

Introduced 10-4-2021
Public Hearing 10-18-2021
Council Action 11-1-2021
Executive Action 11-3-2021
Effective Date 1-3-2022

County Council of Howard County, Maryland

2021 Legislative Session

Legislative Day No. 14

Bill No. 71 -2021

Introduced by: The Chairperson at the request of the County Executive

AN ACT adopting the International Building Code, 2021, the International Residential Code, 2021, the International Mechanical Code, 2021, and the International Energy Conservation Code, 2021; providing that such codes collectively comprise the Howard County Building Code; regulating the design, construction, alteration, improvement, or modification of a building, structure, or other related equipment; adopting certain local amendments to the Building Code; adopting penalties for the violation of the Building Code; making certain technical corrections; and generally relating to the regulation of building and construction in Howard County.

Introduced and read first time October 4, 2021. Ordered posted and hearing scheduled.

By order Michelle Harrod
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on October 18, 2021.

By order Michelle Harrod
Michelle Harrod, Administrator

This Bill was read the third time on Nov 1, 2021 and Passed , Passed with amendments , Failed .

By order Michelle Harrod
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 2 day of Nov, 2021 at 4⁰⁰ p.m.

By order Michelle Harrod
Michelle Harrod, Administrator

Approved/Vetoed by the County Executive November 3, 2021

Calvin Ball
Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **Section 1. Be It Enacted by the County Council of Howard County, Maryland, that the**
2 **Howard County Code is amended as follows:**

3 *By repealing and reenacting:*

4 *Title 3. Buildings.*

5 *Subtitle 1. Building Code.*

6 *Section 3.100. Howard County Building Code; adoption of international codes.*

7

8 *Title 3. Buildings.*

9 *Subtitle 1. Building Code.*

10 *Section 3.101. Amendments to the International Building Code, 2021 Edition.*

11

12 *Title 3. Buildings.*

13 *Subtitle 1. Building Code.*

14 *Section 3.102. Amendments to the International Residential Code, 2021 Edition.*

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16 *Title 3. Buildings.*

17 *Subtitle 1. Building Code.*

18 *Section 3.103. Amendments to the International Mechanical Code, 2021 Edition.*

19

20 *Title 3. Buildings.*

21 *Subtitle 1. Building Code.*

22 *Section 3.104. Amendments to the International Energy Conservation Code, 2021*
23 *Edition.*

24

25 **Title 3. Buildings.**

26 **Subtitle 1. Building code.**

27

28 **SECTION 3.100. HOWARD COUNTY BUILDING CODE; ADOPTION OF INTERNATIONAL**
29 **CODES.**

30 (A) *IN GENERAL.* EXCEPT AS AMENDED IN SECTIONS 3.101, 3.102, 3.103, AND 3.104 OF
31 THIS SUBTITLE, THE CODES ENUMERATED IN THIS SECTION ARE HEREBY ADOPTED AS

1 THE HOWARD COUNTY BUILDING CODE AS IF THE CODES WERE SET OUT IN FULL IN
2 THIS SECTION.

3 (B) *ADOPTED CODES.*

- 4 (1) THE INTERNATIONAL BUILDING CODE, 2021 EDITION, PUBLISHED BY THE
5 INTERNATIONAL CODE COUNCIL, INC.
- 6 (2) THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY
7 DWELLINGS, 2021 EDITION, PUBLISHED BY THE INTERNATIONAL CODE
8 COUNCIL, INC.
- 9 (3) THE INTERNATIONAL MECHANICAL CODE, 2021 EDITION, PUBLISHED BY
10 THE INTERNATIONAL CODE COUNCIL, INC.
- 11 (4) THE INTERNATIONAL ENERGY CONSERVATION CODE, 2021 EDITION,
12 PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC.
- 13 (5) THE LIFE SAFETY CODE, 2021 EDITION, PUBLISHED BY THE NATIONAL FIRE
14 PROTECTION ASSOCIATION.
- 15 (6) THE HOWARD COUNTY ELECTRICAL CODE, ADOPTED PURSUANT TO TITLE
16 3, SUBTITLE 2 OF THE HOWARD COUNTY CODE.
- 17 (7) THE PLUMBING AND GASFITTING CODE FOR HOWARD COUNTY ADOPTED
18 PURSUANT TO TITLE 3, SUBTITLE 3 OF THE HOWARD COUNTY CODE.
- 19 (8) THE MARYLAND STATE ACCESSIBILITY CODE.
- 20 (9) THE HOWARD COUNTY SIGN CODE, ADOPTED PURSUANT TO TITLE 3,
21 SUBTITLE 5 OF THE HOWARD COUNTY CODE.

22
23 **SECTION 3.101. AMENDMENTS TO THE INTERNATIONAL BUILDING CODE, 2021**
24 **EDITION.**

25 (A) *IN GENERAL.*

- 26 (1) AS USED IN THIS SECTION, THE TERM "THIS CODE" MEANS THE
27 INTERNATIONAL BUILDING CODE, 2021 EDITION.
- 28 (2) AS USED IN THIS CODE, THE TERM "BUILDING OFFICIAL" MEANS THE
29 DIRECTOR OF THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS
30 OR THE DIRECTOR'S AUTHORIZED DESIGNEE.

- 1 (3) WHERE THE NAME OF THE JURISDICTION IS TO BE INDICATED IN ANY
2 SECTION OF THIS CODE, INSERT "HOWARD COUNTY".
- 3 (4) AS USED IN THIS CODE, THE TERM "DEPARTMENT OF BUILDING SAFETY"
4 MEANS THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS.
- 5 (B) *LOCAL AMENDMENTS.* THE FOLLOWING AMENDMENTS MODIFY CERTAIN PROVISIONS
6 OF THE ADOPTED CODE.
- 7 (1) *SUBSECTION 101.1 TITLE.*
8 DELETE THIS SUBSECTION.
- 9 (2) *SUBSECTION 101.2 SCOPE.*
10 DELETE THE EXCEPTION AND SUBSTITUTE THE FOLLOWING:
11 **EXCEPTION 1:** DETACHED ONE-FAMILY AND TWO-FAMILY DWELLINGS AND
12 MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN
13 THREE STORIES HIGH WITH SEPARATE MEANS OF EGRESS AND THEIR
14 ACCESSORY STRUCTURES SHALL COMPLY WITH THE INTERNATIONAL
15 RESIDENTIAL CODE AND SECTION 3114 OF CHAPTER 31, SPECIAL
16 CONSTRUCTION, OF THIS CODE.
17 **EXCEPTION 2:** AGRICULTURAL BUILDINGS. THE PROVISIONS OF THIS CODE
18 SHALL NOT APPLY TO THE CONSTRUCTION, ALTERATION, ADDITION, REPAIR,
19 REMOVAL, DEMOLITION, USE, LOCATION OR MAINTENANCE OF
20 AGRICULTURE BUILDINGS. THIS PROVISION DOES NOT EXEMPT THE OWNER
21 OF AN AGRICULTURAL BUILDING FROM OBTAINING REQUIRED ELECTRICAL
22 OR PLUMBING PERMITS OR FROM COMPLYING WITH ALL OTHER APPLICABLE
23 LOCAL, STATE AND FEDERAL REGULATIONS, LAWS AND ORDINANCES.
- 24 (3) *SUBSECTION 101.3.1 NATURE OF CERTAIN ACTIONS.*
25 ADD NEW SUBSECTION 101.3.1 AFTER SUBSECTION 101.3 AS FOLLOWS:
26 **101.3.1. NATURE OF CERTAIN ACTIONS.** THE PURPOSE OF ACTIONS TAKEN
27 BY THE JURISDICTION PURSUANT TO THIS CODE IS PURELY GOVERNMENTAL
28 IN NATURE AND ARE CONDUCTED SOLELY FOR THE PUBLIC BENEFIT.
29 ACTIONS TAKEN PURSUANT TO THIS CODE ARE NOT TO BE CONSTRUED AS
30 PROVIDING ANY WARRANTY OF DESIGN OR CONSTRUCTION TO ANY PERSON.
- 31 (4) *SUBSECTION 101.4 REFERENCED CODES.*

- 1 IN THE FIRST PARAGRAPH, DELETE "101.4.7" AND SUBSTITUTE "101.4.11".
- 2 (5) *SUBSECTION 101.4.1 GAS.*
- 3 DELETE SUBSECTION 101.4.1 AND SUBSTITUTE THE FOLLOWING:
- 4 **101.4.1 GAS.** WHENEVER THE TERM "*INTERNATIONAL FUEL GAS CODE*" IS
- 5 USED, IT SHALL MEAN THE PLUMBING AND GASFITTING CODE FOR HOWARD
- 6 COUNTY ADOPTED PURSUANT TO SUBTITLE 3 OF THIS TITLE.
- 7 (6) *SUBSECTION 101.4.2 MECHANICAL.*
- 8 DELETE SUBSECTION 101.4.2 AND SUBSTITUTE THE FOLLOWING:
- 9 **101.4.2 MECHANICAL.** WHENEVER THE TERM "*INTERNATIONAL*
- 10 *MECHANICAL CODE*" IS USED, IT SHALL MEAN THE MECHANICAL CODE OF
- 11 HOWARD COUNTY ADOPTED PURSUANT TO SECTION 3.103 OF THIS
- 12 SUBTITLE.
- 13 (7) *SUBSECTION 101.4.3 PLUMBING.*
- 14 DELETE SUBSECTION 101.4.3 AND SUBSTITUTE THE FOLLOWING:
- 15 **101.4.3 PLUMBING.** WHENEVER THE TERM "*INTERNATIONAL PLUMBING*
- 16 *CODE*" IS USED, IT SHALL MEAN THE PLUMBING AND GASFITTING CODE FOR
- 17 HOWARD COUNTY ADOPTED PURSUANT TO SUBTITLE 3 OF THIS TITLE AND
- 18 WHENEVER THE TERM "*INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE*" IS
- 19 USED IT SHALL MEAN HOWARD COUNTY WATER AND SEWER REGULATIONS
- 20 ADOPTED IN TITLE 18, SUBTITLE 1, SUBTITLE 12, AND SUBTITLE 15 AND IN
- 21 TITLE 12, SUBTITLE 1 OF THE HOWARD COUNTY CODE.
- 22 (8) *SUBSECTION 101.4.4 PROPERTY MAINTENANCE.*
- 23 DELETE SUBSECTION 101.4.4 AND SUBSTITUTE THE FOLLOWING:
- 24 **101.4.4 PROPERTY MAINTENANCE.** WHENEVER THE TERM
- 25 "*INTERNATIONAL PROPERTY MAINTENANCE CODE*" IS USED IT SHALL MEAN
- 26 THE HOWARD COUNTY PROPERTY MAINTENANCE CODE FOR RENTAL
- 27 HOUSING ADOPTED PURSUANT TO SUBTITLE 7 OF THIS TITLE.
- 28 (9) *SUBSECTION 101.4.5 FIRE PREVENTION.*
- 29 DELETE SUBSECTION 101.4.5 AND SUBSTITUTE THE FOLLOWING:
- 30 **101.4.5 FIRE PREVENTION.** WHENEVER THE TERM "*INTERNATIONAL FIRE*
- 31 *PREVENTION CODE*" IS USED IT SHALL MEAN THE HOWARD COUNTY FIRE

1 PREVENTION CODE ADOPTED PURSUANT TO SECTION 17.104 OF THE
2 HOWARD COUNTY CODE.

3 (10) *SUBSECTION 101.4.6 ENERGY.*

4 DELETE SUBSECTION 101.4.6 AND SUBSTITUTE THE FOLLOWING:

5 **101.4.6 ENERGY.** WHENEVER THE TERM “*INTERNATIONAL ENERGY*
6 *CONSERVATION CODE*” IS USED IT SHALL MEAN THE ENERGY CONSERVATION
7 CODE OF HOWARD COUNTY ADOPTED PURSUANT TO SECTION 3.104 OF THIS
8 SUBTITLE.

9 (11) *SUBSECTION 101.4.7 EXISTING BUILDINGS.*

10 DELETE SUBSECTION 101.4.7 AND SUBSTITUTE THE FOLLOWING:

11 **101.4.7 EXISTING BUILDINGS.** EXISTING BUILDINGS UNDERGOING REPAIR,
12 ALTERATION, ADDITION, OR CHANGE OF OCCUPANCY MAY COMPLY WITH
13 THE MARYLAND REHABILITATION CODE.

14 (12) *SUBSECTIONS 101.4.8 ELECTRICAL.*

15 ADD NEW SUBSECTION 101.4.8 AFTER SUBSECTION 101.4.7 AS FOLLOWS:

16 **101.4.8 ELECTRICAL.** WHENEVER THE TERM “NFPA 70 NATIONAL
17 ELECTRICAL CODE” IS USED, IT SHALL MEAN THE ELECTRICAL CODE FOR
18 HOWARD COUNTY ADOPTED PURSUANT TO SUBTITLE 2 OF THIS TITLE.

19 (13) *SUBSECTION 101.4.9 ACCESSIBILITY.*

20 ADD NEW SUBSECTION 101.4.9 AFTER SUBSECTION 101.4.8 AS FOLLOWS:

21 **101.4.9 ACCESSIBILITY.** THE PROVISIONS OF THE MARYLAND
22 ACCESSIBILITY CODE SHALL APPLY TO ALL MATTERS AFFECTING
23 HANDICAPPED ACCESSIBILITY AND USE OF BUILDINGS AND SITES.

24 (14) *SUBSECTION 101.4.10 SIGNS.*

25 ADD NEW SUBSECTION 101.4.10 AFTER SUBSECTION 101.4.9 AS FOLLOWS:

26 **101.4.10 SIGNS.** THE PROVISIONS OF SUBTITLE 5 OF THE HOWARD COUNTY
27 CODE SHALL APPLY TO THE LOCATION, INSTALLATION, AND MAINTENANCE
28 OF SIGNS IN HOWARD COUNTY.

29 (15) *SUBSECTION 101.4.11 RESIDENTIAL CODE.*

30 ADD NEW SUBSECTION 101.4.11 AFTER SUBSECTION 101.4.10 AS FOLLOWS:

1 IN THE FIRST SENTENCE OF THIS SUBSECTION, DELETE “LEGAL
2 REPRESENTATION OF THE JURISDICTION UNTIL THE FINAL TERMINATION OF
3 THE PROCEEDINGS” AND SUBSTITUTE “HOWARD COUNTY IN ACCORDANCE
4 WITH MARYLAND LAW”.

5 (22) *SUBSECTION 104.10.1 FLOOD HAZARD AREAS.*

6 DELETE THIS SUBSECTION.

7 (23) *SUBSECTION 105.1.1 ANNUAL PERMIT.*

8 DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

9 **105.1.1. MASTER PERMIT.** INSTEAD OF AN INDIVIDUAL PERMIT FOR EACH
10 ALTERATION TO AN ALREADY APPROVED BUILDING, ELECTRICAL, FIRE, GAS,
11 MECHANICAL, OR PLUMBING INSTALLATION, THE BUILDING OFFICIAL MAY
12 ISSUE A MASTER PERMIT UPON APPLICATION BY ANY PERSON, FIRM, OR
13 CORPORATION REGULARLY EMPLOYING ONE OR MORE QUALIFIED
14 PROFESSIONAL OR TRADESPERSON IN THE BUILDING, STRUCTURE, OR ON THE
15 PREMISES OWNED OR OPERATED BY THE APPLICANT.

16 (24) *SUBSECTION 105.1.2 ANNUAL PERMIT RECORDS.*

17 DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

18 **105.1.2. MASTER PERMIT RECORDS.** A PERSON WHO IS ISSUED A MASTER
19 PERMIT SHALL KEEP A DETAILED RECORD OF ALTERATIONS MADE UNDER
20 THE MASTER PERMIT. THE BUILDING OFFICIAL SHALL HAVE ACCESS TO THE
21 RECORDS AT ALL TIMES OR THE RECORDS SHALL BE FILED WITH THE
22 BUILDING OFFICIAL. THE BUILDING OFFICIAL MAY PERIODICALLY INSPECT
23 WORK THAT HAS BEEN PERFORMED UNDER A MASTER PERMIT.

24 (25) *SUBSECTION 105.1.2.1 BUILDING CODE COMPLIANCE ASSURANCE MANUAL.*

25 ADD NEW SUBSECTION 105.1.2.1 AFTER SUBSECTION 105.1.2 AS FOLLOWS:

26 **105.1.2.1. BUILDING CODE COMPLIANCE ASSURANCE MANUAL.** AN
27 APPLICANT FOR A MASTER PERMIT SHALL PROVIDE TO THE BUILDING
28 OFFICIAL A BUILDING CODE COMPLIANCE ASSURANCE MANUAL THAT
29 SHALL INCLUDE THE FOLLOWING:

30 (I) A STATEMENT OF THE POLICIES AND PROCEDURES THAT WILL BE
31 USED TO MONITOR AND CONTROL THE ALTERATION AND

- 1 RENOVATION PROCESS TO ASSURE COMPLIANCE WITH THE HOWARD
2 COUNTY CODE;
- 3 (II) A DESCRIPTION OF HOW THE APPLICANT ASSURES CODE
4 COMPLIANCE BY ADHERING TO WRITTEN PROCEDURES OF QUALIFIED
5 PERSONS TO PERFORM THE SCOPE OF THE WORK COVERED BY THE
6 APPLICATION;
- 7 (III) A DESCRIPTION OF THE APPLICANT’S PROCESS FOR PLAN
8 DEVELOPMENT, PLAN REVIEW, AND INSPECTION;
- 9 (IV) A DESCRIPTION OF THE MEANS TO ASSURE COMPLIANCE WITH FIRE
10 PROTECTION ELEMENTS OF THE BUILDING AND SYSTEMS AFFECTED
11 BY THE PROPOSED ALTERATION OR RENOVATION; AND
- 12 (V) IF APPLICABLE, A STATEMENT OF COMPLIANCE FOR ACCESSIBILITY.
- 13 (26) *SUBSECTION 105.2 WORK EXEMPT FROM PERMIT.* IN THE SUBSECTION TITLED
14 “BUILDING”:
- 15 (i) IN ITEM 1, DELETE “120 SQUARE FEET (11 M²)” AND SUBSTITUTE
16 “200 SQUARE FEET WITH A ROOF EAVE HEIGHT OF NOT MORE THAN
17 10 FT”;
- 18 (ii) IN ITEM 4, DELETE “4 FEET (1219 MM)” AND SUBSTITUTE “3 FEET”
19 AND DELETE “BOTTOM OF THE FOOTING” AND SUBSTITUTE “LOWEST
20 ADJACENT GRADE”;
- 21 (iii) IN ITEM 6, AFTER “ADJACENT GRADE”, DELETE THE REST OF THE
22 SENTENCE;
- 23 (iv) IN ITEM 11, DELETE “ACCESSORY TO DETACHED ONE- AND TWO-
24 FAMILY DWELLINGS”;
- 25 (v) IN ITEM 12, DELETE “IN GROUP R-3 AND U OCCUPANCIES,” AND
26 DELETE “54 INCHES (1372 MM)” AND SUBSTITUTE “48 INCHES”; AND
- 27 (vi) ADD THE FOLLOWING AS ITEM 14 AT THE END OF THIS SUBSECTION:
28 14. THE FOLLOWING WORK ON EXISTING SINGLE-FAMILY
29 DWELLINGS:
30 A. EXTERIOR:

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1. REPLACEMENT OF ROOF COVERINGS WITH NO OTHER STRUCTURAL REPAIRS.
EXCEPTION: UP TO 64 SQUARE FOOT OF ROOF SHEATHING;
2. INSTALLATION OF SIDING, INCLUDING, BUT NOT LIMITED TO, ALUMINUM OR VINYL SIDING;
3. INSTALLATION OF FASCIA, SOFFIT TRIM, GUTTERS, OR DOWNSPOUTS;
4. REPLACEMENT OF WINDOWS OR DOORS WHEN THERE IS NO CHANGE IN THE ROUGH OPENING SIZE;
5. INSTALLATION OF CANVAS OR FIXED AWNINGS;
6. REPLACEMENT OF EXTERIOR LIGHTING FIXTURES; OR
7. CONSTRUCTION OR INSTALLATION OF DETACHED FREESTANDING DECKS THAT ARE LESS THAN 25 SQUARE FEET IN AREA AND LESS THAN 30 INCHES ABOVE GRADE.

B. INTERIOR:

1. INSTALLATION OF RADON SYSTEMS;
2. PAINTING, WALLPAPERING, OR FLOOR COVERING;
3. INSTALLATION OF KITCHEN OR BATHROOM CABINETS, COUNTER TOPS, APPLIANCES, OR FIXTURES;
4. REPLACEMENT OF PANELING OR WALLBOARD;
5. REPLACEMENT OF DOORS WHEN THERE IS NO CHANGE IN THE ROUGH OPENING SIZE;
6. INSTALLATION OF INSULATION;
7. INSTALLATION OF BURGLAR, FIRE, AND OTHER ALARM SYSTEMS AND SMOKE DETECTORS;
8. REPLACEMENT OF CEILING FANS, LIGHT FIXTURES, OR RECEPTACLES.

C. THE FOLLOWING ADDITIONAL STRUCTURES:

- 1 1. ONE STORY DETACHED ACCESSORY STRUCTURES
- 2 LESS THAN 200 SQUARE FEET IN AREA INCLUDING,
- 3 BUT NOT LIMITED TO, STORAGE SHEDS, KIOSKS,
- 4 GAZEBOS, ARBORS, OR PLAYHOUSES;
- 5 2. INSTALLATION OF GREENHOUSES;
- 6 3. INSTALLATION OF TENTS OR CANOPIES;
- 7 4. INSTALLATION OF FENCES UNLESS THE FENCE IS
- 8 OVER 7 FEET HIGH OR ENCLOSES A SWIMMING POOL;
- 9 OR
- 10 5. INSTALLATION OF MAILBOXES.

11 D. SITE WORK:

- 12 1. PAVING DRIVEWAYS;
- 13 2. INSTALLATION OF PATIOS, SIDEWALKS, OR
- 14 LANDSCAPING;
- 15 3. INSTALLATION OF RETAINING WALLS THAT ARE 3
- 16 FEET OR LESS IN HEIGHT MEASURED FROM THE
- 17 LOWEST ADJACENT GRADE TO THE TOP OF THE WALL;
- 18 OR
- 19 4. INSTALLATION OF FLAGPOLES OR FLAGPOLE BASES.

20 (27) *SUBSECTION 105.3 APPLICATION FOR PERMIT.*

21 DELETE THE FIRST PARAGRAPH OF THIS SUBSECTION AND SUBSTITUTE THE
22 FOLLOWING:

23 TO OBTAIN A PERMIT, THE OWNER, OWNER'S AGENT, LESSEE, LESSEE'S
24 AGENT, OR THE REGISTERED DESIGN PROFESSIONAL EMPLOYED TO
25 COMPLETE THE PROPOSED WORK ON A BUILDING OR STRUCTURE SHALL
26 APPLY FOR A PERMIT. THE APPLICATION SHALL STATE, AS APPLICABLE, THE
27 FULL NAME AND ADDRESS OF THE OWNER, OWNER'S AGENT, LESSEE,
28 LESSEE'S AGENT, AND THE REGISTERED DESIGN PROFESSIONAL EMPLOYED
29 TO COMPLETE THE PROPOSED WORK. IF THE APPLICANT IS NOT AN
30 INDIVIDUAL, SUCH AS, WITHOUT LIMITATION, A PARTNERSHIP, LIMITED
31 PARTNERSHIP, CORPORATION, LIMITED LIABILITY COMPANY, OR OTHER

1 SUCH ENTITY, THE APPLICATION SHALL STATE THE NAME AND ADDRESS OF
2 THE PERSONS RESPONSIBLE FOR MANAGING THE BUSINESS INCLUDING, BUT
3 NOT LIMITED TO, PARTNERS, DIRECTORS, OR OFFICERS. SUCH APPLICATION
4 SHALL:

5 (28) *SUBSECTION 105.8. CONTRACTOR LICENSING REQUIREMENTS IN RESIDENTIAL*
6 *ONE AND TWO-FAMILY DWELLINGS:*

7 ADD NEW SUBSECTION 105.8 AFTER SUBSECTION 105.7 AS FOLLOWS:

8 **SECTION 105.8 CONTRACTOR LICENSING REQUIREMENTS IN**
9 **RESIDENTIAL ONE AND TWO-FAMILY DWELLINGS:**

10 HOMEOWNERS OF ONE AND TWO-FAMILY DWELLINGS, AS DEFINED BY THE
11 HOWARD COUNTY BUILDING CODE, MAY ACT AS THEIR OWN GENERAL
12 CONTRACTOR FOR ALTERATIONS AND ADDITIONS IF THEY OWN THE
13 PROPERTY IN QUESTION AND THE PROPERTY IS THEIR PRIMARY RESIDENCE. IF
14 THE PROPERTY IS RENTAL PROPERTY, OR NOT THEIR PRIMARY RESIDENCE,
15 THEN THEY MUST HAVE A MARYLAND HOME IMPROVEMENT CONTRACTORS
16 LICENSE OR A MARYLAND HOME BUILDERS LICENSE IN ACCORDANCE WITH
17 THE STATE OF MARYLAND LICENSING LAWS.

18 (29) *SECTION 106 FLOOR AND ROOF DESIGN LOADS*

19 DELETE THIS SECTION.

20 (30) *SUBSECTION 107.2.1.1. ADDITIONAL INFORMATION REQUIRED.*

21 ADD NEW SUBSECTION 107.2.1.1 AFTER SUBSECTION 107.2.1 AS FOLLOWS:

22 **107.2.1.1 ADDITIONAL INFORMATION REQUIRED.**

23 (I) DOCUMENTS SUBMITTED FOR DETACHED ONE- OR TWO-FAMILY
24 DWELLINGS INCLUDING NEW CONSTRUCTION, ALTERATIONS, MINOR
25 ADDITIONS, OR OTHER STRUCTURES SHALL INCLUDE THE
26 FOLLOWING ADDITIONAL INFORMATION:

27 A. EXCEPT AS PROVIDED IN PARAGRAPH B OF THIS SUBSECTION,
28 2 SETS OF CONSTRUCTION DOCUMENTS DRAWN TO SCALE
29 WITH SUFFICIENT CLARITY AND DETAIL TO SHOW THE
30 NATURE AND CHARACTER OF THE WORK TO BE PERFORMED
31 INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

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1. PLANS OF EACH FLOOR LEVEL;
2. 4 ELEVATIONS AND TYPICAL CROSS SECTIONS; AND
3. 4 COPIES OF PLOT PLANS OR 1 COPY OF THE APPROVED SITE DEVELOPMENT PLAN WHEN A SITE DEVELOPMENT PLAN IS REQUIRED BY THE HOWARD COUNTY SUBDIVISION REGULATIONS.

B. 1. THE BUILDING OFFICIAL MAY WAIVE THE REQUIREMENTS SET FORTH IN PARAGRAPH A OF THIS SUBSECTION FOR:

- I. ALTERATIONS; OR
- II. OTHER STRUCTURES ACCESSORY TO A ONE- OR TWO-FAMILY DWELLING CONTAINING LESS THAN 200 SQUARE FEET IN AREA.

2. WHERE WAIVED, THE APPLICATION SHALL BE ACCOMPANIED BY 4 COPIES OF PLOT PLANS OR 1 COPY OF THE APPROVED SITE DEVELOPMENT PLAN WHEN A SITE DEVELOPMENT PLAN IS REQUIRED BY THE HOWARD COUNTY SUBDIVISION REGULATIONS.

(ii) EXCEPT AS SET FORTH IN ITEMS B AND C OF THIS SUBPARAGRAPH, DOCUMENTS SUBMITTED FOR NEW NON-RESIDENTIAL BUILDINGS, ADDITIONS, OR ALTERATIONS TO BUILDINGS OTHER THAN DETACHED ONE- OR TWO-FAMILY DWELLINGS SHALL INCLUDE THE FOLLOWING ADDITIONAL INFORMATION:

- A. 3 COMPLETE SETS OF ARCHITECTURAL, STRUCTURAL, MECHANICAL (INCLUDING HEATING, VENTILATION, AND AIR CONDITIONING), PLUMBING, AND ELECTRICAL CONSTRUCTION DOCUMENTS. THE DOCUMENTS SHALL:
 1. BE DRAWN TO SCALE WITH SUFFICIENT CLARITY AND DETAIL TO SHOW THE NATURE AND CHARACTER OF THE WORK TO BE PERFORMED;
 2. BE PREPARED IN COMPLIANCE WITH THIS CODE; AND

1 3. BEAR THE SEAL, SIGNATURE, AND DATE OF THE
2 APPROPRIATE MARYLAND STATE PROFESSIONAL
3 ENGINEER OR ARCHITECT THAT SHALL BE AFFIXED TO
4 ALL SHEETS OF ALL SETS AND AT LEAST ONE SET
5 SHALL BEAR THE ORIGINAL SEAL, SIGNATURE, AND
6 DATE.

7 B. THE BUILDING OFFICIAL MAY ALLOW MECHANICAL,
8 ELECTRICAL, OR PLUMBING DRAWINGS TO BE SIGNED BY THE
9 LICENSED CONTRACTOR DOING THE PROPOSED WORK. THE
10 CONTRACTOR SHALL PROVIDE THEIR NAME, LICENSE
11 NUMBER, DAYTIME PHONE NUMBER, AND DATE OF
12 SIGNATURE. EACH SET OF PLANS SHALL BE ACCOMPANIED
13 BY A COPY OF THE APPROVED AND SIGNED SITE
14 DEVELOPMENT PLAN WHEN A SITE DEVELOPMENT PLAN IS
15 REQUIRED BY THE HOWARD COUNTY SUBDIVISION
16 REGULATIONS.

17 C. THE BUILDING OFFICIAL MAY WAIVE THE REQUIREMENTS OF
18 PLANS SUBMITTED IF THE WORK IS OF A MINOR INTERIOR OR
19 NONSTRUCTURAL NATURE.

20 (31) *SUBSECTION 107.2.6.2 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS,*
21 *TITLE 16 OF THE HOWARD COUNTY CODE.*

22 ADD NEW SUBSECTION 107.2.6.2 AFTER SUBSECTION 107.2.6.1 AS
23 FOLLOWS:

24 **107.2.6.2 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, TITLE**
25 **16 OF THE HOWARD COUNTY CODE.** IF A SITE DEVELOPMENT PLAN IS
26 REQUIRED BY THE HOWARD COUNTY SUBDIVISION REGULATIONS, A PERMIT
27 SHALL NOT BE ISSUED UNTIL THE SITE DEVELOPMENT PLAN IS APPROVED
28 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND ZONING.

29 (32) *SUBSECTION 109.2 SCHEDULE OF PERMIT FEES.*

30 DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

1 **109.2 SCHEDULE OF PERMIT FEES.** THE COUNTY COUNCIL SHALL
2 ANNUALLY ADOPT, BY RESOLUTION, A SCHEDULE OF FEES FOR BUILDING,
3 ELECTRICAL, PLUMBING, MECHANICAL, FIRE PROTECTION, AND GRADING
4 PERMITS ISSUED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND
5 PERMITS.

6 (33) *SUBSECTION 109.2.1 FEE EXEMPTIONS.*

7 ADD NEW SUBSECTION 109.2.1 AFTER SUBSECTION 109.2 AS FOLLOWS:

8 **109.2.1 FEE EXEMPTIONS.** WORK ON BUILDINGS AND STRUCTURES OWNED
9 OR OPERATED BY THE HOWARD COUNTY GOVERNMENT, HOWARD
10 COMMUNITY COLLEGE, HOWARD COUNTY VOLUNTEER FIRE
11 CORPORATIONS, THE HOWARD COUNTY FAIR ASSOCIATION, OR THE
12 HOWARD COUNTY BOARD OF EDUCATION ARE EXEMPT FROM PERMIT FEES.

13 (34) *SUBSECTION 109.5.1 REINSPECTION FEES.*

14 ADD NEW SUBSECTION 109.5.1 AFTER SUBSECTION 109.5 AS FOLLOWS:

15 **109.5.1 REINSPECTION FEES.** A REINSPECTION FEE SHALL BE CHARGED
16 FOR EACH REINSPECTION IF THE WORK HAS TO BE REINSPECTED BECAUSE:

- 17 (I) THE WORK WAS NOT READY FOR INSPECTION AT THE PRE-ARRANGED
18 TIME FOR INSPECTION;
- 19 (II) THE INSPECTOR DID NOT HAVE ACCESS TO THE WORK AT THE PRE-
20 ARRANGED TIME FOR INSPECTION;
- 21 (III) THE INSPECTOR HAD TO RETURN MORE THAN ONCE TO INSPECT A
22 CORRECTION OF THE SAME VIOLATION OF THIS CODE; OR
- 23 (IV) THE INSPECTOR DISCOVERS A FLAGRANT NON-COMPLIANCE DURING
24 A REQUESTED INSPECTION, INCLUDING BUT NOT LIMITED TO:
- 25 A. CUT OR BROKEN TRUSSES OR JOISTS;
- 26 B. MISSING LOAD BEARING STUDS; OR
- 27 C. THE OMISSION OF FIRE STOPPING.

28 (35) *SUBSECTION 110.3 REQUIRED INSPECTIONS.*

29 DELETE THE SENTENCE THAT BEGINS "THE *BUILDING OFFICIAL*" AND
30 SUBSTITUTE: AFTER ISSUING A BUILDING PERMIT, THE BUILDING OFFICIAL
31 SHALL CONDUCT INSPECTIONS FROM TIME TO TIME DURING AND UPON

1 COMPLETION OF THE WORK FOR WHICH THE PERMIT HAS BEEN ISSUED.
2 RECORDS OF INSPECTIONS AND VIOLATIONS SHALL BE MAINTAINED BY THE
3 BUILDING OFFICIAL. AN INSPECTION MAY INCLUDE ANY OF THE
4 INSPECTIONS AS SET FORTH IN SUBSECTIONS 110.3.1 THROUGH 110.3.12 OF
5 THIS SECTION.

6 (36) *SUBSECTION 111.1 CHANGE OF OCCUPANCY.*

7 AFTER THE FIRST SENTENCE, INSERT THE FOLLOWING:

8 IF THERE IS AN APPROVED SITE DEVELOPMENT PLAN AND GRADING HAS
9 OCCURRED, THE BUILDING OFFICIAL SHALL NOT ISSUE A CERTIFICATE OF
10 USE AND OCCUPANCY UNLESS THE PERMITTEE SUBMITS A CERTIFICATION BY
11 A REGISTERED LAND SURVEYOR THAT THE SITE GRADING AND DRAINAGE
12 COURSES ARE IN COMPLIANCE WITH THE APPROVED SITE DEVELOPMENT
13 PLAN. IF THERE IS NOT AN APPROVED SITE DEVELOPMENT PLAN AND
14 GRADING HAS OCCURRED, THE PERMITTEE SHALL SUBMIT A CERTIFICATION
15 BY A REGISTERED LAND SURVEYOR THAT THE SITE GRADING AND DRAINAGE
16 COURSES ARE IN COMPLIANCE WITH THE APPROVED EROSION AND SEDIMENT
17 CONTROL PLAN AND GRADING PLAN. THE CERTIFICATION SHALL BE
18 SUBMITTED TO THE COUNTY. THE FINE GRADING AND SOIL STABILIZATION
19 MAY BE DEFERRED UNTIL THE FOLLOWING GROWING SEASON UPON THE
20 POSTING OF ADEQUATE SURETY EQUAL TO THE COST TO COMPLETE THE
21 GRADING AND STABILIZATION.

22 (37) *SUBSECTION 111.2 CERTIFICATE ISSUED.*

23 AFTER "OCCUPANCY" INSERT A PERIOD AND DELETE THE REMAINDER OF
24 THIS SECTION.

25 (38) *SECTION 113 BOARD OF APPEALS.*

26 DELETE THIS SECTION AND SUBSTITUTE THE FOLLOWING:

27 **SECTION 113 MEANS OF APPEAL.**

28 **113.1 APPLICATION FOR APPEAL.** EXCEPT FOR A NOTICE OF VIOLATION, A
29 PERSON MAY APPEAL THE APPROVAL, DENIAL, REVOCATION, SUSPENSION,
30 OR EXTENSION OF A PERMIT TO A HEARING EXAMINER OF THE HOWARD
31 COUNTY BOARD OF APPEALS. AN APPLICATION FOR AN APPEAL SHALL BE

1 BASED ON A CLAIM THAT THIS CODE HAS BEEN INCORRECTLY INTERPRETED,
2 THE PROVISIONS OF THIS CODE DO NOT APPLY, OR AN EQUALLY GOOD OR
3 BETTER FORM OF CONSTRUCTION IS PROPOSED. A NOTICE OF VIOLATION
4 MAY NOT BE APPEALED.

5 **113.2 BOARD OF APPEALS.** THE HOWARD COUNTY BOARD OF APPEALS'
6 HEARING EXAMINER SHALL HEAR AND DECIDE APPEALS IN ACCORDANCE
7 WITH THE PROCEDURES SET FORTH IN TITLE 16, SUBTITLE 3 OF THE HOWARD
8 COUNTY CODE. NEITHER THE BOARD OF APPEALS' HEARING EXAMINER
9 NOR THE BOARD OF APPEALS SHALL HAVE AUTHORITY TO WAIVE
10 REQUIREMENTS OF THIS CODE.

11 (39) *SUBSECTION 114.2 NOTICE OF VIOLATION.*

12 AMEND THIS SUBSECTION AS FOLLOWS:

- 13 (I) INSERT "OWNER OR" BEFORE "PERSON RESPONSIBLE FOR"; AND
14 (II) ADD THE FOLLOWING SENTENCE TO THE END OF THIS SUBSECTION:
15 A NOTICE OF VIOLATION MAY BE SERVED IN ONE OF THE FOLLOWING
16 METHODS:
17 A. PERSONAL SERVICE;
18 B. CERTIFIED OR REGISTERED MAIL, RESTRICTED DELIVERY,
19 RETURN RECEIPT REQUESTED;
20 C. FIRST CLASS MAIL TO THE OWNER'S ADDRESS AS STATED IN
21 THE RECORDS OF THE STATE DEPARTMENT OF ASSESSMENTS
22 AND TAXATION; OR
23 D. WHEN SERVICE IS NOT OBTAINED BY ONE OF THESE
24 METHODS, THE NOTICE MAY BE POSTED IN A CONSPICUOUS
25 PLACE AT THE JOB SITE.

26 (40) *SUBSECTION 114.4 VIOLATION PENALTIES.*

27 DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

28 **114.4 VIOLATION PENALTIES.** ALTERNATIVELY, AND IN ADDITION TO AND
29 CONCURRENT WITH ALL REMEDIES PROVIDED AT LAW OR IN EQUITY AND AS
30 SET FORTH IN SUBSECTION 114.3 OF THIS CODE, THE BUILDING OFFICIAL
31 MAY ENFORCE THIS SUBTITLE WITH CIVIL PENALTIES PURSUANT TO TITLE 24

1 "CIVIL PENALTIES" OF THE HOWARD COUNTY CODE. EXCEPT FOR A FIRST
2 VIOLATION OF SECTION 115 OR SECTION 116 OF THIS CODE, A FIRST
3 VIOLATION OF THIS SUBTITLE IS A CLASS C OFFENSE. A SUBSEQUENT
4 VIOLATION OF THIS SUBTITLE IS A CLASS B OFFENSE. EACH DAY THAT A
5 VIOLATION CONTINUES IS A SEPARATE OFFENSE.

6 (41) *SUBSECTION 114.5 WITHHOLDING OF INSPECTIONS AND PERMITS.*

7 ADD NEW SUBSECTION 114.5 AFTER SUBSECTION 114.4 AS FOLLOWS:

8 **114.5 WITHHOLDING OF INSPECTIONS AND PERMITS.** IF THE BUILDING
9 OFFICIAL FINDS THAT AN OWNER OR PERSON RESPONSIBLE IS IN VIOLATION
10 OF A PROVISION OF THIS CODE, THIS SUBTITLE, OR ANY REGULATION THAT
11 IMPLEMENTS THIS CODE IN CONNECTION WITH THE CONSTRUCTION,
12 MAINTENANCE, ALTERATION, OR REPAIR OF ANY BUILDING, EQUIPMENT, OR
13 LAND WITHIN HOWARD COUNTY, THE BUILDING OFFICIAL MAY REFUSE TO
14 GRANT AN INSPECTION OR PERMIT TO THE CONTRACTOR, DEVELOPER,
15 OWNER, OR OTHER PERSON RESPONSIBLE UNTIL ALL VIOLATIONS HAVE BEEN
16 CORRECTED AND ALL FEES AND FINES HAVE BEEN PAID.

17 (42) *SUBSECTION 115.2.1 SERVICE OF STOP WORK ORDERS.*

18 ADD NEW SUBSECTION 115.2.1 AFTER SUBSECTION 115.2 AS FOLLOWS:

19 **115.2.1 SERVICE OF STOP WORK ORDERS.** A STOP WORK ORDER SHALL BE
20 SERVED IN ACCORDANCE WITH THE SERVICE PROVISIONS SET FORTH IN
21 SUBSECTION 114.2 OF THIS CODE.

22 (43) *SUBSECTION 115.3 EMERGENCIES.*

23 DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

24 **115.3 UNLAWFUL CONTINUANCE.** A PERSON SHALL NOT PERFORM WORK
25 AFTER SERVICE OF A STOP WORK ORDER EXCEPT WORK THAT IS PERFORMED
26 AT THE DIRECTION OF THE BUILDING OFFICIAL TO ABATE A VIOLATION OF
27 THIS CODE OR AN UNSAFE CONDITION.

28 (44) *SUBSECTION 115.4 FAILURE TO COMPLY.*

29 DELETE SUBSECTION 115.4 AND SUBSTITUTE THE FOLLOWING:

30 **115.4 PROSECUTION FOR FAILING TO STOP WORK.** THE BUILDING
31 OFFICIAL MAY REQUEST THAT THE OFFICE OF LAW INSTITUTE THE

1 APPROPRIATE PROCEEDING AT LAW OR IN EQUITY TO PREVENT OR RESTRAIN
2 ANY WORK PERFORMED IN VIOLATION OF THIS SECTION.

3 (45) *SUBSECTION 115.5 VIOLATION PENALTIES.*

4 ADD NEW SUBSECTION 115.5 AFTER SUBSECTION 115.4 AS FOLLOWS:

5 **115.5 VIOLATION PENALTIES.** ALTERNATIVELY, AND IN ADDITION TO AND
6 CONCURRENT WITH THE REMEDIES SET FORTH IN SUBSECTION 115.4, THE
7 BUILDING OFFICIAL MAY ENFORCE THIS SECTION PURSUANT TO TITLE 24,
8 "CIVIL PENALTIES" OF THE HOWARD COUNTY CODE. A VIOLATION OF THIS
9 SECTION IS A CLASS B OFFENSE. EACH DAY THAT A VIOLATION CONTINUES
10 IS A SEPARATE OFFENSE.

11 (46) *SUBSECTION 116.6 DISREGARDING NOTICE.*

12 ADD NEW SUBSECTION 116.6 AFTER SUBSECTION 116.5 AS FOLLOWS:

13 **116.6 DISREGARDING NOTICE.** FAILURE TO COMPLY WITH A NOTICE
14 ISSUED UNDER THIS SECTION IS A VIOLATION OF THIS CODE.

15 (47) *SUBSECTION 116.7 PROSECUTION.*

16 ADD NEW SUBSECTION 116.7 AFTER SUBSECTION 116.6 AS FOLLOWS:

17 **116.7 PROSECUTION.** THE BUILDING OFFICIAL MAY REQUEST THAT THE
18 OFFICE OF LAW INSTITUTE THE APPROPRIATE PROCEEDING AT LAW OR IN
19 EQUITY TO PREVENT OR RESTRAIN ANY WORK PERFORMED IN VIOLATION OF
20 THIS SECTION.

21 (48) *SUBSECTION 116.8 VIOLATION PENALTIES.*

22 ADD NEW SUBSECTION 116.8 AFTER SUBSECTION 116.7 AS FOLLOWS:

23 **116.8 VIOLATION PENALTIES.** ALTERNATIVELY, AND IN ADDITION TO AND
24 CONCURRENT WITH THE REMEDIES SET FORTH IN SUBSECTION 116.6, THE
25 BUILDING OFFICIAL MAY ENFORCE THIS SECTION PURSUANT TO TITLE 24,
26 "CIVIL PENALTIES" OF THE HOWARD COUNTY CODE. A VIOLATION OF THIS
27 SECTION IS A CLASS B OFFENSE. EACH DAY THAT A VIOLATION CONTINUES
28 IS A SEPARATE OFFENSE.

29 (49) *SECTION 117 EMERGENCY MEASURES.*

30 ADD NEW SECTION 117 AFTER SECTION 116 AS FOLLOWS:

31 **SECTION 117 EMERGENCY MEASURES.**

1 **117.1 IMMINENT DANGER.** WHENEVER THE BUILDING OFFICIAL
2 DETERMINES THAT THERE IS AN EMERGENCY OR IMMINENT DANGER OF
3 FAILURE OR COLLAPSE OF A BUILDING, STRUCTURE, OR ANY PART OF A
4 BUILDING OR STRUCTURE THAT ENDANGERS LIFE, OR WHEN ANY BUILDING,
5 STRUCTURE, OR PART OF A BUILDING OR STRUCTURE HAS FALLEN AND LIFE
6 IS ENDANGERED BY THE OCCUPATION OF THE BUILDING OR STRUCTURE, THE
7 BUILDING OFFICIAL MAY ORDER AN OCCUPANT TO VACATE THE BUILDING
8 OR STRUCTURE. THE BUILDING OFFICIAL SHALL POST A NOTICE AT EACH
9 ENTRANCE TO THE BUILDING OR STRUCTURE. THE NOTICE SHALL STATE AS
10 FOLLOWS: "THIS STRUCTURE IS UNSAFE AND ITS OCCUPANCY HAS BEEN
11 PROHIBITED BY THE BUILDING OFFICIAL." EXCEPT FOR THE PURPOSE OF
12 MAKING A REQUIRED REPAIR OR DEMOLISHING THE BUILDING OR
13 STRUCTURE, A PERSON SHALL NOT ENTER THE BUILDING OR STRUCTURE.

14 **117.2 TEMPORARY SAFEGUARDS.** WHENEVER THE BUILDING OFFICIAL
15 DETERMINES THAT THERE IS IMMINENT DANGER DUE TO AN UNSAFE
16 CONDITION, THE BUILDING OFFICIAL MAY CAUSE THE NECESSARY WORK TO
17 BE DONE TO MAKE THE BUILDING OR STRUCTURE TEMPORARILY SAFE,
18 WHETHER OR NOT THE LEGAL PROCEDURE AS SET FORTH IN THIS CODE HAS
19 BEEN INSTITUTED.

20 **117.3 CLOSING STREETS AND BUILDINGS.** IF NECESSARY FOR PUBLIC
21 SAFETY, THE BUILDING OFFICIAL MAY TAKE ANY OF THE FOLLOWING
22 ACTIONS:

- 23 (I) TEMPORARILY CLOSE A BUILDING OR STRUCTURE;
24 (II) CLOSE OR ORDER THE JURISDICTION TO CLOSE A SIDEWALK, STREET,
25 PUBLIC WAY, OR PLACE ADJACENT TO AN UNSAFE BUILDING OR
26 STRUCTURE; OR
27 (III) PROHIBIT THE USE OF A SIDEWALK, STREET, PUBLIC WAY, OR PLACE
28 ADJACENT TO AN UNSAFE BUILDING OR STRUCTURE.

29 **117.4. DEMOLITION OF STRUCTURES.**
30 WHENEVER THE BUILDING OFFICIAL DETERMINES THAT THERE IS IMMINENT
31 DANGER DUE TO AN UNSAFE STRUCTURE, THE BUILDING OFFICIAL MAY

1 CAUSE THE STRUCTURE TO BE DEMOLISHED IN ACCORDANCE WITH SECTION
2 118 OF THIS CODE.

3 **117.5 EMERGENCY REPAIRS.** FOR THE PURPOSE OF THIS SECTION, THE
4 BUILDING OFFICIAL MAY EMPLOY THE NECESSARY LABOR AND MATERIALS
5 TO PERFORM THE REQUIRED WORK AS EXPEDITIOUSLY AS POSSIBLE.

