.2).
- Smoke alarms must be installed in each sleeping room, outside each sleeping area in the vicinity of the bedrooms, and on each story of the dwelling (including basements and habitable attics). Smoke alarms shall be interconnected (R314.3).
- A Fire Sprinkler System is to be installed in accordance with NFPA 101 as required by Maryland State Law.

