

CHAPTER 11

BUILDING CONSTRUCTION

- Section 1101. Adoption of standards by reference.
- Section 1102. Permit fees.
- Section 1103. Violations and penalties; inspections; stop work orders.
- Section 1104. Performance/maintenance bond for projects on public property.

GENERAL REFERENCES

Housing Code - See Chapter 41.

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Section 1101 Adoption of standards by reference

In order that the health, welfare, safety and morals of the citizens and residents of the Town of Landover Hills may be protected from the ill effects of substandard construction and all of the ramifications arising therefrom, and in order that the value of property within the corporate limits of the Town of Landover Hills may be protected from said ill effects and ramifications, all buildings, structures and/or improvements and additions thereto hereafter constructed within the corporate limits of the Town of Landover Hills for any reason whatsoever shall be constructed in accordance with the provisions of the building code, which shall apply in all cases.

The basic Building Code for the Town of Landover hills shall be the Building Code of Prince George’s County as it may be amended from time to time. This Code shall apply in all cases except as modified herein.

Section 1102 Permit and Permit Fees

There is hereby established a Town building permit requirement. A building permit will be required for all exterior and interior construction work undertaken in the Town of Landover Hills for which a Prince George’s County Building Permit is required. A valid County permit will be a prerequisite for the issuance of a Town building permit.

A building permit fee will be charged as set forth in Chapter 28 “ Fees and Penalties”, Section 2801 “Fees and Interest”. No fee will be charged for a building permit that is issued for repair or replacement construction in kind. However, if any additional improvements are included in the repair or replacement construction then a building permit fee will be charged.

Section 1103 Violations and Penalties; Inspections; Stop-work Orders

(A) Any person who shall violate any provisions of this Chapter, or any provision of any rule or regulation adopted by the Mayor and Council, pursuant to authority granted by this Chapter, except as specified in Subsection B of this Section, shall be guilty of a misdemeanor and, upon conviction, be punished by a fine of fifty dollars (\$50.00) for the first offense and one hundred dollars (\$100.00) for each subsequent offense, or by imprisonment for up to six (6) months, and each day’s failure to comply with any such provision shall constitute a separate violation.

(B) The Mayor and Town Council shall appoint the Town Engineer or such other person as it deems appropriate to serve on an annual basis as Town Building Inspector. The person appointed as Town Building Inspector shall inspect all construction, alteration, enlargement, removal or demolition within the Town to determine compliance with this Chapter and other provision of any rule or regulation adopted by the Mayor and Council. When construction activities are commenced in violation of the Town of Landover Hills Building Code, the Town shall issue a stop-work order. Upon issuance of a stop-work order advising that work on any building or structure is being prosecuted contrary to the provisions of this building code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop-work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work, and shall state the conditions under which work may be resumed. The stop-work order may be served by the Town Building Inspector or any authorized police officer of the Town. Any person, firm, association, partnership or corporation, or combination thereof, who shall continue work in violation of the provisions of a stop work order, or shall remove or cause to be removed a "stop work order" sign still in effect and operation, shall be guilty of a misdemeanor and upon conviction, shall be subject to a fine of five hundred dollars (\$500.00) or imprisonment for up to six (6) months, or by both fine and imprisonment.

(C) In addition to any other remedy set forth in this Chapter pursuant to Article 28, Subsection 8-12 (D) of the Annotated Code of Maryland, whenever violations of the Town of Landover Hills Building Code have not been corrected within five (5) calendar days after issuance of a stop work order, the Town may institute injunction mandamus or other appropriate action or proceeding to prevent the unlawful construction, reconstruction, erection, alteration or use.

Section 1104                      Performance/Maintenance Bond for Projects on Public Property

Persons, firms or corporations shall be required to give performance/maintenance bond or cash deposit to insure the faithful performance of any and all work done on public property. For projects costing one hundred dollars (\$100.00) or less, a cash deposit of twenty-five dollars (\$25.00) shall be required. Said deposit shall be held by the Town until the project has been inspected and approved by the Town, at which time, upon application, the cash deposit shall be released. The amount of bond or cash deposit for projects costing more than one hundred dollars (\$100.00) shall be one hundred percent (100%) of the total cost of the project and shall be in force or, in the case of a cash deposit, shall be held by the Town until the project has been inspected and finally approved by the Town, at which time, upon application, fifty percent (50%) of the bond or cash deposit shall be released. At the expiration of six (6) months from the date of completion of the project, upon inspection and approval by the Town and upon the application, the remaining bond or deposit shall be released. If any project does not meet the specifications as required by the Town, the bond or cash deposit shall be declared forfeit and the Town shall correct or complete the project according to the Town specifications.