6 **117.6 COST OF EMERGENCY REPAIRS.** COSTS INCURRED IN THE
7 PERFORMANCE OF EMERGENCY WORK MAY BE PAID FROM THE TREASURY OF
8 THE JURISDICTION. THE OFFICE OF LAW SHALL INSTITUTE APPROPRIATE
9 ACTION TO SEEK REIMBURSEMENT AGAINST THE OWNER OF THE PREMISES
10 WHERE THE UNSAFE BUILDING OR STRUCTURE IS OR WAS LOCATED FOR THE
11 COST OF THE REPAIRS OR ACTIONS NECESSARY TO MAKE THE PREMISES
12 SAFE.

13 **117.7 UNSAFE EQUIPMENT.** WHENEVER THE BUILDING OFFICIAL
14 DETERMINES THAT EQUIPMENT IS UNSAFE, THE EQUIPMENT SHALL NOT BE
15 OPERATED AFTER THE DATE STATED IN THE NOTICE UNLESS THE REQUIRED
16 REPAIRS, REPLACEMENT, OR CHANGES HAVE BEEN MADE AND THE
17 EQUIPMENT HAS BEEN APPROVED OR UNLESS THE BUILDING OFFICIAL HAS
18 AGREED, IN WRITING, TO AN EXTENSION OF TIME TO MAKE THE REQUIRED
19 REPAIRS, REPLACEMENT, OR CHANGES.

20 **117.7.1 AUTHORITY TO SEAL EQUIPMENT.** IN THE CASE OF AN
21 EMERGENCY, THE BUILDING OFFICIAL MAY IMMEDIATELY SEAL OUT OF
22 SERVICE ANY UNSAFE DEVICE OR EQUIPMENT REGULATED BY THIS CODE.

23 **117.7.2 UNLAWFUL TO REMOVE SEAL.** ANY DEVICE OR EQUIPMENT
24 SEALED OUT OF SERVICE BY THE BUILDING OFFICIAL SHALL BE PLAINLY
25 IDENTIFIED IN AN APPROVED MANNER. EXCEPT BY THE BUILDING OFFICIAL,
26 THE IDENTIFICATION SHALL NOT BE TAMPERED WITH, DEFACED, OR
27 REMOVED. THE IDENTIFICATION SHALL INDICATE THE REASON FOR THE
28 SEALING OF THE EQUIPMENT.

29 (50) *SECTION 118 DEMOLITION OF STRUCTURES.*

30 ADD NEW SECTION 118 AFTER SECTION 117 AS FOLLOWS:

1 **SECTION 118 DEMOLITION OF STRUCTURES.**

2 **118.1 SERVICE CONNECTIONS.** BEFORE A STRUCTURE IS DEMOLISHED OR
3 REMOVED, THE OWNER OR AGENT SHALL NOTIFY ALL UTILITIES HAVING
4 SERVICE CONNECTIONS WITHIN THE STRUCTURE INCLUDING, BUT NOT
5 LIMITED TO, WATER, ELECTRIC, GAS, OR SEWER. A PERMIT TO DEMOLISH OR
6 REMOVE A STRUCTURE SHALL NOT BE ISSUED UNTIL A RELEASE IS OBTAINED
7 FROM THE UTILITIES. THE RELEASE SHALL STATE THAT THE UTILITY’S
8 RESPECTIVE SERVICE CONNECTIONS AND APPURTENANT EQUIPMENT, SUCH
9 AS METERS AND REGULATORS, HAVE BEEN REMOVED, SEALED, OR PLUGGED
10 IN A SAFE MANNER.

11 **118.2 NOTICE TO ADJOINING OWNERS.** A PERMIT TO REMOVE OR
12 DEMOLISH A BUILDING OR STRUCTURE MAY BE GRANTED IF WRITTEN NOTICE
13 HAS BEEN GIVEN BY THE APPLICANT TO THE OWNERS OF ADJOINING LOTS
14 AND TO THE OWNERS OF WIRED OR OTHER FACILITIES THAT MAY NEED TO BE
15 TEMPORARILY REMOVED DUE TO THE PROPOSED WORK.

16 **118.3 LOT REGULATION.** WHENEVER A STRUCTURE IS DEMOLISHED OR
17 REMOVED, THE PREMISES SHALL BE MAINTAINED FREE FROM ALL UNSAFE OR
18 HAZARDOUS CONDITIONS BY THE PROPER REGULATION OF THE LOT,
19 RESTORATION OF ESTABLISHED GRADES, AND THE ERECTION OF THE
20 NECESSARY RETAINING WALLS AND FENCES IN ACCORDANCE WITH THE
21 PROVISIONS OF CHAPTER 33 OF THIS CODE.

22 (51) *SUBSECTION 406.2.7 ELECTRIC VEHICLE CHARGING STATIONS AND SYSTEMS.*
23 DELETE THE LAST SENTENCE.

24 (52) *SUBSECTION: 406.2.7.1 NUMBER OF ACCESSIBLE VEHICLE SPACES.*
25 ADD NEW SUBSECTION 406.2.7.1 AFTER SUBSECTION 406.2.7 AS FOLLOWS:
26 AT LEAST ONE OF EACH TYPE OF ELECTRICAL VEHICLE CHARGING SYSTEM,
27 SHALL BE ACCESSIBLE.

28 (53) *SUBSECTION 406.2.7.2 VEHICLE SPACE SIZE.*
29 ADD NEW SUBSECTION 406.2.7.2 AFTER SUBSECTION 406.2.7.1 AS FOLLOWS:
30 THE ACCESSIBLE EV SPACE SHALL COMPLY WITH SECTIONS 502.2 THROUGH
31 502.5 OF THE 2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY

- 1 GUIDELINE (ADAAG) STANDARD. NO SIGNAGE REQUIRED IDENTIFYING THE
2 SPACE AS ACCESSIBLE.
- 3 (54) *SUBSECTION 411.5 PUZZLE ROOM EXITING.*
4 DELETE ITEM #3 AND SUBSTITUTE THE FOLLOWING:
5 ALL EXITS AND EXIT ACCESS DOORS FROM EACH PUZZLE ROOM SHALL BE
6 OPEN AND READILY AVAILABLE UPON ACTIVATION BY THE AUTOMATIC FIRE
7 ALARM SYSTEM, AUTOMATIC SPRINKLER SYSTEM, A MANUAL CONTROL AT A
8 CONSTANTLY ATTENDED LOCATION AND SHALL HAVE A READILY ACCESSIBLE
9 CONTROL LOCATED INSIDE EACH PUZZLE ROOM.
- 10 (55) *SUBSECTION 703.5 MARKING AND IDENTIFICATION.*
11 AMEND ITEM 1 AS FOLLOWS:
12 (I) DELETE "WITHIN 15 FEET (4572 MM) OF THE END OF EACH WALL
13 AND";
14 (II) DELETE "30 FEET (914 MM)" AND SUBSTITUTE "10 FEET (3048
15 MM)"; AND
16 (III) AFTER "WALL OR PARTITION" INSERT "ON BOTH SIDES"; AND
- 17 (56) *SUBSECTIONS 903.2.1.1 GROUP A-1; 903.2.1.3 GROUP A-3; AND 903.2.1.4*
18 *GROUP A-4.*
19 DELETE ITEM NUMBER 2 IN EACH SUBSECTION AND SUBSTITUTE THE
20 FOLLOWING IN EACH INSTANCE:
21 2. THE FIRE AREA HAS A CALCULATED OCCUPANT LOAD OF 100 OR MORE;
22 OR
- 23 (57) *SUBSECTION 903.2.1.6 ASSEMBLY OCCUPANCIES ON ROOFS.*
24 IN THE FIRST SENTENCE DELETE "300" AND SUBSTITUTE "100".
- 25 (58) *903.2.1.7 MULTIPLE FIRE AREAS.*
26 IN THE FIRST SENTENCE DELETE "300" AND SUBSTITUTE "100".
- 27 (59) *SUBSECTION 903.2.3 GROUP E.*
28 DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:
29 **903.2.3 GROUP E.** AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED
30 FOR ALL GROUP E OCCUPANCIES.

1 **EXCEPTION:** AN AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED IF A
2 STUDENT OCCUPIED AREA HAS A DOOR DIRECTLY TO THE OUTSIDE.

3 (60) *SUBSECTION 903.2.13 ADDITIONAL SUPPRESSION REQUIREMENTS.*

4 ADD NEW SUBSECTION 903.2.13 AFTER SUBSECTION 903.2.12 AS FOLLOWS:

5 **903.2.13 ADDITIONAL SUPPRESSION REQUIREMENTS.** FIRE SUPPRESSION
6 SYSTEMS SHALL BE PROVIDED FOR RESIDENTIAL AND NONRESIDENTIAL
7 BUILDINGS OR STRUCTURES AS FOLLOWS:

8 **903.2.13.1** IF AN ADDITION OR RENOVATION TO AN EXISTING R-1 OR R-2
9 BUILDING EXCEEDS 50% OF THE GROSS FLOOR AREA, THE ENTIRE BUILDING
10 SHALL BE PROTECTED BY AN APPROVED FIRE PROTECTION SYSTEM.

11 **903.2.13.2** ANY NONRESIDENTIAL BUILDING, STRUCTURE, OR ADDITION TO
12 AN EXISTING NONRESIDENTIAL BUILDING OR STRUCTURE FOR WHICH THE
13 INITIAL BUILDING PERMIT WAS ISSUED ON OR AFTER JULY 1, 1992, SHALL BE
14 PROTECTED BY AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.

15 **903.2.13.3 APPLICABLE CONDITIONS AND EXCEPTIONS:**

16 (i) **EXCEPTION:** A BUILDING OR STRUCTURE CONTAINING LESS THAN
17 5,000 GROSS SQUARE FEET IN FLOOR AREA. THE GROSS SQUARE
18 FEET OF A BUILDING OR ADDITION SHALL BE THE SUM TOTAL OF THE
19 FLOOR AREA FOR ALL FLOOR LEVELS, BASEMENTS, AND
20 SUBBASEMENTS, MEASURED FROM OUTSIDE WALLS, IRRESPECTIVE
21 OF THE EXISTENCE OF INTERIOR FIRE-RESISTIVE WALLS, FLOORS, OR
22 CEILINGS.

23 (ii) IF AN ADDITION TO AN EXISTING BUILDING EXCEEDS 5,000 GROSS
24 SQUARE FEET IN FLOOR AREA, THE ADDITION SHALL COMPLY WITH
25 THIS SECTION.

26 (iii) IF AN ALTERATION TO AN EXISTING BUILDING EXCEEDS 5,000 GROSS
27 SQUARE FEET IN FLOOR AREA, THE ALTERATION SHALL COMPLY
28 WITH THIS SECTION. IF THE ALTERATION EXCEEDS 50% OF THE
29 GROSS FLOOR AREA OF THE BUILDING, THE ENTIRE BUILDING SHALL
30 COMPLY WITH THIS SECTION.

1 (IV) IF AN ALTERATION AND ADDITION OCCUR SIMULTANEOUSLY IN A
2 BUILDING, ARE CONTIGUOUS, AND THE TOTAL AFFECTED FLOOR
3 AREA EXCEEDS 5,000 GROSS SQUARE FEET IN FLOOR AREA, THE
4 ENTIRE ALTERATION AND ADDITION AREAS SHALL COMPLY WITH
5 THIS SECTION.

6 (V) THE BUILDING OFFICIAL MAY GRANT A WAIVER FROM THE
7 REQUIREMENTS OF THIS SECTION FOR AN UNUSUAL BUILDING,
8 STRUCTURE, OR OCCUPANCY.

9 (VI) A SPRINKLER SYSTEM REQUIRED BY THIS SECTION SHALL BE
10 INSTALLED IN ACCORDANCE WITH NFPA STANDARD 13, 13D, OR
11 13R, AS APPLICABLE.

12 (61) *SUBSECTION 903.2.14 HOSE CONNECTIONS.*

13 ADD NEW SUBSECTION 903.2.14 AFTER SUBSECTION 903.2.13 AS FOLLOWS:

14 **903.2.14 HOSE CONNECTIONS.** WHERE FIRE SUPPRESSION SYSTEMS ARE
15 REQUIRED IN GROUP M, S-1 AND F-1 OCCUPANCIES, A 2¹/₂ INCH HOSE
16 CONNECTION WITH 1¹/₂ INCH REDUCERS SHALL BE PROVIDED FOR FIRE
17 DEPARTMENT USE. HOSE CONNECTIONS SHALL BE PLACED NEAR EXIT
18 DOORS THAT DO NOT HAVE FIRE DEPARTMENT VEHICLE ACCESS WITHIN 100
19 FEET. TWO HOSE CONNECTIONS SHALL BE LOCATED NO MORE THAN 200
20 FEET APART. EXIT DOORS SHALL BE PLACARDED ON THE OUTSIDE TO
21 INDICATE THE LOCATION OF HOSE CONNECTIONS FOR FIRE DEPARTMENT
22 ACCESS.

23 (62) *SUBSECTION 905.12 PIPING DESIGN.*

24 ADD NEW SUBSECTION 905.12 AFTER SUBSECTION 905.11 AS FOLLOWS:

25 **905.12 PIPING DESIGN.** THE RISER PIPING, SUPPLY PIPING, AND WATER
26 SERVICE PIPING SHALL BE SIZED TO MAINTAIN A RESIDUAL PRESSURE OF AT
27 LEAST 100 PSI AT THE TOP MOST OUTLET OF EACH RISER WHILE FLOWING
28 THE MINIMUM QUANTITY OF WATER AS SPECIFIED IN NFPA 14. THE PIPE
29 SIZE SHALL BE BASED ON EITHER THE CAPACITY OF THE AUTOMATIC WATER
30 SUPPLY SYSTEM OR THE SUPPLY OF 1000 GPM AT 150 PSI AT THE FIRE
31 DEPARTMENT CONNECTION WHERE AN AUTOMATIC WATER SUPPLY IS

1 NEITHER REQUIRED NOR PROVIDED TO MAINTAIN THE RESIDUAL PRESSURE
2 OF 100 PSI. IF A FIRE PUMP IS REQUIRED TO SUPPLY AN AUTOMATIC
3 SPRINKLER SYSTEM, THE PUMP SHALL BE SIZED IN ACCORDANCE WITH THIS
4 SECTION.

5 **EXCEPTION:** THE RESIDUAL PRESSURE OF 100 PSI IS NOT REQUIRED IN
6 BUILDINGS WHERE ALL THE FOLLOWING APPLY:

- 7 (I) THAT ARE EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER
8 SYSTEMS IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 OF
9 THIS CODE;
- 10 (II) WHERE THE HIGHEST FLOOR LEVEL IS NOT MORE THAN 75 FEET
11 ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS;
12 AND
- 13 (III) WHERE A PUMP IS NOT REQUIRED TO MEET THE SPRINKLER SYSTEM
14 DEMAND,

15 (63) *SUBSECTION 910.2 WHERE REQUIRED.*

- 16 (I) IN EXCEPTION NUMBER 1, BEFORE "FROZEN", INSERT "FOOD
17 HANDLING FACILITIES AND"; AND
- 18 (II) DELETE EXCEPTIONS 2, AND 3.

19 (64) *SUBSECTION 910.2.2 HIGH PILED COMBUSTIBLE STORAGE.*

- 20 (I) IN THE FIRST SENTENCE, DELETE "TABLE 3206.2 OF THE
21 INTERNATIONAL FIRE CODE" AND SUBSTITUTE "TABLE 910.2.2 OF
22 THE HOWARD COUNTY BUILDING CODE".
- 23 (II) INSERT TABLE 910.2.2 AS FOLLOW:

24 TABLE 910.2.2

[F] TABLE
 REQUIREMENTS FOR DRAFT CURTAINS AND SMOKE AND HEAT VENTS^a

OCCUPANCY GROUP AND COMMODITY CLASSIFICATION	DESIGNATED STORAGE HEIGHT (feet)	MINIMUM DRAFT CURTAIN DEPTH (feet)	MAXIMUM AREA FORMED BY DRAFT CURTAINS (square feet)	VENT-AREA-TO-FLOOR-AREA RATIO ^b	MAXIMUM SPACING OF VENT CENTERS (feet)	MAXIMUM DISTANCE FROM VENTS TO WALL OR DRAFT CURTAIN ^c (feet)
High-piled Storage (see Section 910.2.2) Class I-IV commodities (Option 1)	≤ 20	6	10,000	1:100	100	60
	> 20 ≤ 40	6	8,000	1:75	100	55
High-piled Storage (see Section 910.2.2) Class I-IV commodities (Option 2)	≤ 20	4	3,000	1:75	100	55
	> 20 ≤ 40	4	3,000	1:50	100	50
High-piled Storage (see Section 910.2.2) High-hazard commodities (Option 1)	≤ 20	6	6,000	1:50	100	50
	> 20 ≤ 30	6	6,000	1:40	90	45
High-piled Storage (see Section 910.2.2) High-hazard commodities (Option 2)	≤ 20	4	4,000	1:50	100	50
	> 20 ≤ 30	4	2,000	1:30	75	40

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

a. Additional requirements for rack storage heights in excess of those indicated shall be in accordance with Chapter 32 of the *International Fire Code*. For solid-piled storage heights in excess of those indicated, an approved engineered design shall be used.

b. Vents adjacent to walls or draft curtains shall be located within a horizontal distance not greater than the maximum distance specified in this column as measured perpendicular to the wall or draft curtain that forms the perimeter of the draft curtained area.

c. Where draft curtains are not required, the vent area to floor area ratio shall be calculated based on a minimum draft curtain depth of 6 feet (Option 1).

d. "H" is the height of the vent, in feet, above the floor.

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(65) *SUBSECTION 910.3.4. VENT OPERATION.*

DELETE "AUTOMATIC AND".

(66) *CHAPTER 11. ACCESSIBILITY.*

DELETE THIS CHAPTER IN ITS ENTIRETY.

(67) *SUBSECTION 1210.4 DIAPER CHANGING AMENITY.*

ADD NEW SUBSECTION 1210.4 AFTER SUBSECTION 1210.3 AS FOLLOWS:

1210.4 DIAPER-CHANGING AMENITY.

- (i) THIS SUBSECTION APPLIES TO THE FOLLOWING OCCUPANCY TYPES:
 ASSEMBLY GROUP A-1, A-2, A-3, A-4, AND A-5, BUSINESS GROUP B, EDUCATIONAL GROUP E, INSTITUTIONAL GROUP I-1, I-2, AND I-4, MERCANTILE GROUP M, RESIDENTIAL GROUP R-1, AND STORAGE GROUP S-2.
- (ii) IN EACH PORTION OF THE OCCUPANCY THAT CONTAINS A PUBLIC TOILET OR BATHROOM, PERSONS OF ALL GENDERS MUST HAVE ACCESS TO A DIAPER-CHANGING STATION OR SIMILAR AMENITY THAT IS SAFE, SANITARY, AND CONVENIENT.
- (iii) THIS SUBSECTION DOES NOT APPLY TO:
 - A. BUILDINGS THAT ALREADY HAVE A NEW BUILDING PERMIT AND ARE NOT UNDERGOING RENOVATIONS;
 - B. BUILDINGS UNDERGOING RENOVATIONS IF THE RENOVATIONS DO NOT REQUIRE A BUILDING PERMIT;

- 1 C. BUILDINGS THAT PROHIBIT ENTRANCE TO MINORS; AND
2 D. BUILDINGS FOR WHICH THE BUILDING OFFICIAL DETERMINES
3 THAT THE INSTALLATION OF A DIAPER-CHANGING FACILITY
4 OR SIMILAR AMENITY IS NOT FEASIBLE.

5 (68) *SUBSECTION 1608.2 GROUND SNOW LOADS.*

6 IN THE FIRST SENTENCE, AFTER “SHALL BE”, INSERT “40 PSF AND FOR FLAT
7 ROOFS UP TO 2% SLOPES CAN USE 30 PSF FOR DESIGN REQUIREMENTS”

8 (69) *SUBSECTION 1803.2 INVESTIGATIONS REQUIRED.*

9 INSERT AT THE END OF THE FIRST SENTENCE AFTER “1805.5” “OR WHERE
10 THE BUILDING EXCEEDS 2 STORIES”.

11 (70) *SUBSECTION 1809.5 FROST PROTECTION.*

12 DELETE EXCEPTION NUMBER 2 AND SUBSTITUTE “2. AREA OF 400 SQUARE
13 FEET OR LESS;”.

14 (71) *SUBSECTION 1809.5.2 FROST LINE.*

15 ADD NEW SUBSECTION 1809.5.2 AFTER SUBSECTION 1809.5.1 AS FOLLOWS:
16 **1809.5.2 FROST LINE.** THE FROST LINE SHALL BE AT LEAST 30 INCHES
17 BELOW FINISHED GRADE.

18 (72) DELETE CHAPTERS 28 THROUGH 29.

19 (73) *SUBSECTION 3001.3 REFERENCED STANDARDS.*

20 ADD THE FOLLOWING TO THE END OF THE SUBSECTION:

21 **EXCEPTION:** THE REQUIREMENTS OF THE STATE OF MARYLAND ELEVATOR
22 CODE, ASME A17.1, SAFETY CODE FOR ELEVATORS AND ESCALATORS, AS
23 ADOPTED BY THE MARYLAND DEPARTMENT OF LABOR, SHALL APPLY TO
24 ELEVATORS AND CONVEYING SYSTEMS.

25 (74) *SUBSECTION 3107.1 GENERAL.*

26 INSERT THE FOLLOWING AT THE END OF THIS SENTENCE AFTER “CODE”:
27 AND THE REQUIREMENTS OF THE HOWARD COUNTY SIGN CODE SET FORTH
28 IN TITLE 3, SUBTITLE 5 OF THE HOWARD COUNTY CODE.

29 (75) *SUBSECTION 3108.3 RADIO AND TELEVISION ANTENNAS.*

30 ADD NEW SUBSECTION 3108.3 AFTER SUBSECTION 3108.2 AS FOLLOWS:

31 **3108.3 RADIO AND TELEVISION ANTENNAS.**

1 **3108.3.1 PERMITS NOT REQUIRED.** BUILDING PERMITS ARE NOT REQUIRED
2 FOR ROOF INSTALLATION OF ANTENNAL STRUCTURES THAT ARE LESS THAN
3 12 FEET IN HEIGHT ABOVE THE ROOF AND USED FOR PRIVATE RADIO OR
4 TELEVISION RECEPTION. ANTENNAL STRUCTURES SHALL NOT BE ERECTED
5 SO AS TO DAMAGE THE ROOF COVERING. WHEN REMOVED FROM THE ROOF,
6 THE ROOF COVERING SHALL BE REPAIRED TO MAINTAIN WEATHER AND
7 WATER TIGHTNESS. THE INSTALLATION OF ANTENNAL STRUCTURES ON THE
8 ROOF OF A BUILDING SHALL NOT BE NEARER TO THE LOT LINE THAN THE
9 TOTAL HEIGHT OF THE ANTENNAL STRUCTURE ABOVE THE ROOF.

10 ANTENNAL STRUCTURES SHALL NOT BE ERECTED NEAR ELECTRIC POWER
11 LINES AND SHALL NOT ENCROACH UPON ANY STREET OR OTHER PUBLIC
12 SPACE.

13 **3108.3.2 PERMITS REQUIRED.** IF THE APPLICATION MEETS THE CRITERIA
14 SET FORTH IN THIS CODE, AN APPLICATION FOR ROOF-MOUNTED ANTENNAL
15 STRUCTURES MORE THAN 12 FEET IN HEIGHT ABOVE THE ROOF SHALL BE
16 APPROVED. A PERMIT APPLICATION FOR A ROOF-MOUNTED ANTENNAL
17 STRUCTURE UNDER THIS SUBSECTION SHALL BE ACCOMPANIED BY DETAILED
18 DRAWINGS OF THE STRUCTURE AND METHOD OF ANCHORAGE. ALL
19 CONNECTIONS TO THE ROOF STRUCTURE SHALL BE PROPERLY FLASHED TO
20 MAINTAIN WATER TIGHTNESS. THE DESIGN AND MATERIALS OF
21 CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THIS
22 SUBSECTION (3108.3) FOR CHARACTER, QUALITY, AND MINIMUM
23 DIMENSION.

24 **3108.3.3 DISH ANTENNAS.** A DISH ANTENNA IS AN ANTENNA THAT
25 CONSISTS OF A RADIATION ELEMENT THAT TRANSMITS OR RECEIVES
26 RADIATION SIGNALS GENERATED AS ELECTRICAL, LIGHT, OR SOUND
27 ENERGY. A DISH ANTENNA IS SUPPORTED BY A STRUCTURE WITH OR
28 WITHOUT A REFLECTIVE COMPONENT TO THE RADIATING DISH, USUALLY IN
29 A CIRCULAR SHAPE WITH A PARABOLIC CURVE DESIGN CONSTRUCTED OF A
30 SOLID OR OPEN MESH SURFACE.

1 **3108.3.3.1 PERMITS.** A PERMIT SHALL BE OBTAINED FOR DISH ANTENNAL
2 STRUCTURES THAT ARE GREATER THAN 3 FEET IN DIAMETER AND THAT ARE
3 ERECTED ON THE ROOF OF OR ATTACHED TO BUILDINGS OR STRUCTURES.
4 PERMITS ARE NOT REQUIRED FOR DISH ANTENNAS THAT ARE 3 FEET OR LESS
5 IN DIAMETER AND THAT ARE ERECTED AND MAINTAINED ON THE ROOF OF A
6 BUILDING.

7 **3108.3.3.2 STRUCTURAL PROVISIONS.** DISH ANTENNAS LARGER THAN 3
8 FEET IN DIAMETER ARE SUBJECT TO THE STRUCTURAL PROVISIONS OF
9 SECTIONS 1608 AND 1609. THE SNOW LOAD PROVISION OF SECTION 1608
10 SHALL NOT APPLY WHERE THE ANTENNA HAS A HEATER TO MELT FALLING
11 SNOW.

12 (76) *SUBSECTION 3109 SWIMMING POOL ENCLOSURES AND SAFETY DEVICES.*

13 DELETE THIS SECTION AND SUBSTITUTE THE FOLLOWING:

14 **SUBSECTION 3109: SWIMMING POOL ENCLOSURES AND SAFETY DEVICES:**

15 **3109.1 GENERAL.** SWIMMING POOLS SHALL COMPLY WITH THE
16 REQUIREMENTS OF SECTIONS 3109.2 THROUGH 3109.3 AND OTHER
17 APPLICABLE REQUIREMENTS OF THE CODE.

18 **3109.2 RESIDENTIAL SWIMMING POOLS.** RESIDENTIAL SWIMMING POOLS
19 SHALL BE COMPLETELY ENCLOSED BY A BARRIER COMPLYING WITH
20 SECTIONS 3109.2.1 THROUGH 3109.2.3.

21 **EXCEPTION:** WHEN APPROVED BY THE BUILDING OFFICIAL, A SWIMMING
22 POOL WITH A POWER SAFETY COVER OR A SPA WITH A SAFETY COVER
23 COMPLYING WITH ASTM F 1346 DOES NOT NEED TO BE COMPLETELY
24 ENCLOSED AS REQUIRED BY THIS SECTION. .

25 **3109.2.1 BARRIER HEIGHT AND CLEARANCES.** THE TOP OF THE BARRIER
26 SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE
27 SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE
28 MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF
29 THE BARRIER SHALL BE 2 INCHES (51MM) MEASURED ON THE SIDE OF THE
30 BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP
31 OF THE POOL STRUCTURE IS ABOVE GRADE, SUCH AS AN ABOVE-GROUND

1 POOL, THE BARRIER MAY BE AT GROUND LEVEL, SUCH AS THE POOL
2 STRUCTURE OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE
3 BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM
4 VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE
5 BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102MM).

6 **3109.2.1.1 OPENINGS.** OPENINGS IN THE BARRIER SHALL NOT ALLOW
7 PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

8 **3109.2.1.2 SOLID BARRIER SURFACES.** SOLID BARRIERS WHICH DO NOT
9 HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS
10 EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY
11 JOINTS.

12 **3109.2.1.3 CLOSELY SPACED HORIZONTAL MEMBERS.** WHERE THE
13 BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE
14 DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN
15 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON
16 THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL
17 MEMBERS SHALL BE NOT GREATER THAN 1¾ INCHES (44 MM) IN WIDTH.
18 WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS,
19 SPACING WITHIN THE CUTOUTS SHALL BE NOT GREATER THAN 1¾ INCHES
20 (44 MM) IN WIDTH.

21 **3109.2.1.4 WIDELY SPACED HORIZONTAL MEMBERS.** WHERE THE
22 BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE
23 DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS 45 INCHES
24 (1143 MM) OR MORE, SPACING BETWEEN VERTICAL MEMBERS SHALL BE NOT
25 GREATER THAN 4 INCHES (102 MM). WHERE THERE ARE DECORATIVE
26 CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS
27 SHALL BE NOT GREATER THAN 1¾ INCHES (44 MM) IN WIDTH.

28 **3109.2.1.5 CHAIN LINK DIMENSION.** MESH SIZE FOR CHAIN LINK FENCES
29 SHALL BE NOT GREATER THAN A 2¼ INCH SQUARE (57 MM SQUARE) UNLESS
30 THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR THE BOTTOM
31 THAT REDUCE THE OPENING TO NOT MORE THAN 1¾ INCHES (44 MM).

1 **3109.2.1.6 DIAGONAL MEMBERS.** WHERE THE BARRIER IS COMPOSED OF
2 DIAGONAL MEMBERS, THE OPENING FORMED BY THE DIAGONAL MEMBERS
3 SHALL BE NOT GREATER THAN 1¾ INCHES (44 MM).

4 **3109.2.1.7 GATES.** ACCESS DOORS OR GATES SHALL COMPLY WITH THE
5 REQUIREMENTS OF SECTION 3109.2.1.1 THROUGH 3109.2.1.6, AND SHALL BE
6 EQUIPPED TO ACCOMMODATE A LOCKING DEVICE. PEDESTRIAN ACCESS
7 GATES SHALL OPEN OUTWARD AWAY FROM THE POOL AND SHALL BE SELF-
8 CLOSING AND HAVE A SELF-LATCHING DEVICE. DOORS OR GATES OTHER
9 THAN PEDESTRIAN ACCESS DOORS OR GATES SHALL HAVE A SELF-LATCHING
10 DEVICE. RELEASE MECHANISMS SHALL BE IN ACCORDANCE WITH SECTIONS
11 1010.1.9 AND 1109.13. WHERE THE RELEASE MECHANISM OF THE SELF-
12 LATCHING DEVICE IS LOCATED LESS THAN 54 INCHES (1372 MM) FROM THE
13 BOTTOM OF THE DOOR OR GATE, THE RELEASE MECHANISM SHALL BE
14 LOCATED ON THE POOL SIDE OF THE DOOR OR GATE 3 INCHES (76 MM) OR
15 MORE, BELOW THE TOP OF THE DOOR OR GATE, AND THE DOOR OR GATE AND
16 BARRIER SHALL BE WITHOUT OPENING LARGER THAN ½ INCH (13 MM)
17 WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

18 **3109.2.1.8 DWELLING WALL AS A BARRIER.** WHERE A WALL OF A
19 DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING
20 SHALL APPLY:

21 1. DOORS WITH DIRECT ACCESS TO THE POOL THROUGH THAT WALL SHALL
22 BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING
23 WHEN THE DOOR AND/OR ITS SCREEN, IF PRESENT, ARE OPENED. THE ALARM
24 SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 2017. IN
25 DWELLINGS NOT REQUIRED TO BE *ACCESSIBLE UNITS*, *TYPE A UNITS* OR *TYPE*
26 *B UNITS*, THE DEACTIVATION SWITCH SHALL BE LOCATED 54 INCHES (1372
27 MM) OR MORE ABOVE THE THRESHOLD OF THE DOOR. IN DWELLINGS
28 REQUIRED TO BE *ACCESSIBLE UNITS*, *TYPE A UNITS* OR *TYPE B UNITS*, THE
29 DEACTIVATION SWITCH SHALL BE LOCATED NO HIGHER THAN 54 INCHES
30 (1372 MM) AND NOT LESS THAN 48 INCHES (1219 MM) ABOVE THE
31 THRESHOLD OF THE DOOR.

1 2. THE POOL SHALL BE EQUIPPED WITH A POWERED SAFETY COVER IN
2 COMPLIANCE WITH ASTM F 1346; OR

3 3. OTHER MEANS OF PROTECTION, SUCH AS SELF-CLOSING DOORS WITH
4 SELF-LATCHING DEVICES, WHICH ARE APPROVED, SHALL BE ACCEPTABLE SO
5 LONG AS THE DEGREE OF PROTECTION AFFORDED IS NOT LESS THAN THE
6 PROTECTION AFFORDED BY ITEM 1 OR 2 DESCRIBED ABOVE.

7 **3109.2.1.9 POOL STRUCTURES AS BARRIERS.** WHERE AN ABOVE-GROUND
8 POOL STRUCTURE IS USED AS A BARRIER OR WHERE THE BARRIER IS
9 MOUNTED ON TOP OF THE POOL STRUCTURE, AND THE MEANS OF ACCESS IS A
10 LADDER OR STEPS, THEN THE LADDER OR STEPS SHALL BE CAPABLE OF
11 BEING SECURED, LOCKED OR REMOVED TO PREVENT ACCESS, OR THE
12 LADDER OR STEPS SHALL BE SURROUNDED BY A BARRIER WHICH MEETS THE
13 REQUIREMENT OF SECTION 3109.2.1 THROUGH 3109.2.1.8. WHERE THE
14 LADDER OR STEPS ARE SECURED, LOCKED OR REMOVED, ANY OPENING
15 CREATED SHALL NOT ALLOW THE PASSAGE OF A 4 – INCH DIAMETER (102
16 MM) SPHERE.

17 **3109.2.2 INDOOR SWIMMING POOL.** WALLS SURROUNDING AN INDOOR
18 SWIMMING POOL SHALL NOT BE REQUIRED TO COMPLY WITH SECTION
19 3109.2.1.8.

20 **3109.2.3 PROHIBITED LOCATIONS.** BARRIERS SHALL BE LOCATED TO
21 PROHIBIT PERMANENT STRUCTURES, EQUIPMENT OR SIMILAR OBJECTS FROM
22 BEING USED TO CLIMB THE BARRIERS.

23 **3109.3 ENTRAPMENT AVOIDANCE.** SUCTION OUTLETS SHALL BE DESIGNED
24 AND INSTALLED IN ACCORDANCE WITH ANSI/APSP-7.

25 **3109.4. ALTERNATIVE DEVICES.** NATURAL BARRIERS, POOL COVERS, OR
26 OTHER PROTECTIVE DEVICES APPROVED BY THE BUILDING OFFICIAL SHALL
27 BE AN ACCEPTABLE ENCLOSURE IF THE DEGREE OF PROTECTION AFFORDED
28 BY THE SUBSTITUTED DEVICE OR STRUCTURE IS GREATER THAN THE
29 PROTECTION AFFORDED BY THE ENCLOSURES, GATES, AND LATCHES
30 DESCRIBED HEREIN.

31 (77) *SECTION 3114 FLOODPLAIN.*

1 DELETE SECTION 3114, PUBLIC USE RESTROOM BUILDINGS IN FLOOD
2 HAZARD AREAS, AND SUBSTITUTE THE FOLLOWING:

3 **SECTION 3114 FLOODPLAIN.**

4 **3114.1 GENERAL.** FOR THE PURPOSE OF THIS SECTION, THE FLOODPLAIN IS
5 DELINEATED IN TITLE 16, SUBTITLE 7 OF THE HOWARD COUNTY CODE.

6 **3114.2 WITHIN DESIGNATED FLOODPLAIN.**

7 THE CONSTRUCTION, RECONSTRUCTION, MODIFICATION, ALTERATION,
8 REPAIR, OR IMPROVEMENT OF BUILDINGS, MANUFACTURED HOMES, OR
9 OTHER STRUCTURES LOCATED WITHIN A DESIGNATED FLOODPLAIN SHALL BE
10 DONE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THIS
11 SECTION.

12 **3114.2.1 NEW CONSTRUCTION.** NEW RESIDENTIAL OR NONRESIDENTIAL
13 CONSTRUCTION SHALL NOT OCCUR WITHIN A DESIGNATED FLOODPLAIN.

14 **EXCEPTION 1:** AN EXISTING NONCONFORMING STRUCTURE LOCATED
15 WITHIN A DESIGNATED FLOODPLAIN WHICH IS DESTROYED BY FIRE OR
16 FLOOD, OR THAT SUSTAINS SUBSTANTIAL DAMAGE MAY BE RESTORED TO
17 THE SAME SIZE AND DIMENSION AND IN THE SAME LOCATION ON THE SAME
18 LOT AS THE DESTROYED STRUCTURE, PROVIDED CONSTRUCTION BEGINS
19 WITHIN 12 MONTHS OF THE DATE OF DESTRUCTION. CONSTRUCTION SHALL
20 COMPLY WITH THE ELEVATING AND FLOODPROOFING REQUIREMENTS OF
21 SUBSECTION 3114.4 FOR NEW CONSTRUCTION ADJACENT TO A FLOODPLAIN.
22 A PERSON SHALL NOT INTENTIONALLY DEMOLISH OR RECONSTRUCT ANY
23 NONCONFORMING STRUCTURE. THIS EXCEPTION DOES NOT APPLY TO
24 MANUFACTURED HOMES. A MANUFACTURED HOME CANNOT BE RESTORED
25 UNDER ANY CONDITION WITHIN A DESIGNATED FLOODPLAIN.

26 **EXCEPTION 2:** TRANSPORTATION NETWORKS, UTILITY INSTALLATIONS,
27 PIERS, OPEN PIER STRUCTURES, AND OPEN DECKS APPROVED BY THE
28 DEPARTMENT OF PUBLIC WORKS. STREETS, SIDEWALKS, PATHWAYS, AND
29 UTILITY SYSTEMS IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN
30 MANUAL AND ALL OTHER APPLICABLE CODES, ORDINANCES, RESOLUTIONS,
31 AND REGULATIONS.

1 **3114.2.2 ADDITIONS AND ENLARGEMENTS.** EXISTING NONCONFORMING
2 STRUCTURES LOCATED WITHIN A DESIGNATED FLOODPLAIN SHALL NOT BE
3 EXPANDED OR ENLARGED.

4 **3114.2.3 MODIFICATIONS, ALTERATIONS, AND REPAIRS.** MODIFICATIONS,
5 ALTERATIONS, REPAIRS, OR IMPROVEMENTS THAT COST LESS THAN 50% OF
6 THE FAIR MARKET VALUE OF THE STRUCTURE MAY BE MADE TO EXISTING
7 NONCONFORMING STRUCTURES LOCATED WITHIN A DESIGNATED
8 FLOODPLAIN WITHOUT FLOODPROOFING OR ELEVATING IF THE OWNER
9 DEMONSTRATES THROUGH A MARYLAND STATE REGISTERED PROFESSIONAL
10 ENGINEER THAT FLOODPROOFING OR ELEVATING IS IMPRACTICAL.

11 **3114.3 SUBSTANTIAL IMPROVEMENTS WITHIN A DESIGNATED**
12 **FLOODPLAIN.** SUBSTANTIAL IMPROVEMENTS WITHIN A DESIGNATED
13 FLOODPLAIN SHALL MEET THE STANDARDS SET FORTH IN THIS SUBSECTION
14 AND TITLE 16, SUBTITLE 7 OF THE HOWARD COUNTY CODE.

15 **3114.3.1. RESIDENTIAL.** THE LOWEST FLOOR, INCLUDING A BASEMENT, OF
16 SUBSTANTIAL IMPROVEMENTS TO EXISTING NONCONFORMING RESIDENTIAL
17 STRUCTURES LOCATED WITHIN A DESIGNATED FLOODPLAIN SHALL BE
18 ELEVATED TO AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

19 **3114.3.2. NONRESIDENTIAL.** THE LOWEST FLOOR, INCLUDING A
20 BASEMENT, OF SUBSTANTIAL IMPROVEMENTS TO EXISTING
21 NONCONFORMING NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED TO
22 AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD ELEVATION OR SHALL BE
23 DESIGNED SO THAT ANY AREA OF THE BUILDING WHICH IS LOWER THAN 2
24 FEET ABOVE THE 100-YEAR FLOOD ELEVATION, AS DETERMINED OR
25 APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, IS WATERTIGHT WITH
26 WALLS SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER AND
27 WITH STRUCTURAL COMPONENTS HAVING THE CAPABILITY OF
28 WITHSTANDING APPLICABLE HYDROSTATIC, HYDRODYNAMIC, IMPACT,
29 SOIL, AND, WHEN APPLICABLE, HURRICANE AND TIDAL WAVE LOADING
30 CONDITIONS. THE WATER TIGHTNESS AND STRUCTURAL CAPABILITIES
31 SHALL BE THOSE DESCRIBED IN FLOODPROOFING REGULATIONS PUBLISHED

1 BY THE OFFICE OF THE CHIEF OF ENGINEERS, U.S. ARMY, WASHINGTON,
2 D.C., DECEMBER 1995, OR SUBSEQUENT REVISIONS, AND SECTION
3 16.705(c) OF THE HOWARD COUNTY CODE.

4 **3114.4 CONSTRUCTION ADJACENT TO A DESIGNATED FLOODPLAIN.**

5 WHERE BUILDINGS ARE LOCATED ADJACENT TO A DESIGNATED FLOODPLAIN
6 THE FOLLOWING SUBSECTIONS AND TITLE 16, SUBTITLE 7 OF THE HOWARD
7 COUNTY CODE SHALL APPLY:

8 **3114.4.1 RESIDENTIAL.** IN NEW CONSTRUCTION OF RESIDENTIAL

9 BUILDINGS OR ADDITIONS OR SUBSTANTIAL IMPROVEMENTS TO
10 RESIDENTIAL BUILDINGS, ALL FLOORS, INCLUDING THOSE OF BASEMENT
11 AND STORAGE AREAS, SHALL BE ELEVATED AT LEAST 2 FEET ABOVE THE
12 100-YEAR FLOOD LEVEL.

13 **3114.4.2 NONRESIDENTIAL.** IN NEW CONSTRUCTION OF NONRESIDENTIAL

14 BUILDINGS OR ADDITIONS OR SUBSTANTIAL IMPROVEMENTS TO

15 NONRESIDENTIAL BUILDINGS, EITHER:

- 16 (I) ALL FLOORS (INCLUDING THOSE OF BASEMENT AND STORAGE
17 AREAS) SHALL BE ELEVATED AT LEAST 2 FEET ABOVE THE 100-YEAR
18 FLOOD LEVEL, AS DETERMINED OR APPROVED BY THE DEPARTMENT
19 OF PUBLIC WORKS; OR
- 20 (II) THE CONSTRUCTION OR IMPROVEMENT (INCLUDING ATTENDANT
21 UTILITY OR SANITARY FACILITIES) SHALL BE DESIGNED SO THAT ANY
22 AREAS OF THE BUILDING THAT ARE LOWER THAN 2 FEET ABOVE THE
23 100-YEAR FLOOD ELEVATION, AS DETERMINED OR APPROVED BY
24 THE DEPARTMENT OF PUBLIC WORKS, ARE WATERTIGHT WITH
25 WALLS SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER
26 AND WITH STRUCTURAL COMPONENTS HAVING THE CAPABILITY OF
27 WITHSTANDING APPLICABLE HYDROSTATIC, HYDRODYNAMIC,
28 IMPACT, SOIL, AND, WHEN APPLICABLE, HURRICANE AND TIDAL
29 WAVE LOADING CONDITIONS. ELECTRICAL, HEATING, VENTILATION,
30 PLUMBING, AIR CONDITIONING EQUIPMENT, AND OTHER SERVICE
31 FACILITIES ASSOCIATED WITH THE BUILDINGS SHALL BE DESIGNED

1 OR LOCATED TO PREVENT WATER FROM ENTERING OR
2 ACCUMULATING WITHIN THE COMPONENTS DURING FLOOD
3 CONDITIONS. THE WATER TIGHTNESS AND STRUCTURAL
4 CAPABILITIES SHALL BE THOSE DESCRIBED IN FLOODPROOFING
5 REGULATIONS, PUBLISHED BY THE OFFICE OF THE CHIEF OF
6 ENGINEERS, U.S. ARMY, WASHINGTON, D.C., DECEMBER 1995, OR
7 SUBSEQUENT REVISIONS, AND SECTION 16.705(C) OF THE HOWARD
8 COUNTY CODE.

9 **3114.4.3. MODIFICATIONS, ALTERATIONS OR REPAIRS.** MODIFICATIONS,
10 ALTERATIONS, REPAIRS, OR IMPROVEMENTS THAT COSTS LESS THAN 50% OF
11 THE FAIR MARKET VALUE OF THE STRUCTURE MAY BE MADE TO EXISTING
12 NONCONFORMING STRUCTURES LOCATED ADJACENT TO A DESIGNATED
13 FLOODPLAIN WITHOUT FLOODPROOFING OR ELEVATING.

14 **3114.4.4. VARIANCES.** VARIANCES TO THE REQUIREMENTS SET FORTH IN
15 THIS SUBSECTION MAY BE GRANTED BY THE BUILDING OFFICIAL IN
16 ACCORDANCE WITH SECTION 16.711 OF THE HOWARD COUNTY CODE.

17 **3114.5 SUBSTANTIAL IMPROVEMENTS ADJACENT TO A DESIGNATED**
18 **FLOODPLAIN.** SUBSTANTIAL IMPROVEMENTS ADJACENT TO A DESIGNATED
19 FLOODPLAIN SHALL MEET THE STANDARDS SET FORTH IN THIS SUBSECTION
20 AND TITLE 16, SUBTITLE 7 OF THE HOWARD COUNTY CODE.

21 **3114.5.1 RESIDENTIAL.** THE LOWEST FLOOR, INCLUDING A BASEMENT, OF
22 SUBSTANTIAL IMPROVEMENTS TO EXISTING NONCONFORMING RESIDENTIAL
23 STRUCTURES LOCATED ADJACENT TO A DESIGNATED FLOODPLAIN SHALL BE
24 ELEVATED TO AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

25 **3114.5.2 NONRESIDENTIAL.** THE LOWEST FLOOR, INCLUDING A BASEMENT,
26 OF SUBSTANTIAL IMPROVEMENTS TO EXISTING NONCONFORMING
27 NONRESIDENTIAL STRUCTURES LOCATED ADJACENT TO A DESIGNATED
28 FLOODPLAIN SHALL BE ELEVATED TO AT LEAST 2 FEET ABOVE THE
29 100-YEAR FLOOD ELEVATION OR SHALL BE DESIGNED SO THAT ANY AREA OF
30 THE BUILDING WHICH IS LOWER THAN 2 FEET ABOVE THE 100-YEAR FLOOD
31 ELEVATION, AS DETERMINED OR APPROVED BY THE DEPARTMENT OF

1 PUBLIC WORKS, IS WATERTIGHT WITH WALLS SUBSTANTIALLY
2 IMPERMEABLE TO THE PASSAGE OF WATER AND WITH STRUCTURAL
3 COMPONENTS HAVING THE CAPABILITY OF WITHSTANDING APPLICABLE
4 HYDROSTATIC, HYDRODYNAMIC IMPACT, SOIL, AND, WHEN APPLICABLE,
5 HURRICANE AND TIDAL WAVE LOADING CONDITIONS. ELECTRICAL,
6 HEATING, VENTILATION, PLUMBING, AIR CONDITIONING EQUIPMENT, AND
7 OTHER SERVICE FACILITIES ASSOCIATED WITH THE BUILDINGS SHALL BE
8 DESIGNED OR LOCATED SO AS TO PREVENT WATER FROM ENTERING OR
9 ACCUMULATING WITHIN THE COMPONENTS DURING CONDITIONS OF
10 FLOODING. THE WATER TIGHTNESS AND STRUCTURAL CAPABILITIES SHALL
11 BE THOSE DESCRIBED IN FLOODPROOFING REGULATIONS PUBLISHED BY THE
12 OFFICE OF THE CHIEF OF ENGINEERS, U.S. ARMY, WASHINGTON, D.C.,
13 DECEMBER 1995, OR SUBSEQUENT REVISIONS, AND SECTION 16.705(C) OF
14 THE HOWARD COUNTY CODE.

