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City of College Park, MD
Chapter 125: HOUSING REGULATIONS

[HISTORY: Adopted by the Mayor and Council of the City of College Park as indicated in article histories. Amendments noted where applicable.]

GENERAL REFERENCES

Housing Authority — See Ch. 11, Art. I.

Code of Ethics — See Ch. 38.

Building construction — See Ch. 87.

Electrical standards — See Ch. 107.

Refuse, solid waste, yard waste and special trash — See Ch. 119.

Nuisances — See Ch. 141.

Occupancy permits — See Ch. 144.

Plumbing standards — See Ch. 154.

Property maintenance — See Ch. 157.

§ 125-17. Firesafety laws. [Added 9-10-1991 by Ord. No. 91-O-22; amended 5-23-2000 by Ord. No. 00-O-6; 10-8-2002 by Ord. No. 02-O-4; 5-13-2003 by Ord. No. 03-O-1]

A. Generally. Division 4 of Subtitle 11 of the Fire Safety Law of Prince George's County, Maryland, as amended effective January 2007 and from time to time, is incorporated herein and adopted by reference. This section also incorporates by reference Chapter 24 of the NFPA 101 Life Safety Code, 2006 Edition, and is applicable to one- and two-family dwellings as defined therein. References in the Fire Prevention Code of Prince George's County to the Fire Chief or authorized representative shall be construed to include the City Public Services Department Director and Code Enforcement Officers. Inspections shall be performed by the City's Public Services Department and violations shall be enforced in accordance with the provisions of § 125-3. Nothing herein shall be construed as preventing county personnel from performing inspections and enforcing the county's fire safety laws. [Amended 1-9-2007 by Ord. No. 06-O-10]

B. Smoke alarms. The owner(s) of all rental rooming or dwelling units, to include but not be limited to apartment units, boarding and rooming houses, fraternities, sororities, rooms rented as a home occupation but required to have an occupancy permit, hotels, motels, tourist homes, and single-family homes, within the City of College Park are required to install, maintain, and have in operation at all times smoke alarms of a type, make and model approved by, and mounted in locations as set forth in, the Prince George's Fire Protection Codes.

C. Automatic fire sprinklers.

(1) Required.

(a) The following existing structures or buildings shall be protected throughout by installation of an automatic fire sprinkler system meeting the requirements of National Fire Protection Association (NFPA) Standard No. 13, 13D or 13R, in accordance with the compliance deadlines set out in this section:

[1] Dormitories, which for purposes of this section shall include any fraternity and sorority house, regardless of the number of sleeping accommodations.

(b) All connections shall be located on the street side of each building, and activation of the sprinkler system shall activate both the required fire alarm system and a supervisory alarm at a twenty-four-hour certified and licensed alarm monitoring service. Installation shall be performed by a contractor possessing a sprinkler contractor license from the State of Maryland. Said contractor must obtain a permit from Prince George's County prior to installation of the sprinkler system.

(2) Compliance period. Existing dormitories shall come into compliance with this section within three years of its effective date. If an existing structure is proposed to be converted to use

as a dormitory, compliance with this section is required prior to the issuance of any occupancy permit for that use. If an existing structure is in use as a dormitory and is renovated prior to the three-year compliance period at a cost exceeding 50% of the structure's taxable value, then compliance with this section is required at the time of renovation completion.

(3) Detached and secondary buildings. Existing dormitory buildings are exempt from the requirements of this section as to fire sprinkler systems if they have no more than 1,000 square feet of floor area, are not directly connected to the main building used for sleeping, and have no facilities intended or used for sleeping.

(4) Disabling sprinkler system. No person shall shut off or disable an automatic fire sprinkler system installed pursuant to this section, except during the actual performance of maintenance work by a licensed contractor.

(5) Maintenance of sprinkler system. Any sprinkler system installed pursuant to this chapter shall be maintained in accordance with NFPA 25, as amended, by a contractor licensed by the state to perform such maintenance.

D. Penalties. Failure to comply with the provisions of this section shall subject the owner to an immediate abatement/correction order and penalties as provided in § 110-2 and § 125-3B(4).