

TOWN OF FAIRMOUNT HEIGHTS, MARYLAND  
2000-2001 Legislative Session

3 Ordinance No. O-05-00  
4 Introduced By: Town Council  
5 Co-Sponsors: \_\_\_\_\_  
6 Session: Regular Session  
7 Date of Introduction: September 20, 2000

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9 **ORDINANCE**

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11 Of the Town Council of the Town of Fairmount Heights, Maryland, Amending Chapter IX  
12 “Buildings and Building Regulations” of the Code of Ordinances of the Town of Fairmount  
13 Heights To Clarify the Existing Rules and Regulations Applicable to New Construction and to  
14 Add a Section Establishing Rules and Regulations Regarding Stop Work Orders.

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16 **WHEREAS**, pursuant to Article 23A of the Annotated Code of Maryland, the Town of  
17 Fairmount Heights has the authority to establish rules and regulations for the construction,  
18 alteration, removal, demolition, equipment, use and occupancy, location and maintenance of  
19 buildings and structures, including permits and penalties, and to pass such ordinances as it deems  
20 necessary to protect and preserve the municipality’s rights, property and privileges, to preserve  
21 peace and good order, and to protect the health, comfort and convenience of the citizens of the  
22 Town; and

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24 **WHEREAS**, pursuant to this authority the Town enacted Chapter IX, “Buildings and  
25 Building Regulations of the Town of Fairmount Heights; and

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27 **WHEREAS**, upon review of Chapter IX, “Buildings and Building Construction of the  
28 Code of Ordinances of the Town of Fairmount Heights, the town Council has determined that it  
29 would be in the Town’s best interest to amend and clarify the rules and regulations applicable to  
30 building construction contained therein.

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32 **NOW THEREFORE, BE IT ORDAINED AND ENACTED**, by the Town Council of  
33 Fairmount Heights, Maryland that the indicated sections of Chapter IX “Buildings and Building  
34 Regulations of the Code of Ordinances of the Town of Fairmount Heights is hereby amended to  
35 read as follows:

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37 Chapter IX  
38 Buildings and Building Regulations  
39 Article 1.  
40 General

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42 §9-103. Building Permits

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44 (A) All persons, before erecting or repairing any building in the Town, shall be required to  
45 secure a permit in writing from the Mayor and Council before starting such work.

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NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE ERECTED IN AND NO STRUCTURAL ALTERATIONS, RECONSTRUCTIONS OR ADDITIONS SHALL BE MADE ON ANY PUBLIC RIGHTS-OF-WAY UNLESS AND UNTIL A TOWN PERMIT SHALL HAVE BEEN FIRST HAD AND OBTAINED. ALL UNAUTHORIZED CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED OR CORRECTED BY THE PERSON REQUIRED BY THIS SUBSECTION TO HAVE A PERMIT. SUCH CONSTRUCTION MUST BE REMOVED OR CORRECTED UNDER THE SUPERVISION OF THE TOWN ENGINEER OR AN AUTHORIZED REPRESENTATIVE. THIS PROVISION SHALL NOT APPLY TO CONSTRUCTION BY THE TOWN OR TO CONSTRUCTION BY A PERSON WORKING IN CONFORMANCE WITH A CONTRACT WITH THE TOWN.

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(B) NO CONSTRUCTION, STRUCTURAL ALTERATIONS, RECONSTRUCTIONS OR ADDITIONS SHALL BE MADE ON, OR TO THE EXTERIOR OF ANY PRIVATE OR COMMERCIAL PROPERTY UNLESS AND UNTIL TOWN AND COUNTY PERMITS SHALL HAVE BEEN FIRST HAD AND OBTAINED. ALL UNAUTHORIZED CONSTRUCTION TO THE EXTERIOR OR PRIVATE OR COMMERCIAL PROPERTY SHALL BE REMOVED OR CORRECTED BY THE PERSON REQUIRED BY THIS SUBSECTION TO HAVE A PERMIT. SUCH CONSTRUCTION MUST BE REMOVED OR CORRECTED UNDER THE SUPERVISION OF THE TOWN ENGINEER OR AN AUTHORIZED REPRESENTATIVE.