15 **3114.6 VERIFICATION.** FOR THE PURPOSE OF VERIFYING COMPLIANCE
16 WITH SECTION 3114.4 FOR CONSTRUCTION ADJACENT TO A DESIGNATED
17 FLOODPLAIN, THE FOLLOWING SHALL APPLY:

- 18 (i) WHEN FLOODPROOFING BY MEANS OTHER THAN ELEVATING, A
19 DOCUMENT STATING THAT THE PROPOSED CONSTRUCTION HAS BEEN
20 ADEQUATELY DESIGNED TO WITHSTAND THE LOADING CONDITIONS
21 STATED IN SUBSECTION 3114.4.2(ii) SHALL BE CERTIFIED BY A
22 PROFESSIONAL ENGINEER OR ARCHITECT CURRENTLY REGISTERED IN
23 MARYLAND. THIS DOCUMENT SHALL BE REQUIRED PRIOR TO
24 ISSUANCE OF A BUILDING PERMIT.
- 25 (ii) WHEN FLOODPROOFING BY ELEVATING IS USED, THE OWNER SHALL
26 AGREE, IN WRITING, TO PROVIDE A FEMA ELEVATION CERTIFICATE
27 FORM 086-0-33, COMPLETED BY A PROFESSIONAL ENGINEER OR
28 PROFESSIONAL LAND SURVEYOR CURRENTLY REGISTERED IN
29 MARYLAND, CERTIFYING THAT THE AS-BUILT LOWEST FLOOR OF THE
30 STRUCTURE IS ELEVATED AT LEAST 2 FEET ABOVE THE 100-YEAR
31 FLOODPLAIN ELEVATION. THE AGREEMENT SHALL BE MADE PRIOR

1 TO THE ISSUANCE OF THE BUILDING PERMIT AND THE COMPLETED
2 CERTIFICATION SHALL BE SUBMITTED PRIOR TO FOUNDATION
3 APPROVAL BY THE BUILDING OFFICIAL.

4 (III) FAIR MARKET VALUE OF A STRUCTURE SHALL BE ESTABLISHED BY A
5 RECENT (WITHIN 6 MONTHS) FORMAL APPRAISAL FROM A QUALIFIED
6 APPRAISER. FAIR MARKET VALUE SHALL NOT INCLUDE LAND
7 VALUE.

8 (IV) COST TO REPAIR OR IMPROVE A STRUCTURE SHALL BE ESTABLISHED
9 BY A RECENT (WITHIN 6 MONTHS) WRITTEN ESTIMATE FROM A
10 LICENSED CONTRACTOR AND SHALL INCLUDE THE COMPLETE COST
11 OF REPAIRS OR IMPROVEMENTS TO THE POINT OF USE OR
12 OCCUPANCY.

13 **3114.7 DEFINITIONS.** NOTWITHSTANDING CHAPTER 2 OF THE
14 INTERNATIONAL BUILDING CODE, THE FOLLOWING DEFINITIONS SHALL
15 APPLY TO SECTION 3114.0, FLOODPLAIN, OF THIS CODE:

16 **ACCESSORY STRUCTURE.** A DETACHED STRUCTURE ON THE SAME PARCEL
17 OR PROPERTY AS THE PRINCIPAL STRUCTURE THAT HAS A USE THAT IS
18 INCIDENTAL TO THE PRINCIPAL STRUCTURE INCLUDING, BUT NOT LIMITED
19 TO, A SHED OR DETACHED GARAGE.

20 **ADJACENT TO A FLOODPLAIN.** SHARING A COMMON BORDER WITH A
21 FLOODPLAIN.

22 **BASEMENT.** AN ENCLOSED AREA THAT IS BELOW GRADE ON ALL SIDES.

23 **FLOODPLAIN.** SHALL BE AS DELINEATED IN TITLE 16, SUBTITLE 7 OF THE
24 HOWARD COUNTY CODE.

25 **FLOODPROOFING.** ANY COMBINATION OF ADDITIONS, CHANGES, OR
26 ADJUSTMENTS TO A STRUCTURE WHICH REDUCE OR ELIMINATE FLOOD
27 DAMAGE TO REAL ESTATE OR IMPROVED REAL PROPERTY, WATER OR
28 SANITARY FACILITIES, OR STRUCTURES AND THEIR CONTENTS , SUCH THAT
29 THE BUILDINGS OR STRUCTURES ARE WATERTIGHT WITH WALLS
30 SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER AND WITH

1 STRUCTURAL COMPONENTS HAVING THE CAPABILITY OF RESISTING
2 HYDROSTATIC AND HYDRODYNAMIC LOADS AND EFFECTS OF BUOYANCY.

3 **HISTORIC STRUCTURE.** A BUILDING LISTED ON THE NATIONAL REGISTER
4 OF HISTORIC PLACES, A STATE INVENTORY OF HISTORIC PLACES, OR AN
5 INVENTORY OF HISTORIC STRUCTURES ADOPTED BY RESOLUTION OF THE
6 COUNTY COUNCIL. A HISTORIC STRUCTURE ALSO INCLUDES A STRUCTURE
7 THAT IS CERTIFIED OR PRELIMINARILY DETERMINED BY THE UNITED STATES
8 SECRETARY OF THE INTERIOR AS CONTRIBUTING TO THE HISTORICAL
9 SIGNIFICANCE OF A REGISTERED HISTORIC DISTRICT OR A DISTRICT
10 PRELIMINARILY DETERMINED BY THE SECRETARY TO QUALIFY AS A
11 REGISTERED HISTORIC DISTRICT.

12 **LOWEST FLOOR.** THE LOWEST FLOOR OR THE LOWEST ENCLOSED AREA,
13 INCLUDING A BASEMENT. LOWEST FLOOR DOES NOT INCLUDE AN
14 UNFINISHED OR FLOOD RESISTANT ENCLOSURE USED SOLELY FOR PARKING
15 VEHICLES, BUILDING ACCESS, OR STORAGE IN AN AREA OTHER THAN A
16 BASEMENT AREA. THE ENCLOSURE SHALL NOT BE BUILT SO AS TO RENDER
17 THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN
18 REQUIREMENTS OF SUBSECTIONS 3114.4 AND 3114.6 OF THIS CODE.

19 **MANUFACTURED HOME.** A MANUFACTURED HOME SHALL HAVE THE
20 MEANING SET FORTH IN TITLE 16, SUBTITLE 7 OF THE HOWARD COUNTY
21 CODE.

22 **NEW CONSTRUCTION.** STRUCTURES, INCLUDING ADDITIONS AND
23 IMPROVEMENTS, AND THE PLACEMENT OF MANUFACTURED HOMES, FOR
24 WHICH THE START OF CONSTRUCTION COMMENCED ON OR AFTER 3/15/1977,
25 THE INITIAL EFFECTIVE DATE OF THE HOWARD COUNTY FLOOD INSURANCE
26 RATE MAP, INCLUDING ANY SUBSEQUENT IMPROVEMENTS, ALTERATIONS,
27 MODIFICATIONS, AND ADDITIONS TO SUCH STRUCTURES.

28 THE REPAIR OR REPLACEMENT OF A MANUFACTURED HOME BECAUSE OF
29 SUBSTANTIAL DAMAGE IS CONSIDERED TO BE NEW CONSTRUCTION AND IS
30 PROHIBITED IN ACCORDANCE WITH SECTION 3114.2.1 OF THIS CODE.

1 **STRUCTURE.** FOR PURPOSES OF THIS SUBSECTION 3114 TO THIS CODE,
2 SHALL HAVE THE MEANING SET FORTH IN TITLE 16, SUBTITLE 7 OF THE
3 HOWARD COUNTY CODE.

4 **SUBSTANTIAL DAMAGE.** DAMAGE OF ANY ORIGIN SUSTAINED BY A
5 STRUCTURE WHERE THE COST OF RETURNING THE STRUCTURE TO ITS
6 CONDITION PRIOR TO DAMAGE WOULD EQUAL OR EXCEED 50% OF THE
7 STRUCTURE'S FAIR MARKET VALUE BEFORE THE DAMAGE OCCURRED.

8 **SUBSTANTIAL IMPROVEMENT.** THE REPAIR, RECONSTRUCTION, OR
9 IMPROVEMENT OF A BUILDING OR STRUCTURE, THE COST OF WHICH IS
10 EQUAL TO OR GREATER THAN 50% OF THE FAIR MARKET VALUE OF THE
11 BUILDING OR STRUCTURE PRIOR TO DAMAGE, IMPROVEMENT, OR REPAIR.
12 FOR THE PURPOSE OF THIS DEFINITION, "SUBSTANTIAL IMPROVEMENT"
13 OCCURS WHEN THE FIRST ALTERATION OF A WALL, CEILING, FLOOR, OR
14 OTHER STRUCTURAL PART OF THE BUILDING BEGINS, WHETHER OR NOT
15 THAT ALTERATION AFFECTS THE EXTERNAL DIMENSIONS OF THE BUILDING
16 OR STRUCTURE. THE TERM DOES NOT INCLUDE ANY PROJECT FOR
17 IMPROVING A BUILDING OR STRUCTURE TO COMPLY WITH EXISTING STATE
18 OR LOCAL HEALTH, SANITARY, OR HOUSING CODE REQUIREMENTS WHICH
19 ARE NECESSARY TO ASSURE SAFE LIVING CONDITIONS. THIS TERM DOES NOT
20 INCLUDE AN ALTERATION OF A HISTORIC STRUCTURE PROVIDED THAT THE
21 ALTERATION WILL NOT PRECLUDE THE STRUCTURE'S CONTINUED
22 DESIGNATION AS A HISTORIC STRUCTURE.

23 **VARIANCE.** THE GRANT OF RELIEF FROM A TERM OF THIS SUBTITLE.

24 **3114.8 VARIANCES AND WAIVERS.** EXCEPT AS PROVIDED IN SECTION
25 3114.4 OF THIS CODE, A VARIANCE OR WAIVER OF THIS SECTION IS NOT
26 ALLOWED. THE BUILDING OFFICIAL SHALL CONSIDER A VARIANCE IN
27 ACCORDANCE WITH THE PROVISIONS OF SECTION 16.711 OF THE HOWARD
28 COUNTY CODE.

29 **3114.9 OTHER AGENCIES.** A PERMIT ISSUED BY THE BUILDING OFFICIAL
30 UNDER THIS SUBTITLE IS NOT VALID UNTIL ALL NECESSARY PERMITS FOR
31 THE DEVELOPMENT ARE OBTAINED. RECEIPT OF FEDERAL OR STATE

1 PERMITS DO NOT EXEMPT A DEVELOPMENT FROM THE PROVISIONS OF THIS
2 SUBTITLE.

3 (78) *SUBSECTION 3306.10 ACCESSIBILITY DURING CONSTRUCTION OPERATIONS.*

4 ADD NEW SUBSECTION 3306.10 AFTER SUBSECTION 3306.9 AS FOLLOWS:

5 **3306.10 ACCESSIBILITY DURING CONSTRUCTION OPERATIONS.** PRIOR TO
6 AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AND
7 MAINTAIN AT ALL TIMES A MINIMUM 12-FOOT WIDE VEHICULAR ACCESS
8 ROADWAY THAT WILL ALLOW THE UNIMPEDED MOVEMENT OF FIRE OR
9 EMERGENCY RESCUE VEHICLES FROM AN IMPROVED STREET TO WITHIN 200
10 FEET OF THE MOST REMOTE BUILDING UNDER CONSTRUCTION ON THE SITE.
11 THE VEHICULAR ACCESS ROADWAY SURFACE SHALL BE CRUSHER RUN,
12 STONE BASE, BLACKTOP, OR OTHER SUITABLE COMPACTED SURFACE
13 MATERIAL APPROVED BY THE BUILDING OFFICIAL.

14 (79) *SECTION 3315 CONSTRUCTION SITE GRADING.*

15 ADD NEW SECTION 3315 AFTER SECTION 3314 AS FOLLOWS:

16 **SECTION 3315 CONSTRUCTION SITE GRADING.**

17 **3315.1 LOT IMPROVEMENTS.** LOT IMPROVEMENTS SHALL PROVIDE:

- 18 (I) SUITABLE ACCESS FROM AN ABUTTING STREET TO DWELLINGS AND
19 ACCESSORY BUILDINGS SUBJECT TO A PERMIT;
- 20 (II) GRADING WHICH WILL DIVERT WATER AWAY FROM BUILDINGS AND
21 PREVENT STANDING WATER AND SOIL SATURATION DETRIMENTAL
22 TO STRUCTURES OR LOT USE;
- 23 (III) DISPOSAL OF WATER FROM LOTS, EXCEPT AS NECESSARY FOR
24 CONTROLLED IRRIGATION;
- 25 (IV) GRADES FOR SAFE AND CONVENIENT ACCESS TO AND AROUND
26 BUILDINGS OR LOTS FOR USE AND MAINTENANCE; AND
- 27 (V) GRADES THAT DO NOT ADVERSELY AFFECT ADJOINING LOTS.

28 **3315.2 MINIMUM GRADIENT.** THE MINIMUM GRADIENT FOR CONCRETE OR
29 OTHER IMPERVIOUS SURFACES SHALL BE 1/16 INCH PER FOOT (1/2%). THE
30 MINIMUM GRADIENT FOR PERVIOUS SURFACES SHALL BE 1/4 INCH PER FOOT
31 (2%).

1 **3315.3 MAXIMUM GRADIENT.** EXCEPT WHERE RESTRICTED BY PROPERTY
2 LINES, THE MAXIMUM GRADIENT SHALL BE 2-1/2 INCHES (21%) FOR A
3 MINIMUM OF 4 FEET AWAY FROM BUILDING WALLS. SLOPES NOT EXCEEDING
4 30 INCHES SHALL BE 1-1/2 TO 1. SLOPES EXCEEDING 30 INCHES SHALL BE 2
5 TO 1. THE TOP AND BOTTOM OF BANKS AT THE SWALES SHALL BE ROUNDED
6 FOR CONVENIENT MAINTENANCE.

7 **3315.4 FINISH GRADING.** FOR AREAS WHERE THE INSTALLATION OF LAWN
8 OR PLANTING IS REQUIRED, THE SURFACE LAYER OF THE SOIL SHALL BE
9 WORKABLE, FREE OF DEBRIS, AND LOT FINISHED GRADED TO COMPLY WITH
10 GRADING DESIGN. FINISH GRADING SHALL BE DONE WHEN THE GROUND IS
11 FROST-FREE AND THE WEATHER IS FAVORABLE. LAWN COVERS SHALL BE
12 PROVIDED TO PREVENT THE EROSION OF SWALES AND SLOPES.

13
14 **SECTION 3.102. AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE, 2021**
15 **EDITION.**

16 (A) *IN GENERAL.*

- 17 (1) AS USED IN THIS SECTION, THE TERM "THIS CODE" MEANS THE
18 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY
19 DWELLINGS, 2021 EDITION.
- 20 (2) AS USED IN THIS CODE, THE TERM "BUILDING OFFICIAL" MEANS THE
21 DIRECTOR OF THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS
22 OR THE DIRECTOR'S AUTHORIZED DESIGNEE.
- 23 (3) WHERE THE NAME OF THE JURISDICTION IS TO BE INDICATED IN ANY
24 SECTION OF THIS CODE, INSERT "HOWARD COUNTY".
- 25 (4) AS USED IN THIS CODE, THE TERM "DEPARTMENT OF BUILDING SAFETY"
26 MEANS THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS.

27 (B) *LOCAL AMENDMENTS.* THE FOLLOWING AMENDMENTS MODIFY CERTAIN PROVISIONS
28 OF THE ADOPTED CODE.

29 (1) *SUBSECTION R101.2 SCOPE.*

30 ADD THE FOLLOWING AT THE END OF THE SUBSECTION:

1 **R101.2.1 SUBDIVISION AND LAND DEVELOPMENT.** IF A SITE
2 DEVELOPMENT PLAN IS REQUIRED BY THE HOWARD COUNTY SUBDIVISION
3 REGULATIONS, A PERMIT SHALL NOT BE ISSUED UNTIL THE SITE
4 DEVELOPMENT PLAN IS APPROVED UNLESS AUTHORIZED BY THE DIRECTOR
5 OF PLANNING AND ZONING

6 **R101.2.2 SITE WORK AND SAFEGUARDS.** THE REQUIREMENTS OF THE
7 INTERNATIONAL BUILDING CODE, CHAPTER 33, SHALL APPLY FOR SITE
8 WORK AND SAFEGUARDS DURING CONSTRUCTION.

9 (2) *SUBSECTION R102.2 OTHER LAWS.*

10 ADD THE FOLLOWING TO THE END OF THIS SUBSECTION:

11 **R102.2.1 RESIDENTIAL SPRINKLER.** RESIDENTIAL SPRINKLER SYSTEMS
12 INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.3 OF THE
13 INTERNATIONAL BUILDING CODE, 2021 EDITION, ARE ALLOWED FOR
14 TOWNHOUSE SPRINKLER SYSTEMS REQUIRED BY THE FIRE LAWS CONTAINED
15 IN THE PUBLIC SAFETY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

16 **R102.2.2 INDUSTRIALIZED (MODULAR) CONSTRUCTION.** THE
17 CONSTRUCTION STANDARDS OF THE INDUSTRIALIZED BUILDING AND
18 MANUFACTURED HOMES ACT, CODIFIED AT TITLE 12, SUBTITLE 3 OF THE
19 PUBLIC SAFETY ARTICLE OF THE ANNOTATED CODE OF MARYLAND SHALL
20 APPLY TO INDUSTRIALIZED (MODULAR) BUILDINGS.

21 **EXCEPTION:** THE HOWARD COUNTY FIRE PREVENTION CODE, SUBDIVISION
22 AND LAND DEVELOPMENT REGULATIONS, ZONING REGULATIONS, AND
23 SEDIMENT AND EROSION CONTROL REGULATIONS APPLY TO THE
24 CONSTRUCTION OF INDUSTRIAL (MODULAR) BUILDINGS. THE
25 REQUIREMENTS OF THIS CODE SHALL APPLY TO THE FOUNDATION AND SITE
26 WORK ASSOCIATED WITH THE INSTALLATION OF INDUSTRIALIZED
27 (MODULAR) BUILDINGS.

28 **R102.2.3 MANUFACTURED HOUSING.** THE CONSTRUCTION STANDARDS OF
29 THE FEDERAL MOBILE HOME ACT AND THE INDUSTRIALIZED BUILDING AND
30 MANUFACTURED HOMES ACT, CODIFIED AT TITLE 12, SUBTITLE 3 OF THE

1 PUBLIC SAFETY ARTICLE OF THE ANNOTATED CODE OF MARYLAND SHALL
2 APPLY.

3 **EXCEPTION:** THE HOWARD COUNTY FIRE PREVENTION CODE, SUBDIVISION
4 AND LAND DEVELOPMENT REGULATIONS, ZONING REGULATIONS, AND
5 SEDIMENT AND EROSION CONTROL REGULATIONS APPLY TO THE
6 CONSTRUCTION OF MANUFACTURED HOMES. THE REQUIREMENTS OF
7 APPENDIX E OF THIS CODE, FOR DESIGN AND INSTALLATION OF FOOTINGS,
8 FOUNDATIONS, SKIRTING AND PERIMETER ENCLOSURES, EXITS, PIERS, AND
9 GROUND ANCHORS SHALL APPLY FOR THE SITING OF MANUFACTURED
10 HOMES.

11 (3) *SUBSECTION R102.4 REFERENCED CODES AND STANDARDS.*

12 ADD THE FOLLOWING TO THE END OF THIS SUBSECTION:

13 **R102.4.3** WHENEVER IN THIS CODE THE TERM “NFPA 70 NATIONAL
14 *ELECTRICAL CODE*” IS USED, IT SHALL MEAN THE ELECTRICAL CODE FOR
15 HOWARD COUNTY ADOPTED PURSUANT TO SUBTITLE 2 OF THIS TITLE.

16 **R102.4.4** WHENEVER IN THIS CODE THE TERM “*INTERNATIONAL PLUMBING*
17 *CODE*” IS USED, IT SHALL MEAN THE PLUMBING AND GASFITTING CODE FOR
18 HOWARD COUNTY ADOPTED PURSUANT TO SUBTITLE 3 OF THIS TITLE.

19 **R102.4.5** WHENEVER IN THIS CODE THE TERM “*INTERNATIONAL FIRE*
20 *CODE*” IS USED, IT SHALL MEAN THE HOWARD COUNTY FIRE PREVENTION
21 CODE ADOPTED PURSUANT TO SECTION 17.104 OF THE HOWARD COUNTY
22 CODE.

23 **R102.4.6** WHENEVER IN THIS CODE THE TERM “*INTERNATIONAL FUEL GAS*
24 *CODE*” IS USED, IT SHALL MEAN THE PLUMBING AND GASFITTING CODE FOR
25 HOWARD COUNTY ADOPTED PURSUANT TO SUBTITLE 3 OF THIS TITLE.

26 **R102.4.7** WHENEVER IN THIS CODE THE TERM “*INTERNATIONAL PRIVATE*
27 *SEWAGE DISPOSAL CODE*” IS USED, IT SHALL MEAN HOWARD COUNTY
28 WATER AND SEWER REGULATIONS ADOPTED IN TITLE 18, SUBTITLE 1,
29 SUBTITLE 12, AND SUBTITLE 15 AND IN TITLE 12, SUBTITLE 1 OF THE
30 HOWARD COUNTY CODE.

1 **R102.4.8** WHENEVER IN THIS CODE THE TERM “*INTERNATIONAL PROPERTY*
2 *MAINTENANCE CODE*” IS USED, IT SHALL MEAN THE HOWARD COUNTY
3 PROPERTY MAINTENANCE CODE FOR RENTAL HOUSING ADOPTED PURSUANT
4 TO SUBTITLE 7 OF THIS TITLE.

5 **R102.4.9** WHENEVER IN THIS CODE THE TERM “*INTERNATIONAL*
6 *MECHANICAL CODE*” IS USED, IT SHALL MEAN THE MECHANICAL CODE OF
7 HOWARD COUNTY ADOPTED PURSUANT TO SECTION 3.103 OF THIS
8 SUBTITLE.

9 **R102.4.10** WHENEVER IN THIS CODE THE TERM “*INTERNATIONAL BUILDING*
10 *CODE*” IS USED, IT SHALL MEAN THE HOWARD COUNTY BUILDING CODE
11 ADOPTED PURSUANT TO THIS SUBTITLE.

12 (4) *SUBSECTION R102.7 EXISTING STRUCTURES.*

13 IN THIS SUBSECTION DELETE “*INTERNATIONAL PROPERTY MAINTENANCE*
14 *CODE* OR THE *INTERNATIONAL FIRE CODE*” AND SUBSTITUTE “HOWARD
15 COUNTY PROPERTY MAINTENANCE CODE FOR RENTAL HOUSING, HOWARD
16 COUNTY FIRE PREVENTION CODE, AND THE MARYLAND BUILDING
17 REHABILITATION CODE”.

18 (5) *SUBSECTION R102.7.1 ADDITIONS, ALTERATIONS OR REPAIRS.*

19 INSERT AT THE BEGINNING OF THE FIRST SENTENCE:

20 “UNLESS EXCEPTED BY THE MARYLAND BUILDING REHABILITATION
21 CODE,”.

22 (6) *SECTIONS R103 THROUGH R114.*

23 DELETE SECTIONS R103 THROUGH R114, INCLUSIVE AND IN THEIR
24 ENTIRETY, AND SUBSTITUTE THE FOLLOWING:

25 **R103 ADMINISTRATION.** SECTIONS 103 THROUGH 118 OF THE
26 INTERNATIONAL BUILDING CODE, 2021 EDITION, AS ADOPTED AND
27 AMENDED IN THIS SUBTITLE, SHALL GOVERN THE ADMINISTRATION AND
28 ENFORCEMENT OF THIS CODE.

29 (7) *TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.*

30 DELETE TABLE R301.2 AND SUBSTITUTE:

31

Ground Snow Load ^a	Wind Design				Seismic Design Category	Subject To Damage From			Winter Design Temp ^b	Ice Barrier Underlayment Required ^c	Flood Hazards ^d	Air Freezing Index ^e	Mean Annual Temp ^f
	Speed (mph)	Topographic Effects ^g	Special Wind Region	Windborne Debris Zone ^h		Weathering	Frost Line Depth	Termites					
40 lbs	115	No	No	No	A	Severe	30"	Mod Heavy	20°F	Yes	See Flood Maps	1500	55°F
Manual J Design Criteria													
Elevation	Latitude	Winter Heating	Summer Cooling	Altitude Correction Factor	Indoor Design Temperature	Design Temperature Cooling	Heating Temperature Difference						
148 ft	39	15 °F	91 °F	-	70 °F	75 °F	55 °F						
Cooling Temperature Difference	Wind Velocity Heating	Wind Velocity Cooling	Coincident Wet Bulb	Daily Range	Winter Humidity	Summer Humidity							
16 °F	15 °F	7.5 °F	74	M	30	50							

- 1 (8) *SUBSECTION R301.2.4 FLOODPLAIN CONSTRUCTION.*
- 2 IN THIS SUBSECTION, DELETE “ASCE 24” AND SUBSTITUTE “SECTION 3114,
- 3 FLOODPLAIN, OF THE HOWARD COUNTY BUILDING CODE”.
- 4 (9) SUBSECTION R301.2.4.1 ALTERNATIVE PROVISIONS.
- 5 DELETE THIS SUBSECTION.
- 6 (10) *SUBSECTION R302.2 TOWNHOUSES.*
- 7 IN THE FIRST SENTENCE DELETE “IN ACCORDANCE WITH SECTIONS R302.2.1
- 8 AND R302.2.2” AND SUBSTITUTE THE FOLLOWING:
- 9 “WITH A 2-HOUR FIRE RESISTANCE RATED WALL ASSEMBLY OR TWO 1-HOUR
- 10 FIRE RESISTANCE RATED WALLS, TESTED IN ACCORDANCE WITH ASTM
- 11 E119, UL 263 OR SECTION 703.3 OF THE INTERNATIONAL BUILDING CODE”.
- 12 (11) *SUBSECTION R302.2.6 STRUCTURAL INDEPENDENCE.*
- 13 DELETE EXCEPTION NUMBER 5 AND 6.
- 14 (12) *SUBSECTION R308.4.3 GLAZING IN WINDOWS.*
- 15 IN NUMBER 4, ADD EXCEPTION NUMBER 4 AS FOLLOWS:
- 16 “SAFETY GLAZE FILM IN ACCORDANCE WITH ANSI Z97.1”.
- 17 (13) *SUBSECTION R310.6.*
- 18 DELETE EXCEPTION NUMBER 3
- 19 (14) *SUBSECTION R310.7 ALTERATIONS OR REPAIRS OF EXISTING BASEMENTS.*
- 20 DELETE THE EXCEPTION.
- 21 (15) *SUBSECTION R310.7.1 – EXISTING EMERGENCY ESCAPE AND RESCUE*
- 22 *OPENINGS.*
- 23 DELETE THE SUBSECTION IN ITS ENTIRETY

1 (16) *SUBSECTION R311.7.8.5 GRIP SIZE.*

2 (I) IN NUMBER 1, DELETE “2 ¼ INCHES (57 MM)” AND SUBSTITUTE “3 ¼
3 INCHES”; AND

4 (II) IN NUMBER 2, DELETE “2 ¾ INCHES (70MM)” AND SUBSTITUTE “3 ¼
5 INCHES”.

6 (17) *SUBSECTION R312.1.1 WHERE REQUIRED.*

7 ADD THE FOLLOWING EXCEPTION:

8 “**EXCEPTION:** ALTERNATIVE DESIGNS MAY BE APPROVED BY THE BUILDING
9 OFFICIAL.”

10 (18) *SUBSECTION R313.2 ONE AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE
11 SPRINKLER SYSTEMS:*

12 IN THE EXCEPTION, AFTER THE FIRST “SPRINKLER SYSTEM” DELETE THE
13 REST OF THE SENTENCE AND SUBSTITUTE “ FOR ADDITIONS OR ALTERATIONS
14 LESS THAN FIFTY PERCENT OF THE EXISTING GROSS AREA OF THE BUILDING
15 OR STRUCTURE ARE EXEMPT FROM FIRE SPRINKLER SYSTEMS.

16 (19) *SUBSECTION R320.1 SCOPE.*

17 DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

18 **R320.1 SCOPE.** ACCESSIBLE DWELLING UNITS SHALL COMPLY WITH THE
19 PROVISIONS OF THE MARYLAND ACCESSIBILITY CODE.

20 (20) *SUBSECTION R322. FLOOD RESISTANT CONSTRUCTION.*

21 DELETE THIS SUBSECTION IN ITS ENTIRETY AND SUBSTITUTE:

22 *SUBSECTION R322. FLOOD-RESISTANT CONSTRUCTION.* THE CONSTRUCTION,
23 RECONSTRUCTION, MODIFICATION, ALTERATION, REPAIR, OR IMPROVEMENT
24 OF BUILDINGS, MANUFACTURED HOMES, OR OTHER STRUCTURES LOCATED
25 WITHIN A DESIGNATED FLOODPLAIN SHALL BE DONE IN ACCORDANCE WITH
26 THE REQUIREMENTS SET FORTH IN SECTION 3114 OF THE HOWARD COUNTY
27 BUILDING CODE.

28 (21) *SUBSECTION R324.6 ROOF ACCESS AND PATHWAYS.*

29 ADD EXCEPTION 5 AS FOLLOWS:

30 “5. PATHWAYS ARE NOT REQUIRED WHEN PHOTOVOLTAIC SYSTEMS ARE
31 INSTALLED ON ONLY ONE SIDE OF THE ROOF STRUCTURE.”

- 1 (22) *SUBSECTION R327.1 GENERAL.*
2 DELETE "INTERNATIONAL SWIMMING POOL AND SPA CODE" AND
3 SUBSTITUTE WITH "IN ACCORDANCE WITH SECTION 3109 OF THE
4 INTERNATIONAL BUILDING CODE".
- 5 (23) *SECTION R331 SOUND TRANSMISSION.*
6 ADD NEW SECTION R331 AFTER SECTION R330 AS FOLLOWS:
7 **R331 SOUND TRANSMISSION.** THE REQUIREMENTS OF APPENDIX K SHALL
8 APPLY TO THE CONSTRUCTION OF ALL NEW RESIDENTIAL BUILDINGS.
- 9 (24) *SECTION R332 RADON CONTROL.*
10 ADD NEW SECTION R332 AFTER SECTION R331 AS FOLLOWS:
11 **SECTION R332 RADON CONTROL.** RADON CONTROL METHODS SET FORTH
12 IN APPENDIX F, SHALL APPLY TO THE CONSTRUCTION OF NEW RESIDENTIAL
13 BUILDINGS.
- 14 (25) *SECTION R333 MANUFACTURED HOUSING.*
15 ADD NEW SECTION R333 AFTER SECTION R332 AS FOLLOWS:
16 **SECTION R333 MANUFACTURED HOUSING.** MANUFACTURED HOUSING
17 USED AS DWELLINGS SHALL COMPLY WITH APPENDIX E.
- 18 (26) *SUBSECTION R403.1.1 FOOTING MINIMUM SIZE.*
19 IN TABLES R403.1(1), R403.1(2) AND R403.1(3), IN EACH TABLE
20 (I) IN THE COLUMNS TITLED "GROUND SNOW LOAD OR ROOF LIVE
21 LOAD" DELETE "25 PSF GROUND SNOW LOAD" AND "30 PSF,
22 GROUND SNOW LOAD" AND SUBSTITUTE 40 PSF.; AND
23 (II) UNDER THE HEADING TITLED "LOAD BEARING VALUES OF SOIL" FOR
24 1500, 2000, 2500, STRIKE THE WIDTH AND THICKNESS IN EACH
25 INSTANCE AND INSERT 16X8 INCHES IN EACH INSTANCE.
- 26 (27) *SUBSECTION R403.1.4.1 FROST PROTECTION.*
27 (I) IN EXCEPTION No. 1, DELETE "600 SQUARE FEET (52 M²)" AND
28 SUBSTITUTE "400 SQUARE FEET"; AND
29 (II) DELETE EXCEPTION No. 2.
- 30 (28) *TABLE R404.1.1(3) 10-INCH MASONRY FOUNDATION WALLS WITH REINFORCING*
31 *WHERE $D \geq 6.75$ INCHES.*

1 IN THE COLUMN TITLED "MINIMUM VERTICAL REINFORCEMENT AND
2 SPACING", FOR THE SOIL CLASS "GM, GC, SM, SM-SC AND ML":

3 A. FOR MAXIMUM WALL HEIGHT OF "8 FEET" AND MAXIMUM
4 UNBALANCED BACKFILL HEIGHT OF "7 FEET", CHANGE THE
5 MINIMUM VERTICAL REINFORCEMENT SIZE AND SPACING,
6 MINIMUM NOMINAL WALL THICKNESS FROM "5 @ 56" TO
7 "NR"; AND

8 B. FOR MAXIMUM WALL HEIGHT OF "9 FEET 4 INCHES" AND
9 MAXIMUM UNBALANCED BACKFILL HEIGHT OF "7 FEET",
10 CHANGE THE MINIMUM VERTICAL REINFORCEMENT SIZE AND
11 SPACING, MINIMUM NOMINAL WALL THICKNESS FROM "5 @
12 56" TO "NR".

13 (29) *TABLE R404.1.1(4) 12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING*
14 *WHERE $D \geq 8.75$ INCHES.*

15 IN THE COLUMN TITLED "MINIMUM VERTICAL REINFORCEMENT AND
16 SPACING", FOR THE SOIL CLASS "GM, GC, SM, SM-SC AND ML": FOR A
17 MAXIMUM WALL HEIGHT OF "9 FEET 4 INCHES" AND A MAXIMUM
18 UNBALANCED BACKFILL HEIGHT OF "8 FEET", CHANGE THE MINIMUM
19 VERTICAL REINFORCEMENT AND SPACING FROM "6@72" TO "NR".

20 (30) *TABLE R404.1.2(8) MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10-INCH*
21 *AND 12-INCH NOMINAL FLAT BASEMENT WALLS.*

22 IN THE COLUMN TITLED "MINIMUM VERTICAL REINFORCEMENT BAR SIZE
23 AND SPACING", FOR THE SOIL CLASS "GM, GC, SM, SM-SC AND ML":

24 (I) IN THE SUB-COLUMN TITLED "MINIMUM NOMINAL WALL THICKNESS
25 (INCHES)", FOR 8 INCHES:

26 A. FOR MAXIMUM WALL HEIGHT OF 8 FEET AND MAXIMUM
27 UNBALANCED BACKFILL HEIGHT OF 7 FEET, CHANGE THE
28 MINIMUM VERTICAL REINFORCEMENT SIZE AND SPACING,
29 MINIMUM NOMINAL WALL THICKNESS FROM "5 @ 41" TO
30 "NR"; AND

1 B. FOR MAXIMUM WALL HEIGHT OF 9 FEET AND MAXIMUM
2 UNBALANCED BACKFILL HEIGHT OF 7 FEET, CHANGE THE
3 MINIMUM VERTICAL REINFORCEMENT SIZE AND SPACING,
4 MINIMUM NOMINAL WALL THICKNESS FROM "5 @ 37" TO
5 "NR"; AND

6 (II) IN THE SUB-COLUMN TITLED "MINIMAL NOMINAL WALL THICKNESS
7 (INCHES)"; FOR 10 INCHES, FOR A MAXIMUM WALL HEIGHT OF 9 FEET
8 AND A MAXIMUM UNBALANCED BACKFILL HEIGHT OF 8 FEET,
9 CHANGE THE MINIMUM VERTICAL REINFORCEMENT SIZE AND
10 SPACING MINIMUM WALL THICKNESS FROM "5 @ 37" TO "NR".

11 (31) *SUBSECTION R405.1 CONCRETE OR MASONRY FOUNDATIONS.*

12 AMEND THIS SUBSECTION AS FOLLOWS:

13 (I) DELETE THE EXCEPTION TO THIS SUBSECTION; AND

14 (II) ADD NEW SUBSECTION R405.1.2 AFTER SUBSECTION 405.1.1 AS
15 FOLLOWS:

16 **R405.1.2 FOUNDATION DRAINS.** SUBSOIL DRAINS HAVING A
17 MINIMUM 3 INCH DIAMETER OR OTHER APPROVED DRAINS OF
18 EQUIVALENT CROSS SECTIONAL AREA SHALL BE PROVIDED AROUND
19 FOUNDATIONS ENCLOSING USABLE SPACES LOCATED BELOW GRADE.
20 DRAINS SHALL BE INSTALLED ON THE EXTERIOR OF THE
21 FOUNDATION OR ON THE INTERIOR OF THE FOUNDATION WITH PIPES
22 OF AT LEAST A 2-INCH DIAMETER LEADING TO THE EXTERIOR EVERY
23 4 FEET AROUND THE PERIMETER OF THE FOUNDATION. IN EACH
24 CASE, THE TOP OF THE DRAIN SHALL BE BELOW THE BOTTOM OF
25 SLAB. DRAINS FOR POURED CONCRETE FOUNDATION MAY BE
26 PLACED ON TOP OF THE FOOTING. SUBSOIL DRAINS SHALL BE
27 COVERED WITH A MINIMUM OF A 4-INCH DEPTH OF GRAVEL OR
28 WASHED STONE AND BUILDING PAPER, FILTER CLOTH, OR OTHER
29 APPROVED MATERIAL. THE END OF A SUBSOIL DRAIN SHALL
30 DISCHARGE BY GRAVITY OR BY MECHANICAL MEANS TO AN
31 APPROVED DRAINAGE OUTFALL.

1 (32) *TABLE R507.3.1 MINIMUM FOOTING SIZE FOR DECKS*

2 *DELETE THE TABLE IN ITS ENTIRETY AND SUBSTITUTE THE FOLLOWING:*

3 **TABLE R507.3.1: MINIMUM FOOTING SIZE FOR DECKS**

BEAM SPAN LESS THAN OR EQUAL TO:	JOIST SPAN LESS THAN OR EQUAL TO:	SIZE OF SQUARE	SIZE OF ROUND	MINIMUM THICKNESS
8'	10'	16"	18"	8"
	14'	16"	18"	8"
	18'	16"	18"	8"
12'	10'	16"	18"	8"
	14'	16"	18"	8"
	18'	16"	18"	8"
17'	10'	16"	18"	8"
	14'	16"	18"	8"

4
5 (33) *SUBSECTION R602.10.5 MINIMUM LENGTH OF A BRACED WALL PANEL.*

6 AFTER THE FIRST SENTENCE INSERT THE FOLLOWING:

7 WSP METHOD IS THE PREFERRED METHOD OF SHEATHING. IF A METHOD
8 OTHER THAN WSP METHOD IS USED, THEN DETAILED SITE-SPECIFIC PLANS
9 SHOWING THE SPECIFIC LOCATION, LENGTH, AND NAILING METHODS OF
10 PANELS AND WHETHER ANY SPECIALIZED EQUIPMENT/HARDWARE, ETC.
11 WILL BE REQUIRED. SUCH DETAILED PLANS SHALL ALWAYS BE REQUIRED,
12 EVEN IF UTILIZING THE WSP METHOD, FOR WALLS WITH LARGE-OPENINGS
13 (E.G. SUNROOM/MORNING ROOMS AND GARAGE OPENINGS). IN ADDITION,
14 ALL PROJECTS WITH SITE-SPECIFIC DETAILED PLANS (I.E. ALL PROJECTS NOT
15 BRACED IN ACCORDANCE WITH THE WSP METHOD AND THE PORTION OF
16 LARGE-OPENING WALL SECTIONS MENTIONED ABOVE) WILL REQUIRE
17 INSPECTION PRIOR TO THE INSTALLATION OF EXTERIOR WALL
18 WEATHERPROOFING (E.G. HOUSE WRAPS, SIDING, ETC).

19 (34) *CHAPTER 11 ENERGY EFFICIENCY*

20 DELETE CHAPTER 11 IN ITS ENTIRETY.

21 (35) *SUBSECTION M1401.1.1 HVAC PERMIT REQUIRED.*

22 ADD NEW SUBSECTION M1401.1.1 AFTER SUBSECTION M1401.1 AS
23 FOLLOWS:

1 **M1401.1.1 HVAC PERMIT REQUIRED.** A HVAC PERMIT IS REQUIRED FOR
2 EVERY SYSTEM INSTALLED IN A NEW SINGLE FAMILY DWELLING OR NEW
3 SINGLE FAMILY ADDITION AND FOR THE INSTALLATION OF ANY DUCT WORK.

4 (36) *SUBSECTION M1401.3.1 PLANS AND INFORMATION REQUIRED.*

5 ADD NEW SUBSECTION M1401.3.1 AFTER SUBSECTION M1401.3 AS
6 FOLLOWS:

7 **M1401.3.1 PLANS AND INFORMATION REQUIRED.** EACH PERMIT
8 APPLICATION SHALL BE ACCOMPANIED BY A SIMPLIFIED, BUT ACCURATE,
9 PLAN DRAWN TO SCALE WHICH SHALL INCLUDE:

- 10 (I) AN INFORMATION BLOCK WITH THE:
- 11 A. SPECIFIC BUILDING ADDRESS (NOT LOT NUMBER);
 - 12 B. NAME OF THE COMPANY OR PERSON DOING WORK;
 - 13 C. NAME OF THE LICENSEE AND THEIR SIGNATURE;
 - 14 D. STATE LICENSE REGISTRATION NUMBER;
 - 15 E. SCALE USED; AND
 - 16 F. NORTH ARROW;
- 17 (II) ROOMS, WINDOWS, EXTERIOR DOORS, OR OTHER RELEVANT
18 CONSTRUCTION FEATURES INCLUDING, BUT NOT LIMITED TO,
19 SKYLIGHTS, PORCHES, OR ATTIC ACCESS TO EQUIPMENT THAT MAY
20 AFFECT THE INTEGRITY OF THE HVAC SYSTEM AND ITS
21 INSTALLATION; AND
- 22 (III) A LINE DRAWING OF HVACR SYSTEM COMPONENTS SUPERIMPOSED
23 ON THE PLAN SHOWING THE LOCATION, DIMENSION, AND RELEVANT
24 ELEMENTS, INCLUDING, BUT NOT LIMITED TO:
- 25 A. INTERIOR OR EXTERIOR HVACR EQUIPMENT;
 - 26 B. DUCT TRUNK LINES AND TRANSITIONS;
 - 27 C. BRANCH DUCTS/RUN-OUTS, DAMPERS, AND REGISTERS WITH
28 CFM RATINGS;
 - 29 D. THERMOSTATS;
 - 30 E. RETURN DUCTS AND GRILLS; AND
 - 31 F. DUCT INSULATION; AND

1 (IV) A SUMMARY OF MANUAL J CALCULATIONS FOR THE PROPOSED
2 WORK.

3 (37) *SUBSECTION M1503.3 EXHAUST DISCHARGE.*

4 IN THE FIRST SENTENCE OF THE EXCEPTION AFTER THE FIRST “WHERE”
5 INSERT THE FOLLOWING:

6 “AN OPERABLE WINDOW LOCATED WITHIN 12 FEET OF THE COOKING
7 SURFACE IS PROVIDED AND”.

8 (38) *CHAPTER 24 AND CHAPTERS 34 THROUGH CHAPTER 43.*

9 DELETE THESE CHAPTERS, INCLUSIVE AND IN THEIR ENTIRETY.

10 (39) *SUBSECTION P2503.8.2 TESTING*

11 AFTER THE WORD “RELOCATION” DELETE THE REST OF THE SENTENCE.

12 (40) *SUBSECTION P2603.5.1 SEWER DEPTH*

13 (I) DELETE THE FIRST SENTENCE IN ITS ENTIRETY.

14 (II) IN THE SECOND SENTENCE INSERT “30” IN PLACE OF THE WORD NUMBER
15 AND DELETE “(MM)”.

16 (41) *SUBSECTION P2708.2 SHOWER DRAIN*

17 DELETE “1 ½ INCHES [38 MM]” AND SUBSTITUTE “2 INCHES”.

18 (42) *SECTION P3114 AIR ADMITTANCE VALVES*

19 DELETE THIS SECTION IN ITS ENTIRETY.

20 (43) *CHAPTER 32, TABLE P3201.7 SIZE OF TRAPS FOR PLUMBING FIXTURES:*

21 (I) IN THE ROW TITLED “SHOWER”, IN THE ROW TITLED “FLOW RATE”
22 DELETE “5.7 GPM AND LESS AND TRAP SIZE 1 ½”.

23 (II) IN SECOND LINE UNDER “FLOW RATE”, DELETE “MORE THAN 5.7 GPM”
24 AND START THE SENTENCE WITH “UP TO 12.3 GPM”.

25 (44) *APPENDIX AK SECTION AK102.1 GENERAL.*

26 IN THE FIRST SENTENCE, DELETE “45” AND SUBSTITUTE “50”.

27 (45) *APPENDIX A K SECTION AK103.1 GENERAL.*

28 IN THE FIRST SENTENCE, DELETE “45” AND SUBSTITUTE “50”.

29

30 **SECTION 3.103. AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE, 2021**
31 **EDITION.**

- 1 (A) *IN GENERAL.*
- 2 (1) AS USED IN THIS SECTION, THE TERM "THIS CODE" MEANS THE
- 3 INTERNATIONAL MECHANICAL CODE, 2021 EDITION.
- 4 (2) AS USED IN THIS CODE, THE TERM "BUILDING OFFICIAL" MEANS THE
- 5 DIRECTOR OF THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS
- 6 OR THE DIRECTOR'S AUTHORIZED DESIGNEE.
- 7 (3) WHERE THE NAME OF THE JURISDICTION IS TO BE INDICATED IN ANY
- 8 SECTION OF THIS CODE, INSERT "HOWARD COUNTY".
- 9 (4) AS USED IN THIS CODE, THE TERM "DEPARTMENT OF MECHANICAL
- 10 INSPECTION" MEANS THE DEPARTMENT OF INSPECTIONS, LICENSES AND
- 11 PERMITS.
- 12 (B) *LOCAL AMENDMENTS.* THE FOLLOWING AMENDMENTS MODIFY CERTAIN PROVISIONS
- 13 OF THE ADOPTED CODE:
- 14 (1) *SUBSECTION 101.2 SCOPE.*
- 15 ADD A SECOND EXCEPTION TO THIS SUBSECTION AS FOLLOWS:
- 16 EXCEPTION: EXISTING BUILDINGS UNDERGOING REPAIR, ALTERATION,
- 17 ADDITION, OR CHANGE OF OCCUPANCY MAY COMPLY WITH THE MARYLAND
- 18 REHABILITATION CODE.
- 19 (2) *SUBSECTION 101.5 ADMINISTRATION.*
- 20 ADD NEW SUBSECTION 101.5 AFTER SUBSECTION 101.4 AS FOLLOWS:
- 21 **101.5 ADMINISTRATION.** SECTIONS 103 THROUGH 118 OF THE
- 22 INTERNATIONAL BUILDING CODE, 2021 EDITION, ADOPTED IN THIS
- 23 SUBTITLE, SHALL GOVERN THE ADMINISTRATION AND ENFORCEMENT OF
- 24 THIS CODE.
- 25 (3) *SUBSECTION 101.6 REFERENCED CODES.*
- 26 ADD NEW SUBSECTION 101.6 AFTER SUBSECTION 101.5 AS FOLLOWS:
- 27 **101.6 REFERENCED CODES.** THE CODES LISTED IN THIS SECTION AND
- 28 REFERENCED ELSEWHERE IN THIS CODE SHALL BE CONSIDERED PART OF THE
- 29 REQUIREMENTS OF THIS CODE TO THE PRESCRIBED EXTENT OF EACH SUCH
- 30 REFERENCE.

1 **101.6.1** WHENEVER IN THIS CODE THE TERM “*INTERNATIONAL BUILDING*
2 *CODE*” IS USED, IT SHALL MEAN THE HOWARD COUNTY BUILDING CODE
3 ADOPTED PURSUANT TO THIS SUBTITLE.

4 **101.6.2** WHENEVER IN THIS CODE THE TERM “*NFPA 70 NATIONAL*
5 *ELECTRICAL CODE*” IS USED, IT SHALL MEAN THE ELECTRICAL CODE FOR
6 HOWARD COUNTY ADOPTED PURSUANT TO SUBTITLE 2 OF THIS TITLE.

7 **101.6.3** WHENEVER IN THIS CODE THE TERM “*INTERNATIONAL PLUMBING*
8 *CODE*” IS USED, IT SHALL MEAN THE PLUMBING AND GASFITTING CODE FOR
9 HOWARD COUNTY ADOPTED PURSUANT TO SUBTITLE 3 OF THIS TITLE.

