

St. Mary's County Building Code Board of Appeals
Annual Report 2022

Members

Wayne Hunt, Chair
Michael Mummaugh
Brian Yount
Donald Haskin
Steven Wilson

Staff

Bill Hunt, Director, Land Use and Growth Management
Amber Thompson, Permits Manager, Land Use and Growth Management
Sandie Greene, Recording Secretary

Meetings: The Building Code of Appeals met four times in 2022. The meetings were held in room 14 of the Potomac Building utilizing the new You Tube system established for the public to review.

Case #1:

June 8th meeting: Members present were Wayne Hunt, Michael Mummaugh and Steven Wilson. Donald Haskin was out of State and Brian Yount was not a member yet. Staff present were Bill Hunt, Director, Amber Thompson, Permits Manager, Sandie Greene, Recording Secretary and John Houser, Assistant County Attorney.

The case of Wood Construction LLC and Dogwood Development, permit #21-0903 requested the Board to approve the staircase built in the house he is constructing at 48551 Virginia's Way, Lexington Park, is equally good or better than would be the case if the stairs / staircase had been built in accordance with the adopted St. Mary/s County building code (March 10, 2020); or that the provisions of the adopted building code do not fully apply to his situation. Reference Section R112, Building Code Board of Appeals, R112.2 Limitations on Authority, page 46.

Decision – The Building Code of Appeals voted in favor of permit #21-0903 of Quintin Wood, Wood Construction LLC and Dogwood Development regarding the house being constructed at 48551 Virginia's Way, Lexington Park was granted. The vote was two in favor and one recused.

Case #2:

August 2 meeting; Members present were Wayne Hunt, Michael Mummaugh and Steven Wilson. Donald Haskin was out of State and Brian Yount was not a member yet. Staff present were Bill Hunt, Director, Amber Thompson, Permits Manager, Sandie Greene, Recording Secretary and Neil Murphy, Acting County Attorney

The case of Bill Rosen, Homeowner, 25261 Blue Heron Lane, Hollywood, permit # 21 - 1095, requested a modification to the 2018 IRC Residential Code, Section R311.7.5.2 Treads, to reduce the minimum required tread depth from 10 inches to 9 inches for a new staircase.

Decision- The Building Code of Appeals voted in favor of the modification to the 2018 IRC Residential Code, Section R311.7.5.2 Treads, to reduce the minimum required tread depth from 10 inches to 9 inches for the new staircase extending from the rec - room to the attic in the detached garage, Permit Number 21 - 1095, property address 25261 Blue Heron Lane, Hollywood MD.

With the following condition: The ceiling must be lowered to less than seven feet as stated in the IRC proving to be a non-inhabitable space, as stated in 2018 IRC Residential Code Section R305. The vote was unanimously granted.

Case #3:

August 26 meeting: Members present were Wayne Hunt, Michael Mummaugh, Steven Wilson and Brian Yount, Don Haskins was out of state. John L Phetteplace, Member of the Electrical Board attended as the Expert on the subject. Staff present were Bill Hunt, Director, Amber Thompson, Permits Manager, Sandie Greene, Recording Secretary and John Houser, Assistant County Attorney.

The case of Jasmine Beishline and Tristan Cai of Infinity Residence, LLC, permit # 20-2773 was discussed as the request was to replace the electrical box required with a requested a waiver of the code due to the requirements of a 6-meter stack, an existing multi-meter base products on the market which fits SMECO's requirements are out of stock. SMECO has required the use of a 6-meter stack, however, there are no 6-meter stacks that conform to the latest 2020 NEC230.71B, which requires each breaker to be in its own enclosure. Currently there are no existing multi-meter base products on the market which fits SMECO's requirements and conform to NEC230.71B, where the breakers are compartmentalized from one another or have a switch to control each vertical row. They also do not produce any conversion kits for this purpose. In the meter box, each main breaker however, has a shield installed at the back for prevent of arc flash. SMECO has approved the changes, MDIA has denied the changes.

LUGM had discussions with the County Legal Department on if this was a meeting that should be held with the Building Code Board of Appeals or the Electrical Board. The decision was made to hold the meeting with the Building Code Board.

After hearing the case, the Electrical Board member, Ron Phetteplace questioned why this wasn't heard in front of the Electrical Board.

John Houser, Assistant County Attorney then made a suggest which Building Code Board members turned into a motion – to let this request be heard in front of the Electrical Board, and they would re-convene after, if needed.

Case #4 Continuation of Permit 20-2773 Infinity Residence LLC

Members

Wayne Hunt, Chair -join on zoom

Michael Mummaugh, Member – joined on zoom

Stephen Wilson, Member – joined on zoom

Brian Yount, Member

County Support Staff

Bill Hunt, Director, Land Use and Growth Management

Amber Thompson, Permits Manager

John Houser, Assistant County Attorney

Continuation of Permit 20-2773 Infinity Residence LLC: The Electrical Board held their standard monthly meeting on September 6, 2022, where permit 20-2773 was reviewed by Board members. The appellants did not attend the meeting. A decision was made by the Electrical Board, and all agreed with the motion that there would be no deviation from the NEC 2020. With the Electrical Board's decision made, the Building Code Board was able to cancel their continuation meeting.

Decision: Dismiss the proceedings of the August 26, 2022, meeting Permit 20-2773, Infinity Residence, LLC. Agree that the Electric Examiners Board will take precedence over this case and will agree with their standings. The vote was unanimously in favor of closing the case.