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[b](C) Application for a building permit shall be made in writing to the Town Clerk. Such application shall include the dimensions and estimated costs of erecting or repairing the building for which the permit is requested, and shall also be accompanied by such plans, specifications and additional information as may be required. A building permit application must also contain the name of the property owner, the lot number, type and contemplated use of the building to be constructed or repaired. THE APPLICANT MAY APPLY FOR A BUILDING PERMIT AT THE FAIRMOUNT HEIGHTS MUNICIPAL CENTER, 6100 JOST STREET, FAIRMOUNT HEIGHTS, MARYLAND, MONDAY THROUGH FRIDAY, WITH THE EXCEPTION OF HOLIDAYS, BETWEEN THE HOURS OF 9:00 A.M. AND 5:00 P.M. THE APPLICANT MUST SUBMIT ALL REQUESTED FORMS TO THE MAYOR AND TOWN COUNCIL FOR APPROVAL.

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[c](D) The fee for a permit to erect, ALTER, or repair a building in the Town shall be three dollars (\$3.00) on the first three hundred dollars (\$300.00) of construction cost estimates and twenty five cents (\$.25) for each additional one hundred dollars (\$100.00) of the same. THE FILING FEE IS THIRTY DOLLARS (\$30.00) PER CONSTRUCTION ACTIVITY PER PERMIT.

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[d](E) Any permit so issued by the Town shall be valid for a period of six (6) months from the date of issuance.

**§9-104. VIOLATIONS AND PENALTIES**

**VIOLATION OF ANY PROVISION OF CHAPTER IX, SECTIONS 9-103 AND 9-104 SHALL BE CITED AS A MUNICIPAL INFRACTION, SUBJECT TO A FINE OF FIVE HUNDRED DOLLARS (\$500.00) PAYABLE TO THE MUNICIPALITY BY THE PERSON CHARGED IN THE CITATION WITHIN TWENTY (20) CALENDAR DAYS OF THE SUMMONS. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE.**

**BE IT FURTHER ORDAINED AND ENACTED** that this Ordinance shall become effective October 27, 2000 following approval by the Mayor and Town Council.

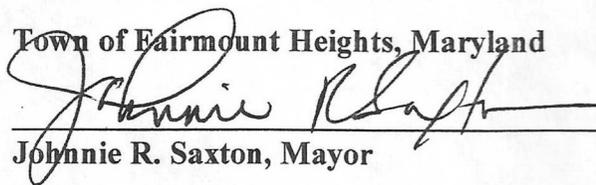
**ATTEST:**



**Kyrthlyn Rhoda  
Recording Secretary**

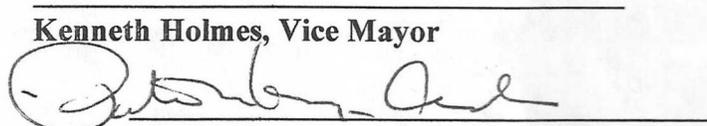
9/27/00  
**Date Passed**

**Town of Fairmount Heights, Maryland**

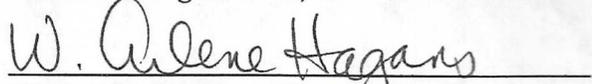


**Johnnie R. Saxton, Mayor**

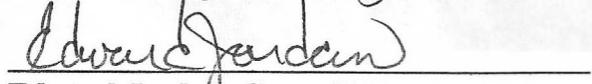
**Kenneth Holmes, Vice Mayor**



**Patricia King-Adams, Council Member**

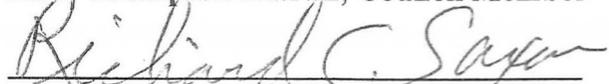


**W. Arlene Hagans, Council Member**



**Edward Jordan, Council Member**

**Lillie Thompson-Martin, Council Member**



**Richard Saxon, Council Member**

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