10 **101.6.4** WHENEVER IN THIS CODE THE TERM “*INTERNATIONAL FIRE CODE*”
11 IS USED, IT SHALL MEAN THE HOWARD COUNTY FIRE PREVENTION CODE
12 ADOPTED PURSUANT TO SECTION 17.104 OF THE HOWARD COUNTY CODE.

13 **101.6.5** WHENEVER IN THIS CODE THE TERM “*INTERNATIONAL FUEL GAS*
14 *CODE*” IS USED, IT SHALL MEAN THE PLUMBING AND GASFITTING CODE FOR
15 HOWARD COUNTY ADOPTED PURSUANT TO SUBTITLE 3 OF THIS TITLE.

16 **101.6.6** WHENEVER IN THIS CODE THE TERM “*INTERNATIONAL ENERGY*
17 *CONSERVATION CODE*” IS USED, IT SHALL MEAN THE ENERGY
18 CONSERVATION CODE OF HOWARD COUNTY ADOPTED PURSUANT TO
19 SECTION 3.104 OF THIS SUBTITLE.

20 **101.6.7** WHENEVER THIS CODE STATES “1612 OF THE INTERNATIONAL
21 BUILDING CODE”, IN EACH INSTANCE DELETE “1612 OF THE INTERNATIONAL
22 BUILDING CODE” AND SUBSTITUTE “SECTION 3114 OF THE HOWARD
23 COUNTY BUILDING CODE.”

24 (4) *SUBSECTION 102.1 GENERAL.*

25 ADD AN EXCEPTION TO SUBSECTION 102.1 AS FOLLOWS:

26 **EXCEPTION:** ALTERNATIVE FEATURES WHICH ARE ACCEPTED BY THE
27 BUILDING OFFICIAL SHALL BE CONSIDERED IN CONFORMANCE WITH ALL
28 CODES, PROVIDED THAT THE OVERALL LEVEL OF HEALTH, SAFETY AND
29 WELFARE OF THE CODE REQUIREMENT IS NOT DIMINISHED BY THE
30 ALTERNATIVE FEATURE.

31 (5) *SECTION 103 THROUGH SECTION 115.*

1 DELETE SECTION 103 THROUGH SECTION 115, INCLUSIVE AND IN THEIR
2 ENTIRETY.

3 (6) *SUBSECTION 301.16 FLOOD HAZARD.*

4 IN THE EXCEPTION TO THIS SUBSECTION, DELETE “INTERNATIONAL BUILDING
5 CODE” AND SUBSTITUTE “SECTION 3114 OF THE HOWARD COUNTY
6 BUILDING CODE.”

7 (7) *SUBSECTION 307.2.2 DRAINPIPE MATERIALS AND SIZES*

8 IN THE THIRD SENTENCE, DELETE “THE APPLICABLE PROVISIONS OF CHAPTER
9 7 OF”.

10 (8) *SUBSECTION 402.1 NATURAL VENTILATION.*

11 AFTER THE LAST SENTENCE, INSERT THE FOLLOWING:

12 “IF CROSS VENTILATION CANNOT BE PROVIDED, AN OPERABLE WINDOW
13 WITHIN 12 FEET OF THE COOKING SURFACE IS ACCEPTABLE.”

14
15 **SECTION. 3.104. AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION**
16 **CODE, 2021 EDITION.**

17 (A) *IN GENERAL.*

18 (1) AS USED IN THIS SECTION, THE TERM “THIS CODE” MEANS THE
19 INTERNATIONAL ENERGY CONSERVATION CODE, 2021 EDITION.

20 (2) AS USED IN THIS CODE, THE TERM “CODE OFFICIAL” MEANS THE DIRECTOR
21 OF THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS OR THE
22 DIRECTOR’S AUTHORIZED DESIGNEE.

23 (3) WHERE THE NAME OF THE JURISDICTION IS TO BE INDICATED IN ANY
24 SECTION OF THIS CODE, INSERT “HOWARD COUNTY”.

25 (B) *LOCAL AMENDMENTS.* THE FOLLOWING AMENDMENTS MODIFY CERTAIN PROVISIONS
26 OF THE ADOPTED CODE:

27 (1) *SUBSECTION C101.1 TITLE.*

28 DELETE THIS SUBSECTION AND INSERT THE FOLLOWING:

29 **C101.1 TITLE.** THESE REGULATIONS SHALL BE KNOWN AS THE ENERGY
30 CONSERVATION CODE OF HOWARD COUNTY.

31 (2) *SUBSECTION C101.6 REFERENCED CODES.*

1 ADD NEW SUBSECTION C101.6 AFTER SUBSECTION C101.5 AS FOLLOWS:
2 **C101.6 REFERENCED CODES.** THE CODES LISTED IN THIS SECTION AND
3 REFERENCED ELSEWHERE IN THIS CODE SHALL BE CONSIDERED PART OF THE
4 REQUIREMENTS OF THIS CODE TO THE PRESCRIBED EXTENT OF EACH SUCH
5 REFERENCE.

6 **C101.6.1** WHENEVER IN THIS CODE THE TERM “*INTERNATIONAL BUILDING*
7 *CODE*” IS USED, IT SHALL MEAN THE HOWARD COUNTY BUILDING CODE
8 ADOPTED PURSUANT TO THIS SUBTITLE.

9 **C101.6.2** WHENEVER IN THIS CODE THE TERM “*NFPA 70 NATIONAL*
10 *ELECTRICAL CODE*” IS USED, IT SHALL MEAN THE ELECTRICAL CODE FOR
11 HOWARD COUNTY ADOPTED PURSUANT TO SUBTITLE 2 OF THIS TITLE.

12 **C101.6.3** WHENEVER IN THIS CODE THE TERM “*INTERNATIONAL PLUMBING*
13 *CODE*” IS USED, IT SHALL MEAN THE PLUMBING AND GASFITTING CODE FOR
14 HOWARD COUNTY ADOPTED PURSUANT TO SUBTITLE 3 OF THIS TITLE.

15 **C101.6.4** WHENEVER IN THIS CODE THE TERM “*INTERNATIONAL FIRE*
16 *CODE*” IS USED, IT SHALL MEAN THE HOWARD COUNTY FIRE PREVENTION
17 CODE ADOPTED PURSUANT TO SECTION 17.104 OF THE HOWARD COUNTY
18 CODE.

19 **C101.6.5** WHENEVER IN THIS CODE THE TERM “*INTERNATIONAL FUEL GAS*
20 *CODE*” IS USED, IT SHALL MEAN THE PLUMBING AND GASFITTING CODE FOR
21 HOWARD COUNTY ADOPTED PURSUANT TO SUBTITLE 3 OF THIS TITLE.

22 **C101.6.6** WHENEVER IN THIS CODE THE TERM “*INTERNATIONAL*
23 *MECHANICAL CODE*” IS USED, IT SHALL MEAN THE MECHANICAL CODE OF
24 HOWARD COUNTY ADOPTED PURSUANT TO SECTION 3.103 OF THIS
25 SUBTITLE.

26 (3) *SECTION C101.7 ADMINISTRATION.*

27 ADD NEW SUBSECTION C101.7 AFTER SUBSECTION C101.6 AS FOLLOWS:

28 **C101.7 ADMINISTRATION:** SECTIONS 103 THROUGH 118 OF THE
29 INTERNATIONAL BUILDING CODE, 2021 EDITION, ADOPTED IN THIS
30 SUBTITLE, SHALL GOVERN THE ADMINISTRATION AND ENFORCEMENT OF
31 THIS CODE.

- 1 (4) *SECTION C103 THROUGH SECTION C110.*
2 DELETE SECTIONS C103 THROUGH C110, INCLUSIVE AND IN THEIR
3 ENTIRETY.
- 4 (5) *SECTION C 202 GENERAL DEFINITIONS.*
5 DELETE THE DEFINITION OF "CODE OFFICIAL".
- 6 (6) *SUBSECTION R 101.1 TITLE.*
7 DELETE THIS SUBSECTION AND INSERT THE FOLLOWING:
8 **R101.1 TITLE.** THESE REGULATIONS SHALL BE KNOWN AS THE ENERGY
9 CONSERVATION CODE OF HOWARD COUNTY.
- 10 (7) *SUBSECTION R101.6 REFERENCED CODES.*
11 ADD NEW SUBSECTION R101.6 AFTER SUBSECTION R101.5 AS FOLLOWS:
12 **R101.6 REFERENCED CODES.** THE CODES LISTED IN THIS SECTION AND
13 REFERENCED ELSEWHERE IN THIS CODE SHALL BE CONSIDERED PART OF THE
14 REQUIREMENTS OF THIS CODE TO THE PRESCRIBED EXTENT OF EACH SUCH
15 REFERENCE.
16 **R101.6.1** WHENEVER IN THIS CODE THE TERM "*INTERNATIONAL BUILDING*
17 *CODE*" IS USED, IT SHALL MEAN THE HOWARD COUNTY BUILDING CODE
18 ADOPTED PURSUANT TO THIS SUBTITLE.
19 **R101.6.2** WHENEVER IN THIS CODE THE TERM "*NFPA 70 NATIONAL*
20 *ELECTRICAL CODE*" IS USED, IT SHALL MEAN THE ELECTRICAL CODE FOR
21 HOWARD COUNTY ADOPTED PURSUANT TO SUBTITLE 2 OF THIS TITLE.
22 **R101.6.3** WHENEVER IN THIS CODE THE TERM "*INTERNATIONAL PLUMBING*
23 *CODE*" IS USED, IT SHALL MEAN THE PLUMBING AND GASFITTING CODE FOR
24 HOWARD COUNTY ADOPTED PURSUANT TO SUBTITLE 3 OF THIS TITLE.
25 **R101.6.4** WHENEVER IN THIS CODE THE TERM "*INTERNATIONAL FIRE*
26 *CODE*" IS USED, IT SHALL MEAN THE HOWARD COUNTY FIRE PREVENTION
27 CODE ADOPTED PURSUANT TO SECTION 17.104 OF THE HOWARD COUNTY
28 CODE.
29 **R101.6.5** WHENEVER IN THIS CODE THE TERM "*INTERNATIONAL FUEL GAS*
30 *CODE*" IS USED, IT SHALL MEAN THE PLUMBING AND GASFITTING CODE FOR
31 HOWARD COUNTY ADOPTED PURSUANT TO SUBTITLE 3 OF THIS TITLE.

1 **R101.6.6** WHENEVER IN THIS CODE THE TERM “INTERNATIONAL
2 *MECHANICAL CODE*” IS USED, IT SHALL MEAN THE MECHANICAL CODE OF
3 HOWARD COUNTY ADOPTED PURSUANT TO SECTION 3.103 OF THIS
4 SUBTITLE.

5 (8) *SECTION R101.7 ADMINISTRATION.*

6 ADD NEW SUBSECTION R101.7 AFTER SUBSECTION R101.6 AS FOLLOWS:

7 **R101.7 ADMINISTRATION:** SECTIONS 103 THROUGH 118 OF THE
8 INTERNATIONAL BUILDING CODE, 2015 EDITION, ADOPTED IN THIS
9 SUBTITLE, SHALL GOVERN THE ADMINISTRATION AND ENFORCEMENT OF
10 THIS CODE.

11 (9) *SECTION R103 THROUGH SECTION R110.*

12 DELETE SECTIONS R103 THROUGH R 110, INCLUSIVE AND IN THEIR
13 ENTIRETY.

14 (10) *SECTION R202 GENERAL DEFINITIONS.*

15 DELETE “CODE OFFICIAL” AND ITS DEFINITION.

16 (11) TABLE R402.1.3 INSULATION MINIMUM R-VALUES AND FENESTRATION
17 REQUIREMENTS BY COMPONENT.

18 (i) IN THE ROW FOR CLIMATE ZONES 4 EXCEPT MARINE AND 5 AND
19 MARINE 4, IN THE COLUMN FOR CEILING R-VALUE, DELETE “R60”
20 AND SUBSTITUTE “R49”.

21 (ii) IN FOOTNOTE G, ADD A NEW SENTENCE “IF CONTINUOUS INSULATION
22 IS USED ON THE EXTERIOR SIDE OF THE WALL, CONTINUOUS
23 INSULATION SHALL BE APPLIED OVER A NAILABLE SUBSTRATE AS
24 DEFINED BY THE IBC”.

25
26 **Section 2. And Be It Further Enacted** by the County Council of Howard County,
27 Maryland, that this Act shall become effective 61 days after its enactment.

Amendment No. 1 to Council Bill No. 71-2021

BY: Liz Walsh

Legislative Day #17

Date: November 1, 2021

Amendment No. 1

(This amendment requires that a new residential building for which a building permit is applied for on or after November 1, 2022 must be an all-electric building.)

1 In the title, before "making", insert "requiring that a new residential building for which a building
2 permit is applied for on or after a certain date must be an all-electric building."

3
4 On page 1, in line 24, insert:

5 "By adding:

6 Title 3. Buildings.

7 Subtitle 1. Building Code.

8 Section 3.106. All-electric New Residential Buildings."

I certify this is a true copy of

Am 1 to CB 71-2021

passed on Nov 1, 2021

Michelle Hoersted
Council Administrator

No 2nd to Motion

9
10 On page 59, in line 25, insert:

11 "3.106.

12 (A) DEFINITIONS. IN THIS SECTION, "ALL-ELECTRIC BUILDING" MEANS A BUILDING THAT USES A
13 PERMANENT SUPPLY OF ELECTRICITY AS THE SOURCE OF ENERGY FOR ITS SPACE HEATING, WATER
14 HEATING, INCLUDING POOLS AND SPAS, COOKING APPLIANCES, AND CLOTHES DRYING APPLIANCES.

1 AND HAS NO NATURAL GAS OR PROPANE PLUMBING INSTALLED WITHIN THE BUILDING PROPERTY
2 LINES.

3 (B) SCOPE. THIS SECTION APPLIES TO A NEWLY CONSTRUCTED RESIDENTIAL BUILDING THAT IS A
4 SINGLE-FAMILY DWELLING, AN APARTMENT, A TOWNHOME, OR A CONDOMINIUM THAT HAS NEVER
5 BEEN OCCUPIED.

6 (C) REQUIREMENT FOR ALL-ELECTRIC RESIDENTIAL BUILDINGS. NOTWITHSTANDING ANY OTHER
7 PROVISION OF THIS TITLE, A NEWLY CONSTRUCTED RESIDENTIAL BUILDING FOR WHICH A BUILDING
8 PERMIT IS APPLIED FOR ON OR AFTER NOVEMBER 1, 2022 SHALL BE AN ALL-ELECTRIC BUILDING.”.

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on November 3, 2021.

Michelle Harrod
Michelle Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on _____, 2021.

Michelle Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on _____, 2021.

Michelle Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on _____, 2021.

Michelle Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on _____, 2021.

Michelle Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on _____, 2021.

Michelle Harrod, Administrator to the County Council

Amendment No. 1 to Council Bill No. 71-2021

BY: Liz Walsh

Legislative Day #17

Date: November 1, 2021

Amendment No. 1

(This amendment requires that a new residential building for which a building permit is applied for on or after November 1, 2022 must be an all-electric building.)

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3

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9

10 On page 59, in line 25, insert:

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13 PERMANENT SUPPLY OF ELECTRICITY AS THE SOURCE OF ENERGY FOR ITS SPACE HEATING, WATER
14 HEATING, INCLUDING POOLS AND SPAS, COOKING APPLIANCES, AND CLOTHES DRYING APPLIANCES,

1 AND HAS NO NATURAL GAS OR PROPANE PLUMBING INSTALLED WITHIN THE BUILDING PROPERTY
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3 (B) SCOPE. THIS SECTION APPLIES TO A NEWLY CONSTRUCTED RESIDENTIAL BUILDING THAT IS A
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7 PROVISION OF THIS TITLE, A NEWLY CONSTRUCTED RESIDENTIAL BUILDING FOR WHICH A BUILDING
8 PERMIT IS APPLIED FOR ON OR AFTER NOVEMBER 1, 2022 SHALL BE AN ALL-ELECTRIC BUILDING.”.

Office of the County Auditor
Auditor's Analysis

Council Bill No. 71-2021

Introduced: October 4, 2021

Auditor: Owen Clark

Fiscal Impact:

The fiscal impact of this legislation is minimal and limited to the cost of purchasing updated copies of the new code books.

County revenues will not be impacted as there will be no additional fees imposed in conjunction with this legislation.

Purpose:

To revise the Howard County Building Code so that it includes the 2021 editions of the International Building Code, International Residential Code, International Mechanical Code, and the International Energy Conservation Code.

Other Comments:

None.

CB 71-2021

Sayers, Margery

From: Beth Cobleigh <cobleighbeth@gmail.com>
Sent: Saturday, November 6, 2021 12:52 PM
To: CouncilMail
Subject: CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good afternoon,

After learning of the motion that Councilmember Walsh made to approve all electric construction, I am writing to oppose such a bill at ANY time.

I feel this isn't something the Council should decide.

Thank you, Beth Cobleigh

Sayers, Margery

From: Gene Sementilli <Gene.Sementilli@c21nm.com>
Sent: Thursday, November 4, 2021 10:28 AM
To: CouncilMail
Subject: [BULK] Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

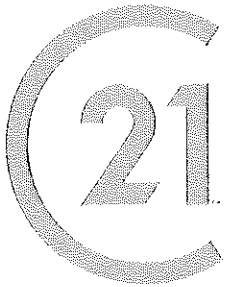
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Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Kind regards,



Gene J Sementilli GRI, CRS, SRS, ePRO, PSA, MRP
Associate Broker MD & DC
CENTURY 21 New Millennium
C 301.807.7797 | O 410.266.9005x3139 | eFAX 301.576.7889
Gene.Sementilli@c21nm.com
[Search For Homes](#)
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[CLICK HERE to join my newsletter!](#)



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Sayers, Margery

From: TJ & Bridget Humphreys <tnbhumphreys@kw.com>
Sent: Wednesday, November 3, 2021 2:20 AM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Regards,

TJ & Bridget
The Humphreys Group
Keller Williams Realty Centre
Office: 410-312-0000
T Cell: 240-478-7983
B Cell: 301-785-2860

The finest compliment we can receive is a referral from a friend or client. If you know of someone thinking of purchasing or selling a home, we would be grateful if you passed along our information.

Sayers, Margery

From: Cathy Corrao <cathy.corrao@Inf.com>
Sent: Tuesday, November 2, 2021 8:36 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Cathy Corrao, REALTOR®

Anthony Corrao Team of Long & Foster, Christie's International Real Estate

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Howard County Office

10805 Hickory Ridge Rd

Columbia, MD 21044

410-715-2022

Baltimore County Office

10801 Tony Drive

Lutherville-Timonium, MD 21093

410-583-5700

Montgomery County Office

189 Kentlands Blvd, Suite 205

Gaithersburg, MD 20878

301-212-4647

410-336-0834 cell

cathy.corrao@Inf.com

<https://www.longandfoster.com/AnthonyCorrao>

<https://www.facebook.com/TheAnthonyCorraoTeam/>

<https://www.instagram.com/corraoteamliveyourlifestyle/>

<https://www.linkedin.com/in/anthonycorrao/>

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<https://twitter.com/TheCorraoTeam>

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Sayers, Margery

From: Richard Williams II <richardmwilliams2@kw.com>
Sent: Tuesday, November 2, 2021 7:54 PM
To: CouncilMail
Subject: Amendment to County Building Code (CB71) - Opposed to "All-Electric Amendment"

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good Evening.

As a REALTOR®, I know several clients who would not buy a home in Howard County if it didn't have gas available for the stove. Some even prefer gas for water heaters and their dryer.

I request an opportunity to participate in a debate about this amendment and am opposed to an "All-Electric" amendment for new construction in Howard County.

Thank you,

Richard M Williams II
REALTOR® SRES®
(Senior Real Estate Specialist)
Direct: 443.812.9193
richardmwilliams2@kw.com
richardmwilliams2.kwrealty.com
Keller Williams Realty Centre
6250 Old Dobbin Lane #140
Columbia, MD 21045
Main: 410.312.0000
Fax: 410.312.0077



Sayers, Margery

From: Cathy Blassino <cathy@blassinoteam.com>
Sent: Tuesday, November 2, 2021 5:46 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Cathy Blassino

The Cathy Blassino Team of Keller Williams Realty Centre

Cell: 410.215.8700

Office: 410.312.0000

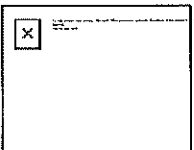
cathy@blassinoteam.com

www.blassinoteam.com

https://www.facebook.com/BlassinoTeam/

Download my FREE Mobile App so you have access to all available properties for sale

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Click here to go to my app!

Sayers, Margery

From: Star <larelle614@gmail.com>
Sent: Tuesday, November 2, 2021 2:29 PM
To: Walsh, Elizabeth; CouncilMail; Pruim, Kimberly; Ball, Calvin; Rigby, Christiana; Jones, Opel; Skalny, Cindy
Subject: Oppose CB71-2021 Amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear County Representatives,

I recently learned that CB71-2021 Amendment was passed. How do we go about removing this amendment? This amendment was offered very late by Councilperson Walsh and allowed no public testimony on when it was added or voted.

In Maryland, heat pumps are a very costly source to heat a home in the winters with the temperature often going below freezing when heat pumps are less effective and very expensive to use compared to natural gas. Also, when looking for our current house in Columbia it was important for our next home to have gas since it is better for cooking. Another reason we love gas is our natural gas fireplace which is a lovely convenience on a cold winter night. Lastly, if the electricity were to go out similar to Texas we could still heat our house, heat our water, and cook since we have the ability to use our natural gas.

These are several personal reasons why I believe we should oppose the CB71-2021 amendment.

Thanks so much for listening to my concerns and hope you oppose the CB71-2021 amendment to make all new construction homes electric only 2022.

Sincerely,
Star Bogenschutz
10512 Justice Place
Columbia, MD 21046

Sayers, Margery

From: MARGARET BREERWOOD <mbreerwood@Inf.com>
Sent: Tuesday, November 2, 2021 1:09 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Margaret Breerwood
Long & Foster Real Estate
Top Individual Producer 2020
410-715-2742 (O)
Please excuse brevity & typos sent from my iPhone

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Warning: If you receive an email from anyone concerning a transaction involving Long & Foster Companies ("Long & Foster") which requests that you wire funds or that you provide nonpublic personal information by unsecured return email, do not respond to the message. To protect yourself, immediately call your real estate agent or other contact at Long & Foster.

Sayers, Margery

From: Angela Toner <angela@johnandangela.com>
Sent: Tuesday, November 2, 2021 12:44 PM
To: CouncilMail
Subject: No more gas????!!!

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. Seems a little sneaky to me!!! I appreciate your consideration.

Blessings,
Angela Toner
410-935-9917 C

The #1 team in the #1 office in Howard County

John and Angela Toner Team of Keller Williams Realty Centre
6250 Old Dobbin Lane, #140
Columbia, MD 21045
410-312-0000 Broker

www.johnandangela.com

Member - Salesperson, Luxury Homes International, Accredited Staging Professional

Sayers, Margery

From: DANA MARVEL <dmarvel@comcast.net>
Sent: Tuesday, November 2, 2021 11:51 AM
To: CouncilMail
Subject: CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place.

Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered.

A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Dana Marvel

Heritage Realty

410-489-7900 office

410-404-7911 cell

dmarvel@comcast.net

Sayers, Margery

From: Ali Kalarestaghi <ali@7474law.com>
Sent: Tuesday, November 2, 2021 11:31 AM
To: CouncilMail
Subject: CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration.

I appreciate your consideration.

--

Ali Kalarestaghi
The Law Offices of Ali Kalarestaghi
6328 Baltimore National Pike
Suite 200
Catonsville, MD 21228-3901
Ali@7474Law.com
410-7474-LAW(529)
443-274-1001 Direct Dial
Fax: RIP 2007-2019

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Sayers, Margery

From: Oliver Henderson Sr, Residential Real Estate <oliverthendersonsr@gmail.com>
Sent: Tuesday, November 2, 2021 10:52 AM
To: CouncilMail
Subject: Oliver Henderson, 11304 Tooks Way Columbia MD

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

--

Oliver T. Henderson, Sr. ABR, SRES, Power Agent
"A New Twist in Real Estate"

Keller Williams Integrity
3290 North Ridge Rd, Ste 150
Ellicott City, MD 21043-6084

Contact info:
[443.574.1600](tel:443.574.1600) office
[410.707.0183](tel:410.707.0183) cell
oliverthendersonsr@gmail.com
www.villagesofcolumbia.com

**Nothing in this email shall be deemed to create a binding contract to purchase/sell real estate. The sender of this email does not have the authority to bind a buyer or seller to a contract via written or verbal communications including, but not limited to, email communications.*

Sayers, Margery

From: Funke Olujobi <folujobi@gmail.com>
Sent: Tuesday, November 2, 2021 10:41 AM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

*Sincerely
Olufunke Olujobi*

CB 71-2021

Sayers, Margery

From: Frank Harris III <frank@kw.com>
Sent: Tuesday, November 2, 2021 10:10 AM
To: CouncilMail
Subject: Amendment 1 to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Sayers, Margery

From: Sana Raja <sanatraja@gmail.com>
Sent: Tuesday, November 2, 2021 7:54 AM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Sayers, Margery

From: Bob Lucido <bob@boblucidoteam.com>
Sent: Tuesday, November 2, 2021 7:52 AM
To: CouncilMail
Subject: Electric

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

GM. I cannot believe this. (actually, yes, I can believe what Liz is considering) !! This is huge! We need public discussion on this especially an issue like this created by anti growther Liz Walsh and to be voted on by the council. We need serious debate and input to come up with something possibly better.

I have a suggestion, why don't we go thru the same circus that Bethany Glen (development on Bethany Lane and route 99) has gone thru for the past 5 years?? Then due to Liz's creative maneuvering, she was able to reduce the density by 100 units and deprive a county who has nearly no land to build on for our 55 plus residents. We need input not a move in the middle of the night to change our homes.

Thank you.

Bob

Bob Lucido Realtor

Bob Lucido Team of Keller Williams Lucido Agency

The #1 Keller Williams Team in the World

c: 410.979.6024

Bob@BobLucidoTeam.com

o: 410-465-6900 | BobLucidoTeam.com

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Sayers, Margery

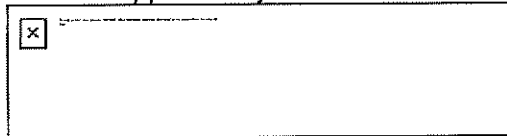
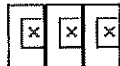
From: The Fitzgerald Team <don@donfitzgerald.com>
Sent: Monday, November 1, 2021 9:18 PM
To: CouncilMail
Subject: All Electric Vote

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Don Fitzgerald, ABR, CRS, GRI
Associate Broker & REALTOR®
Fitzgerald Team President
office: 443.539.8175
mobile (cell/text): 410.707.4754



8171 Maple Lawn Blvd, Ste. 150
Fulton, MD 20759
www.thefitzgeraldteam.com

Sayers, Margery

From: Heidi Devereux <heidideve@gmail.com>
Sent: Monday, November 1, 2021 8:55 PM
To: CouncilMail
Subject: No to all electric residential mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

No to the ammendate mandating all electric County Building Code (CB 71)

--
HEIDI

DEVEREUX, REALTOR®

& Partner

C:

410.733.4002

| o: 410.465.6900

BobLucidoTeam.com

| Heididevereux@BobLucidoTeam

9251

Baltimore National Pike, Suite D | Ellicott City, MD 21042



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Sayers, Margery

From: shellyl.brown10@gmail.com
Sent: Monday, November 1, 2021 8:51 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration. Sent from my iPhone

Shelly Brown
7304 Trappe Street
Fulton, MD

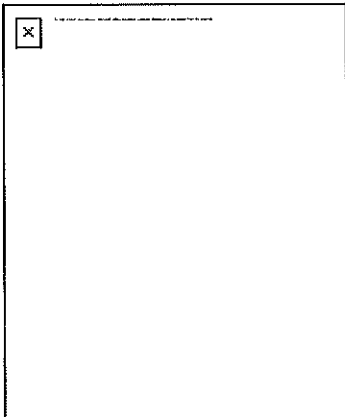
Sayers, Margery

From: Michael McKenna <michael@mckennavane.com>
Sent: Monday, November 1, 2021 8:06 PM
To: CouncilMail
Subject: Dear Howard County Elected Officials,

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

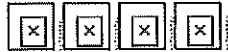
I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration.

I appreciate your consideration.



Michael McKenna
Co-Founder, Associate Broker

Cell/Text friendly 301-370-6561 Office 410-381-3331
Email michael@mckennavane.com



Professional Sales, Leasing & Management

Sayers, Margery

From: Daniel Detweiler <danieldetweiler1@gmail.com>
Sent: Monday, November 1, 2021 8:17 PM
To: CouncilMail
Subject: Amendment to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

--
Thanks so much,
Daniel Detweiler

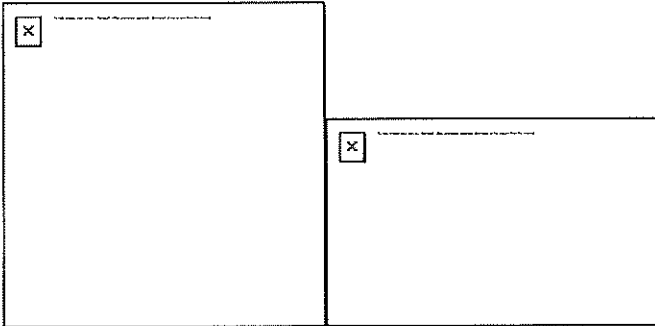
Sayers, Margery

From: Neal Sheehan <sheehan.neal@gmail.com>
Sent: Monday, November 1, 2021 7:40 PM
To: CouncilMail
Subject: Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.



Neal Sheehan
REALTOR®
443-668-1972 (c)
The Smallwood Team
@ Maryland Real Estate Network
240-456-0016 (o)
[Facebook](#)
[Website & Blog](#)
[Homesnap](#)
[Current Listings](#)
[Instagram](#)

Sayers, Margery

From: Terri Bracciale <terri.bracciale@penfedrealty.com>
Sent: Monday, November 1, 2021 7:47 PM
To: CouncilMail
Subject: Electric Mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

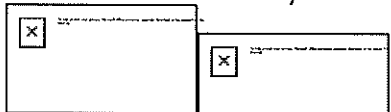
Dear Howard County Elected Officials,

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Regards,
Terri

WHY JOIN US?

Terri Bracciale
Regional President, Baltimore Metro & Coastal Maryland
Berkshire Hathaway HomeServices PenFed Realty



O | 410.647-8000 | C | 443.280.2711 | VM | 410.384.9837

Sayers, Margery

From: Rob Foy <robfoy3@me.com>
Sent: Monday, November 1, 2021 7:42 PM
To: CouncilMail
Subject: All electric construction

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Rob Foy
Associate Broker/Realtor
Remax Advantage

Sent from my iPhone

Sayers, Margery

From: Lynn Mejia & Manuel Mejia <mejiaservices7@gmail.com>
Sent: Monday, November 1, 2021 7:38 PM
To: CouncilMail
Subject: Proposed Electric amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello.

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. Switching to all electric could be disastrous, especially with the strain that is already occurring on the electric grid. You can also look at what is happening to Spain to see you need to diversify your power sources.

I appreciate your consideration.

--

Lynn A. Mejia, Salesperson / Realtor® & Howard County Citizen

Se habla español

Maryland Real Estate Network

(o) 240.456.0016 / (c) 240.354.6161

Sayers, Margery

From: Enoch Moon <enochmoon1@gmail.com>
Sent: Monday, November 1, 2021 6:58 PM
To: CouncilMail
Subject: Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please!

no all electric requirement.

people want a choice.

i personally prefer gas cooking and heating.

thank you for your consideration.

--
Enoch Moon

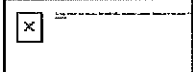
REALTOR®

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3450 Ellicott Center Dr, Ste 107
Ellicott City, MD 21043

O: 410-696-2268 // F: 866-531-7541

www.Realty1MD.com



Sayers, Margery

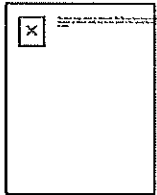
From: Ellen McKinzie <ellen.mckinzie@c21nm.com>
Sent: Monday, November 1, 2021 6:41 PM
To: CouncilMail
Subject: building codes

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

always working for you,



ellen mckinzie, CRS, GRI, SRES
sales agent, REALTOR®, MRIS 67837, MD 516349
CENTURY 21 New Millennium license: 640891-08
6300 Woodside Ct. Ste. A, Columbia, MD 21046
C 301.437.7030 | O 410.730.8888
ellen.mckinzie@c21nm.com www.ellenmckinzie.REALTOR
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Sayers, Margery

From: Tudy Adler <tadler25@comcast.net>
Sent: Monday, November 1, 2021 6:53 PM
To: CouncilMail
Subject: All Electric - Howard County

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

[Click to Email](#)

Tudy Adler - Realtor
Maryland Real Estate Network
7625 Maple Lawn Blvd, Suite 175, Fulton, Md 20759
Smallwood Team
Broker 240-456-0016
Mobile 301-704-6707
www.tudyadler.com

Sayers, Margery

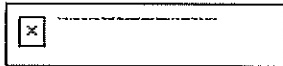
From: Elisabeth Yeager <elisabeth@yeagerhomes.com>
Sent: Monday, November 1, 2021 6:41 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

--



Elisabeth Yeager

REALTOR®

***Elisabeth Yeager Homes & Farms Group of Keller Williams Legacy
West***

443-878-5088 (cell)

elisabeth@yeagerhomes.com

532 Baltimore Blvd Suite 201, Westminster, MD 21157

Sayers, Margery

From: Deb Zraggen <debz@monumentsothebysrealty.com>
Sent: Monday, November 1, 2021 6:40 PM
To: CouncilMail
Subject: URGENT read Immediately

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Deb Zraggen

Sayers, Margery

From: Ann Morton <annmorton@northroprealty.com>
Sent: Monday, November 1, 2021 6:22 PM
To: CouncilMail
Subject: Say NO to the All-Electric Mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Ann

Ann Morton | REALTOR® The Miller Team
Northrop Realty, A Long & Foster Company
10065 Baltimore National Pike | Ellicott City, MD 21042
Cell: 410-294-0801 | Office: 410.465.1770

Oh, by the way... if there is any way I can be of service to you or your family during this time, please call me. I'm happy to help you however I can in a way that is healthy and safe.



This electronic message may contain confidential and/or privileged information. If you are not the intended recipient you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Notice: Statements contained in emails to and from real estate professionals are not intended to create binding contractual agreements for the sale of real property, nor are such statements intended to establish terms and conditions of such agreements. A contract for the sale of real property is not established until a written agreement containing all agreed-upon terms and conditions, is properly ratified by the parties.

Sayers, Margery

From: Shaun Eddy <Shaun@oxfordplanning.com>
Sent: Monday, November 1, 2021 6:05 PM
To: CouncilMail
Subject: Do not pass CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please do not pass CB71 with Amendment 1. It has not been adequately reviewed by the community and has had inadequate review.

Best Regards,

Shaun Eddy, CFP®, MSFA, AIF®
CEO and Partner

OXFORD PLANNING GROUP, LLC

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Sayers, Margery

From: Betty McKoy <betty@tayloredhomestaging.com>
Sent: Monday, November 1, 2021 6:03 PM
To: CouncilMail
Subject: Concern over CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

--

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

"Price gets you interest...
...Staging it gets you offers!" ~Gary Williams

Betty McKoy
Accredited Staging Professional (ASP)
International Association of Home Staging Professionals (IAHSP)
Real Estate Staging Association (RESA)
betty@tayloredhomestaging.com
www.tayloredhomestaging.com
(443) 821-9073

Sayers, Margery

From: Sarah Sells MD Homes <sarahsellsmd@yahoo.com>
Sent: Monday, November 1, 2021 6:23 PM
To: Walsh, Elizabeth; CouncilMail
Subject: Re: Natural gas ban?

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Councilwoman Walsh and all Council members:

I just was informed about a vote today to ban natural gas in the county for future builds. I am disappointed the Howard County public was not openly informed of this.

If this is correct, I think this will be an injustice to homeowners, and not to mention, can be a financial hardship for some. Electric heat pumps are not always a reasonable cost in our area. Electric portable heaters are often dangerous also.

Consumers use gas fireplace heat sometimes in the event of a power outage. Gas Fireplace is can be used as a substitute for the heating system and gas stove for cooking.

I ask you to vote this ban down, please vote No to restricting gas heat. Allow consumers a choice. Don't restrict fuel options.

Also, I would like to know if this has been voted on and what the result is.

Thank you.

Sarah Paplauckas, Realtor
Maryland Real Estate Network www.SmallwoodTeam.com
Direct: 443-341-7984
Office: 240-456-0016

On Monday, November 1, 2021, 11:47:37 AM EDT, Sarah Paplauckas <sarahsellsmd@yahoo.com> wrote:

Dear Mr Ball,

I just was informed about a vote today to ban natural gas in the county for future builds. I am disappointed the Howard County public was not openly informed of this.

If this is correct, I think this will be an injustice to homeowners, and not to mention, can be a financial hardship for some. Electric heat pumps are not always a reasonable cost in our area. Electric portable heaters are often dangerous also.

Consumers use gas fireplace heat sometimes in the event of a power outage. Gas Fireplace is can be used as a substitute for the heating system and gas stove for cooking.

I ask you to vote this ban down, please vote No to restricting gas heat. Allow consumers a choice. Don't restrict fuel options.

Thank you.

Sarah Paplauckas, Realtor
Maryland Real Estate Network www.SmallwoodTeam.com
Direct: 443-341-7984

Office: 240-456-0016

Sayers, Margery

From: Janette McAnallen <Janette.McAnallen@Inf.com>
Sent: Monday, November 1, 2021 6:15 PM
To: CouncilMail
Subject: URGENT!!! PLEASE READ PRIOR TO VOTING ON Amendment 1 to CB 71

Importance: High

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Janette McAnallen, REALTOR®, Licensed in Maryland
Long & Foster | Christie's International Real Estate

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Mobile Phone : 443-980-0703

www.LongandFoster.com/JanetteMcAnallen

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ALERT! Long & Foster Real Estate will never send you wiring information via email or request that you send us personal financial information by email. If you receive an email message like this concerning any transaction involving Long & Foster Real Estate, do not respond to the email and immediately contact your agent via phone.

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Warning: If you receive an email from anyone concerning a transaction involving Long & Foster Companies ("Long & Foster") which requests that you wire funds or that you provide nonpublic personal information by unsecured return email, do not respond to the message. To protect yourself, immediately call your real estate agent or other contact at Long & Foster.

Sayers, Margery

From: Lisa Kirshenbaum <lisa_kirshenbaum@yahoo.com>
Sent: Monday, November 1, 2021 6:13 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Lisa Kirshenbaum

Realtor®

Monument Sotheby's International Realty

C. 443.506.6514

O. 443.746.2090

lisa_kirshenbaum@yahoo.com

lisak@monumentsothebysrealty.com

www.lisakirshenbaum.com

12143 Clarksville Pike, Suite 101
Clarksville, MD 21029

Sayers, Margery

From: Judy Caton <agents4u@aol.com>
Sent: Monday, November 1, 2021 6:08 PM
To: CouncilMail
Subject: NO to all electric homes---ask the public they want gas

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Judy Caton
REALTOR, CRS, CNE
Re/Max Advantage Realty
Office: 410-740-1200
Cell: 410-913-2939
agents4u@aol.com

Sayers, Margery

From: Dottie Siders <luvturkeys@hotmail.com>
Sent: Monday, November 1, 2021 6:06 PM
To: CouncilMail
Subject: Liz Walsh's amendment to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Ms. Walsh,

I have heard that you want to add an amendment to CB 71. You want to make it so that all new development in Howard County will be strictly electric by November 2022. There would be no gas for heat, water or cooking.

I have also heard that you want to add this amendment without making it open to the public for testimony and debate.

That is very disappointing, so much so that it falls into the category of "sleazy politician". I'm sure you would not want to be that.

The voters in Howard County are watching more and more. We don't want this type of public servant.

Please remove this amendment.

Thank you,

Dorothy Siders
Woodbine

Sayers, Margery

From: Kara Williams <kara@samsonproperties.net>
Sent: Monday, November 1, 2021 5:51 PM
To: Ball, Calvin; CouncilMail
Subject: Concern with Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony as they will be the ones ultimately affected by this change. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Sincerely,
Kara Williams

Kara Williams
Principal Broker,
Maryland & Pennsylvania
SAMSON
P R O P E R T I E S

13390 Clarksville Pike | Highland, MD 20777
(443)756-3067 cell | (301)854-2155 office
Kara@SamsonProperties.net
www.SamsonProperties.net

Sayers, Margery

From: Pam Bianco <pambianco@monumentsothebysrealty.com>
Sent: Monday, November 1, 2021 5:39 PM
To: CouncilMail
Subject: CB 71

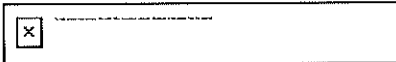
[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Pam Bianco

Associate Broker
Monument Sotheby's International Realty
12143 Clarksville Pike
Clarksville, MD 21029
410-852-8662 - C
443-746-2090 - O
www.sothebysrealty.com



Sayers, Margery

From: Chris Weymouth <chrisweymouth1@gmail.com>
Sent: Monday, November 1, 2021 5:59 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Christopher Weymouth
Associate Broker, Broker Designated Agent
The Weymouth Group of Keller Williams Realty Centre
Mobile (443) 280-1922 Office (410) 312-0000
Chris@TheWeymouthGroup.com
www.TheWeymouthGroup.com
www.My1stHomeRebate.com

Sayers, Margery

From: Gerly Oden <gerlyoden@earthlink.net>
Sent: Monday, November 1, 2021 5:44 PM
To: CouncilMail
Subject: Electric

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Attitude matters,

Gerly V. Oden

Broker, MD, PA & Washington DC



MAKING YOUR DREAM HOME A REALITY!

C: 352-342-4008 • O: 443- 821-0707
532 Baltimore Blvd. Suite 201
Westminister, MD 21157
gerlyoden.kw.com

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HABLO ESPAÑOL

Oh, by the way... I'm never too busy for your referrals!

Sayers, Margery

From: jimblaney.realtor@gmail.com
Sent: Monday, November 1, 2021 5:34 PM
To: CouncilMail
Subject: CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Thank you,

Jim Blaney, Associate Broker
The Best Move You Will Ever Make!

Keller Williams Realty Partners
532 Baltimore Blvd. - Suite 201
Westminster, MD 21157

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Visit our facebook page



Office: 443-821-0707
Direct: 410-795-5500

Oh, by the way...if you know of someone thinking of buying or selling a home, who would appreciate the kind of service I offer, I'd love to help them. So, just give me a call with their name and number and I'll be happy to follow up and take excellent care of them.

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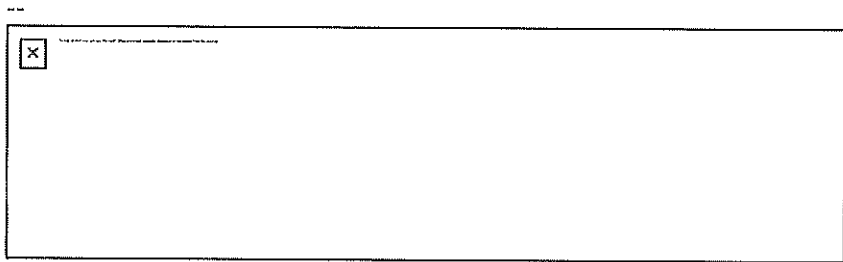
Sayers, Margery

From: Matthew Austin <matthew.austin@penfedrealty.com>
Sent: Monday, November 1, 2021 5:54 PM
To: CouncilMail
Subject: CB 71 Amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.



Sayers, Margery

From: Lisa Dickey <lisadickey21228@gmail.com>
Sent: Monday, November 1, 2021 5:52 PM
To: CouncilMail
Subject: Amendment to County Building Code

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Lisa Dickey, Realtor
The Miller Team
Northrop Realty, A Long & Foster Company
mobile: [443-829-2826](tel:443-829-2826)
office: 410-465-1770
lisa.millerteam.com
www.facebook.com/askarealtor

Sayers, Margery

From: Eddie Keel <eddiekeelrealtor@gmail.com>
Sent: Monday, November 1, 2021 5:52 PM
To: CouncilMail
Subject: All electric construction

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am against all extricate construction

Sent from my iPhone

Sayers, Margery

From: Valerie Howard <howard7196@yahoo.com>
Sent: Monday, November 1, 2021 5:46 PM
To: Ball, Calvin; CouncilMail
Cc: Home
Subject: Bill amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Mr. Ball and County Council Members:

A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Valerie Howard
Sent from my iPhone

Sayers, Margery

From: Michael Blum <Michael@semperfi.org>
Sent: Monday, November 1, 2021 5:40 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Regards-

Michael A. Blum
Long Reach
(410) 382-3150

"Be kinder than necessary because everyone you meet is fighting some kind of battle."

A veteran is someone who, at one point in their life wrote a blank check made payable to "The United States of America," for an amount up to and including their life.

Sayers, Margery

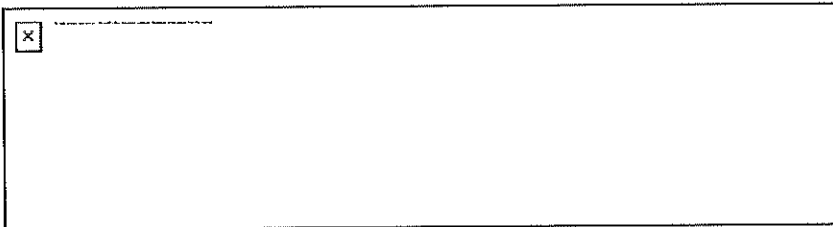
From: Nikki Nail <nikki@theshelleyhomegroup.com>
Sent: Monday, November 1, 2021 5:38 PM
To: CouncilMail
Subject: Amendment 1 to cb 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

*Nikki Nail
Local Real Estate Agent*



Sayers, Margery

From: Bob Jordan <robertjordan72@gmail.com>
Sent: Monday, November 1, 2021 5:36 PM
To: CouncilMail
Subject: Amendment 1 and the County Building Code 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

My concerns regard Amendment 1 and the County Building Code (CB 71). A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Bob Jordan
Jordan Builders, LLC
9309 Knoll Stone Court
Ellicott City, MD 21042
410-245-9056

Sayers, Margery

From: randall collier <randallcollier@gmail.com>
Sent: Monday, November 1, 2021 5:33 PM
To: CouncilMail
Subject: Amendment 1 to CB 71- OPPOSED!!

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

This is a ridiculous proposed amendment, apparently developed with no actual analysis or realization of the actual economic and practical ramifications involved to both homeowners and the building/housing industry.

Sayers, Margery

From: John & Angela Toner <JFT@johnandangela.com>
Sent: Monday, November 1, 2021 5:32 PM
To: CouncilMail
Subject: CB 71 - stop amendment without public comment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Gentlemen,

I heard that *CB 71* has been amended *after* its public hearing. The amendment - which *hasn't* received input from a public hearing - would require all new home construction to be **all-electric only**.

Such a **drastic change** to existing policies is best addressed through the normal public hearing process - with input from consumers, potential home buyers, home builders, REALTORS®, etc., can be given.

Please **stop this amendment** to CB 71 unless and until public comment can be given.

Thanks,
JOHN

John F. Toner, Esq. Associate Broker
John & Angela Team at Keller Williams Realty Centre
Cell 410-935-0386

6250 Old Dobbin Lane #140
Columbia, MD 21045
410-312-0000 Broker

Sayers, Margery

From: Michael Ball <michael@michaelmball.com>
Sent: Monday, November 1, 2021 5:31 PM
To: CouncilMail
Subject: Electric Houses

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I urge you NOT to mandate Electric houses. I have one now and I wish I could make it more comfortable and less expensive to operate. I think that would be very irresponsible!!!!

Sincery,

Michael M Ball

Sent from my iPhone

Sayers, Margery

From: Ericvanswol. <ericvanswol@gmail.com>
Sent: Monday, November 1, 2021 5:28 PM
To: CouncilMail
Subject: Gas heated homes are needed and desired

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Don't vote on it tonight. What a ramrod action.

Sent from my iPhone
Eric van Swol
443-858-1628

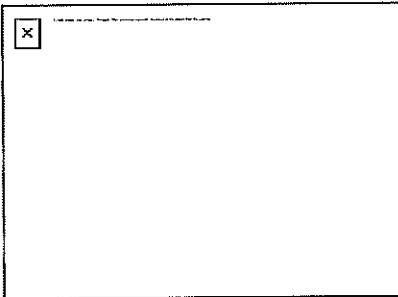
Sayers, Margery

From: John Koenig <john425koenig@gmail.com>
Sent: Monday, November 1, 2021 5:27 PM
To: CouncilMail
Subject: CB 71. A

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.



Important, I will NEVER ask you about bank wiring instructions by email. If you receive any email requesting bank information or requesting updated wiring instructions, it is FRAUD. Do not comply with the request and make sure you inform me immediately.

Sayers, Margery

From: Anissa Hastings <anissa@kw.com>
Sent: Monday, November 1, 2021 5:25 PM
To: CouncilMail
Subject: Amendment 1 to CB 71



[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Anissa Hastings

Anissa Hastings, Realtor ~ Keller Williams Realty Partners

 Anissa@kw.com  443-821-0707 (office) | 443-995-1345 (cell)



Sayers, Margery

From: Samuel Nickey <samnickey@kw.com>
Sent: Monday, November 1, 2021 5:25 PM
To: CouncilMail
Subject: Absurd Amendment to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.



Sam Nickey
Keller Williams Realty Partners
532 Baltimore Blvd; Suite 201
Westminster, Maryland 21157
Cell: 443.789.9156
Office: 443.821.0707

Sayers, Margery

From: Majda Saverice <majdasaverice@gmail.com>
Sent: Monday, November 1, 2021 5:24 PM
To: CouncilMail
Subject: Amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Majda Saverice

Realtor

Keller Williams Realty Partners

532 Baltimore Blvd. Suite 201

Westminster, Maryland 21157

cell: 410.499.6998

office: 443.821.0707

Sayers, Margery

From: Mike McEntegart <mikemcentegart@gmail.com>
Sent: Monday, November 1, 2021 5:24 PM
To: CouncilMail
Subject: Don't Pass All Electric Mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

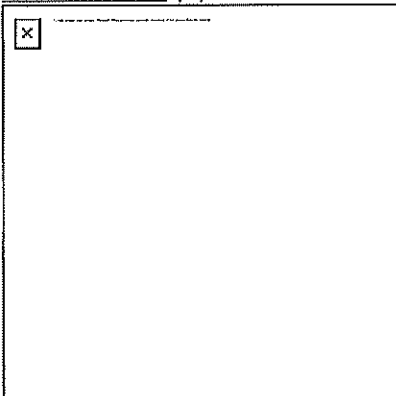
Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Michael McEntegart

REALTOR®
The Smallwood Team @ Maryland Real Estate Network
301-751-1874 (c)

240-456-0016 (o)



Sayers, Margery

From: ELLIOT WARD <Elliot@LongandFoster.com>
Sent: Monday, November 1, 2021 5:23 PM
To: CouncilMail
Subject: Opposition to County Code CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To Howard County Council Members,

I am writing this email in order to object to the new County Code CB71. As a Realtor, I strongly believe that in the short-term this would have a negative impact on new residential home building and growth in Howard County.

Best,
Elliot Ward

ALERT! Long & Foster Real Estate will never send you wiring information via email or request that you send us personal financial information by email. If you receive an email message like this concerning any transaction involving Long & Foster Real Estate, do not respond to the email and immediately contact your agent via phone.

The contents of this e-mail message may be privileged and/or confidential. If you are not the intended recipient, any review, dissemination, copying, distribution or other use of the contents of this message or any attachment by you is strictly prohibited. If you receive this communication in error, please notify us immediately by return e-mail, and please delete this message and all attachments from your system.

Warning: If you receive an email from anyone concerning a transaction involving Long & Foster Companies ("Long & Foster") which requests that you wire funds or that you provide nonpublic personal information by unsecured return email, do not respond to the message. To protect yourself, immediately call your real estate agent or other contact at Long & Foster.

Sayers, Margery

From: Laurie Lehman <laurielehman68@gmail.com>
Sent: Monday, November 1, 2021 5:19 PM
To: CouncilMail
Subject: Electric A.

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I do not agree with the motion to have all electric used in homes.

Thanks,
Laurie Corle Lehman
eXp Realty
Realtor/Stager
Cell 443-896-7433
Office 888-860-7369 x 114
Let Me Guide You Home!

Sayers, Margery

From: Marilyn Rhodovi <marilynrhodovi@northroprealty.com>
Sent: Monday, November 1, 2021 5:15 PM
To: CouncilMail

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Marilyn Rhodovi - Associate Broker, Realtor

Howard County Association of REALTORS®

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Sayers, Margery

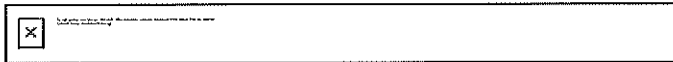
From: Hariani, Gopal <Gopal.Hariani@cbmove.com>
Sent: Monday, November 1, 2021 5:15 PM
To: CouncilMail
Subject: County Building Code CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

GOPAL HARIANI, REALTOR®
Coldwell Banker Realty
10039 Baltimore National Pike, Ste K, Ellicott City, MD 21042
C. 410-977-9390 | O. 410-461-7600 | F. 410-461-8309
Licensed in MD/DC/VA
gopal.hariani@cbrealty.com
website: <http://gopalhariani.cbintouch.com>

Wire Fraud is Real. Before wiring any money, call the intended recipient at a number you know is valid to confirm the



instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

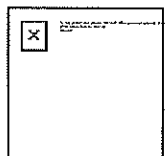
Sayers, Margery

From: June Piper-Brandon <june.piperbrandon@houwzer.com>
Sent: Monday, November 1, 2021 4:46 PM
To: CouncilMail
Subject: Amendment to County Building Code CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with grave concerns regarding Amendment 1 to CB 71. A change this drastic should never be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home and may very well cause them to look elsewhere for a new home and it needs to be given much more very careful consideration. Many homebuyers prefer gas for cooking over electric and in some instances natural gas is much more economical than electric. Limiting peoples living options is not something you want to do in a last minute addendum. I appreciate your consideration.



June Piper-Brandon REALTOR® - Listing Specialist, Houwzer

P: (410) 292-0100

E: june.piperbrandon@houwzer.com

101 W Dickman St Suite 1000, Baltimore, MD 21230

MD: 579412



We're hiring!

Sayers, Margery

From: Tiffany Matthews <rooks.tiffany@gmail.com>
Sent: Monday, November 1, 2021 5:07 PM
To: CouncilMail
Subject: Amendment 1 To CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Sayers, Margery

From: Laura Bauman <lbbbb5@msn.com>
Sent: Monday, November 1, 2021 5:06 PM
To: CouncilMail
Subject: Opposed to amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am OPPOSED to AMENDMENT 1 to CB 71. Plus opposed to no public testimony.
MD resident

Laura Bauman Elkridge

Sayers, Margery

From: Mitch Kemp <mitchkemp@dorseyfamilyhomes.com>
Sent: Monday, November 1, 2021 5:06 PM
To: CouncilMail
Subject: All electric new construction

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Mitch Kemp
Dorsey Family Homes
443-463-4771

Sayers, Margery

From: KAREN INGALLS <KAREN.INGALLS@Longandfoster.com>
Sent: Monday, November 1, 2021 5:06 PM
To: CouncilMail
Subject: All Electric .. sorry no

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Allow people to have a choice.

I understand the need to support climate change but to change the way home will be built and heated with better alternative technology is wrong.

Sent from my iPhone

ALERT! Long & Foster Real Estate will never send you wiring information via email or request that you send us personal financial information by email. If you receive an email message like this concerning any transaction involving Long & Foster Real Estate, do not respond to the email and immediately contact your agent via phone.

The contents of this e-mail message may be privileged and/or confidential. If you are not the intended recipient, any review, dissemination, copying, distribution or other use of the contents of this message or any attachment by you is strictly prohibited. If you receive this communication in error, please notify us immediately by return e-mail, and please delete this message and all attachments from your system.

Warning: If you receive an email from anyone concerning a transaction involving Long & Foster Companies ("Long & Foster") which requests that you wire funds or that you provide nonpublic personal information by unsecured return email, do not respond to the message. To protect yourself, immediately call your real estate agent or other contact at Long & Foster.

ô

Sayers, Margery

From: Matthew Pfau <mattpfau@hotmail.com>
Sent: Monday, November 1, 2021 5:04 PM
To: CouncilMail
Subject: Amendment 1 to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Thanks,

Matthew Pfau

Sent from Mail for Windows

Sayers, Margery

From: Rob Kinnear <rob@teamkinnear.com>
Sent: Monday, November 1, 2021 5:03 PM
To: CouncilMail
Subject: CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Rob Kinnear
Re/Max Advantage Realty
rob@teamkinnear.com
410-409-9932 - Direct/Text
410-423-5281 - Office
rob.teamkinnear.com

Nothing in this email shall be deemed to create a binding contract to purchase/sell real estate. The sender of this email does not have the authority to bind a buyer or seller to a contract via written or verbal communications including, but not limited to, email communications.

Sayers, Margery

From: Linwood Scott <linwoodscott@gmail.com>
Sent: Monday, November 1, 2021 5:02 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last-minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Linwood Scott

Sayers, Margery

From: Bruce Penn <bruce.penn@caliberhomeloans.com>
Sent: Monday, November 1, 2021 4:48 PM
To: CouncilMail
Subject: Amendment to Building Code

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Bruce Penn, Ellicott City



Bruce Penn

Loan Consultant
NMLS ID #459891
10500 Little Patuxent Pkwy.
Suite 750
Columbia, MD 21044
CELL: 410-608-6390
EFAX – 1-844-204-3868

Licensed in MD., DC., PA., DE., VA.

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This electronic transmission and any documents or other writings sent with it constitute confidential information, which is intended only for the named recipient. If you are not the intended recipient, please reply to the sender that you have received the message in error and delete it. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachment(s) by anyone other than the intended recipient is strictly prohibited. Caliber Home Loans, Inc. 1525 S. Belt Line Road, Coppell, TX 75019. Equal Housing Lender. NMLS # 15622

Sayers, Margery

From: Jack Sheeler <jmsheeler4@gmail.com>
Sent: Monday, November 1, 2021 5:00 PM
To: CouncilMail
Subject: Amendment 1 to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last-minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Jack M. Sheeler

Sayers, Margery

From: Mary Harris <mharris0447@gmail.com>
Sent: Monday, November 1, 2021 4:59 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place.

Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered.

A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration.

Mary Harris

Sayers, Margery

From: Linda Nash <lnash4@gmail.com>
Sent: Monday, November 1, 2021 4:57 PM
To: CouncilMail
Subject: "All Electric" Requirement

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Linda Nash

Linda Nash, MSW,GRI,SFR,ASP*
REALTOR
Cummings & Co. Realtors
(410)-707-4603

Sayers, Margery

From: Beth Wynne <bethwynne5@gmail.com>
Sent: Monday, November 1, 2021 4:57 PM
To: CouncilMail
Subject: My clients specifically look for gas heated homes! It's warmer and cheaper

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Beth Wynne & Lauren Iacoboni
THE WYNNE TEAM - REMAX 100
Office: (410) 730-6100
Beth Cell: (443) 745-0046
Lauren Cell: (443)812-0284
Email: bethwynne@remax.net
laureniacoboni@remax.net

Sayers, Margery

From: Baker, Kevin
Sent: Monday, November 1, 2021 4:55 PM
To: Sayers, Margery
Subject: FW: new electric building amendment

For Related Documents under CB71.

From: dina boogaard <dboogaard@outlook.com>
Sent: Monday, November 1, 2021 3:04 PM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>
Subject: new electric building amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Liz Walsh,

Thanks for this extremely important contribution to a healthier county, world – from one of your constituents.

Dina Boogaard
Ellicott City

Sayers, Margery

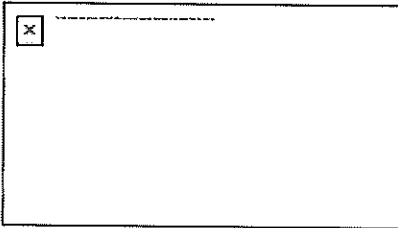
From: Debbi Rivero <debsellsmd@gmail.com>
Sent: Monday, November 1, 2021 4:32 PM
To: CouncilMail
Subject: Howard County Building Code (CB71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Debbi



Debbi Rivero

Master Agent 443-386-1306 (C)
Re/Max Advantage
6021 University Blvd. Suite 100
Ellicott City, Maryland 21043
410-740-1200 (O)
<https://www.RiveroRealtors.com>

Sayers, Margery

From: Dave Loeffler <dave@loefflerrealty.com>
Sent: Monday, November 1, 2021 4:52 PM
To: CouncilMail
Subject: All-Electric Construction Mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Citizens should have time to evaluate this proposal and provide feedback and testimony. Most county residents do not even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more consideration. I appreciate your interest in this correspondence and your service to our County.

*Thank you,
Dave Loeffler, Esq*

Sayers, Margery

From: Rose Lancelotta <rose@roselancelotta.com>
Sent: Monday, November 1, 2021 4:51 PM
To: CouncilMail
Subject: Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Rose

Rose E. Lancelotta, *Realtor*®

Coldwell Banker Realty
10039 Baltimore National Pike, Suite K
Ellicott City, MD 21042

Main Office: (410) 461-7600
Home Office: (410) 750-0999
Cell: (443) 250-4742

rose@roselancelotta.com

Sayers, Margery

From: Baker, Kevin
Sent: Monday, November 1, 2021 4:51 PM
To: Sayers, Margery
Subject: FW: Bill CB 71

For Related Documents under CB71.

-----Original Message-----

From: ROBIN WILSON <ROBIN.WILSON@Longandfoster.com>
Sent: Monday, November 1, 2021 2:49 PM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>
Subject: Bill CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Liz

I am writing to oppose this bill making new construction all electric.
This does not have my vote and I hope not yours either.

Sincerely

Robin Wilson

Robin Wilson
Long and Foster Real Estate Inc.
410-428-6099(Cell)
410-480-3448(Office)
Sent from my iPhone

ALERT! Long & Foster Real Estate will never send you wiring information via email or request that you send us personal financial information by email. If you receive an email message like this concerning any transaction involving Long & Foster Real Estate, do not respond to the email and immediately contact your agent via phone.

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Sayers, Margery

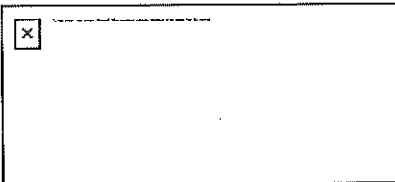
From: Tony Zowd <tony.zowd@gmail.com>
Sent: Monday, November 1, 2021 4:50 PM
To: CouncilMail
Subject: County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last-minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Tony Zowd
Realtor, Associate Broker
Coldwell Banker Realty
INTEGRITY PLUS NETWORK



6031 University Blvd, Suite 100
Ellicott City, MD 21043
443.610.9462 (Direct)
800.700.7162 (Office)
443.328.6069 (Fax)
Email: tzowd@cbmove.com
www.integrityplusnetwork.com

IMPORTANT NOTICE: Never trust wiring instructions sent via e-mail. Cyber criminals are spoofing e-mail accounts and sending e-mails with fake wiring instructions. These e-mails are convincing and sophisticated. Always independently confirm wiring instructions in person or via telephone to a trusted and verified phone number. Never wire money without verifying wiring instructions.

TONY ZOWD, INTEGRITY PLUS NETWORK or COLDWELL BANKER WILL NEVER ASK YOU FOR MONEY. NEVER SEND MONEY VIA WIRE OR ANY OTHER WAY BEFORE VERIFYING WITH REQUESTER.

...YOUR INTERNATIONAL REAL ESTATE CONNECTION...as always I thank you for your continued support through referrals and recommendations...

Sayers, Margery

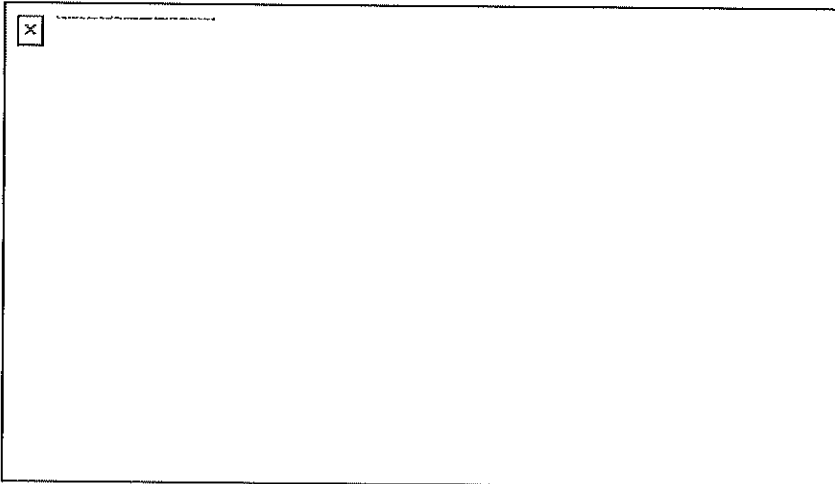
From: Rachel Price <rprice@kw.com>
Sent: Monday, November 1, 2021 4:50 PM
To: CouncilMail
Subject: All Electric vote

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Thank you,
Rachel



Sayers, Margery

From: Tim Morris <TimMorris@williamsburgllc.com>
Sent: Monday, November 1, 2021 4:50 PM
To: CouncilMail
Subject: Amendment to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

This amendment is a sweeping change, and the public should be made aware of such a change! This is not something that should be rushed through without input from our citizens. I am shocked that such a drastic change would be considered without more discussion. I would ask that this not be passed, and allow the people you represent to have a voice.

Tim Morris
Vice President
410-997-8800 Ext.13
443-506-6815 Cell



Sayers, Margery

From: Jessica Taylor <jessicataylormorris@gmail.com>
Sent: Monday, November 1, 2021 4:49 PM
To: CouncilMail
Subject: Amendment 1 to CB 71.

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

--

Thank you,
Jessica Morris
240-772-7862

Sayers, Margery

From: Karla Pinato <karlapinato@northroprealty.com>
Sent: Monday, November 1, 2021 4:49 PM
To: CouncilMail
Subject: Electric Mandate Opposition

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

Though this is a cut and paste. I feel strongly this is a big mistake for consumers and strongly oppose this mandate. I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.



Karla Pinato, REALTOR®

Karla Pinato Team of Northrop Realty, A Long & Foster Company
12230 Clarksville Pike, Suite A, Clarksville, MD 21029

ABR®, **CRS®**, **SRES®**

A Top Producing Team 2020, 2019, 2018, 2017...

Check out my Zillow Reviews!

Cell Preferred: 443.204.2400

Direct: 410.884.2727

Office: 410.531.0321

Email: KarlaPinato@NorthropRealty.com

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Sayers, Margery

From: Baker, Kevin
Sent: Monday, November 1, 2021 4:48 PM
To: Sayers, Margery
Subject: FW: NO DUE PROCESS BUILDING CODES UPDATE

For Related Documents under CB71.

From: Teresa DePaola <teresa.depaola903@gmail.com>
Sent: Monday, November 1, 2021 2:44 PM
To: Ball, Calvin <cball@howardcountymd.gov>; Walsh, Elizabeth <ewalsh@howardcountymd.gov>; Jones, Opel <ojones@howardcountymd.gov>; Rigby, Christiana <crigby@howardcountymd.gov>; Jung, Deb <djung@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>
Subject: NO DUE PROCESS BUILDING CODES UPDATE

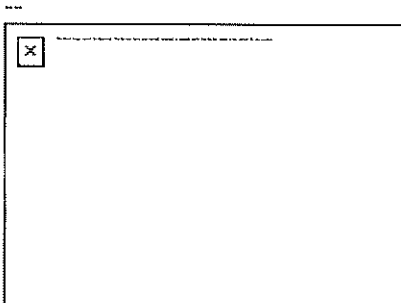
[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Re: Amendment requiring all new residential construction only.

- * What happened to the public engagement process?
- * What happened to: public hearing, testimony from expert work session & public debate?

PLEASE REJECT THIS LACK OF PUBLIC PARTICIPATION

Thank you,
Lisa Feinberg
longtime resident of Howard County



I love working with referrals and I'm never too busy for yours.

()

()

Sayers, Margery

From: KAREN TAMALAVICZ <karen.tam@comcast.net>
Sent: Monday, November 1, 2021 4:47 PM
To: CouncilMail
Subject: CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

*Karen Tamalavicz
Re/Max100
10440 Little Patuxent Parkway Suite 400
Columbia MD 21044
410-274-1311 Cell
410-715-3241 Office*

*Know anyone interesting in buying or selling?
Please pass along my name and number. Thanks*

Sayers, Margery

From: Baker, Kevin
Sent: Monday, November 1, 2021 4:45 PM
To: Sayers, Margery
Subject: FW: I oppose Amendment 1 to CB71

For Related Documents under CB71.

From: LAURA JONES <LAURA.JONES@Longandfoster.com>
Sent: Monday, November 1, 2021 2:06 PM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>
Subject: Fwd: I oppose Amendment 1 to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Ms. Walsh,

I wanted to share with you my previous email to Dr. Ball. Please see below.

Regards,
Laura-Lee Jones
Text/Cell 410-707-7246
Office 410-480-3338

From: LAURA JONES <LAURA.JONES@Longandfoster.com>
Sent: Saturday, October 30, 2021, 2:48 PM
To: calvinball@howardcountymd.gov
Subject: I oppose Amendment 1 to CB71

Greetings Dr. Ball;

I oppose Amendment 1 to CB 71.

- * A change like this should NOT be made through a last minute amendment to a bill after the public hearing has taken place
- * Homebuyers should have time to evaluate this proposal and provide feedback and testimony
- * It is unlikely that most county residents know this is being considered

I live in 21042

Regards,
Laura-Lee Jones
Text/Cell 410-707-7246
Office 410-480-3338

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Sayers, Margery

From: Bryan Miller <Bryan-miller@outlook.com>
Sent: Monday, November 1, 2021 4:41 PM
To: CouncilMail
Subject: CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Bryan Miller, Realtor

Cummings & Co. Realtors
(410)823-0033 OFFICE
(443)297-SOLD (7653) CELL PHONE

Wire Fraud is Real. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions

Sayers, Margery

From: Nancy Glass <nancyglasshouses@gmail.com>
Sent: Monday, November 1, 2021 4:41 PM
To: CouncilMail
Subject: DO NOT MAKE DECISIONS FOR HOMEOWNERS

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Nancy Glass
Residential Real Estate Specialist
Cummings and Company Realtors
443-527-0841
nancyglasshouses.com

The greatest compliment I can receive is a referral. If you know someone considering purchasing or selling real estate I would be so grateful for the introduction. Thank you for your kind consideration!

Sayers, Margery

From: Chip Brickley <chipbrickley@yahoo.com>
Sent: Monday, November 1, 2021 4:39 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Chip Brickley

Sayers, Margery

From: Colin Knight-Griffin <c.knightgriffin@gmail.com>
Sent: Monday, November 1, 2021 4:38 PM
To: CouncilMail
Subject: I OPPOSE AMENDMENT 1 TO CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I OPPOSE Amendment 1 to CB 71.

A change like this should NOT be made through a last minute amendment to a bill after the public hearing took place.

Homebuyers should have time to evaluate this proposal and provide feedback and testimony.

Please explain why a house built on a heavily wooded lot is forced to forego a fireplace for a wood burning fireplace (which is far cheaper than any electricity)

How do you justify arbitrarily deciding how the public lives; is it not up to them to make such a decision?

It is unlikely that most county residents know this is being considered.

Colin Knight-Griffin
410-868-6822

Sayers, Margery

From: Liz Feighner <liz.feighner@gmail.com>
Sent: Monday, November 1, 2021 4:25 PM
To: CouncilMail
Cc: Rigby, Christiana
Subject: CB71-2021 - Amendment 1- Updated Information
Attachments: winmail.dat

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members,

I am writing to provide some updated information relating to amendment 1.

This afternoon, the Maryland Commission on Climate Change
<<https://mde.maryland.gov/programs/Air/ClimateChange/MCCC/Pages/index.aspx>>
voted to endorse the 2021 Annual Report, inclusive of the Buildings Energy
Transition Plan
<<https://mde.maryland.gov/programs/Air/ClimateChange/MCCC/MWG/Building%20Energy%20Transition%20Plan%20revised.pdf>> . This plan recommends all-electric
new construction building codes.

Also, at the launch of COP26, the US released its long-term plan and the
strategy is for efficiency and electrification in the buildings sector.
<https://www.whitehouse.gov/wp-content/uploads/2021/10/US-Long-Term-Strategy.pdf>

Many homes in Howard County are already all-electric. New heat pumps are
extremely energy efficient:
<https://www.nrel.gov/news/features/2021/even-in-frigid-temperatures-air-source-heat-pumps-keep-homes-warm-from-alaska-coast-to-us-mass-market.html>

and induction cooktops have many advantages (including indoor air quality) than cooking with gas. Health of cooking
with gas:
<https://www.npr.org/2021/10/07/1015460605/gas-stove-emissions-climate-change-health-effects>

Howard County can and should be leading the state with good, clean energy, and cost effective policies that protect the
health of our residents and our environment. If more time is needed for a full policy discussion then it
would be appropriate to delay the vote. But we need to stop expanding the use of fossil fuels and starting with new
homes is good policy and the sooner, the better.

Regards,

Liz Feighner
District 3

"We do not inherit the Earth from our Ancestors; we borrow it from our children" ~ Native American Proverb

From: Liz Feighner <liz.feighner@gmail.com>
Sent: Sunday, October 31, 2021 9:51 PM
To: 'councilmail@howardcountymd.gov' <councilmail@howardcountymd.gov>
Cc: 'Rigby, Christiana' <crigby@howardcountymd.gov>
Subject: CB71-2021 - Amendment 1

Dear Council Members,

I am a 29 year resident of Howard County in District 3 and I am writing about CB71 and amendment 1 that requires that a new residential building for which a building permit is applied for on or after November 1, 2022 must be an all-electric building.

I testified (written attached) at the county council hearing on Oct 18, 2021 requesting a provision be added to CB71 and I am extremely pleased that this amendment was added by Councilwoman Liz Walsh.

There is much work being done at the state level on this issue of all buildings needing to be electric in the coming years. Attached are several documents and testimony that HoCo Climate Action submitted. Requiring all new residential buildings be all-electric is the most sensible path to take. We can't continue to expand fossil fuel usage for heating our homes - we need to put on the brakes now as we are heading for a cliff on unstoppable climate disasters.

Please support this amendment. However, if there isn't enough time to have a full discussion of this amendment during the meeting on November 1, please postpone the vote until an informative policy discussion can be held. From the attached document, Building Energy Transition Plan, you will find that this is the recommended transition path for starting in 2024, but Howard County should be a leader and implement sooner.

Sincerely,

Liz Feighner

"We do not inherit the Earth from our Ancestors; we borrow it from our children" ~ Native American Proverb

Sayers, Margery

From: Jensen, Dianne <dianne.jensen@cbmove.com>
Sent: Monday, November 1, 2021 4:38 PM
To: CouncilMail
Subject: Re: Your proposal to make homes All Electric

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

And Liz Walsh -- PLEASE MOVE OUT OF HOWARD COUNTY!



DIANNE JENSEN, REALTOR
SRES, Military Relocation Professional,
Luxury Home Marketing Member, Green Certified
The Hulsman Group of Coldwell Banker Realty
#1 Coldwell Banker Team In Maryland
Top 1% of Teams Nationwide
443-745-4680 (C); 410-461-7600 (O)
Dianne.jensen@cbmove.com
I AM NEVER TOO BUSY FOR YOUR REFERRALS!
Exceptional Service Every Time!

From: Jensen, Dianne <dianne.jensen@cbmove.com>
Sent: Monday, November 1, 2021 4:13 PM
To: councilmail@howardcountymd.gov <councilmail@howardcountymd.gov>
Subject: Your proposal to make homes All Electric

STOP! You are going to ruin the housing market altogether. Buyers should have the right to choose what THEY prefer...not what you "higher than thou" folks think you have a right to decide for the future buyers. JUST STOP trying to become dictators base on your personal preference instead of allowing Americans the right to choose. Do you want to keep Howard County a thriving county or cause everyone to move out and ruin our economy. JUST STOP!!



DIANNE JENSEN, REALTOR
SRES, Military Relocation Professional,
Luxury Home Marketing Member, Green Certified
The Hulsman Group of Coldwell Banker Realty
#1 Coldwell Banker Team In Maryland
Top 1% of Teams Nationwide
443-745-4680 (C); 410-461-7600 (O)
Dianne.jensen@cbmove.com
I AM NEVER TOO BUSY FOR YOUR REFERRALS!
Exceptional Service Every Time!

***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.**

Sayers, Margery

From: Greg Kinnear <greg@teamkinnear.com>
Sent: Monday, November 1, 2021 4:35 PM
To: CouncilMail
Subject: County Building Code

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Greg Kinnear
Team Kinnear | Re/Max Advantage Realty
6021 University Blvd, #100 Ellicott City MD 21043
direct/text: 410-423-5280 | o:410-740-1200
www.teamkinnear.com | facebook.com/TK
download my mobile app: [Home Search](#)

Nothing in this email shall be deemed to create a binding contract to purchase/sell real estate. The sender of this email does not have the authority to bind a buyer or seller to a contract via written or verbal communications including, but not limited to email communications.

Sayers, Margery

From: Terry Healy <T.Healy@mottomortgage.com>
Sent: Monday, November 1, 2021 4:33 PM
To: CouncilMail
Subject: amendment 1 to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Terence C Healy

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Sayers, Margery

From: Shehla Jarral <jarral75@gmail.com>
Sent: Monday, November 1, 2021 4:32 PM
To: CouncilMail
Subject: Howard County Amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Sayers, Margery

From: Janet Rohner <janet@janetrohner.com>
Sent: Monday, November 1, 2021 4:11 PM
To: CouncilMail
Subject: Bill for all electric house

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please hold off on any voting until proper review and transparent bills are given to the public.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Sayers, Margery

From: dan remax-aspire-md.com <dan@remax-aspire-md.com>
Sent: Monday, November 1, 2021 4:18 PM
To: CouncilMail
Subject: CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Sincerely,
Dan Iampieri, Broker/Owner
RE/MAX Aspire
11085 Resort Rd, St 400, Ellicott City, MD 21042
D. 443.574.1071 / O. 410.465.8300
2018 REALTOR of the Year- HCAR

[Start Your Home Search Here](#)
[Book an Appointment with Dan](#)
[Career At RE/MAX Aspire](#)
[YouTube Channel](#)
[Tour my Office in Turf Valley](#)

Sayers, Margery

From: Casey Franz <caseyfranz@ymail.com>
Sent: Monday, November 1, 2021 4:30 PM
To: CouncilMail
Subject: Amendment 1 to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Sayers, Margery

From: Baker, Kevin
Sent: Monday, November 1, 2021 4:29 PM
To: Sayers, Margery
Subject: FW: BGE Response to Amendment 1 of CB-71-2021
Attachments: CB-71 Legislation Letter to Council Office FINAL 11-1-21.pdf

For Related Documents under CB71.

From: Taylor Templeton, Marche:(BGE) <Marche.TaylorTempleton@bge.com>
Sent: Monday, November 1, 2021 11:21 AM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>
Cc: Royalty, Wendy <wroyalty@howardcountymd.gov>
Subject: BGE Response to Amendment 1 of CB-71-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good Morning Councilwoman Walsh,

Please find attached BGE's response opposing Amendment 1 of CB-71-2021.

BGE intends to be a partner in helping Howard County to achieve sustainability goals and are eager to work with the Council to find ways to address climate needs effectively and responsibly. We welcome the opportunity to engage with you directly, as you consider next steps to achieve Howard County's sustainability goals.

Thank you for the opportunity to present concerns related to Amendment 1 to CB-71-2021 and please do not hesitate to contact me directly at 410-419-2787 or marche.taylor@bge.com if you have questions or concerns.

Kind Regards,

Marché



An Exelon Company

Marché Taylor Templeton
External Affairs Manager, Western Territory
Governmental and External Affairs
110 W. Fayette St.
Baltimore, MD 21201
Phone Number: 410-419-2787
bge.com



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An Exelon Company

November 1, 2021

The Honorable Councilwoman Liz Walsh
The Honorable Opel Jones
The Honorable Christiana Rigby
The Honorable Deb Jung
The Honorable David Yungmann
George Howard Building, 1st Floor
3430 Court House Drive
Ellicott City, Maryland 21043

Re: Opposition to Amendment 1 to CB-71-2021, Requiring New Residential Construction to Be All Electric

Dear Councilmembers,

At BGE, we know that thoughtfully addressing the climate crisis is critical to ensuring that our communities remain strong, safe, and prosperous. Recently we announced our Path to Clean, a commitment to reduce our own operational emissions by at least 50% by 2030 and achieve net-zero operations-driven emissions by 2050. In state and local policy discussions, our company has proposed and supported innovative initiatives to drive electrification, and BGE acknowledges the commitment to electrification and carbon reduction as represented in this amendment.

BGE intends to be a partner in helping Howard County to achieve sustainability goals. However, the requirements of Amendment 1 and the timing of its introduction present customer choice, affordability, and electric distribution system concerns for BGE's over 130,000 Howard County customers. As the distributor of both electricity and natural gas in Howard County, BGE is writing to share those concerns in advance of Council action.

In just over a year, Amendment 1 would eliminate customer choice by removing the option of natural gas as a heating, water heating, and cooking fuel source for your constituents, including those who prefer natural gas. In Howard County, natural gas accounted for 43% of all new service hookups in 2020 and 44% of new service hookups in 2021. Removing this fuel choice option may have detrimental impacts on attracting future economic growth and the ability to attract potential residents to the county.

Further, this amendment represents a tremendous shift in policy, with significant impacts to Howard County residents. First, this policy change will potentially strain the existing electrical grid, thereby jeopardizing system reliability, which in part results from the diversity in fuel supply.

Second, this policy change will result in significant cost impacts to both residential gas and electric customers and challenge affordability for all residential customers for the following reasons:

- The investment necessary in the electric delivery system to support residential developments that do not conform to the more traditional dual-fuel service requirements will result in cost increases for electric customers.
- This policy change will also increase the demand for the electricity in the winter peak period due to unavailability of another commodity for heating purposes, thus increasing the price of electricity during the period. The cost of providing home heating and hot water heating with electric is approximately double the cost of natural gas on average, adding more than \$600 per winter season to a residential customer's energy bill.
- In addition, the amendment would also increase costs for existing residential gas customers. The reason for this is that many of BGE's costs are fixed and do not directly vary to the number of customers. When the total number of customers does not increase or is reduced (which is the inevitable outcome of this proposed amendment), those costs are spread across a smaller pool of customers. The resulting impact would be cost increases for all residential gas customers.

These policy impacts would present extremely problematic outcomes for all of Howard County's residents, especially at a time when our customers and communities are still in the throes of recovering from the economic impacts of a global pandemic.

Finally, if Amendment 1 is successful, it would deny new homes an affordable heating source with relatively little advanced notice. With little notice or time to prepare, Amendment 1 would mandate an unprecedented transition in heating fuel sources for Howard County residential customers, without the deliberative public and stakeholder input that is an essential feature of the legislative process. Before acting on such a policy, BGE urges the County Council to engage interested stakeholders, including BGE, in order to ensure that the process of attaining the goal of a cleaner Howard County is achieved through an inclusive and thorough process. This process should take into consideration a diverse range of perspectives from various stakeholders and importantly, balance the objectives of a cleaner Howard County with the criticality of ensuring all Howard County residents continue to have affordable, safe, and reliable service. This is the best way to ensure that any policy change achieves equitable outcomes.

Thank you for the opportunity to present concerns related to Amendment 1 to CB-71-2021. We are eager to work with the Council to find ways to address climate needs effectively and responsibly and would welcome the opportunity to engage with you directly, as you consider next steps to achieve Howard County's sustainability goals.

Sincerely,



Sandy I-ru Grace
Vice President of Governmental and External Affairs
Baltimore Gas & Electric Company

cc: The Honorable Calvin Ball
County Executive

Sayers, Margery

From: LEAH SMYTHE <leahsmythe@kw.com>
Sent: Monday, November 1, 2021 4:28 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Leah Smythe, REALTOR®
Keller Williams Realty Centre
6250 Old Dobbin Lane
Columbia, MD 21045
leahsmythe@kw.com
C: (240)-752-7165
O: (410)-312-0000

Sayers, Margery

From: Alex Bounan <alexbounan@inf.com>
Sent: Monday, November 1, 2021 4:28 PM
To: CouncilMail
Subject: Amendment to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Alex Bounan

Maryland REALTOR®
Certified Negotiation Expert®
New Construction & Luxury Home Specialist
Accredited Buyer Representative®
Military Relocation Professional®

Long & Foster Real Estate, Inc. &
Christie's International Real Estate

Office: [\(410\) 715-2718](tel:4107152718)
Mobile: [\(732\) 715-4751](tel:7327154751)

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Sayers, Margery

From: Baker, Kevin
Sent: Monday, November 1, 2021 4:27 PM
To: Sayers, Margery
Subject: FW: BUILDING CODES AMENDMENT - VOTE NO!

For Related Documents under CB71.

From: RENE CARTER <tallblonde@comcast.net>
Sent: Monday, November 1, 2021 11:13 AM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>
Subject: BUILDING CODES AMENDMENT - VOTE NO!

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Regarding the Amendment requiring all new residential construction to be electric only.

- * What happened to the public engagement process?**
- * What happened to: public hearing, testimony from experts, Council work session & public debate?**

PLEASE REJECT THIS LACK OF PUBLIC PROCESS

**Thank you,
Rene Carter
Longtime resident of Howard County**

02

03

Sayers, Margery

From: Amy Lamont <amy@lamontweb.com>
Sent: Monday, November 1, 2021 4:25 PM
To: Ball, Calvin
Cc: CouncilMail
Subject: Building code bill being voted on TODAY

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

This message is in relation to the building code bill being voted on this evening, where an amendment was filed without discussion regarding new home construction being all electric.

A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Thank you
Amy Lamont

Sent from my iPad

Sayers, Margery

From: Lisa Kim <lfenton72@msn.com>
Sent: Monday, November 1, 2021 4:24 PM
To: CouncilMail
Subject: No public input on such an important amendment? Or should I say ridiculous amendment. Amendment 1 to CB 71.

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Liz Walsh is showing she has no regard for data or science or facts. And no regard for the public. Again, she is simply expecting all to go along with her nonsense. I know it is hard to remember at times, but we don't do her bidding, she does ours. Stop worrying about electricity, there will NEVER be a shortage of power on planet Earth but there will be a shortage of water. You all need to start protecting the people when it comes to water and stop the rouse of power/electricity/dirty coal you keep falling for- trying to implement wind, solar, etc. So easily led, all of you. GET EDUCATED, I beg you.

Lisa Kim

Sayers, Margery

From: Robyn Guerrasio <robyn@guerrasio.com>
Sent: Monday, November 1, 2021 4:23 PM
To: CouncilMail; Ball, Calvin
Subject: Bill 71-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello,

I'm writing in regards to Amendment 1, recently added to Bill 71-2021.

A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Robyn Guerrasio

12241 Running Fence Lane
Clarksville, MD 21029
443-994-1010

Sayers, Margery

From: John Rice - Howard County Real Estate <johnrice5874@gmail.com>
Sent: Monday, November 1, 2021 4:23 PM
To: CouncilMail
Subject: CB 71 - Amendment 1 - Do not vote on this amendment - No Public Hearing

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members,

Please deny the vote on Admendment 1 of CB-71based on not having time for a public hearing for this major of a change to the bill.

Thank you,
John Rice

Sayers, Margery

From: Hans Arends <hans@vsellsmd.com>
Sent: Monday, November 1, 2021 4:01 PM
To: CouncilMail
Subject: Amendment to the County Building Code (CB 71)

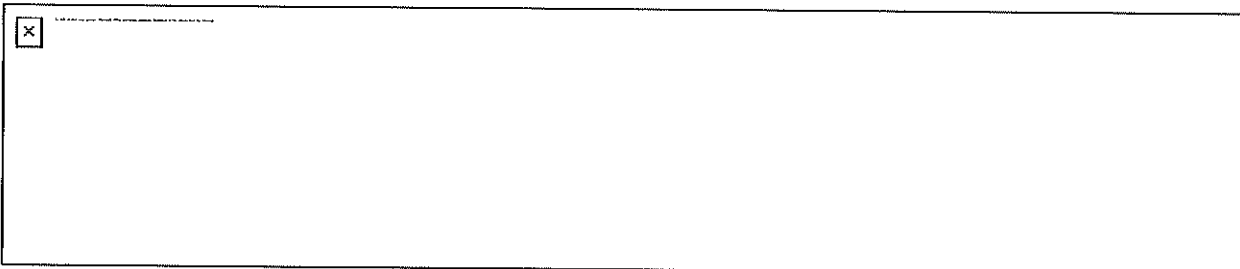
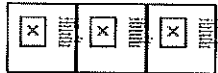
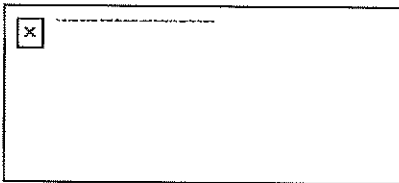
[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Thank you and have a great day!

Hans Arends
Chief Operations Officer/ Realtor®
3525 Ellicott Mills Dr. Ste. G
Ellicott City, MD 21043
C: 240-278-9386 | O: 410-220-5745
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Sayers, Margery

From: Baker, Kevin
Sent: Monday, November 1, 2021 4:21 PM
To: Sayers, Margery
Subject: FW: Building code amendment

For Related Documents under CB71.

-----Original Message-----

From: John Wafer <jwafer@mdot.maryland.gov>
Sent: Monday, November 1, 2021 9:56 AM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>
Subject: Building code amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

What happened to public hearings before voting on amendments that will effect all new construction in Howard County?

Please reschedule this vote until proper procedure is followed and the public has an opportunity to speak.

John Wafer
410-262-3170 (C)

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[https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.roads.maryland.gov%2FOCIImages%2F511_1_ogo_sm.JPG&data=04%7C01%7Cmsayers%40howardcountymd.gov%7Cd06e382b509146e67d1308d99d7523bc%7C0538130803664bb7a95b95304bd11a58%7C1%7C0%7C637713948689412495%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I1haWwiLCJXVCi6Mn0%3D%7C1000&sd=F26zamfoODMuTwZynKoD32R%2BrH78BZMMHSLtog8kk9Q%3D&reserved=0]Maryland now features 511 traveler information!

Call 511 or visit:

<<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.mdot.maryland.gov%2FnewMDOT%2FSurvey%2FNewSurvey.html&data=04%7C01%7Cmsayers%40howardcountymd.gov%7Cd06e382b509146e67d1308d99d7523bc%7C0538130803664bb7a95b95304bd11a58%7C1%7C0%7C637713948689412495%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I1haWwiLCJXVCi6Mn0%3D%7C1000&sd=PXJOYvmtStLEWR0DSwShNlaGg3V0KQRjtt0HokuJWsk%3D&reserved=0>>

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YpS6NcWE%3D&reserved=0>

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Sayers, Margery

From: Rob Scranton <rscranton@catonsvillehomes.com>
Sent: Monday, November 1, 2021 4:21 PM
To: CouncilMail

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Rob Scranton
Howard County Resident and Businessman
18950 Windsor Forest Rd
Mount Airy, Md 21771

Sent from my iPhone

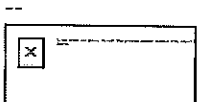
Sayers, Margery

From: Jodi Broschart <jodibroschart@gmail.com>
Sent: Monday, November 1, 2021 4:20 PM
To: CouncilMail
Subject: Amendment 1

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.



Jodi Broschart: REALTOR®
Keller Williams Integrity
3290 North Ridge Road, Suite 150
Ellicott City, MD 21043
443-739-5263 (cell)

Sayers, Margery

From: Christy Menter <christymenter@yahoo.com>
Sent: Monday, November 1, 2021 4:19 PM
To: CouncilMail
Subject: CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration

Christy Menter, Realtor® RE/MAX Advantage

SRS Seller Representative Specialist

ABR® Accredited Buyer's Representative
Baltimore Magazine Best Realtor 2021
2020 Platinum Club Award

2020 #3 individual agent and # 8 company wide
2019 RE/MAX Hall of Fame Award

2018 #2 individual Agent
RE/MAX Advantage Columbia Office

Top Producing Agent at a Top 50 RE/MAX office World Wide

410-215-7671 Cell
410-740-1200 Office

"I welcome your personal referrals, my business thrives from them!"

Sayers, Margery

From: Andy Duda <andy.duda@caliberhomeloans.com>
Sent: Monday, November 1, 2021 3:57 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.



Andy Duda

Branch Manager
NMLS ID #476423
10500 Little Patuxent
Parkway, Suite 750
Columbia, MD 21044
Direct: 410-299-3383



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Sayers, Margery

From: Baker, Kevin
Sent: Monday, November 1, 2021 4:19 PM
To: Sayers, Margery
Subject: FW: Electric Heat Bill Testimony
Attachments: Electric Heat Bill.docx

From: Eric Kelly <ekellypropertiesllc@gmail.com>
Sent: Monday, November 1, 2021 9:45 AM
To: Ball, Calvin <cball@howardcountymd.gov>; Walsh, Elizabeth <ewalsh@howardcountymd.gov>; Rigby, Christiana <crigby@howardcountymd.gov>; Jung, Deb <djung@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>
Subject: Electric Heat Bill Testimony

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Greetings,

Please see attached.

--

E. Kelly Properties LLC
443-418-2357

Sayers, Margery

From: Marilyn Knight-Griffin <marilyn.md.homes@gmail.com>
Sent: Monday, November 1, 2021 4:18 PM
To: CouncilMail
Subject: I OPPOSE AMENDMENT 1 TO CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I OPPOSE Amendment 1 to CB 71.

A change like this should NOT be made through a last minute amendment to a bill after the public hearing took place.

Homebuyers should have time to evaluate this proposal and provide feedback and testimony.

It is unlikely that most county residents know this is being considered.

Marilyn Knight-Griffin
410-302-3485

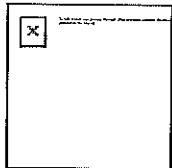
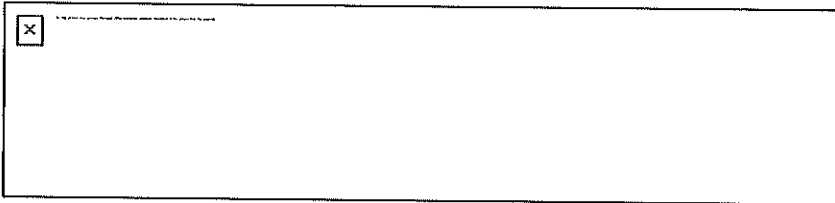
Sayers, Margery

From: Steven Haversack <stevenhaversack@northroprealty.com>
Sent: Monday, November 1, 2021 4:05 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.



Steven Haversack | REALTOR®
Northrop Realty, A Long & Foster Company
12230 Clarksville Pike, Suite A | Clarksville, MD 21029
Cell: 301.821.6851 | Office: 410.531.0321
NorthropRealty.com/StevenHaversack

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Sayers, Margery

From: Baker, Kevin
Sent: Monday, November 1, 2021 4:17 PM
To: Sayers, Margery
Subject: FW: NO DUE PROCESS BUILDING CODES UPDATE?

For Related Documents under CB71.

From: Lisa Tavelli Feinberg <cootiecat@aol.com>
Sent: Monday, November 1, 2021 9:34 AM
To: Ball, Calvin <cball@howardcountymd.gov>; Walsh, Elizabeth <ewalsh@howardcountymd.gov>; Jones, Opel <ojones@howardcountymd.gov>; Rigby, Christiana <crigby@howardcountymd.gov>; Jung, Deb <djung@howardcountymd.gov>; davidyungmann@hcmove.net
Subject: NO DUE PROCESS BUILDING CODES UPDATE?

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Re: Amendment requiring all new residential construction to be electric only.

- * What happened to the public engagement process?
- * What happened to: public hearing, testimony from experts, Council work session & public debate?

PLEASE REJECT THIS LACK OF PUBLIC PROCESS

Thank you,
Lisa Feinberg
longtime resident of Howard County

Sayers, Margery

From: Kevin Yungmann <kevin.yungmann@communitytn.com>
Sent: Monday, November 1, 2021 3:56 PM
To: CouncilMail
Subject: All electric mandate on new construction

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Why would this County that is in desperate need of housing (as is the entire Country) want to further restrict builders and consumers from making rational cost based or even just personal decisions? This makes no sense --

Kevin S. Yungmann

Attorney

Colony Title Group

5950 Symphony Woods Road Suite 418

Columbia, Maryland 21044

(O) 410.884.1160 **(C)** 443.722.7347 **(F)** 410.884.1167

kevin.yungmann@communitytn.com | www.colonytitle.com



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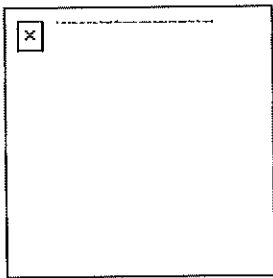
Sayers, Margery

From: Steven James <Steven@james-group.com>
Sent: Monday, November 1, 2021 3:50 PM
To: CouncilMail
Subject: AI electric mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.



Steven James
CEO/Broker, James Real Estate Group

301-854-1100 | 443-472-5317 | steven@james-group.com
www.james-group.com

6920 Guilford Road, Suite 100 Clarksville, MD 21029



Sayers, Margery

From: Jensen, Dianne <dianne.jensen@cbmove.com>
Sent: Monday, November 1, 2021 4:13 PM
To: CouncilMail
Subject: Your proposal to make homes All Electric

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

STOP! You are going to ruin the housing market altogether. Buyers should have the right to choose what THEY prefer...not what you "higher than thou" folks think you have a right to decide for the future buyers. JUST STOP trying to become dictators base on your personal preference instead of allowing Americans the right to choose. Do you want to keep Howard County a thriving county or cause everyone to move out and ruin our economy. JUST STOP!!



DIANNE JENSEN, REALTOR
SRES, Military Relocation Professional,
Luxury Home Marketing Member, Green Certified
The Hulsman Group of Coldwell Banker Realty
#1 Coldwell Banker Team in Maryland
Top 1% of Teams Nationwide
443-745-4680 (C); 410-461-7600 (O)
Dianne.jensen@cbmove.com
I AM NEVER TOO BUSY FOR YOUR REFERRALS!
Exceptional Service Every Time!

Wire Fraud is Real. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

Sayers, Margery

From: James LAnglely <jameslanglely@northroprealty.com>
Sent: Monday, November 1, 2021 4:13 PM
To: CouncilMail
Subject: No more natural gas?

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Sent from my iPad

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Sayers, Margery

From: David Koonce <outlook_D1F0C5683BA05B28@outlook.com>
Sent: Monday, November 1, 2021 4:12 PM
To: CouncilMail
Subject: CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

David L Koonce
11813 Farside Rd
Ellicott City, MD 21042
Sent from [Mail](#) for Windows

Sayers, Margery

From: Brian Pakulla <brianpakulla@yahoo.com>
Sent: Monday, November 1, 2021 4:12 PM
To: CouncilMail
Subject: CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Thank you,

Brian Pakulla
4636 Tall Maple Ct
Ellicott City, MD 21043
410.340.8666

Sayers, Margery

From: Jay Riley <jayriley@norththoprealty.com>
Sent: Monday, November 1, 2021 4:00 PM
To: CouncilMail
Subject: Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]



Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration.

I appreciate your consideration.

Jay Riley | Chief Marketing Officer, REALTOR®

Northrop Realty, A Long & Foster Company
12230 Clarksville Pike, Suite A | Clarksville, MD 21029
Direct: 410.884.2732 | Office: 410.531.0321

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Sayers, Margery

From: James Langley <james.w.langley@gmail.com>
Sent: Monday, November 1, 2021 4:12 PM
To: CouncilMail
Subject: New amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Sent from my iPad

Sayers, Margery

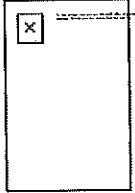
From: Shari Hammond <sharihammondhomesales@gmail.com>
Sent: Monday, November 1, 2021 4:12 PM
To: CouncilMail
Subject: Should have a say

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Thank you
Shari Hammond



"Bringing hearts home"

ExecuHome Real
8827 Columbia 100 Pkwy
Columbia, Md 21045
C: 443-838-3524~Best
O: 443-632-3000

**My business is built by referral
Because of people like you
Thank you!**

Sayers, Margery

From: Kathleen Beard <kathleenbeard@northroprealty.com>
Sent: Monday, November 1, 2021 3:51 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Council -

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Kathleen Beard | REALTOR®

Sloan Home Team of

Northrop Realty, A Long & Foster Company

10065 Baltimore National Pike | Ellicott City, MD 21042

Cell: 443-604.3385 | Office: 410.465.1770

NorthropRealty.com/KathleenBeard

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Sayers, Margery

From: Nicole Williams <realtornicolem@gmail.com>
Sent: Monday, November 1, 2021 4:12 PM
To: CouncilMail
Subject: All electric

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Nicole Williams

Sayers, Margery

From: James Langley <sschevy2man@yahoo.com>
Sent: Monday, November 1, 2021 4:12 PM
To: CouncilMail
Subject: New mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Sent from my iPad

Sayers, Margery

From: Scott Bergartt <Scott.Bergartt@caliberhomeloans.com>
Sent: Monday, November 1, 2021 3:58 PM
To: CouncilMail
Subject: All Electric New Construction

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.



Scott Bergartt

Sales Manager/Senior Loan Officer | NMLS #:409094 |
Caliber Home Loans - 10500 Little Patuxent Parkway, Suite 750, Columbia, MD 21044
c: 443-742-6472 | o: 443-367-9212 | efax: 844-814-8709
www.scottbergartthomeloans.com
scott.bergartt@caliberhomeloans.com





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Sayers, Margery

From: Jodi Altman <jodi-altman@comcast.net>
Sent: Monday, November 1, 2021 4:11 PM
To: CouncilMail
Subject: CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

*Jodi Altman
Keller Williams Lucido Agency*

Sent from my iPhone

Sayers, Margery

From: James Langley <linuxlangley@yahoo.com>
Sent: Monday, November 1, 2021 4:11 PM
To: CouncilMail
Subject: All electric?

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Sent from my iPad

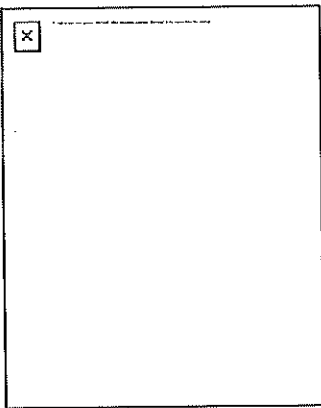
Sayers, Margery

From: Michelle M. Williams <williamsmrealestate@gmail.com>
Sent: Monday, November 1, 2021 4:10 PM
To: CouncilMail
Subject: County Elictric Mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

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Michelle M. Williams

Realtor

**Notary - Certified Title Closer
Title Insurance Producer (TIPIC)**
C: 443-896-6946 | O: 443-574-1600
E: williamsmrealestate@gmail.com



"The best compliment I can receive is a referral from you"

Sayers, Margery

From: Debbie Pavlik <debbie.pavlik@monumentsothebysrealty.com>
Sent: Monday, November 1, 2021 3:48 PM
To: CouncilMail
Subject: Amendment to County Building Code CB-71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

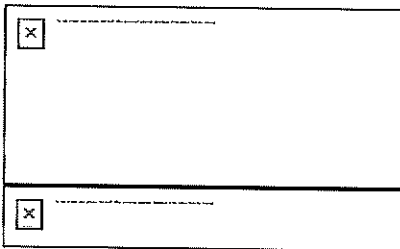
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All the best,

Debbie

Debbie Pavlik, REALTOR
The Garner Group of
Monument Sotheby's International Realty
410.440.8660
debbie.baltimorehousesearch.com
www.showingnew.com/debbiepavlik

*Serving Anne Arundel, Howard & Surrounding Counties
President & Life Member, Howard County Million Dollar Club
See what my clients say about me on [Zillow!](#)
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Oh by the way(R)... if you know of someone who would appreciate the level of service I provide, please call me with their name and contact information. I'll be happy to follow up and take great care of them.

Emails sent or received shall neither constitute acceptance of conducting transactions via electronic means nor create a binding contract until and unless a written contract is signed by the parties.

Sayers, Margery

From: Sara Timmins <sara@cornerhoureality.com>
Sent: Monday, November 1, 2021 3:57 PM
To: CouncilMail
Subject: Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Best,
Sara

Sara Timmins
Realtor, *Corner House Realty*
(410) 598-9519 - Cell
(443) 499-3839 - Office
Sara@CornerHouseRealty.com
<https://sara.cornerhoureality.com/>

Sayers, Margery

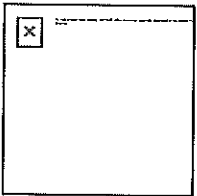
From: Stacy Sherno <stacysverno@northroprealty.com>
Sent: Monday, November 1, 2021 3:48 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

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Thank you,



Stacy K. Sherno | REALTOR®

Top Producing Team 2019, 2018, 2017

Karla Pinato Team of Northrop Realty, A Long & Foster Company

12230 Clarksville Pike, Suite A, Clarksville, MD 21029

Cell Preferred: 410-903-7339 Office: 410.531.0321

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Sayers, Margery

From: Donna Detweiler <donnadetweiler@me.com>
Sent: Monday, November 1, 2021 4:08 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

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Donna Detweiler
443-980-5425

Sayers, Margery

From: Christa Emmer <christaemmer@verizon.net>
Sent: Monday, November 1, 2021 4:07 PM
To: CouncilMail
Subject: CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

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Sayers, Margery

From: Joey Brown <joeyrbrown1@verizon.net>
Sent: Monday, November 1, 2021 4:07 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

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Mrs. Joey Brown
443-889-0670

Joey.Brown@Remax.net
RE/MAX New Beginnings Real Estate Co.

1424 Sulphur Spring Rd.
Baltimore, MD 21227

410-242-0220 (Office)
Proud U.S. Coast Guard Retiree!

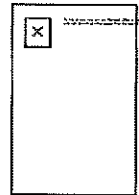
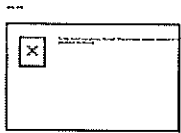
Sayers, Margery

From: Chance Hazelton <chance@chancehomesmd.com>
Sent: Monday, November 1, 2021 3:45 PM
To: CouncilMail
Subject: Amendment to the County Building Code (CB 71)

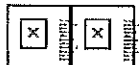
[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

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Chance Hazelton, REALTOR®
SFR, RENE, PSA
RE/MAX Aspire
M [443.850.6475](tel:443.850.6475) | O [410.465.8300](tel:410.465.8300) | E Chance@ChanceHomesMD.com
W www.ChanceHomesMD.com | Buy. Sell. Invest. Live.
A [11085 Resort Rd Ste 400, Ellicott City, MD 21042](https://www.google.com/maps/place/11085+Resort+Rd+Ste+400,+Ellicott+City,+MD+21042)



[Schedule time with me](#)

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Sayers, Margery

From: 5pearls79 <5pearls79@gmail.com>
Sent: Monday, November 1, 2021 4:05 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Regards,
Kathy Barrett

Sayers, Margery

From: Pete Maheridis <pete@agentpete.com>
Sent: Monday, November 1, 2021 3:44 PM
To: CouncilMail
Subject: Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

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I appreciate your consideration.

Pete Maheridis, Esquire
Associate Broker and REALTOR®
Northrop Realty, A Long and Foster Company
10065 Baltimore National Pike, Ellicott City, MD 21042
410.929.5291 direct // 410.465.1770 office
pete@agentpete.com
AgentPete.com



Connect with me on the [Homesnap App!](#)

PLEASE NOTE: You will NEVER get an email from me that includes wire instructions or asks you to change wire instructions. That should always be handled by the financial institution and closing agent. Be very suspicious of requests like this, they are probably a fraud attempt.

Sayers, Margery

From: Micki Wade <mickiwade@msn.com>
Sent: Monday, November 1, 2021 4:04 PM
To: CouncilMail
Subject: All electric construction

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello,

I'm not sure of the reason behind mandating all electric construction but as a Realtor, it's not a great idea. Natural gas heat and hot water is less expensive for home owners in a county where the home prices are forever increasing to the point of being unaffordable.

Experts are predicting a dominance of all electric cars in the next decade. How will we power our cars and homes? The electric companies are urging consumers to conserve now. I can see a blackout coming. This is not a prudent move.

Sincerely,
Millicent Wade

Sent from my iPhone

Sayers, Margery

From: Baker, Kevin
Sent: Monday, November 1, 2021 4:04 PM
To: Sayers, Margery
Subject: FW: Building Code Amendment: NO

For Related Documents under CB71.

From: Michele Mcewan <davidmcewan1@verizon.net>
Sent: Sunday, October 31, 2021 9:45 PM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>
Subject: Building Code Amendment: NO

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Put a HOLD on the routine adoption of international building code updates. The amendment to require all new residential construction to be electric only is being rushed through at the last minute, without a transparent process. In order for the Council to serve the electorate, we need testimony from experts including government agencies and impacted industries, public debate, and a public hearing. Do NOT open yourselves to lawsuits. I don't want tax dollars paid to defend thoughtless public policy

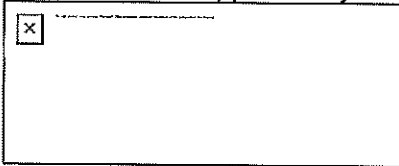
Sayers, Margery

From: Lisa Lowe <lisa.lowe@exprealty.net>
Sent: Monday, November 1, 2021 4:03 PM
To: CouncilMail
Subject: Proposed mandate for new construction

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home and could result in a decrease in new home construction in Howard County. It needs to be given much more very careful consideration. I appreciate your consideration.



Lisa Lowe
Mid Atlantic Regional Operations Manager
AND
Broker Maryland
License #6134
Broker Washington DC
License #200200693
Broker Delaware
License#RBoo30946

Phone: 833-335-7433

IMPORTANT NOTICE: Never trust wiring instructions sent via email. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

Attachments area

Sayers, Margery

From: Victoria Northrop <victorianorthrop@northroprealty.com>
Sent: Monday, November 1, 2021 4:01 PM
To: CouncilMail
Subject: Howard County Mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Best Regards,

Victoria Northrop

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Sayers, Margery

From: MAUREEN WIENECKE <MAUREEN.WIENECKE@Longandfoster.com>
Sent: Monday, November 1, 2021 3:49 PM
To: CouncilMail
Subject: All electric mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Maureen

Maureen Wienecke
Long and Foster Realtor
9171 Baltimore National Pike
Ellicott City, MD 21042
410-461-1456 ext. 8150 (O)

410-371-3654 (C)

maureen.wienecke@lnf.com
maureenwienecke.lnf.com

" Please remember I am never too busy for you or any of your referrals"

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Sayers, Margery

From: smlld@verizon.net
Sent: Monday, November 1, 2021 4:01 PM
To: CouncilMail
Subject: HoCo Council considering all-electric mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Kenny Smallwood

Sales Manager / Realtor / CRS
Maryland Real Estate Network
7625 Maple Lawn Boulevard #175
Fulton, Md. 20759
Direct: 301-332-1753
Office: 240-456-0016
smlld@verizon.net
pattyandkennysmallwood.com
Howard County Association of Realtors 2009 / 2011 Realtor of the Year

Sayers, Margery

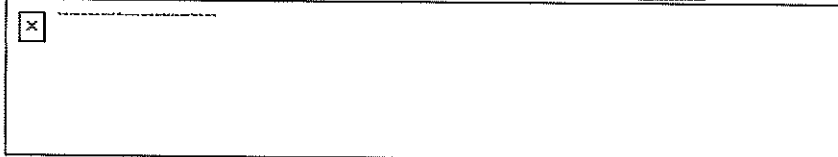
From: Michelle Hybner <michellehybner@northroprealty.com>
Sent: Monday, November 1, 2021 3:46 PM
To: CouncilMail
Subject: County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Michelle Hybner, Realtor/Team Leader
Women's Council of Realtors, Howard County Vice President
Cell: 443-761-1438 | Office: 410-531-0321
https://www.facebook.com/hybnerhometeam/news_feed



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Sayers, Margery

From: Danielle Gray <Danielle.Gray@LongandFoster.com>
Sent: Monday, November 1, 2021 3:59 PM
To: CouncilMail
Subject: Amendment to County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Best regards,

Danielle Gray, Realtor
Long and Foster Real Estate, Inc.
10805 Hickory Ridge Rd
Columbia, MD 21044
410-730-3456 x7395 (Office)
708-745-8787 (Mobile)

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Sayers, Margery

From: Mary Calder <mary@truetitleinc.com>
Sent: Monday, November 1, 2021 3:58 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Mary Calder
6100 Day Long Lane, St. 100, Clarksville, MD 21029
Mary.Calder@ymail.com
Cell: 443-864-6199; Phone: 410-531-0385 x 223

Sayers, Margery

From: gretchen@gretchenconley.com
Sent: Monday, November 1, 2021 3:45 PM
To: CouncilMail
Subject: Tonight's hearing - 11/1/2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Best regards,

Gretchen

Gretchen Conley, Realtor®

"Your Transition Specialist"

MD DC CRS 2013-2014 Chapter President

CRS, Certified Residential Specialist

www.GretchenConley.com

Cummings & Co. Realtors

5950 Symphony Woods, Columbia MD 21044

Direct 443-676-1625

Office 410-823-0033

Questions about the neighborhood, the community, the market? I'm always happy to help – Give me a call!

Sayers, Margery

From: Jennifer Fischer <j.fischer@kw.com>
Sent: Monday, November 1, 2021 3:45 PM
To: CouncilMail
Subject: Amendment to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Jennifer Fischer REALTOR
of Keller Williams Integrity
3290 North Ridge Rd. | Suite 150 | Ellicott City | MD | 21043
C: 410.245.2915 | E: J.Fischer@kw.com
O: 443.574.1600
W: jfischer.kw.com

Sayers, Margery

From: jack oldlineappraisals.com <jack@oldlineappraisals.com>
Sent: Monday, November 1, 2021 3:57 PM
To: CouncilMail
Subject: electric for new construction !!

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Jack Sheffrin
Old Line Appraisals LLC
appraiser/broker
301-758-5993

Sayers, Margery

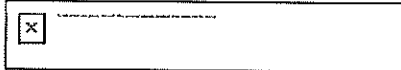
From: Daniel Nash <danielnash@kw.com>
Sent: Monday, November 1, 2021 3:57 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Daniel Nash
C: 443-812-1320
O: 410-312-0000



Sayers, Margery

From: Kristen Radford <krrad1@gmail.com>
Sent: Monday, November 1, 2021 3:57 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Sayers, Margery

From: Hurley, Jennifer L <jennifer.hurley@cbmove.com>
Sent: Monday, November 1, 2021 3:43 PM
To: CouncilMail
Subject: CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

JENNIFER HURLEY, REALTOR®
Coldwell Banker Realty
The Hulsman Group - #1 CB Team in MD
International President's Elite Team
Cell/Text: [443-604-6863](tel:443-604-6863)
Main Office: 410-461-7600
Email: jennifer.hurley@cbmove.com
Website: www.mdrealestatepro.com



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Sayers, Margery

From: Mike Spurgeon <spurgemike@yahoo.com>
Sent: Monday, November 1, 2021 3:54 PM
To: CouncilMail
Subject: Regarding Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

*Respectfully,
Mike Spurgeon*

Sayers, Margery

From: Lisa Wallace <lwallace3611@gmail.com>
Sent: Monday, November 1, 2021 3:54 PM
To: CouncilMail
Subject: Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

*Thank you,
Lisa Wallace*

Sent from my iPhone

Sayers, Margery

From: Baker, Kevin
Sent: Monday, November 1, 2021 3:53 PM
To: Sayers, Margery
Subject: FW: International building code updates

For Related Documents under CB71.

From: Kevin Link <Kevin.Link@ceterawealth.com>
Sent: Sunday, October 31, 2021 4:17 PM
To: Ball, Calvin <cball@howardcountymd.gov>; Walsh, Elizabeth <ewalsh@howardcountymd.gov>; Jones, Opel <ojones@howardcountymd.gov>; Rigby, Christiana <crigby@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>
Subject: International building code updates

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

The amendment to require all new residential construction to be electric only deserves a public hearing, expert testimony, a Council work session and public debate. It's shameful that it is being quietly pushed without these measures. This is a major change in public policy with plenty of negative implications. Howard County residents deserve better transparency. It's obvious that those trying to push this amendment are scared of transparency because they know how terrible this new policy will be for Howard County. I reject this lack of public process and urge you to let this amendment be heard and debated by the residents of Howard County.

Kevin Link
President/Financial Advisor
Link Financial
8850 Stanford Blvd.
Suite 2300
Columbia, MD 21045
Phone: 410-953-0006
Fax: 410-953-0020
Website: www.LinkFin.net

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Sayers, Margery

From: julia mattis <juliamattis@hotmail.com>
Sent: Monday, November 1, 2021 3:51 PM
To: CouncilMail
Subject: CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing has taken place. This kind of end run is exactly the kind of manipulative behavior and gamesmanship that we have been trying to eliminate in this county!

Furthermore, homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. Gas cooking is especially important to many consumers of different cultures. I appreciate your consideration.

JULIA MATTIS, Realtor

Baltimore Magazine Best Realtor - August 2021

2018, 2019 and 2020 Top 100 Realtors in Baltimore Metro Area

Homesnap National Top 15% Realtor - 2020

2010 HCAR Realtor of the Year

2011 HCAR Community Service Award Winner

Past President of the Howard County Million Dollar Club

THE JULIA MATTIS SALES TEAM

RE/MAX ADVANTAGE REALTY

(410)418-4555 OFFICE

(410)740-1200 BROKER

(410)303-7010 CELL PHONE

(410)418-4570 FAX



www.juliamattis.net

The finest compliment I can receive is a referral from a friend or client. If you know of someone thinking of purchasing or selling a home, I would be grateful for an introduction. Please be assured, I will extend to them my highest degree of service and professionalism. We now have SIX offices to serve you!

This communication may contain terms related to an offer, counteroffer, contract, lease or other real estate related matters. This email may not form the basis of a binding agreement until the terms are incorporated into a separate mutually acceptable written agreement signed by the parties. The agent and/or the broker has no authority to bind their client(s) and any terms must be incorporated into a separate, written agreement signed by their client to be enforceable.

Sayers, Margery

From: Jay Rosenthal <jay.h.rosenthal@gmail.com>
Sent: Monday, November 1, 2021 3:50 PM
To: CouncilMail
Subject: All electric homes

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Jay Rosenthal

Sayers, Margery

From: Caitlin McKenna <Caitlin.Mckenna@LongandFoster.com>
Sent: Monday, November 1, 2021 3:52 PM
To: CouncilMail
Subject: Concerns regarding Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Caitlin McKenna
Realtor, Long & Foster
Mobile: 443-995-2847
Office: 410-715-5330
Email: Caitlin.McKenna@LNF.com

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Sayers, Margery

From: Susan Souder <susansouder@outlook.com>
Sent: Monday, November 1, 2021 3:49 PM
To: CouncilMail
Subject: No to ALL Electric

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Susan Souder
410-370-8491
Cummings and Company Realtors

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Sayers, Margery

From: Jennifer Turner <jennifer@trhometeam.com>
Sent: Monday, November 1, 2021 3:51 PM
To: CouncilMail
Subject: No!!!

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

*Jennifer Turner, ABR
RE/MAX 100
410.409.4884*

Sayers, Margery

From: Sean Monahan <spmrealtor@gmail.com>
Sent: Monday, November 1, 2021 3:49 PM
To: CouncilMail

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Sean Monahan
FULL-TIME REALTOR®
Howard County Association of Realtors DIRECTOR 2015
www.spmrealtor.com
Email Me [Click Here](#)

Cummings & Co. Realtors
5950 Symphony Woods Rd #210
Columbia, MD 21044
Cell/Text 443 802 8675
Office 410 823 0033
Fax 470-296-2499

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Sayers, Margery

From: Wade Weeks <wade.weeks@gmail.com>
Sent: Monday, November 1, 2021 3:49 PM
To: CouncilMail
Subject: Oppose Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Councilwoman Walsh,

As a Howard County resident, I strongly oppose Amendment 1 to CB 71.

Regards,
Wade Weeks

Sayers, Margery

From: Baker, Kevin
Sent: Monday, November 1, 2021 3:51 PM
To: Sayers, Margery
Subject: FW: Climate action bill

For Related Documents under CB71.

From: Judith Shure <jshure714@icloud.com>
Sent: Sunday, October 31, 2021 2:29 PM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>
Subject: Climate action bill

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Councilperson Walsh,

I applaud you for the proposed amendment to Council Bill 71-2021, that would require that a new residential building for which a building permit is applied for on or after November 1, 2022 must be an all-electric building. As your constituent, I urge you to vote in favor of the bill with the proposed amendment.

Climate Change is a real and growing issue that requires immediate and serious attention. We need to decarbonize buildings to reduce GreenHouse Gases and the place to start is by eliminating natural gas in new buildings. Such legislation has already be adopted in Montgomery County and many other jurisdictions across the nation. The Maryland General Assembly is working towards similar legislation in the 2022 session.

Thank you,
Judith Schardt Shure
3910 Hawthorne Road
Ellicott City 21042

Sayers, Margery

From: deborah willis <debwillisrealtor@gmail.com>
Sent: Monday, November 1, 2021 3:49 PM
To: CouncilMail
Subject: Amendment 1 to C 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Deborah Willis

--

Deborah S. Willis, REALTOR
Weichert Realtors-McKenna & Vane
5850 Waterloo Road, #140
Columbia, MD 21045
debwillisrealtor@gmail.com
301-674-0015 cell
410-381-3331 office
800-517-6990 e-fax

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Sayers, Margery

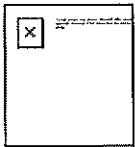
From: Len Hart <lenhart3963@gmail.com>
Sent: Monday, November 1, 2021 3:49 PM
To: CouncilMail
Subject: No last min. amendments!

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Len Hart



Len Hart
Associate Broker at ReMax Advantage Realty

A 6021 University Blvd. Ellicott City, MD 21043
P 410-740-1200 M 410-925-3836
E lenhart3963@gmail.com
W www.easymarylandhomesearch.com



Create your own email signature



Sayers, Margery

From: Baker, Kevin
Sent: Monday, November 1, 2021 3:48 PM
To: Sayers, Margery
Subject: FW: Amendment No. 1 to Council Bill No. 71-2021

For Related Documents under CB71.

-----Original Message-----

From: Steve Wilson <steve@stevenhwilson.com>
Sent: Sunday, October 31, 2021 2:00 PM
To: Ball, Calvin <cball@howardcountymd.gov>; Walsh, Elizabeth <ewalsh@howardcountymd.gov>; Jones, Opel <ojones@howardcountymd.gov>; Rigby, Christiana <crigby@howardcountymd.gov>; Jung, Deb <djung@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>
Subject: Amendment No. 1 to Council Bill No. 71-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Dr. Ball and distinguished Council Members:

I am writing to ask you to reject the above amendment. It makes a radical and expensive change to the County's building codes, and there has been no opportunity for public engagement, no sharing of expert testimony, and no debate. This proposed change needs to be carefully researched and County residents deserve the basic respect of being included in the process.

Sincerely,
Steven H. Wilson
6101 Hunt Club Road
Elkridge, MD 21075

Sayers, Margery

From: BARBARA SEELY <barb@Inf.com>
Sent: Monday, November 1, 2021 3:48 PM
To: CouncilMail
Subject: CB-71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Respectfully,

Barb Seely

Barbara N. Seely, CRS, GRI, ABR, Realtor
Long and Foster Realtors
10805 Hickory Ridge Road
Columbia, MD 21044
410-715-7393 direct
443-691-2985 cell
410-730-3456 of

barb@Inf.com email
barbseely.Inf.com website

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Sayers, Margery

From: Xclusev Brokerage <xclusevbrokerage@gmail.com>
Sent: Monday, November 1, 2021 3:47 PM
To: CouncilMail
Subject: Re: Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration.

I appreciate your consideration.

Sayers, Margery

From: Lucia Martinez <Lucia@taylorprops.com>
Sent: Monday, November 1, 2021 3:47 PM
To: Ball, Calvin; CouncilMail
Subject: URGENT: HoCo Council considering all-electric mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County, Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last-minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Thank you,

Lucia Martinez

Director of Operations, Taylor Properties
(301) 970-2447 | Lucia@Taylorprops.com

Sayers, Margery

From: Brooke Romm Goldfond | RE/MAX 100 <brooke@sromm.com>
Sent: Monday, November 1, 2021 3:46 PM
To: CouncilMail
Subject: Amendment to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Brooke Romm Goldfond

Full-Time REALTOR®, ABR®, PSA

The Susan Romm Team of RE/MAX 100

Sayers, Margery

From: Susie Baik <susiebaikrealtor@gmail.com>
Sent: Monday, November 1, 2021 3:46 PM
To: CouncilMail
Subject: Concerns regarding Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Thank you,
Susie Baik

SUSIE BAIK- REALTOR ®
Giant Realty, Inc
3277 Pine Orchard Lane Suite 2
Ellicott City MD 21042
<https://www.baikrealtors.com/>
<https://www.facebook.com/Baikrealtors>
C:443-653-0238 O:410-750-8040

Sayers, Margery

From: Annie Fulks <annie@northroprealty.com>
Sent: Monday, November 1, 2021 3:46 PM
To: CouncilMail
Subject: New electric legislation

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Ann Fulks/Realtor
Northrop Realty
12230 Clarksville Pike Suite A
Clarksville, MD 21029
443-745-6205 cell
410-531-0321 office

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Sayers, Margery

From: Missi Hamet <missihamet@gmail.com>
Sent: Monday, November 1, 2021 3:45 PM
To: CouncilMail; Ball, Calvin
Subject: Amendment 1 to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Thank you,

Missi Hamet, Howard County Resident for 49 years and Real Estate Agent for 23 years

Sayers, Margery

From: Jeremy Walsh <jeremy@simplyreferable.com>
Sent: Monday, November 1, 2021 3:45 PM
To: CouncilMail
Subject: County Building Code CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

All The Best,

Jeremy

J.W. Walsh
REALTOR, Team Leader
The Simply Referable Team
Coldwell Banker Realty

(443) 219-7660 (Direct)
(410) 461-7600 (Broker)

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Sayers, Margery

From: Ben Daniels <bendanielskw@gmail.com>
Sent: Monday, November 1, 2021 3:45 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

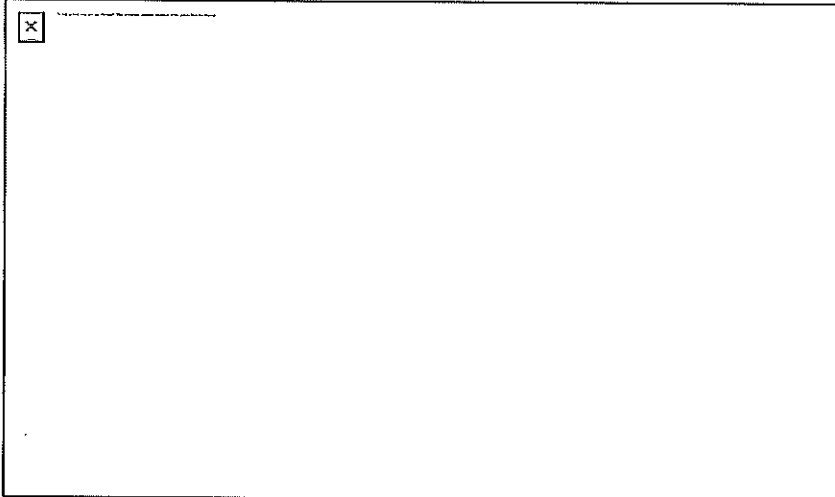
Dear Howard County Elected Officials,

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--

Ben Daniels

Licensed Realtor
410.627.1196 (Mobile)
443.574.1600 (Office)
3290 N. Ridge Road, Suite 150 Ellicott City MD 21043



Sayers, Margery

From: Talon Zinger <talonzinger@northroprealty.com>
Sent: Monday, November 1, 2021 3:44 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

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--

Talon Zinger | REALTOR®
Home Marketing Consultant

Northrop Realty, A Long & Foster Company
12230 Clarksville Pike, Suite A | Clarksville, MD 21029
Cell: 443.878.9960 | Office: 410.531.0321
NorthropRealty.com/HomeStaging

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Sayers, Margery

From: Jim Jeppi <jim@conchetta.com>
Sent: Monday, November 1, 2021 3:44 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

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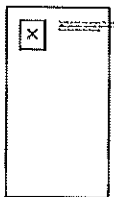
Jim

Realtor

Jim Jeppi & Concetta Corriere
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Sayers, Margery

From: Nancy Corazzi <nancy.corazzi@redfin.com>
Sent: Monday, November 1, 2021 3:44 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Best regards,

Nancy

NANCY CORAZZI

Transaction Coordinator

REDFIN | nancy.corazzi@redfin.com | Direct: 240-241-0694 | Fax 410-384-4402 | License: MD662424

540 Gaither Road, Suite 500 | Rockville, MD 20850

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OFFICE HOURS: MONDAY - FRIDAY 9am-5pm

Sayers, Margery

From: CHRISTINE SHEELER <CHRISTINE.SHEELER@Longandfoster.com>
Sent: Monday, November 1, 2021 3:44 PM
To: CouncilMail
Subject: Amendment 1 to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last-minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Christine T. Sheeler
Realtor®
Long & Foster Real Estate, Inc.
10805 Hickory Ridge Rd, Columbia MD 21044
410-730-5100 office
410-715-5352 direct
410-730-7186 fax

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Sayers, Margery

From: Erin Greenberg <eringreenberg@kw.com>
Sent: Monday, November 1, 2021 3:43 PM
To: CouncilMail
Subject: As a homeowner and realtor I say NO

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration

--

Thanks,
Erin Greenberg - Realtor
Cell: 410-949-6183

Keller Williams Realty Centre
6250 Old Dobbin Rd Ste 140
Columbia, MD 21045
Office: 410-312-0000
License number: 5007094

Sayers, Margery

From: Karen Taschenberg <karengts90@earthlink.net>
Sent: Monday, November 1, 2021 3:39 PM
To: Ball, Calvin; CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

County Executive Ball and The Count Council,

I just heard about an amendment to the County Building Code (CB 71) which would require new construction to be all-electric by Nov 2022.

I strongly oppose Amendment 1 to CB 71. What happened to the buyer having a choice in the energy their new home uses? Do you know that electricity is generated from fossil fuel, and at a rate that wind and solar can not come close to matching?

A change like this should NOT be made through a last minute amendment to a bill after the public hearing took place.

Homebuyers should have time to evaluate this proposal and provide feedback and testimony.

Karen Taschenberg
1104 Taylor Park Road
Sykesville, MD

Sayers, Margery

From: Julia McCready <jamccready@gmail.com>
Sent: Monday, November 1, 2021 3:27 PM
To: CouncilMail
Subject: CR 144 and CR 145

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To members of the Council:

Please vote in favor of CR 144 and CR 145 to make it possible for the redevelopment of Roslyn Rise to move forward. I believe that Enterprise Community Partners has great experience in undertaking this kind of project. I also believe that it is our responsibility to our neighbors to ensure that safe, acceptable housing is available to vulnerable residents.

Please do your utmost to support this project.

Thank you,

Julia A McCready
5745 Thunder Hill Road
Columbia, MD 21045

Sent from my iPad

Sayers, Margery

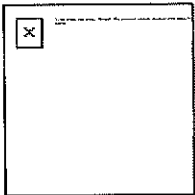
From: Alicyn Delzoppo <alicyndelzoppo@northroprealty.com>
Sent: Monday, November 1, 2021 3:25 PM
To: CouncilMail; Ball, Calvin
Subject: Opposition of Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi,

I am hoping that my email and many others will be taken into consideration tonight at the hearing. As a REALTOR and Howard County resident, I oppose Amendment 1 to CB 71. This change should not have been made after the public hearing had already taken place. Whatever environmental / health concerns there may be with gas, there should be transparency and public discussion when passing something like this into legislation. I have been selling real estate in Howard County (and neighboring counties) for over 16 years and homes with natural gas are one of the many features that Buyers repeatedly mention that they would like in their home - whether new or old. This is not just because of one's desire to cook with gas but also because during colder temps in the winter, electric heat becomes very expensive. All residents should have time to evaluate this proposal and provide feedback and testimony. Please do not pass Amendment 1 to CB 71.

Thank you,



Alicyn DelZoppo | REALTOR®
ABR®, SFR, SRS®, GREEN
Northrop Realty, A Long & Foster Company
northroprealty.com/alicyndelzoppo
Cell: 443.250.9859
Office: 410.531.0321
[Facebook](#) | [Twitter](#) | [YouTube](#) | [Instagram](#) | [LinkedIn](#)

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November 1, 2021

The Honorable Liz Walsh, Chair
Howard County Council
Via Email: councilmail@howardcountymd.gov

Oppose: Amendment #1 - CB 71-2021 – All-Electric Building Code Beginning

Dear Chair Walsh and Council Members:

The NAIOP Maryland Chapters represent more than 700 companies involved in all aspects of commercial, industrial, and mixed-use real estate including many of the largest property owners in Howard County. I am writing to offer several points that underly our opposition to requiring all-electric building code beginning in November of 2022.

1. **Decoupling From National Building Codes Raises Concerns** - The International Energy Conservation Code adopted in Maryland is fuel neutral. There is no all-electric version of the code now but the governing body that writes the code is developing a low carbon / all-electric code compliance pathway. This work will result in a combination of new provisions, tradeoffs and compensatory practices that will optimize all-electric building performance and costs. This work is ongoing but the code adoption cycle from IECC to the state to local governments is not likely to be complete by November of 2022. NAIOP opposes decoupling from national building codes by adopting a locally generated code.
2. **Emissions Benefits Depend on Expanding Zero Carbon Energy Generation and Storage** - While some smaller building types can be efficiently operated with all-electric heat, hot water and cooking, others will experience higher energy use especially at times of peak heating demand. Emissions benefits from electrifying building heat are dependent on the emissions intensity of the power generating source that provides the electricity. The cold winter nights when heating demand is highest are also the hours of the year when renewable energy is at its lowest point. This means that the installed capacity of renewable energy and energy storage needs to increase significantly for electrification of heat to produce anticipated carbon emission benefits.
3. **MDE Building Energy Transition Plan Study's Consumer Cost Implications Should be Fully Understood** – The council has received testimony about the findings of a Maryland Department of Environment Study on building electrification. It is important to note that the consumer costs and the statements that suggest most building owners will experience lower costs are based on idealized life-cycle costs for the year 2035. The study assumes that equipment costs will ~70% lower than what our members are paying today and that natural gas prices will be 4 to 10 times higher than today. Even if we were to agree with the assumptions, which we do not, these favorable, lower costs, will not be in place in 2022.
4. **Energy Transition Requires a Systems Approach Rather than Local Patchwork** - While the energy transition in buildings is underway it will require a broad systems approach to electricity generation and distribution, utility rate structures, increases in on-site power generation and careful changes to building codes and standards. Coordinated improvement of these complementary policies is necessary to widespread electrification work.

For these reasons, NAIOP respectfully recommends the council vote no on an all-electric building code in 2022.

Thank you for your consideration.

Sincerely,

Tom Ballentine, Vice President for Policy
NAIOP Maryland Chapters -The Association for Commercial Real Estate

Sayers, Margery

From: Baker, Kevin
Sent: Monday, November 1, 2021 3:22 PM
To: Sayers, Margery
Subject: FW: Council Bill No. 7-2021 Amendment 1

For Related Documents on CB71.

-----Original Message-----

From: Dan Merson <danno6283@gmail.com>
Sent: Monday, November 1, 2021 3:18 PM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>
Subject: Council Bill No. 7-2021 Amendment 1

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good Afternoon,

My name is Daniel G. Merson and I reside at 5820 Harman Ave. Elkridge 21075. I am also a small business owner in the County. I am opposed to this amendment and also the lack of due process in the ability to publicly comment on the amendment. I understand the concern of being prudent with our environment and natural resources. This is a topic that needs additional research, discussion and awareness. Please withdraw or table this amendment for further discussion.

Thanks,
Dan Merson

Sayers, Margery

From: jody renfro <jodyrenfrofick@yahoo.com>
Sent: Monday, November 1, 2021 3:12 PM
To: CouncilMail; Ball, Calvin; Walsh, Elizabeth; Jones, Opel; Rigby, Christiana; Jung, Deb; Yungmann, David
Subject: Oppose Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To the Howard County Council and County Executive:

I am a resident of Howard County. I was born and raised here, and plan to raise my family here. I am writing to ask for your consideration to NOT allow any changes to the building regulations that would include a provision limiting or blocking energy sources, until you have allowed for expert witnesses and community involvement.

I understand that you want to be known for Climate Change contributions but you should think first about the citizens you represent. This type of policy will adversely impact the lives of so many people in Howard county. It is legislation that, at the very least should be allowed community involvement and expert witnesses.

Sincerely,

Jody Fick

Sayers, Margery

From: HoCo Climate Action <hococlimateaction@gmail.com>
Sent: Monday, November 1, 2021 3:06 PM
Cc: CouncilMail; Jones, Opel
Subject: Support for CB71-2021 - Amendment 1- with full discussion

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am an almost 50 year resident of Howard County living now in District 2.

On October 18 I testified for HoCoClimateAction, as did Liz Feighner and Carl Latkin for amending CB71 to include a provision for all electric new residences in Howard Couty as soon as possible.

I thought that when this issue was not on the agenda for work session on October 25, there would be no discussion on this issue at the council at this time. We were surprised and pleased to see Amendment 1 from Councilwoman Walsh. Starting last Friday we started emailing some of our supporters and posted support for this amendment on our webpage with the recommendation that if there is not time for full debate tonight (on November 1), the council defer the decision till a subsequent voting session.

We do realize this is a significant policy change. And it affects only new construction. It is up to the state of Maryland, and the federal government to develop programs and incentives for upgrading existing buildings with gas to electric appliances over a period of decades. The provision re: all-electric new homes has no impact on existing homes with gas.

As I write the Maryland Commission on Climate change, led by Ben Grumbles of the Hogan Administration, is voting on a Maryland Building Transition Plan (forwarded by Liz Feighner below) a plan which includes new building electrification by 2024.

And today in Glaskow President Biden is speaking of his climate agenda which includes electrification of both buildings and automobiles. (See the White House release - <https://www.whitehouse.gov/briefing-room/statements-releases/2021/11/01/fact-sheet-president-biden-renews-u-s-leadership-on-world-stage-at-u-n-climate-conference-cop26/>)

Again, we did not raise this proposal as something that should not be discussed within the county. It should be. And in-depth analysis and discussion has been also been occurring for several years at the state and national and international levels.

It is a happy coincidence that we are considering the small step forwarding in requiring new buildings be all-electric at the same time the President is in Glascow recommending building and automotible electrification over the coming decades.

Please keep this issue open for debate

Ruth Alice White

On Sun, Oct 31, 2021 at 9:51 PM Liz Feighner <liz.feighner@gmail.com> wrote:

Dear Council Members,

I am a 29 year resident of Howard County in District 3 and I am writing about CB71 and amendment 1 that requires that a new residential building for which a building permit is applied for on or after November 1, 2022 must be an all-electric building.

I testified (written attached) at the county council hearing on Oct 18, 2021 requesting a provision be added to CB71 and I am extremely pleased that this amendment was added by Councilwoman Liz Walsh.

There is much work being done at the state level on this issue of all buildings needing to be electric in the coming years. Attached are several documents and testimony that HoCo Climate Action submitted. Requiring all new residential buildings be all-electric is the most sensible path to take. We can't continue to expand fossil fuel usage for heating our homes – we need to put on the brakes now as we are heading for a cliff on unstoppable climate disasters.

Please support this amendment. However, if there isn't enough time to have a full discussion of this amendment during the meeting on November 1, please postpone the vote until an informative policy discussion can be held. From the attached document, Building Energy Transition Plan, you will find that this is the recommended transition path for starting in 2024, but Howard County should be a leader and implement sooner.

Sincerely,

Liz Feighner

*"We do not inherit the Earth from our Ancestors; we borrow it from our children" ~
Native American Proverb*

Sayers, Margery

From: Joseph Link <mrktwise@gmail.com>
Sent: Monday, November 1, 2021 3:03 PM
To: CouncilMail
Subject: In Opposition to Amendment 1 to CB71-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

November 1, 2021

Dear County Council Member:

I am a Howard County senior citizen residing in Ellicott City (District 1) and also a retired Howard County homebuilder. I am writing in opposition to Liz Walsh's Amendment 1 to CB71-2021.

This proposed Amendment was filed AFTER public debate on the original bill, effectively limiting residents and other affected parties sufficient time to prepare a response. Furthermore, the bill would eliminate consumer choice, making electricity the sole source of energy in homes. No clear justification or argument to support this drastic measure is offered.

Over my decades of selling and constructing new homes in Howard County I can assure you that natural gas is the preferred energy source for heating and cooking for most consumers. I base this statement on practical experience, working with homebuyers. Furthermore, natural gas is a cheaper and cleaner energy source than electric, the latter typically being generated through the use of fossil fuels or nuclear energy, both of which have significant environmental impact.

This Amendment eliminates consumer choice altogether! It's "One Source Fits All" approach will send future homeowners to surrounding jurisdictions, detrimentally impacting the Howard County building industry.

I strongly urge a vote against Amendment 1 to CB71-2021!

Joseph Link
2774 Westminster Road
Ellicott City, Maryland

Sent from my iPad

Sayers, Margery

From: Lauren Straskulic <lauren.straskulic@gmail.com>
Sent: Monday, November 1, 2021 2:57 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am writing to let you know that as a resident of Howard County (Elkridge, MD) I am in complete opposition to [Amendment 1] to CB 71 for Howard County. I do not understand how this amendment can even be proposed with no public testimony. What will happen when we have a brown out and electricity is out during the winter? Will those homes just freeze with no way to heat anything? Also, the fact that this is being added without the public having a chance to speak on this is absolutely unacceptable.

Thank you,
Lauren Straskulic

Sayers, Margery

From: John McNeill <mcneill_ja@yahoo.com>
Sent: Monday, November 1, 2021 2:27 PM
To: CouncilMail
Subject: CB71 A1

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

This Amendment, would actually have the opposite effect if it's intent.

The supporters of this amendment act as if all the electricity in Maryland comes from windmills and solar farms. In fact 10-20% of Maryland electricity still comes from coal. This would increase coal consumption, and increase the cost of electricity.

This amendment makes no sense environmentally or economically. And to attempt to insert it without public testimony is contrary to the transparency county residents expect from council.

John McNeill
West Friendship, MD

Sent from Yahoo Mail on Android

Sayers, Margery

From: John Quinn <jquinn1113@gmail.com>
Sent: Monday, November 1, 2021 2:06 PM
To: CouncilMail
Cc: Jung, Deb
Subject: New Homes Ammendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please oppose Liz Walsh's amendment 1 to CB 71, to require that all new homes in Howard county be electric.

John Quinn

Sent from my iPhone

Sayers, Margery

From: no-reply@howardcountymd.gov
Sent: Monday, November 1, 2021 1:46 PM
To: ckralovec@hotmail.com
Subject: District 3 - Amendment 1 to Building Code vote today

First Name: Claudia

Last Name: Kralovec

Email: ckralovec@hotmail.com

Street Address: 10696 Graeloch Road

City: Laurel

Subject: Amendment 1 to Building Code vote today

Message: Have not heard anything about the amendment which requires residential construction in 2022 be 100% electric. While I support climate change measures, and I live in an electric house, I am concerned few citizens may be aware of this amendment up for vote today.

Sayers, Margery

From: Eileen Gilbert <Eileen.Gilbert@LongandFoster.com>
Sent: Monday, November 1, 2021 1:44 PM
To: CouncilMail; Ball, Calvin
Subject: Oppose Amendment 1 to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

- * I oppose Amendment 1 to CB 71.
- * A change like this should NOT be made through a last-minute amendment to a bill after the public hearing took place
- * Homebuyers should have time to evaluate this proposal and provide feedback and testimony
- * It is unlikely that most county residents know this is being considered as gas appliances and heating are very important options to most buyers.

Thank you,
Eileen Gilbert
Realtor Long and Foster

Sent from Mail for Windows 10
Eileen Gilbert
Long and Foster
Office: 410-730-3456
Cell: 443-629-0339
Eileen.gilbert@longandfoster.com
Howard County Coronavirus stats: <https://www.howardcountymd.gov/Departments/COVID-19-Coronavirus-Countywide-Updates>

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Sayers, Margery

From: Cathy Quinn <cquinn0620@gmail.com>
Sent: Monday, November 1, 2021 1:33 PM
To: CouncilMail
Subject: Re: Oppose Liz Walsh's amendment to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please oppose Liz Walsh's amendment 1 to CB 71, to require that all new homes in Howard county be electric.

Thank you -
Cathy Quinn

Sent from my iPhone

Begin forwarded message:

From: Cathy Quinn <cquinn0620@gmail.com>
Date: November 1, 2021 at 1:27:01 PM EDT
To: djung@howardcountymd.gov
Subject: Oppose Liz Walsh's amendment to CB 71

Dear Ms. Jung,
I am sending this email to you to ask that you oppose councilwoman Liz Walsh's proposed Amendment 1 to CB71, to require all new Howard County homes to be all electric.

Thank you,
Cathy Quinn
Fulton, MD

Sent from my iPhone

Sayers, Margery

From: Patty Smallwood <smallwd@verizon.net>
Sent: Monday, November 1, 2021 1:21 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: oppose Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To the Howard County Council and County Executive:

I am a resident of Howard County and also a local REALTOR for over 36 years renting and selling homes. I am writing to ask for your consideration to NOT allow any changes to the building regulations that would include a provision limiting or blocking energy sources, until you have thoroughly allowed for expert witnesses and community involvement and options in place to handle the consequences of your actions.

This new proposal of elimination of gas utilities in new builds that has been floated out there for consideration, is extremely dangerous to lower income families. Selling and renting homes for over 36 years with lower income homeowners and renters is our experience. So this isn't just a point of view of the others saying it isn't fair. It also isn't cost effective to use all electric utilities as most would expect.

Our experience with electric homes are that the residents sometimes utilize bad options to compensate for the lack of gas. Electric heaters to get a warm feeling that heat pumps don't offer. Generators for lack of electricity where gas can be utilized in outages. Outdoor Gas grills for cooking certain types of foods that you can't with electric stove/ovens. Electric fireplaces which are not usually safely installed or operated. Some persons actually shop for gas heated housing because their health is better suited for less dry heat. Many say their doctors said that heat pumps provide less healthy heating that has emits an extra dry air that can cause difficulty with breathing and maintaining proper air quality inside the home. Usually doctors are recommending humidity and other types of moisture to be added to the air. So the health conscious consumers can often limit their search for housing to gas heated homes for the healthier option for themselves and their families. I am not an expert but this is what we are told as the real estate agent by our clients.

Besides the safety and health issues, there is a huge cost difference with all electric homes that make them very unattractive to affordable housing.

Our temperatures in the coldest of winters can be frightful to those on limited incomes. Gas is a warm, easy to control and affordable option for those on fixed or limited incomes. Emergency heat modes in the electric furnaces are extremely costly. Prohibits most from running the heat in their homes at times. We have seen seniors and lesser fortunate persons go without heat because they can't afford to run up the bills. They freak out when they see the "light come on" indicating the switch to emergency mode. It is like a time bomb to them to think of the cost to heat with the light "on". To say that they have assistance or other options is not working for most now, imagine if it becomes more and more people asking for the help. Considering the new construction will include senior living homes and hopefully the catching up on affordable housing units, I would think this idea is shortsighted and could be long term costly and unhealthy.

Besides which, this is very much like an "I got mine" type of policy. Enjoying gas heat, gas cooking, gas fireplaces are the little pleasures of living day to day by some but to no new customers. To prevent others the same ability that less than half the county already enjoy is sad to think about.

I get that you want to be known for Climate Change contributions but you should think first about the citizens you represent. This type of policy will adversely impact the lives of so many people in Howard county. It is legislation that should have options in place and better quality control measures to ensure that this is an effective option to achieve what you think it will do. Not just placing unrealistic expectations on "new builds" to overcome the rest of the counties evil energy usages. Have you converted the county buildings to all electric? Will you? Will you run the county housing and schools under the same conditions? Will you in your homes give up the luxury of gas? Start at home and then see how reasonable this idea will be on the rest of the county. Only by your own experiences will you be able to understand the difficulties the others will face. I beg you not to be hasty with any type of these decisions.

Sincerely,

Patty

Patty Smallwood
Associate Broker/REALTOR®
Maryland Real Estate Network
7625 Maple Lawn Blvd Ste 175
Fulton, Maryland 20759
301-332-3876 Direct 240-456-0016 Office
smillwd@verizon.net www.pattyandkennysmallwood.com

"We can help with your real estate needs. Whether local, statewide, national or worldwide, We are happy to help."

Sayers, Margery

From: Randall <pianopunman@gmail.com>
Sent: Monday, November 1, 2021 1:10 PM
To: CouncilMail
Subject: Oppose Amendment 1 to CB71-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Council Members:

As a resident of Howard County for over 30 years in a home in District 2 that is heated by, cooks with, and heats water with natural gas appliances, I write to strongly oppose Amendment 1 to CB71-2021, which would require all new residences to be entirely electric and eliminate the option to install natural gas.

I urge you to vote against this amendment for several reasons:

1. **Lack of Notice:** I understand that this amendment has been proposed after the period for public comment on the bill. Attempting to institute such a wholesale shift in public policy at the 11th hour with such little notice to your constituents is unfair, underhanded, and inappropriate.
2. **Harm to Constituents:** This prohibition would harm the County in several ways: by driving up the price of the fixed quantity of existing homes that have gas availability; increasing the cost of building new homes in the County by mandating more expensive and complex appliances; increasing the cost of heating for new buyers, since electricity is more costly than natural gas; and reducing the competitiveness of the county in comparison to adjacent jurisdictions which continue to permit new construction with natural gas availability.
3. **Counterproductive Results:** Supplanting residential use of natural gas with electricity contributes to higher overall carbon emissions. Natural gas has been a key component of the utility industry's overall REDUCTION in carbon emissions. Higher electricity demand may necessitate generating more electricity with coal and oil, which have far higher carbon emissions than natural gas, so displacing the need for such fossil fuels by using gas for heating and cooking serves to reduce overall carbon emissions. Less gas is also required to achieve the same heating value as electricity.
4. **Absence of Substantive Record:** It is wrong to usurp individuals' freedom to choose the fuel(s) they desire to use for their homes without thoughtful consideration of the factors enumerated above, consideration of whether the action would actually achieve positive public policy goals, and whether any such goals achieved are worth the costs that would be incurred. I am not aware that any such consideration, debate, or evidence has been provided for public examination and scrutiny. It is simply wrong to take such a momentous action in the absence of a robust public record.

For these reasons, I strongly urge you to reject Amendment 1 to CB71-2021.

Randall E. Hartman
Ellicott City, MD

Cc: County Executive Calvin Ball

Sayers, Margery

From: Anita Kestel <anita@mytransactionco.com>
Sent: Monday, November 1, 2021 12:44 PM
To: CouncilMail; Ball, Calvin
Subject: Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello Sirs,

Please vote to oppose the amendment to CB71 for the following reasons:

- * A change like this should NOT be made through a last-minute amendment to a bill after the public hearing took place
- * Homebuyers should have time to evaluate this proposal and provide feedback and testimony
- * It is unlikely that most county residents know this is being considered

While I support changes in legislation due to environmental concerns, they need to go through full legislative process to include public hearing discussion.

Thanks,

Anita Kestel

Member and Board of Directors Member of Howard County Association of Realtors

Sayers, Margery

From: ERIC BERS <ERIC.BERS@Longandfoster.com>
Sent: Monday, November 1, 2021 12:43 PM
To: CouncilMail
Subject: OPPOSE Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Howard County Council: I oppose Amendment 1 to CB 71.

- * A change like this should NOT be made through a last-minute amendment to a bill until after the public hearing takes place
- * Homebuyers should have time to evaluate this proposal and provide feedback and testimony
- * It is unlikely that most county residents know this is being considered
- * There is no justification to exclude the use of gas. Gas is desired by many Owners, renters and occupants.

This bill is not ready for approval and should be discussed before any further action.

Eric L. Bers, P.E.
Realtor
Long and Foster Real Estate, Inc.
410-730-3456 office
410-302-4231 CELL

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Sayers, Margery

From: Sarah Rayne <Sarah@hcar.org>
Sent: Monday, November 1, 2021 11:50 AM
To: CouncilMail; Ball, Calvin
Cc: Jessica Coates; Sara Anderson
Subject: HCAR Comments on CB 71-2021, Amendment 1
Attachments: HCAR Comments on Amendment 1 to CB 71-2021.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good Morning,

On behalf of the Howard County Association of REALTORS®, I submit the attached comments on CB 71-2021, Amendment 1, regarding a requirement that all new residential construction be all-electric. We thank you in advance for your consideration of these comments, and would be happy to answer any questions you may have.

Thanks,

Sarah Rayne, RCE, AHWD, ePro®, C2EX
Director of Operations
Howard County Association of REALTORS®
HCAR Cares
8600 Snowden River Parkway, STE. 104
Columbia, MD 21045
Office: (410) 715-1401
Cell: (410) 980-0443
Email: Sarah@hcar.org
Website: www.hcar.org

Sayers, Margery

From: angelpris@aol.com
Sent: Monday, November 1, 2021 11:47 AM
To: CouncilMail
Subject: No Due Process of Building Codes Update

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To: Calvin Ball; Elizabeth Walsh; Opel Jones; David Yungmann; Deb Jung; Christiana Rigby

Re: Amendment requiring all new residential construction to be electric only.

- * What happened to the public engagement process?
- * What happened to: public hearing, testimony from experts, Council work session & public debate?

PLEASE REJECT THIS LACK OF PUBLIC PROCESS

Thank you,
Angela Hammond
75 year resident of Howard County

Sayers, Margery

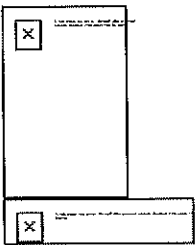
From: Janet Hand <janethand61@gmail.com>
Sent: Monday, November 1, 2021 11:16 AM
To: CouncilMail
Subject: Amendment 1 CB 71 - Oppose

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am writing to inform you that I oppose Amendment 1 to CB 71. The reason is because I believe it is being steamrolled through. Howard county homebuyers and homeowners should have the ability to evaluate and give testimony in a public hearing prior to a vote.

Many homebuyers are looking for gas heat since it is more cost-effective. Again, whether you are pro or con on this issue, it needs to be transparent to all.

Janet Hand



"The Helping Hand you'll need when buying or selling a home"

*Janet Hand, Realtor
The Helping Hand Team
Long and Foster Real Estate, Inc.
O: 410-730-3456
C: 443-474-3321
janet.hand@LNF.com*

longandfoster.com/janethand

Sayers, Margery

From: Amy Bracciale <amy.bracciale@gmail.com>
Sent: Monday, November 1, 2021 11:09 AM
To: CouncilMail
Cc: Yungmann, David; Walsh, Elizabeth; Jung, Deb; Rigby, Christiana; Jones, Opel
Subject: Vote NO to Amendment 1 on CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello,

As a resident of Howard County, I am writing to share that I STRONGLY oppose:
AMENDMENT 1 to CB71.

This process should include public testimony. This amendment greatly impacts your constituents and will have many unintended negative consequences.

In addition, electric is powered by gas. Please vote NO.

Thank you.

Sayers, Margery

From: Rick Trott <rtrott14@yahoo.com>
Sent: Monday, November 1, 2021 10:46 AM
To: CouncilMail
Subject: CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I strongly oppose Amendment 1 to CB 71 requiring that all new homes be electric in 2022. I also think the lack of public transparency on this issue is unfortunate and unacceptable.

Rick Trott

Sayers, Margery

From: Paul Sill <paul@sillengineering.com>
Sent: Monday, November 1, 2021 10:44 AM
To: CouncilMail
Cc: Walsh, Elizabeth; Jones, Opel; Rigby, Christiana; Jung, Deb; Yungmann, David
Subject: RE: CB 71-21 amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council members,

In my haste to get an email to you on this issue (considering it is being voted on tonight), I took my organizations email alert for its word, which turned out to be incorrect. I've now had a chance to read the bill and see that it is not regarding vehicles, but buildings, and is only for new building permits submitted after November 1, 2022. I am still in opposition to this, seeing no need to limit our power choices to electric, when options like natural gas are perfectly viable. What happens with generators? Even if I agreed with this amendment, I would see no need to exclude government buildings.

To reiterate my request below, I ask that you vote against this amendment.

Thank you,

Paul M. Sill, PE, LEED AP



SILL ENGINEERING GROUP, LLC
SEG LAND SURVEYING, LLC
16005 Frederick Road, 2nd Floor
Woodbine, MD 21797 | Cell: 443-878-4314
Office: 443-325-5076 ext. 102 | Fax: 410-696-2022
Website: www.sillengineering.com

Please consider the environment before printing this email.

From: Paul Sill
Sent: Friday, October 29, 2021 2:41 PM
To: councilmail@howardcountymd.gov
Cc: ewalsh@howardcountymd.gov; ojones@howardcountymd.gov; crigby@howardcountymd.gov; djung@howardcountymd.gov; dyungmann@howardcountymd.gov
Subject: CB 71-21 amendment

Dear Councilmembers,

I just heard that this bill has been amended to require all residential vehicles be converted to electric by November 2022: ONE YEAR, and will be voted on in THREE DAYS. This is the most impractical law I have ever seen proposed and should have Ms. Walsh recalled from her seat for mental instability. Even if I supported the thought of all electric vehicles, how in the world would that switch ever be made in ONE YEAR? Not to mention the cost! Ms. Walsh has shown over her tenure on the Council a lack of sound judgement in making Howard County a better place to live and I plan to heavily support any individual that runs against her in the next election. I implore the other council members to soundly reject this amendment and prove that Howard County isn't an insane asylum.

A citizen for common sense,

Paul M. Sill, PE, LEED AP



SILL ENGINEERING GROUP, LLC
SEG LAND SURVEYING, LLC

16005 Frederick Road, 2nd Floor
Woodbine, MD 21797 | Cell: 443-878-4314
Office: 443-325-5076 ext. 102 | Fax: 410-696-2022
Website: www.sillengineering.com

Please consider the environment before printing this email.

Sayers, Margery

From: Ginny Stickles <vjstickles@aol.com>
Sent: Monday, November 1, 2021 10:36 AM
To: CouncilMail
Subject: Gas vs electric

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Ms. Walsh,

This bill should be reconsidered for a number of reasons. An all electric house costs more to run than gas. We have gas in our home and I would not change it. The heat is warmer, food cooks better. Our BGE bills are higher in the summer with AC than in the winter with gas. Please reconsider this bill!

Virginia Stickles
Elkridge, Maryland

[Sent from the all new AOL app for iOS](#)

November 1, 2021

Re: OPPOSITION TO Amendment 1, CB 71-21 An Act adopting the International Building Code, 2021

Dear Counsel Chair Walsh and Members of the Howard County Council:

The Howard County Chapter of the Maryland Building Industry Association (MBIA) writes in opposition to Amendment 1 proposed by the Chair to CB 71-21, which would adopt the International Standard building Code. Amendment 1 would require that all new residential construction be fully electric by November 2022.

This amendment is shortsighted and if implemented the goal of achieving full electrification by 2022 would be impractical. The requirements of what would constitute electrification, and examination of the existing infrastructure, and new designs and suppliers would have to be found before this could even become possible. This has the potential for substantial unintended consequences to be felt at the local economy level not only for builders but for natural gas and utility providers, as well as the counties housing stock and affordable housing options.

Furthermore, the process for introducing a change of this magnitude into the code should have stakeholder and public input. Attaching an amendment to a bill and giving the public and stakeholder groups no time to evaluate and comment on its effects is an egregious abuse of process. Stakeholders should have the opportunity to offer their input, and work with the county as a partner in combating climate change. An amendment to a bill that did not initially require it for sweeping policy changes with no opportunity for comment erodes the trust in the legislative process to achieve that partnership. This is not an open democratic process and is designed to circumvent the reasonable opposition of numerous stakeholders.

For these reasons, MBIA respectfully requests the Council vote against the proposed amendment. Thank you for your attention to this vital issue and your continued support of the local home building industry. If you have any questions about these comments and would like to discuss MBIA's position further, please do not hesitate to contact me at iambruso@marylandbuilders.org or (202) 815-4445.

Best regards,

Isaac Ambruso, Director of Legislative and Regulatory Affairs

Cc: Counsel Chair Elizabeth Walsh
Vice-Chair Opel Jones
Councilmember Deb Jung
County Executive Calvin Ball
Councilman David Yungmann

Sayers, Margery

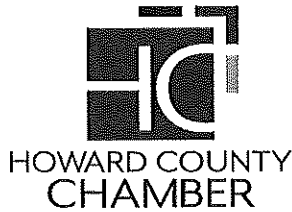
From: Alexis M. McKenzie <amlaske@gmail.com>
Sent: Monday, November 1, 2021 9:44 AM
To: CouncilMail
Subject: Oppose Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi,
As a resident of district 2 in Elkridge. I would like to voice my opposition to amendment 1 to CB 71.

Please allow residents choice in how they heat their homes.

Alexis McKenzie
Elkridge, MD 21075



6240 Old Dobbin Lane ■ Suite 110 ■ Columbia, MD 21045

October 31, 2021

Ms. Liz Walsh
Howard County Council Chair
3430 Courthouse Drive
Ellicott City, MD 21043

RE: CB 71-2021 Amendment No. 1

Dear Council Chair Walsh:

Through the introduction of CB 71, the Howard County Council is reviewing adopting the International Building Code, 2021, the International Residential Code, 2021, the International Mechanical Code, 2021, and the International Energy Conservation Code, 2021 to ensure the current Howard County Building Code is consistent with these codes and making necessary revisions as deemed appropriate. As with most legislation, CB 71 has gone through the necessary protocols and public comment has been received prior to the scheduled vote set for this Monday. This past Friday, the Howard County Chamber (Chamber) was alerted to an amendment that would cause a significant change to residential construction in that new structures would have to be entirely electric.

We understand that the public policy process features bill amendments throughout the deliberation process. However, more controversial, and impactful changes typically feature additional public comment and scrutiny. This is one such moment. To adopt a modification such as this would significantly impact the residential development and home purchasing process. It is widely documented that Howard County residential real estate is expensive and great focus of late has been placed on housing affordability. A legislative move such as this would further impact home affordability as natural gas utilities are generally less expensive than electric. Not to mention, many people have personal preferences of gas over electric. Considering that purchasing a home is the largest purchase and investment many people make, legislation such as this one that should not be instituted without additional public comment.

Environmental sustainability is of major concern and especially now as we all deal with the remnants of climate change. Yet, environmental stewardship must be balanced with consumer preferences and fiscal impact. It is our opinion that this amendment does not do that. Thus, we are opposed to CB71 – Amendment 1 and request that it be considered once there is widespread public comment and additional review by all within the residential real estate industry.

Respectfully,

A handwritten signature in black ink that reads 'Leonardo McClarty'.

Leonardo McClarty, CCE
President/CEO, Howard County Chamber

CC: Howard County Council Members
County Executive Calvin Ball
Howard County Chamber Board of Directors

Sayers, Margery

From: Richard Green <Richard.Green@presidential.com>
Sent: Monday, November 1, 2021 9:04 AM
To: CouncilMail; Ball, Calvin
Subject: RE: LEGISLATIVE ACTION NEEDED (PLEASE READ AND TAKE ACTION!!)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

As both a Howard County resident and a member of the Howard County Association of Realtors I submit the following comments regarding Amendment 1 to CB 71.

- It is unheard of to file an amendment to a council bill after a public hearing and then schedule a vote in a matter of 3 days over a weekend. This is not the type of governance we expect or can accept from our elected officials.
- I am not certain any consideration was given to the impact on future homebuyers in Howard County who might have a desire for a property serviced by gas utilities.
- Was any thought given to the unintended consequences a bill like this might have ? It does not look that way. First, many homeowners desire gas utilities whether it be for cooking , heating/AC or both. Might they then look to another county to establish residency ?
- Choices for Homebuyers are being eliminated.

It is for these reasons, amongst and I am sure others that have been identified that I STRONGLY OPPOSE CB71

Richard J Green
Branch Manager/VP
Presidential Bank Mortgage
NMLS# 552144
200 Harry S Truman Parkway
Annapolis, MD 21401
CELL 410-456-9345
FAX-866-545-8319

<mailto:richard.green@presidential.com>

2016 Mortgage Banker of the Year---Maryland Mortgage Bankers Association

2018 and 2016 Affiliate of the year Howard County Association of Realtors

Past President Maryland Mortgage Bankers Association 2015



Sayers, Margery

From: Sue A <susanarlinghaus@gmail.com>
Sent: Monday, November 1, 2021 8:46 AM
To: CouncilMail
Subject: Code change requiring all electric in homes

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I stand in firm opposition to this proposal. Homeowners deserve the right to choose how they will heat their homes or cook. This is even more important in the western part of the county as we regularly lose power for days at a time. Portable generators can not produce enough energy to heat a home.

Sincerely,

Susan Arlinghaus
3010 Evergreen Way
Ellicott City MD 21042

CB 71-2021

Sayers, Margery

From: Jill Smulson <ajillity81@gmail.com>
Sent: Monday, November 1, 2021 6:57 AM
To: CouncilMail
Subject: OPPOSE AMENDMENT 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I oppose OPPOSE AMENDMENT 1 to CB 71.
Why should all houses be electric?
Why are you not allowing public testimony.

During power outages, if my house was all electric, I would not be able to cook. With a gas stove, I can boil water and warm food in the oven to eat. I can also take a shower that isn't ice cold.

Food cooked on a gas stove is also much better. Ask any chef out there.

Sayers, Margery

From: JAMES furr <jam_fur@msn.com>
Sent: Monday, November 1, 2021 12:12 AM
To: CouncilMail
Subject: CB 71 amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi,

I'm reaching out asking for your help in correcting a wrong and making it right for your residents in the county we love and call home. I really hope you care about and love this county as much as I do and not just consider this a job. The people of this county should always feel they can trust our elected officials. I always have but right now I'm not feeling that way because of the sneaky behind back thing that Liz Walsh has done. By adding an amendment to CB 71 that would take away the option for your residents to choose if they would like gas for their homes. She snuck this in last minute without the opportunity for your residents to voice their opinions. This was done and it's taken away any trust or respect for Liz Walsh. Please fix this issue for all of your residents and people of in my opinion the best county I've ever lived in and what to be in forever. We feel very betrayed and I know that's not what you want for us at all. Please show everyone that what we believe in our elected officials is that you can be trusted to do the right thing and fix this wrong. I really appreciate you taking the time to listen to our request for your help please don't let us down.

Thank you,

James Furr Jr.
Sent from my T-Mobile 5G Device

Sayers, Margery

From: Arlene Kerber <agkerber@gmail.com>
Sent: Sunday, October 31, 2021 11:22 PM
To: CouncilMail
Cc: Jung, Deb
Subject: Support of CB71-2021 and Amendment 1

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello,

I am a resident of County Council district 4 in Columbia.

Regarding the building code proposal and amendment 1 requiring all new residential construction to be all electric: WHEN IF NOT NOW and change begins AT THE LOCAL LEVEL.

I support the amendment to the code making new buildings all electric. It is the time to get serious about what we need to do at our local level. If necessary and there is more need for discussion and understanding, please extend the date of the renewal of this important legislation.

Regards, Arlene Kerber, 5376 Mad River Lane, Columbia, MD

Sent from my iPad

Sayers, Margery

From: ANTHONY CORRAO <ANTHONY.CORRAO@Longandfoster.com>
Sent: Sunday, October 31, 2021 10:53 PM
To: CouncilMail
Subject: Expressing my opposition to Amendment 1 to CB 71.

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Howard County Council Members,

It has come to my attention that an Amendment was added to CB 71, that would mandate that all new construction be electric only in Howard County.

A change like this should NOT be made through a last-minute amendment to a bill after the public hearing, already took place. In my opinion, that's not the optimal way to govern our residents, especially, on something that LIMITS the choice and preferences of our residents, when building or purchasing a home.

Homebuyers should have time to evaluate this proposal and to provide feedback and testimony.

I would assume, it is highly unlikely that most county residents even know this is Amendment is being considered.

As a licensed REALTOR, who practices here in Howard County, I can share with you that the far majority of new home buyers and repeat home buyers prefer gas appliances and heating systems over electric appliances and electric heat pumps.

I would sincerely hope that this Amendment 1, be brought before all Howard County residents, to have them provide their testimony and feedback on this proposal.

Thanks for listening.

Respectfully,

Anthony J. Corrao

President & Group Leader

Anthony Corrao Group of Long & Foster, the nations No. 1 real estate company as part of Home Services Corporation of America

Christie's International Real Estate

Ranked in the Top 1% of REALTORS® Nationwide by Real Trends as published in The Wall Street Journal

Certified Luxury Property Expert, Christies International Real Estate

Baltimore Metro Luxury Alliance Member

Former American Dream TV Show Host, Baltimore Metro REALTOR® Expert

Long & Foster Top 100 Elite Agent

National Association of Home Builder's Certified Sales Professional

Howard County Office - 10805 Hickory Ridge Rd, Columbia, MD 21044

Baltimore County Office - 10801 Tony Dr, Lutherville, MD 21093

Montgomery County Office - 189 Kentlands Blvd, Gaithersburg, MD 20878

Mobile- 410-336-0877

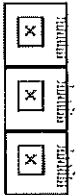
Office- 410-715-2026

Email- ACORRAO@longandfoster.com

www.AnthonyCorrao.LNF.com

<https://www.youtube.com/c/TheAnthonyCorraoTeam>

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Sayers, Margery

From: Liz Feighner <liz.feighner@gmail.com>
Sent: Sunday, October 31, 2021 9:51 PM
To: CouncilMail
Cc: Rigby, Christiana
Subject: CB71-2021 - Amendment 1
Attachments: A1CB71-2021.pdf; CB71-2021 testimony - Feighner.pdf; AG Letter of Advice - Gas Bans.pdf; TESTIMONY FOR cb71-2021 from HoCoClimateAction.org .pdf; Building Energy Transition Plan - Approved.pdf; Buildings provisions- 2021 Climate Solutions Act .pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members,

I am a 29 year resident of Howard County in District 3 and I am writing about CB71 and amendment 1 that requires that a new residential building for which a building permit is applied for on or after November 1, 2022 must be an all-electric building.

I testified (written attached) at the county council hearing on Oct 18, 2021 requesting a provision be added to CB71 and I am extremely pleased that this amendment was added by Councilwoman Liz Walsh.

There is much work being done at the state level on this issue of all buildings needing to be electric in the coming years. Attached are several documents and testimony that HoCo Climate Action submitted. Requiring all new residential buildings be all-electric is the most sensible path to take. We can't continue to expand fossil fuel usage for heating our homes – we need to put on the brakes now as we are heading for a cliff on unstoppable climate disasters.

Please support this amendment. However, if there isn't enough time to have a full discussion of this amendment during the meeting on November 1, please postpone the vote until an informative policy discussion can be held. From the attached document, Building Energy Transition Plan, you will find that this is the recommended transition path for starting in 2024, but Howard County should be a leader and implement sooner.

Sincerely,

Liz Feighner

"We do not inherit the Earth from our Ancestors; we borrow it from our children" ~ Native American Proverb

Amendment No. 1 to Council Bill No. 71-2021

BY: Liz Walsh

Legislative Day #17

Date: November 1, 2021

Amendment No. 1

(This amendment requires that a new residential building for which a building permit is applied for on or after November 1, 2022 must be an all-electric building.)

1 In the title, before “making”, insert “requiring that a new residential building for which a building
2 permit is applied for on or after a certain date must be an all-electric building.”.

3

4 On page 1, in line 24, insert:

5 *“By adding:*

6 *Title 3. Buildings.*

7 *Subtitle 1. Building Code.*

8 *Section 3.106. All-electric New Residential Buildings.”.*

9

10 On page 59, in line 25, insert:

11 “3.106.

12 (A) DEFINITIONS. IN THIS SECTION, “ALL-ELECTRIC BUILDING” MEANS A BUILDING THAT USES A
13 PERMANENT SUPPLY OF ELECTRICITY AS THE SOURCE OF ENERGY FOR ITS SPACE HEATING, WATER
14 HEATING, INCLUDING POOLS AND SPAS, COOKING APPLIANCES, AND CLOTHES DRYING APPLIANCES.

1 AND HAS NO NATURAL GAS OR PROPANE PLUMBING INSTALLED WITHIN THE BUILDING PROPERTY
2 LINES.

3 (B) SCOPE. THIS SECTION APPLIES TO A NEWLY CONSTRUCTED RESIDENTIAL BUILDING THAT IS A
4 SINGLE-FAMILY DWELLING, AN APARTMENT, A TOWNHOME, OR A CONDOMINIUM THAT HAS NEVER
5 BEEN OCCUPIED.

6 (C) REQUIREMENT FOR ALL-ELECTRIC RESIDENTIAL BUILDINGS. NOTWITHSTANDING ANY OTHER
7 PROVISION OF THIS TITLE, A NEWLY CONSTRUCTED RESIDENTIAL BUILDING FOR WHICH A BUILDING
8 PERMIT IS APPLIED FOR ON OR AFTER NOVEMBER 1, 2022 SHALL BE AN ALL-ELECTRIC BUILDING.”.

CB71-2021 Testimony in support with amendments

My name is Liz Feighner of Laurel, MD and I'm a 29-year resident from Council District 3. I strongly urge the council members to support CB71, the adoption of several 2021 international construction standards and specifically the International Energy Conservation Code to comprise the new Howard County Building Code. I am also requesting an additional provision to require new construction for residential buildings to be all-electric.

The Intergovernmental Panel on Climate Change's most recent report finds that only with ambitious greenhouse gas emissions reductions can the world keep global temperature rise to 1.5 degrees celsius, the limit scientists say is necessary for preventing the worst climate impacts. We are in a climate crisis and we have dug ourselves into a massive hole and we must stop digging now, literally and figuratively.

We cannot achieve ambitious emission reductions if we allow new construction of residential housing that uses fossil fuels for heating and cooking. The buildings sector accounts for about 40% of carbon dioxide emissions worldwide and 18% in Maryland. In order to meet Maryland's Greenhouse Gas Reduction Act mandates, we will need to retrofit existing buildings to switch from fossil fuel use to all-electric. So, it makes no sense to expand the use of fossil fuels in new buildings only to have to decarbonize these buildings a few years later.

We need to stop digging/drilling for fossil fuels for heating and cooking in our homes and the best place to start is to require all-electric new residential buildings. All-Electric new construction is cost-effective and a reasonable first step in not increasing our emissions. MDE worked with an energy consulting firm to produce a Building Energy Transition Plan and found that all-electric new buildings typically have the lowest construction and operating costs, especially in single-family homes.

I have not even discussed the health impacts, costs and dangers of fossil fuels being used in our homes and communities. The devastation from fracking, leaking pipelines, gas line explosions, and indoor and outdoor air quality is unacceptable and incompatible with a healthy planet.

All-electric buildings are a necessary step in reducing carbon emissions to avoid the worst impacts of the climate crisis. We must move quickly and that is why I urge you to support building electrification, starting with new construction.

Respectfully submitted,

Liz Feighner
10306 Champions Way
Laurel, MD 20723

BRIAN E. FROSH
ATTORNEY GENERAL

ELIZABETH R. HARRIS
CHIEF DEPUTY ATTORNEY GENERAL

CAROLYN A. QUATTROCKI
DEPUTY ATTORNEY GENERAL



THE ATTORNEY GENERAL OF MARYLAND
OFFICE OF COUNSEL TO THE GENERAL ASSEMBLY

SANDRA BENSON BRANTLEY
COUNSEL TO THE GENERAL ASSEMBLY

KATHRYN M. ROWE
DEPUTY COUNSEL

JEREMY M. MCCOY
ASSISTANT ATTORNEY GENERAL

DAVID W. STAMPER
ASSISTANT ATTORNEY GENERAL

September 27, 2021

The Honorable Lorig Charkoudian
Maryland General Assembly
226 House Office Bldg.
Annapolis, MD 21401
Via email

Dear Delegate Charkoudian:

You asked for advice whether State law preempts the ability of local governments (county or municipal) to prohibit gas hookups in newly constructed buildings. Although the ultimate answer will depend on the precise prohibition proposed as well as the authority granted to the type of the local government seeking to impose the ban, it is my view that State law leaves room for local governments to act in this space. I explain my reasoning below.

Due to concerns about carbon emissions and climate change, several localities across the U.S. have put limits on natural gas use in buildings.¹ Some of the measures simply ban new gas hookups in new building construction that would prevent natural gas for heating and other appliances, while others more broadly seek to accelerate decarbonization policies that move from fossil fuels for electricity infrastructure. You indicated that the concept contemplated would ban gas hookups in new construction through the local building code.

Areas regulated by State Law

To determine whether a local government would be preempted by State law from enacting a building code that prohibits gas hookups in new buildings, the first step is to look at the extent of State regulation over building codes and gas hookups. As to building codes, the General Assembly has enacted Model Building Performance Standards—which set minimum building code standards—but State law also allows local

¹ See, e.g., “New York City moves to ban natural gas hookups in new construction,” 2021 WL 300568 (January 29, 2021); “Cities Try to Phase Out Gas Stoves—but Cooks Are Pushing Back,” Elena Shao, *Wall Street Journal* (July 17, 2021).

governments to modify these standards. Public Safety Article (“PS”), §§ 12-201, 12-503 – 12-504. *See also* COMAR Title 9, Subtitle 12, Chapters 50 and 51.

State law also grants charter and code counties the authority to enact local laws to protect and promote public safety, health, morals, comfort and welfare relating to the construction of buildings. Local Govt. Article (“LG”), § 10-317(a)(4). The General Assembly has enacted specific authority for specifically named counties. LG §§ 13-901 - 907. State law also authorizes municipalities to enact building codes. LG § 5-211. Other State laws address building permits in the Maryland-Washington Regional District, but these provisions include authorization for local governments to enact building provisions with some specified requirements. Land Use Article, §§ 20-502, 20-508, 20-509, and 20-513.

In addition, several State law provisions touch upon various aspects related to gas hookups and supply. The Public Utilities Article (“PU”) states:

A gas company incorporated in Maryland may:

- (1) manufacture artificial gas;
- (2) sell or furnish any quantity of natural gas or artificial gas that may be required in any municipal corporation or county of the State;
- (3) lay pipe under the roadways or other public ways of any county or municipal corporation of the State to transmit natural gas or artificial gas; and
- (4) connect the pipe from the place of supply to any structure or object.

PU § 7-102(a). The Public Service Commission (“PSC”) regulates the rates and services of public service companies, PU §§ 4-102, 5-101, and 5-201, authorizes and inspects gas meters, PU §§ 7-301 and 302, and authorizes certain customer fees. PU § 7-305. Further, the PSC is empowered to protect gas consumers and maintain a competitive supply of gas. PU, Title 7, Subtitle 6.

With regard to the installation of gas appliances, State law requires a license from the State Board of Plumbing in order for an individual to “provide natural gas services” defined as “the installation, maintenance, extension, alteration, and removal of piping, gas-fired equipment, appliances, or appurtenances in connection with a natural gas supply system downstream of the gas utility point of delivery.” Business Occupations Article, § 12-301(a)(4).

In addition, the General Assembly has authorized the Washington Suburban Sanitary Commission (“WSSC”) to regulate the installation of plumbing and gasfitting systems within its jurisdiction (all of Montgomery and Prince George’s Counties, Maryland, except for Rockville and Poolesville). PU § 17-404. Exercising this authority, the WSSC issued its Plumbing and Fuel Gas Code, which outlines requirements for the installation, and maintenance of plumbing and gasfitting systems. Those regulations include the final inspection of gas appliances. See WSSC Code 107.4.1.5.² The authority of the WSSC is expressly recognized in Montgomery County Code of Regulations § 8.00.02.05 (noting an exception in the building code for “[f]uel-gas piping systems, fuel gas appliances, gaseous hydrogen systems and related accessories regulated under the authority of Washington Suburban Sanitary Commission”). Several local governments have enacted a local gas code. See, e.g. Annapolis Ordinance 17.24.020 (outlining regulations that govern “the construction, installation and equipment of gas fixtures, devices, appliances and connections from the outlet of any meter or regulator supplying natural gas or a mixture of the same, undiluted and liquefied petroleum gases, liquefied petroleum gas-air mixtures or mixtures of these gases to any building”).

Preemption Analysis

Maryland courts have determined that “[t]here are three ways in which State law may preempt local law: (1) expressly, (2) by conflict, or (3) by implication.” *Montgomery County Council v. Complete Lawn Care, Inc.*, 240 Md. App. 664, 707 (2019). “A local ordinance is pre-empted by conflict when it prohibits an activity which is intended to be permitted by state law, or permits an activity which is intended to be prohibited by state law.” *Talbot Co. v. Skipper*, 329 Md. 481, 487 n. 4 (1993). Implied preemption “occurs when a local law deals with an area in which the State Legislature has acted with such force that an intent by the State to occupy the entire field must be implied.” *County Council of Prince George’s Co. v. Chaney Enters. Ltd. Partnership*, 454 Md. 514, 541 (2017). “In determining whether ‘the General Assembly [has] occup[ied] a particular field so extensively as to preclude local legislation,’ the ‘primary indicia of a legislative purpose to preempt an entire field of law is the comprehensiveness with which the General Assembly has legislated that field.’” *Id.* (citations omitted).

The Court of Appeals has identified secondary factors that should be considered in an implied preemption analysis, in addition to the comprehensiveness of State law:

- (1) whether local laws existed prior to the enactment of state laws governing the same subject matter, (2) whether the

² See also WSSC consumer information brochure at [7.31.2020 update to RSD Gas Appliance Flier.pdf \(wssewater.com\)](#).

state laws provide for pervasive administrative regulation, (3) whether the local ordinance regulates an area in which some local control has traditionally been allowed, (4) whether the state law expressly provides concurrent legislative authority to local jurisdictions or requires compliance with local ordinances, (5) whether a state agency responsible for administering and enforcing the state law has recognized local authority to act in the field, (6) whether the particular aspect of the field sought to be regulated by local government has been addressed by state legislation, and (7) whether a two-tiered regulatory process existing if local laws were not preempted would engender chaos and confusion.

Allied Vending, Inc. v. Bowie, 332 Md. 279, 299-300 (1992) (citations omitted). In that case, the Court found a local ordinance regulating the sale of cigarettes preempted. *Accord Altas U.S.A., Inc. v. Prince George's Co.*, 431 Md. 307 (2013) (declaring local ordinance regulating the sale of cigars preempted).

Nothing in State law expressly addresses the authority of local governments to ban gas hookups in new construction. One argument for implied preemption, however, is that the State has occupied the field of gasfitting by giving the Board of Plumbing and the WSSC authority to license those who may install gas appliances, and that the State law giving the PSC oversight of public utilities implies that the General Assembly intended for the PSC alone to regulate public utilities. There are also possible arguments that a local ban on gas hookups conflicts with State law. Last year the Massachusetts Attorney General determined that Massachusetts law preempted the authority of a town to prohibit “any permits for construction of certain buildings with fossil fuel infrastructure.” See Letter to Brookline Town Clerk from Attorney General Healey, Case #9725 (July 21, 2020).³ The Attorney General found the town’s proposed ban conflicted with State laws in three areas—the State building code, the authority of the State Plumbing Board, and the State’s public utility law.⁴

Massachusetts law, as described in the letter, differs from Maryland law regarding the reach of the state building code in ways relevant to your question. First,

³ The review was required by Massachusetts law, which provides before a town by-law may take effect, the Attorney General must “determine[e] whether the by-law conflicts with the laws or Constitution of the Commonwealth.” Letter at 2 (citing G.L. c. 40, § 32).

⁴ A federal court recently found that a gas hookup ban in Berkeley, California was not preempted by federal law regulating energy use and efficiency. *California Restaurant Ass’n v. Berkeley*, Case No. 4:19-cv-07668-YGR (N.D. Cal. July 6, 2021). The plaintiff had argued that by banning gas appliances, the Ordinance requires that no natural gas is used, thus “the Ordinance requires that zero quantum of natural gas be used in new construction.”

the role of local authorities regarding building codes appear to be limited under Massachusetts law to inspecting whether the building met *state* building standards. In addition, the Attorney General cited Massachusetts case law holding that the legislature has expressly indicated its intention for a uniform state building code.

Same is true with regard to state laws governing gasfitters. The Massachusetts Attorney General pointed to state law stating an intention for a uniform Gas Code. Quoting G.L. c. 142, §13, the Attorney General noted the law gives the Plumbing Board the duty to “alter, amend, and repeal rules and regulations relative to gas fitting in buildings throughout the commonwealth.” In addition, the statute says the Board’s regulations “shall be reasonable, uniform, based on generally accepted standards of engineering practice, and designed to prevent fire, explosion, injury and death.” The Attorney General reasoned that the town’s proposed “by-law and the Gas Code have different requirements for when gas fitting work can occur and have different appellate/waiver procedures governing relief from denial of a permit. As a result, “the [by-law] would frustrate the achievement of the stated statutory purpose of having centralized, Statewide standards in this area.” Letter at 10 (quoting *St. George Greek Orthodox Cathedral of Western Massachusetts, Inc. v. Fire Dep’t of Springfield*, 462 Mass. 120, 129-130 (2012)).

Finally, the Massachusetts Attorney General concluded that the statutory scheme for the sale and distribution of natural gas was so comprehensive that it preempted the town’s proposed ban. The Attorney General noted the opposition of the Massachusetts agency charged with regulating utilities. That agency, the Massachusetts Department of Public Utilities (“DPU”), weighed in, stating that it “views the by-law as conflicting with this legislative grant of authority because, [i]n effect, the [by-law] restricts [the approved gas company’s] ability to add new customers in Brookline (particularly heating customers) and restricts [the gas company’s] ability to serve existing customers who perform significant renovations on their buildings.” Letter at 11 (quoting Letter from DPU counsel). The Attorney General went on to conclude that because the town could not directly prohibit the gas company serving that area from adding new customers, the town could not indirectly do so.

In contrast to the situation in Massachusetts, Maryland law expressly allows for local government to enact local building codes. Moreover, prohibiting new gas hookups through the locality’s building code would not seem to interfere with the Plumbing Board’s or WSSC’s authority to license gasfitters or inspect the installation and maintenance of gas appliances. The proposed ban does not change the requirements for licensure. Moreover, local governments have long had a role issuing building permits consistent with local building codes. Considering the foregoing, I do not believe that State laws regarding building code laws or gasfitter regulation preempt the proposal.

On the other hand, I think whether the Public Utility laws preempt a local gas hookup ban presents a closer call. State law directs the PSC to:

(i) supervise and regulate the public service companies subject to the jurisdiction of the Commission to:

1. ensure their operation in the interest of the public; and
2. promote adequate, economical, and efficient delivery of utility services in the State without unjust discrimination; and

(ii) enforce compliance with the requirements of law by public service companies, including requirements with respect to financial condition, capitalization, franchises, plant, manner of operation, rates, and service.

PU § 2-113(a)(1). In addition, “[i]n supervising and regulating public service companies, the Commission shall consider the public safety, the economy of the State, the conservation of natural resources, and the preservation of environmental quality.” PU § 2-113(a)(1).

The Court of Appeals has not hesitated finding local laws that move into areas regulated by the PSC preempted by State law. *See Bd. of Comm’rs of Washington Co. v. Perennial Solar, LLC*, 464 Md. 610 (2019); *Howard Co. v. PEPCO*, 319 Md. 511 (1990). In those case, the Court was evaluating local zoning ordinances that regulated the location and construction of generating stations and transmission lines. The PSC has clear and broad statutory authority over the siting of such through its authority in the issuance of a certificate of public convenience and necessity (“CPCN”). The Court noted in each case that the zoning ordinance required consideration by the county of many of the same factors as the PSC looks at for a CPCN.

In *Perennial Solar*, in addition to pointing to the extensive State regulation of the siting of generating stations, the Court

also expressed a concern that the two-tiered regulatory process proposed by the counties involving both the CPCN process at the PSC level, and a special exception process at the county zoning level, could generate confusion and complications, noting that “[n]ot only could counties impose special conditions upon utilities seeking to construct transmission lines, but an individual county could effectively

thwart the line's construction even after the utility had been granted a certificate by the PSC."

464 Md. at 639 (quoting *Howard Co.*, 319 Md at 527).

In light of the *Perennial Solar* and *Howard County* cases, I cannot rule out that a court might be persuaded by the argument successfully made by the utility regulator to the Massachusetts Attorney General that the local ban on gas hookups was preempted by State law. That is, by reducing the potential market for gas companies authorized by the PSC to distribute gas to end users, a local ban of gas hookups is indirectly interfering with areas under the PSC's purview, including fulfilling its duties under PU § 2-113(a). See *Rowe v. Chesapeake and Potomac Telephone Co. of Maryland*, 65 Md. App. 527 (1985) (striking as preempted a charter provision prohibiting the county from contracting with telephone company unless the company included telephone subscribers in specified areas of county at local rates no higher than local rates charged other metropolitan telephone exchange subscribers). In *Rowe*, the court found the county's intent was to force telephone company to change rates and services it offered subscribers in some portions of county, and thus conflicted with a State law granting the PSC the sole power to regulate public utility telephone company rates and services. See also *East Star, LLC v. County Comm'rs of Queen Anne's Co.*, 203 Md. App. 477, 494 (2012) (holding that despite State law scheme of shared regulation over mines, local ordinance that imposed additional and incompatible restrictions on surface mining operations than those imposed by State were preempted by conflict).⁵

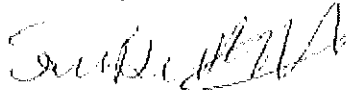
At the same time, I recognize that the PSC's areas of regulation are gas companies, certain aspects of how a gas company markets to consumers, and setting rates. A ban on gas hookups does not regulate in any of the areas. Moreover, a ban is entirely consistent with the authority granted to local governments to enact local ordinances to protect and promote public safety, health, morals, comfort and welfare relating to the construction of buildings. LG § 10-317(a)(4). See also *Portsmouth Stove & Range Co. v. Baltimore City*, 156 Md. 244 (1929) (recognizing that a law regulating the installation of a gas appliance is designed to protect the public safety); *Mayor & City Council of Baltimore v. Hart*, 395 Md. 394, 396-397 (2006) (explaining that when a State statute requires statewide minimum safe driving standards for emergency vehicles, and a local order provides a more stringent standard for its own emergency vehicles, "[t]he function of [the statute] is, presumably, to help facilitate the safe operation of emergency vehicles. [The local order] simply provides for, arguably, a higher safety standard").

⁵ Note, however, that the Court of Appeals "has not recognized frustration of purpose-type conflict preemption." *Chaney*, 454 Md. at 541 n. 10 (noting that "our appellate courts ha[ve] never applied it to resolve a conflict between state and local law").

The Honorable Lorig Charkoudian
September 27, 2021
Page 8

Further, if a ban on gas hookups is enacted, it would not subject gas companies to dual regulation. The ban does not prohibit a gas company from supplying gas to customers in that locality. Rather, it simply reduces the number of customers the company might have because occupants of newly constructed buildings would have no need for gas services. Nothing in the Public Utility laws require the continuance of gas hookups. As a result, although it is not entirely clear, I believe State law does not preempt a local ban on gas hookups.

Sincerely,



Sandra Benson Brantley
Counsel to the General Assembly

From Ruth Alice White for Howard County Climate Action (www.HoCoClimateAction.org)

CB71 N AN ACT adopting the International Building Code, 2021, the International Residential Code, 2021, the International
-2021 o Mechanical Code, 2021, and the International Energy Conservation Code, 2021; providing that such codes collectively
comprise the Howard County Building Code; regulating the design, construction, alteration, improvement, or
modification of a building, structure, or other related equipment; adopting certain local amendments to the Building
Code; adopting penalties for the violation of the Building Code; making certain technical corrections; and generally
relating to the regulation of building and construction in Howard County.

Thank you for the opportunity to testify I am with [HoCo Climate Action](http://HoCoClimateAction.org) -- a 350.org local chapter and
a grassroots organization representing more than 1,400 subscribers

We are here to support CB71 - for Howard County to adopt the 2021 International Building code with
an amendment. We want a stretch code which will require new residential construction to be
all-electric.

Both Howard County and the state of Maryland are committed to reducing greenhouse gases in the
coming years. Buildings are the second-largest source of greenhouse gases in the state.

The easiest first step is to make sure new homes are all-electric. This is much less costly than
retrofitting existing buildings, though this is an important second step and must be done in the coming
years. It makes no sense to permit buildings that will sooner or later (and we pray sooner) be having
to have costly building retrofits.

As others may testify, a state of Maryland task force on buildings found that construction of all-electric
homes - single-family or multifamily costs the same or in many cases less to construct than homes
with mixed fuels. And utility costs for these homes will be substantially less. So the combined
construction costs and utility costs will be a significant saving.

Heating new electric homes will involve the newer heat pumps which are more energy efficient.
Cooking can be done by the new induction stoves. Many many homes in Maryland are all-electric
already and the newer ones use these technologies already.

Fossil fuels used for heating contain methane (or in the case of propane is a byproduct of petroleum
refining and fossil/fracked gas processing). Methane is 84x more climate polluting than carbon
dioxide over a 20 yr period. Substantial amounts of methane are released when fossil gas is piped.
Maryland has a poor record so far in reducing methane from leaky pipes.

In fact, leaks lead to explosions like the one in Dobbin center in 2019 and others statewide before and
since.

We know that too much Maryland electricity is generated from fossil fuels, and we are in the process
of upgrading the grid with new solar and the planned Maryland Winds farms. Offshore wind with
turbines as high as the Eiffel tower will provide much of the electricity for the East coast in the coming
years.

We must not continue to allow the use of methane polluting fuels in homes when it costs less not to,
and long-term goals include expensive retrofits in coming years.

Others will provide testimony on the substantial health benefits of getting gas out of homes. New all-electric homes will provide a healthier space for families and a healthier climate and will save everyone money. The county needs to pass a stretch code that bans gas in new residences for the benefit of all in Howard County.

Finally, the state of Maryland is considering tightening its building code requirements also, but this may take years. Howard County can take this small step now and continue to be an example for counties in Maryland in addressing the climate crisis.

State Delegate Lorig Charkoudian asked Attorney General Frosh's office if state preemption would keep a county from moving forward on this issue and the answer is basically no, preemption should not apply here. We can provide you a copy of this Sept 27, 2021 memo from the Attorney General.

Version: Approved by the Mitigation Work Group on Oct 13, 2021

BUILDING ENERGY TRANSITION PLAN

**A ROADMAP FOR DECARBONIZING THE RESIDENTIAL AND
COMMERCIAL BUILDING SECTORS IN MARYLAND**



**MARYLAND COMMISSION
on CLIMATE CHANGE**

Ben Grumbles, Chair

This is a report by the Maryland Commission on Climate Change, which is charged with advising the Governor and General Assembly on ways to mitigate the effects of climate change, and adapt to the consequences of climate change. The Commission is chaired by the Maryland Department of the Environment Secretary Ben Grumbles and consists of members representing state agencies, the Maryland General Assembly, local government, business, environmental non-profit organizations, organizations representing philanthropic interests, and universities in Maryland.

Policy proposals included in this report are supported by the Commission but do not necessarily reflect current state policy. This report is meant to guide Maryland policymakers on decisions related to reducing greenhouse gas emissions from commercial buildings in pursuit of achieving targets in Maryland's 2030 Greenhouse Gas Reduction Act Plan and the Commission's recommendation that Maryland achieve net-zero greenhouse gas emissions economywide by 2045.

Version: Approved by the Mitigation Work Group on October 13, 2024. Reprinted with permission by the Maryland Commission on Climate Change.

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Executive Summary

Direct use of natural gas, heating oil, and propane in buildings – primarily for space heating and water heating – accounted for 13 percent of Maryland’s greenhouse gas emissions in 2017. Maryland’s 2030 Greenhouse Gas Reduction Act (GGRA) Plan calls for reducing emissions from buildings through energy efficiency and by converting fossil fuel heating systems to electric heat pumps. Heat pumps are essentially air conditioners that can reverse cycle to provide efficient heating and cooling in one system, powered by increasingly clean electricity. They are already the second most common heating system in Maryland.

While the 2030 GGRA Plan sets a goal of electrifying fossil fuel end-uses in buildings, it also calls on the Maryland Commission on Climate Change (MCCC) to develop a Building Energy Transition Plan to identify specific measures and goals to decarbonize the buildings sector.

Energy + Environmental Economics (E3) examined four scenarios that would nearly achieve net-zero emissions for Maryland’s residential and commercial buildings sectors by 2045, aligning with the MCCC-recommended target for economywide emissions reductions. E3 found that a “MWG Policy” scenario is the lowest-cost scenario among all that were modeled.

What is the MWG Policy scenario?

The MCCC’s Mitigation Work Group (MWG) formed a Buildings Sub-Group to guide E3’s study and craft this Building Energy Transition Plan. A broad and diverse group of stakeholders provided valuable input over seven months and developed the policy recommendations presented herein. E3 modeled an “MWG Policy” scenario to evaluate the impacts of this Plan and recommendations, which are based on four core concepts:

- Ensure an equitable and just transition, especially for low-income households
- Construct new buildings to meet space and water heating demand without fossil fuels
- Replace almost all fossil fuel heaters with heat pumps in existing homes by 2045
- Implement a flexible Building Emissions Standard for commercial buildings

E3 found that implementing this Plan would:

- Reduce emissions from residential and commercial buildings by 95 percent by 2045
- Reduce construction and energy costs for most building types
- Ramp up electricity system investments to around \$1B annually by 2045
- Ramp down gas system investments, saving around \$1B annually by 2045
- Increase electricity rates by 2 cents per kilowatt-hour by 2045
- Provide the lowest gas rates among all scenarios modeled

Core Recommendations

This Plan includes four Core Recommendations (and 12 additional recommendations) that are designed to achieve a just transition to a decarbonized buildings sector in Maryland.

1. **Adopt an All-Electric Construction Code** – The General Assembly should require the Maryland Building Code Administration to adopt a code that ensures that new buildings meet all water and space heating demand without the use of fossil fuels. A cost-effectiveness test would allow building projects to seek variances to code requirements while maintaining electric-ready standards.
2. **Develop a Clean Heat Retrofit Program** – The General Assembly should require and provide funding to state agencies to implement programs that would:
 - a. Retrofit 100 percent of low-income households by 2030
 - b. Allow fuel-switching through EmPOWER beginning in 2024
 - c. Allow beneficial electrification through EmPOWER beginning in 2024
 - d. Target 50 percent of residential heating system, cooling system, and water heater sales to be heat pumps by 2025, 95 percent by 2030
 - e. Align energy plans, approvals, and funding with the objectives of this Plan
3. **Create a Building Emissions Standard** – The General Assembly should require the Maryland Department of the Environment to develop a Building Emissions Standard that would guide commercial and multifamily residential buildings to net-zero emissions by 2040. State-owned buildings would meet this standard by 2035. The General Assembly should also provide tax incentives and resources to help owners of covered buildings develop and implement emissions reduction measures. An alternative compliance pathway would be available to allow covered buildings to continue using fossil fuels when emissions reduction measures are unnecessarily expensive.
4. **Develop a Utility Transition Plan** – The General Assembly should require the Public Service Commission to oversee a process whereby the electric and gas utility companies develop plans for achieving a structured and just transition to a near-zero emissions buildings sector in Maryland.

Background

The combustion of fossil fuels in buildings is a substantial source of greenhouse gas (GHG) emissions in Maryland. Most of this energy use is for space and water heating. [Maryland's 2030 Greenhouse Gas Reduction Act \(GGRA\) Plan](#) calls for reducing GHG emissions from residential and commercial buildings through energy efficiency and by converting fossil fuel heating systems to efficient electric heat pumps that are powered by increasingly clean and renewable electricity. The 2030 GGRA Plan shows a steady transition to heat pump adoption, leading to at least 80 percent of residential space heating systems being heat pumps by 2050.

While the 2030 GGRA Plan sets a goal of electrifying fossil fuel end-uses in buildings, it also calls on the Maryland Commission on Climate Change (MCCC) to develop a Building Energy Transition Plan to identify specific measures and goals to decarbonize the buildings sector. Programs are not yet in place to achieve the building energy transition envisioned by the 2030 GGRA Plan and additional building emissions reductions will be needed for Maryland to achieve post-2030 GGRA targets. More clarity is needed on the levels of efficiency, electrification, and other measures that will be necessary for Maryland to achieve its long-range emissions reduction goals while keeping energy costs affordable for Marylanders.

The MCCC's Mitigation Work Group (MWG) launched a [Buildings Sub-Group](#) in 2020 to explore pathways to attain deeper emissions reductions from buildings. The Sub-Group's work led to a report, [Decarbonizing Buildings in Maryland](#), including recommendations for next-step actions. The Sub-Group continued its work in 2021, as called for in the 2030 GGRA Plan, to develop this Building Energy Transition Plan to serve as a roadmap for reaching net-zero emissions from residential and commercial buildings by 2045, aligning with the MCCC's recommendation that Maryland should achieve net-zero emissions economywide by that year.

The Maryland Department of the Environment (MDE) – with funding from the U.S. Climate Alliance and The Nature Conservancy – worked with Energy + Environmental Economics (E3) to conduct a [Maryland Building Decarbonization Study](#), which serves as the foundation for this Building Energy Transition Plan. The Buildings Sub-Group provided guidance and review of E3's work from March through October 2021.

The contents of this Building Energy Transition Plan reflect findings from E3's study, the Sub-Group's proceedings over the past two years, input from various stakeholders, and building decarbonization policies developed by other states.

E3's Building Decarbonization Study

Key Findings

E3 initially modeled three scenarios that were selected by the Buildings Sub-Group in May 2021. Each scenario nearly¹ achieves net-zero emissions by 2045 for the residential and commercial buildings sectors. The initial three scenarios were:

High Electrification – Almost all buildings adopt heat pumps and improve shell performance by 2045. All-electric new construction starting in 2025.

Electrification with Fuel Backup – Existing buildings adopt and use heat pumps for most of the annual heating load by 2045, but existing furnaces and boilers provide backup heating in the coldest hours of the year. Fossil fuels are replaced with low-carbon renewable fuels by 2045. All-electric new construction starting in 2025.

High Decarbonized Methane – Most buildings use fuel for heating and improve shell performance by 2045. Fossil fuels are replaced with low-carbon renewable fuels by 2045.

The initial study uncovered several key findings that informed the Buildings Sub-Group's crafting of policy recommendations. Key findings included:



All-electric new buildings typically have the lowest construction and operating costs

- All-electric buildings produce zero direct emissions² and zero indirect emissions when electricity is produced from zero-emissions sources (the 2030 GGRA Plan calls for 100 percent clean electricity generation in Maryland by 2040).
- For single-family homes, all-electric homes cost less to construct than new mixed-fuel homes.
- For multifamily buildings, all-electric buildings cost about the same to construct as mixed-fuel buildings.
- For commercial buildings, all-electric buildings can have higher or lower construction costs than mixed-fuel buildings depending on building type and use.
- All-electric new buildings of all types – residential and commercial – have the lowest total annual costs (including equipment, maintenance, and energy costs) in every net-zero emissions scenario modeled.

¹ Each scenario depends on renewable low-carbon fuels to achieve net-zero direct emissions but methane leaks from in-state gas infrastructure would still produce indirect emissions, estimated to be at the following levels in 2045: 0.02 million metric tons (MMT) of carbon dioxide equivalent (CO₂e) in the High Electrification scenario; 0.09 MMT CO₂e in the Electrification with Fuel Backup scenario; and 0.19 MMT CO₂e in the High Decarbonized Methane scenario. Indirect emissions from electricity consumption in buildings is assumed to be between 5 MMT CO₂e and 0 CO₂e depending on the pace of electricity sector decarbonization in states that supply power to Maryland.

² Excluding refrigerants such as hydrofluorocarbons that can leak from heat pump and air conditioning systems.



Retrofitting existing buildings with heat pumps can reduce equipment, maintenance, and energy costs

- Heat pumps work well in Maryland's climate and are already the second most common heating system used in buildings statewide.
- For single-family homes, the cost to install a heat pump (which provides heating and cooling) is close to the cost of replacing both an air conditioner and a gas furnace. At current utility rates, annual energy costs are comparable between homes with heat pumps and homes with gas furnaces. Annual energy costs are lower for homes with heat pumps than homes heated by electric resistance, oil, or propane.
- For multifamily buildings, the cost of installing heat pumps can be significantly less than the cost of replacing existing air conditioning and gas systems. At current utility rates, annual energy costs are comparable between housing units with heat pumps and units with gas heating.
- For commercial buildings, the cost-effectiveness of replacing heating and cooling systems with heat pumps depends on building type and use.



Electricity system capacity would need to increase to accommodate building and vehicle electrification

- Peak electricity demand could roughly double by 2045 driven by heating demand during the coldest hours of the year.
- New electricity system investments could increase electricity rates gradually, increasing residential electricity rates from 14 cents/kilowatt-hour (kWh) in 2021 to 18 cents/kWh in 2045 in a High Electrification scenario.
- Electricity system costs and rate impacts can be reduced through a variety of demand management measures.
- Annual electricity consumption in Maryland is projected to remain constant as increasing demand from buildings and vehicles is offset by energy efficiency.



Using low-carbon fuels for supplemental heating during the coldest hours of the year could reduce electricity system investments but a dual-fuel approach is complicated

- Replacing natural gas (historic cost around \$3/MMBtu) with low-carbon fuels such as biomethane (estimated cost \$10-25/MMBtu), hydrogen (estimated cost \$15-25/MMBtu), or synthetic natural gas (estimated cost \$30-70/MMBtu) could be a cost-effective alternative to building-out the electricity system to handle peak heating demand from a highly electrified building stock.
- An Electrification with Fuel Backup scenario would require sophisticated policy design and utility rate structures to encourage consumers to use fuel backup heating only during the coldest hours of the year.
- Using low-carbon fuels outside of the coldest hours of the year could lead to very high energy costs for consumers using fuel for heating.



Gas consumption is projected to decrease between 62 and 96 percent by 2045

- Gas consumption in buildings would decrease between 62 percent in the Electrification with Fuel Backup scenario and 96 percent in the High Electrification scenario.
- Gas delivery rates could increase more than 20-times the current rate for consumers left on the gas system, leading to significant equity concerns.

Stakeholder Feedback

The Buildings Sub-Group and MWG reviewed and discussed E3's initial findings between July and October 2021 and provided valuable feedback that led to the development of policy recommendations and refinement of E3's modeling. The following summarizes key points of discussion and explains how stakeholder input influenced the development of this Plan.

- **Equity and affordability are top priorities** – There was general agreement that reducing energy burden, making holistic improvements to homes, and ensuring that people are not left behind in the transition are priorities for decarbonization policy. This feedback informed recommendations on implementing holistic retrofits of 100 percent of low-income households by 2030, strengthening incentives for retrofit projects, mandating lowest-cost construction practices to improve housing affordability, and initiating utility transition planning processes to protect consumers from paying higher energy costs.
- **New buildings should be all-electric** – There was general agreement that new buildings should be constructed to all-electric standards but that a cost-effectiveness test should be used to allow buildings, especially commercial buildings, to be constructed with mixed-fuel equipment if all-electric construction is too expensive. This feedback was incorporated into a recommendation to adopt an all-electric construction code.
- **Commercial buildings need flexibility to reduce emissions** – There was general agreement that all-electric solutions are not always the most cost-effective measures for reducing emissions from commercial buildings. Commercial building owners should receive technical and financial support to identify and implement low-cost emissions mitigation measures, which could include offsetting emissions that are too expensive to eliminate. This feedback led to a recommendation to develop a flexible Building Emissions Standard.
- **A fuel-backup approach is problematic** – Several stakeholders raised concerns that implementing an Electrification with Fuel Backup scenario is impractical given utility ratemaking law and consumer behavior. Maryland's Office of People's Counsel wrote in its comments, "*The [Electrification with Fuel Backup scenario] would require coordinating rate setting for not one, but two, utilities. This expectation of precision rate setting is both legally and practically unrealistic... the effort under the [Electrification with Fuel Backup] scenario would require coordinating the price signals of two utilities with competing interests. These utilities will not agree on the proper price signals. Based on our experience, this assumption of efficient rate setting across utilities is not realistic.*"

The Office of People's Counsel added, *"The transition toward a clean energy system will require significant efforts to address equity impacts, but maintaining two systems [electric and gas] will significantly exacerbate inequities. It is undisputed that maintaining the gas system for backup use requires substantial increases in the rates for gas delivery. The high electrification case requires no backup fuels, thus obviating the need for the massive capital investments that have yet to be made to maintain the gas infrastructure."* Other stakeholders expressed similar concerns. This feedback led to having E3 model a fourth scenario that shows a more practical approach to decarbonizing buildings.

- **Impacts of climate change, methane leaks from gas distribution, competition for low-carbon fuels, and other factors should be included in E3's modeling** – Stakeholders suggested several ways of improving E3's study methodology throughout the process. The U.S. Climate Alliance graciously provided additional funding to allow E3 to run several sensitivity analyses to address most of the improvements requested by stakeholders. The additional analyses refined E3's study results but did not change the key findings mentioned above.

Final Scenario Results

Several rounds of discussion on E3's initial study and draft versions of this Plan helped the Buildings Sub-Group and MWG hone-in on a roadmap and recommendations for decarbonizing buildings in Maryland. The core concepts are to:

- **Ensure an equitable and just transition, especially for low-income households**
- **Construct new buildings to meet space and water heating demand without fossil fuels**
- **Replace almost all fossil fuel heaters with heat pumps in existing homes by 2045**
- **Implement a flexible Building Emissions Standard for commercial buildings**

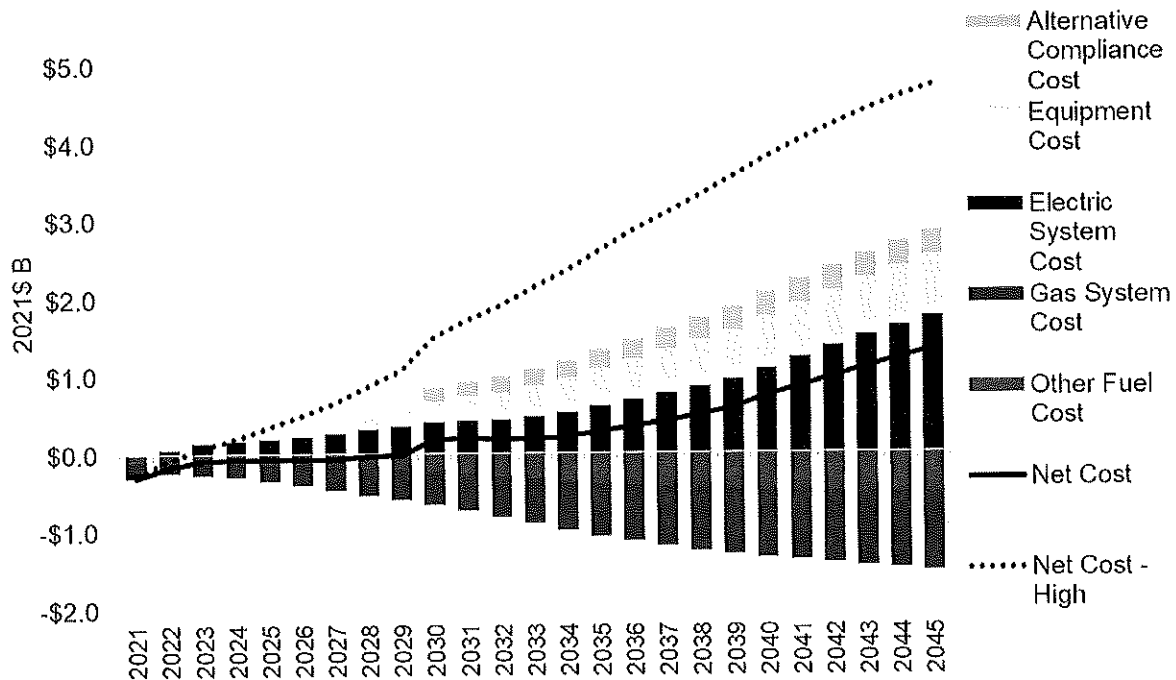
With additional funding from the U.S. Climate Alliance, E3 modeled a fourth scenario, called the "MWG Policy" scenario, to estimate the costs associated with this Plan. **The results show that the MWG Policy scenario has the lowest total cost of all four scenarios while also avoiding the need to maintain backup systems in homes or transitioning to expensive low-carbon fuels.**

Detailed results are included on the following pages.

Total Costs

The MWG Policy scenario requires investments in electricity grid infrastructure (to increase system capacity) and in building equipment (to replace fuel heaters with electric heat pumps). These investments help consumers reduce costs for natural gas, oil, and propane. Annual costs and savings are shown in Figure 1. This represents the lowest-cost scenario of all the decarbonization scenarios modeled.

Figure 1: Annual Incremental Total Resource Costs relative to Reference. Results account for climate change impacts on heating and cooling demand. Building shell improvements are excluded.³



In the low-cost scenario, net costs (without accounting for economic benefits such as job creation, health impacts, etc.) would remain around business-as-usual levels through the 2020s. Net costs increase in the 2030s and 2040s as capacity is added to the electricity system and most buildings complete the transition to becoming all-electric. Costs would level off after this period of infrastructure investments.

Alternative compliance costs, which are associated with the Building Emissions Standard proposed in this Plan, could begin in the 2030s for commercial, multifamily, and state-owned buildings that do not meet emissions reduction targets. The alternative compliance costs shown in Figure 1 are based on a modeling exercise assuming that owners of many buildings covered by the Building Emissions Standard would choose to pay a rate of \$100 per metric ton of carbon dioxide equivalent (tCO₂e) in lieu of reducing emissions below target levels. Assumptions here are rough, so these above all other costs should not be taken as certain.

³ E3 included deep shell retrofits (wall insulation, roof insulation, glazing, air-tightness, and heat recovery) in its original study but determined that shell improvements are not necessary as cost-control measures in any scenario. E3 removed shell improvements from Figure 1 to illustrate a more likely cost projection for the MWG scenario.

Electricity System Impacts

Electricity system investments – for generation capacity, transmission, and distribution – are significantly lower in the MWG Policy scenario than in the High Electrification scenario. That is because achieving high electrification in Maryland’s residential buildings has a small impact on peak electricity demand. E3’s work on the MWG Policy scenario uncovered that commercial buildings in Maryland have a much greater impact on peak electricity demand than residential buildings have. As a result, the MWG Policy scenario, which modeled high electrification in the residential sector and modest electrification in the commercial sector, is projected to increase peak electricity demand only 3 gigawatts by 2045.

Figure 2: Incremental Electric System Costs relative to Reference in 2045. Details of the electric sector cost assumptions are documented in E3’s Maryland Building Decarbonization Study.

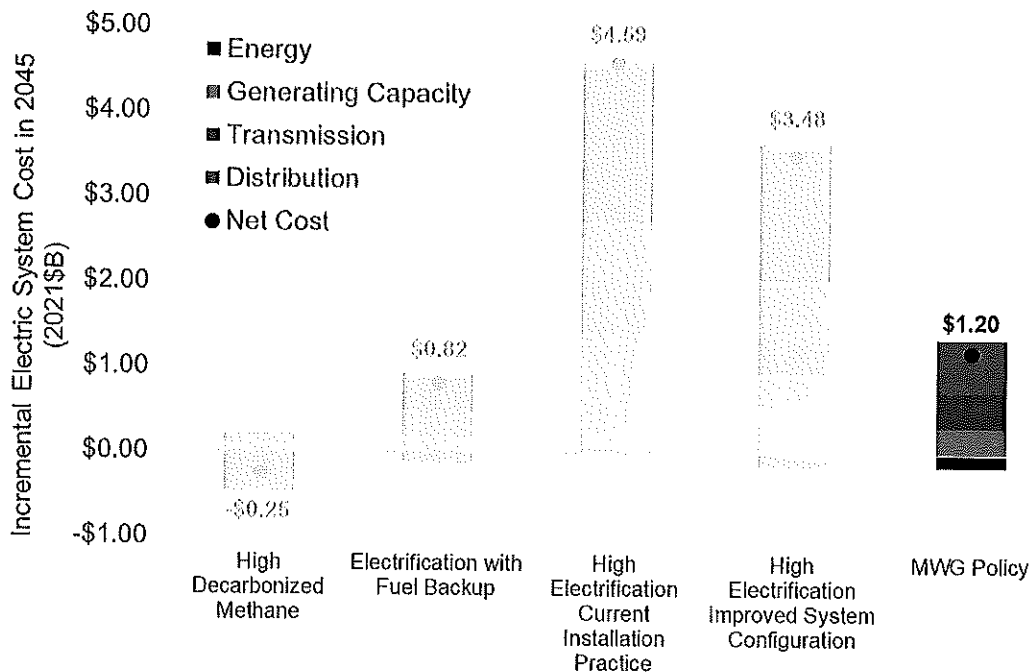
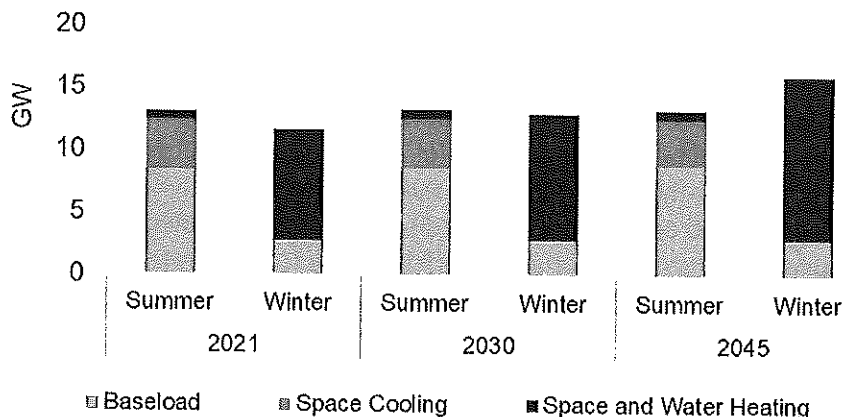


Figure 3: Peak Electricity Load Projections for the MWG Policy scenario. Based on typical summer and winter peak electricity demand.



Gas System Impacts

Gas system throughput decreases 75 percent in the MWG Policy scenario, which results in \$1.3B in avoided gas system infrastructure costs and \$20.7B in avoided fuel costs from 2021 through 2045. Fuel costs are much lower in the MWG scenario than the Electrification with Fuel Backup or High Decarbonized Methane scenarios because the MWG scenario avoids transitioning to expensive low-carbon fuels.

Figure 4: Incremental Gas System Costs relative to Reference in 2045. Details of the gas sector cost assumptions are documented in E3's Maryland Building Decarbonization Study.

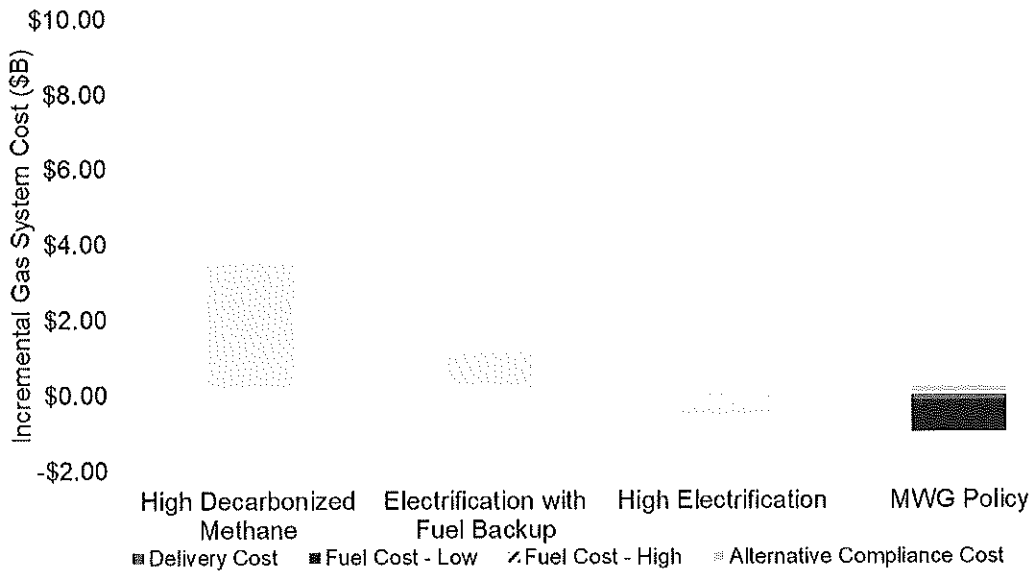
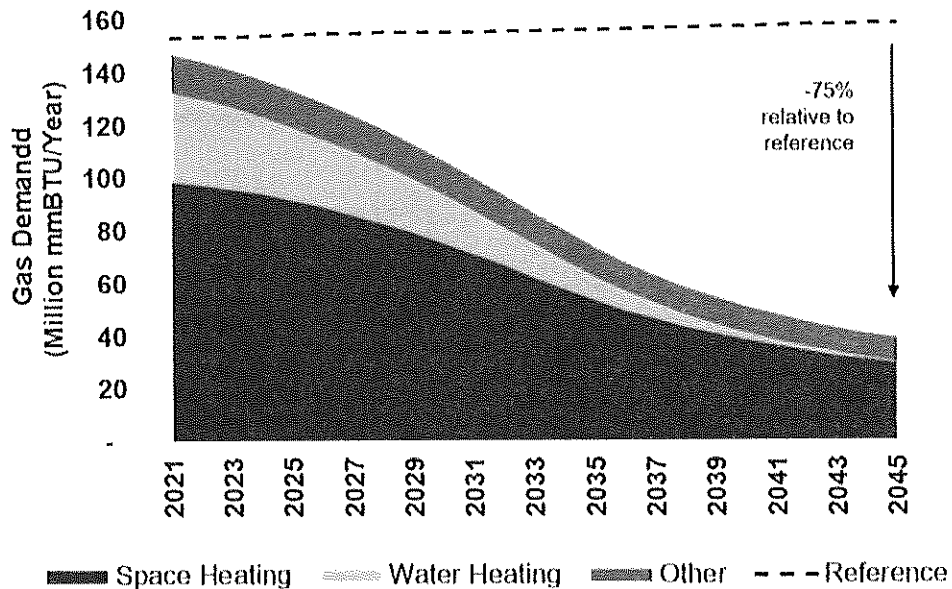


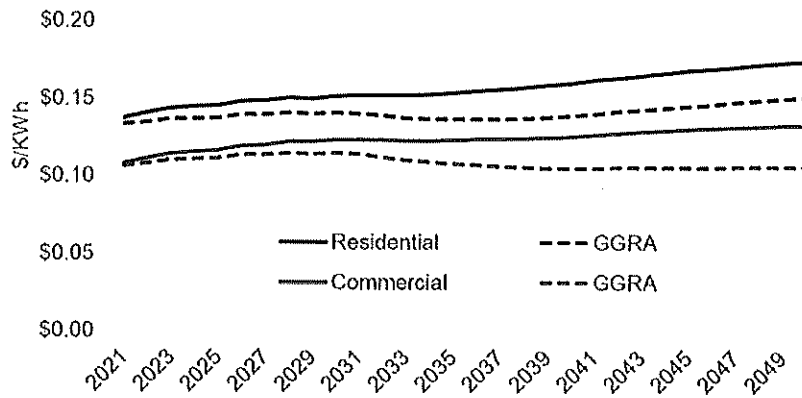
Figure 5: Gas Demand in 2021-2045 in the MWG Policy scenario. Most remaining gas consumption in 2045 would be in commercial buildings. Emissions from gas consumption in commercial buildings would be offset through the proposed Building Emissions Standard alternative compliance path.



Electricity and Gas Rate Impacts

Electricity rates increase gradually in the MWG Policy scenario to pay for the incremental electricity system costs. Rates are projected to increase from around 14 cents/kWh in 2021 to 17 cents/kWh in 2045 for residential customers and from around 11 cents/kWh in 2021 to 13 cents/kWh in 2045 for commercial customers. For both customer classes, rates are projected to increase by 2 cents/kWh by 2045 compared to the reference case.

Figure 6: Electricity Rates in the MWG Policy scenario



Although gas rate impacts are smaller in the MWG Policy scenario than any other scenario modeled, gas rates increase as consumers leave the gas system, leaving fewer consumers to pay for gas system costs. Gas rates remain flat through the 2020s but then climb to the \$40-50/MMBtu range by 2045. This Plan recommends transitioning 100 percent of low-income households to heat pumps by 2030 to reduce energy burden for the most vulnerable Marylanders. Heat pump adoption in the commercial sector and the rest of the residential sector would ramp up in the 2030s as the costs of operating gas heating systems increase.

Figure 7: Residential Gas Rates

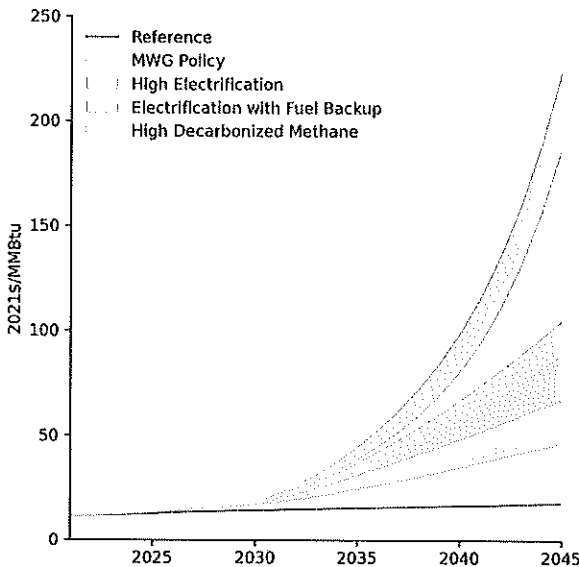
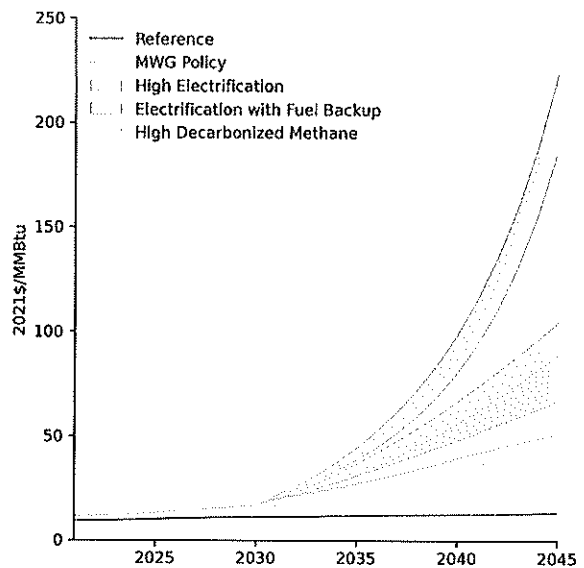


Figure 8: Commercial Gas Rates



Consumer Costs

Much of the heating equipment installed in the 2020s will be operational through the 2030s and into the 2040s, so it is important to consider not only what energy costs are today but what they will be over the lifecycle of equipment. E3 estimated annualized lifecycle consumer costs – including costs for equipment, operations and maintenance, and utility bills – for several types of buildings. Results are summarized in the following table.

Table 1: Annualized Consumer Costs in the MWG Policy scenario. Gas, electricity, and equipment costs are based on 2035 rates. Costs for shell improvements are included but E3 found that many shell improvements are not cost-effective, so actual consumer costs could be lower the costs reflected in this table. "Difference" is the annualized savings (or cost) of all-electric compared with mixed-fuel buildings.

		Mixed-Fuel	All-Electric	Difference
Single-family Residential	New Construction	\$5,500	\$3,800	\$1,700
	Retrofit	\$6,100	\$5,500	\$600
Multifamily Residential	New Construction	\$4,100	\$3,400	\$700
	Retrofit	\$3,900	\$3,500	\$400
Small Commercial	New Construction	\$18,400	\$15,500	\$900
	Retrofit	\$17,800	\$15,500	\$2,300
Large Commercial	New Construction	\$150,000	\$147,000	\$3,000
	Retrofit	\$139,000	\$147,000	(\$8,000)

E3 found that, given continued improvement in the cost and performance of electric space and water heating equipment and projected increases in natural gas rates by 2035, most all-electric buildings will have lower lifecycle costs than mixed-fuel alternatives. The exception is an existing, large, mixed-fuel commercial building where the cost to retrofit it into an all-electric building could result in higher annualized costs. This is an example of the type of building that might pursue the Building Emissions Standard alternative compliance path instead of implementing measures to achieve net-zero direct emissions.

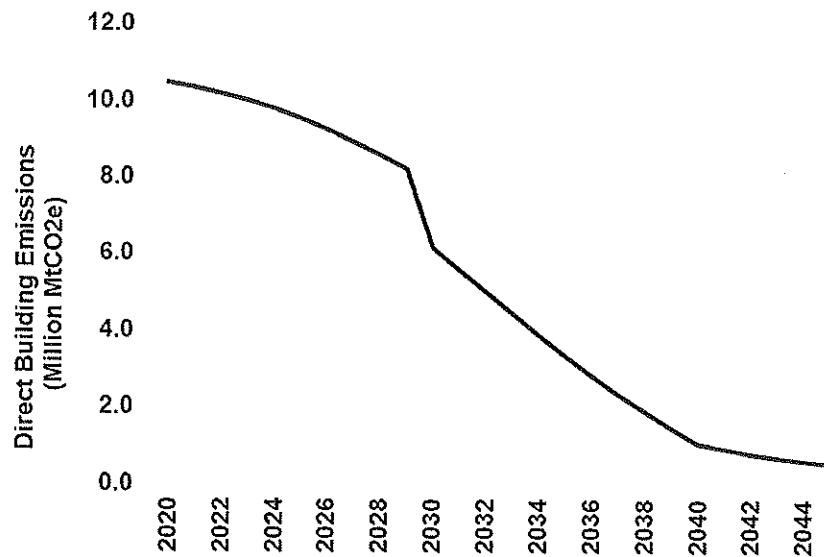
Emissions Reductions

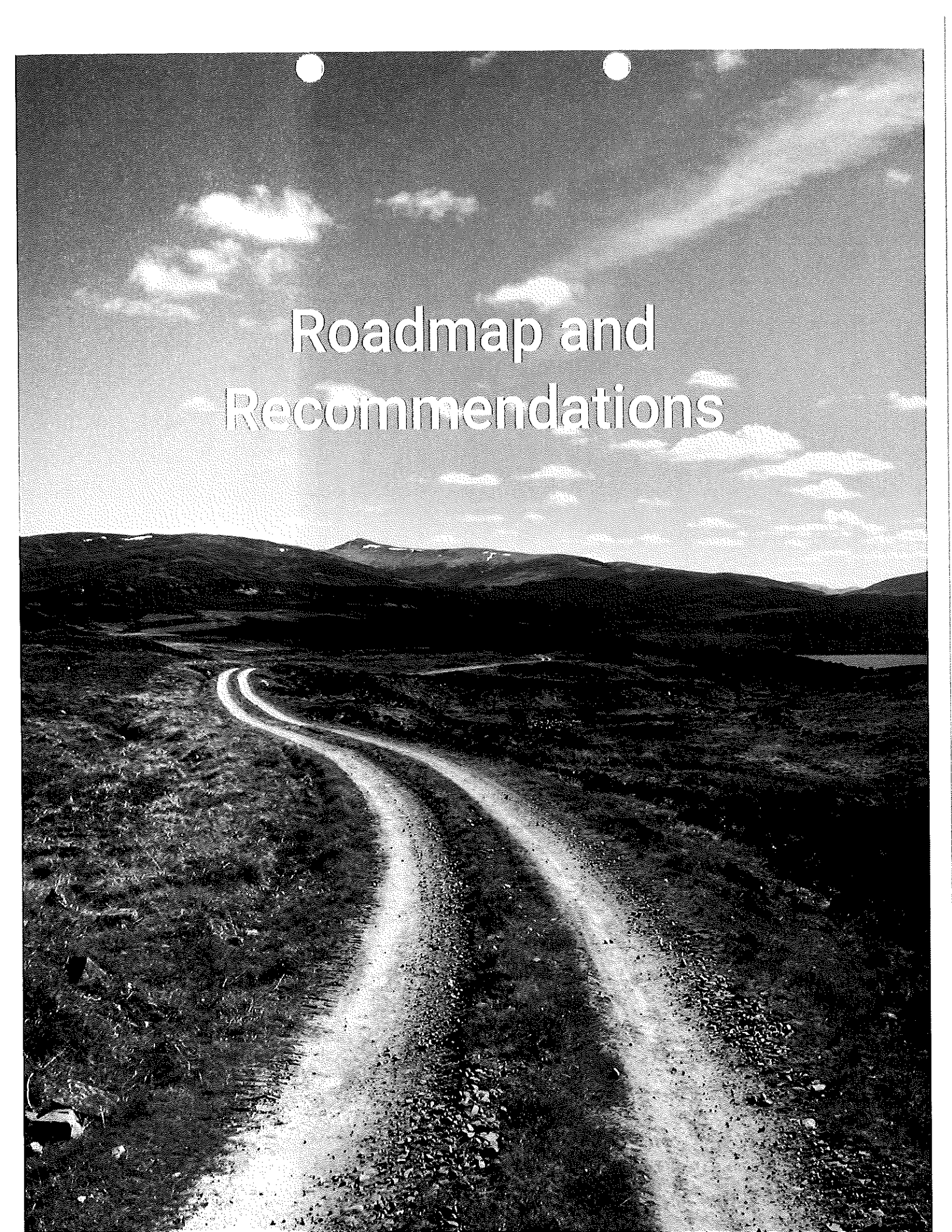
Residential sector emissions reductions are heavily dependent on heat pump adoption rates. If greater than 90 percent of homes adopt heat pumps by 2045, then residential emissions would decrease at least 90 percent. E3's modeling assumes strong heat pump adoption rates, resulting in residential emissions falling around 90 percent, from 5.4 million metric tons of carbon dioxide equivalent (MMT CO₂e) in 2017 to around 0.6 MMT CO₂e by 2045.

Commercial sector emissions fall less sharply due to continued reliance on fossil fuels in many buildings. E3 estimates that commercial sector emissions could fall from 5.3 MMT CO₂e in 2017 to around 3.1 MMT CO₂e by 2045. These emissions, however, would be offset through the Building Emissions Standard alternative compliance program. Revenue from the alternative compliance program would be invested in carbon sequestration, negative emissions technologies, or other measures that would net-out remaining emissions from commercial, multifamily, and institutional buildings and allow the state to meet its emerging 2045 net-zero emissions goal.

Overall, E3 estimates that residential and commercial building emissions could decrease around 95 percent by 2045 including offsets from the alternative compliance program.

Figure 9: Greenhouse Gas Emissions in the MWG Policy scenario. Graph shows *net* emissions from residential and commercial buildings (direct emissions less commercial building emissions that are offset through the Building Emissions Standard alternative compliance program).

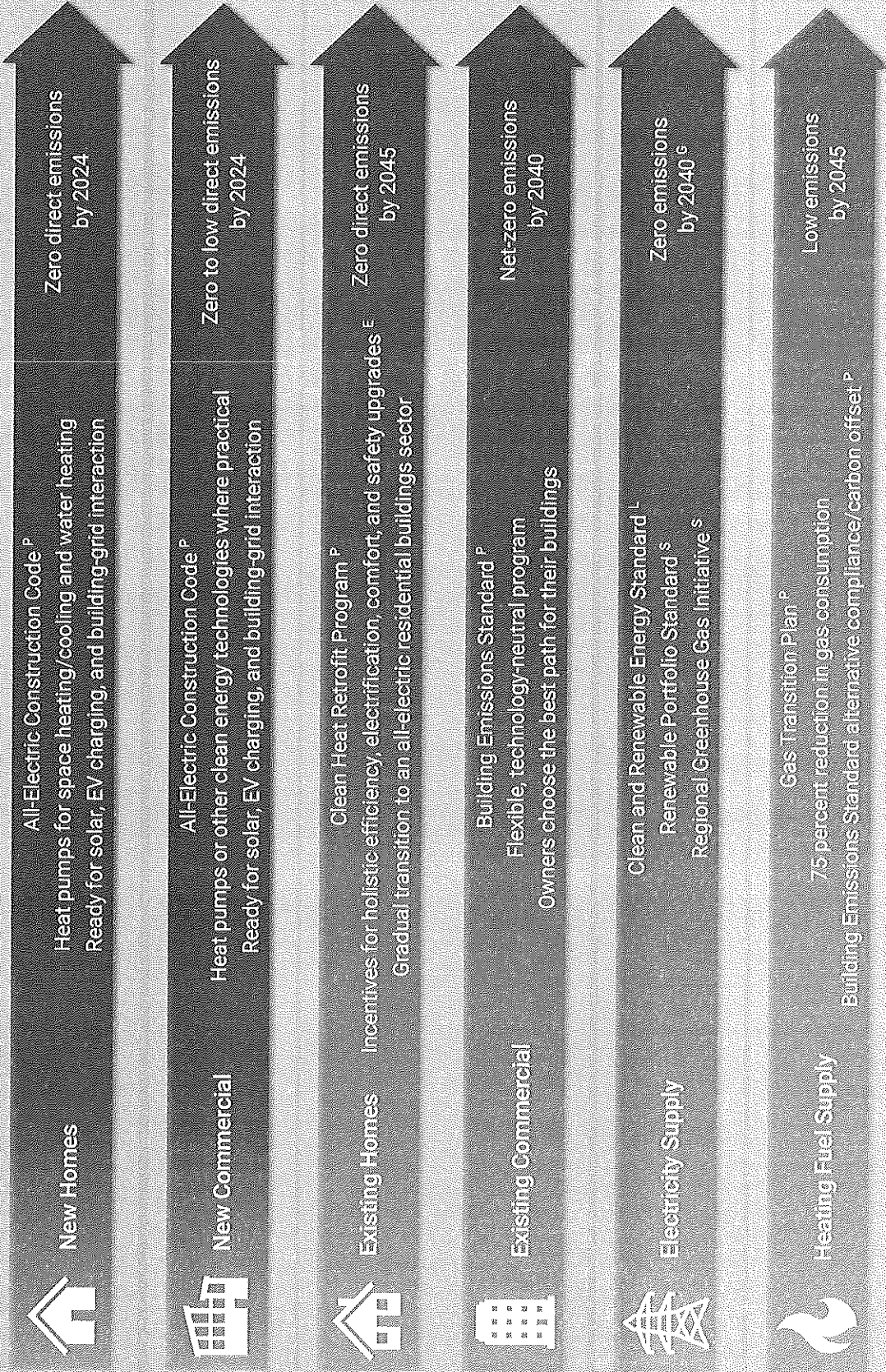




Roadmap and Recommendations

Building Decarbonization Roadmap for Maryland

Red shading indicates transition time to near-zero emissions



Legend: ^P = Proposed/active; ^E = Existing buildings to be strengthened; ^G = 668A Plan target; ^L = Legislation introduced; ^S = in statute

Core Recommendations

Each of the Core Recommendations correspond with a critical component of the Building Decarbonization Roadmap for Maryland (above), which presents a suite of policies that would collectively guide Maryland's residential and commercial building sectors to nearly achieve net-zero emissions by 2045.

1. Adopt an All-Electric Construction Code

The General Assembly should require the Maryland Building Code Administration to adopt a code that ensures that new buildings meet all water and space heating demand without the use of fossil fuels (allowing for the use of electric heat pumps, solar thermal, and other existing and potential clean energy solutions) and are ready for solar, electric vehicle charging, and building-grid interaction. This code shall apply to all new residential, commercial, and state-funded buildings beginning as early as possible but no later than 2024. The Building Code Administration shall also develop and implement training courses on the benefits and challenges of all-electric and electric-ready buildings for building developers, realtors, real estate appraisers, and lenders.

The Building Code Administration shall develop a cost-effectiveness test to allow building projects to seek variances to code requirements while maintaining electric-ready standards. The cost-effectiveness test shall include the federal Social Cost of Carbon. If a new commercial building receives a variance and produces greenhouse gas emissions on-site, then it would participate in the Building Emissions Standard (proposed herein) and follow its own tailored plan for reaching net-zero emissions.

Discussion: A recommendation to adopt an all-electric construction code was supported by the MWG in 2020 but the MCCC wanted to receive this Building Energy Transition Plan before voting on the measure. Studies including E3's Maryland Buildings Decarbonization Study and RMI's The New Economics of Electrifying Buildings add to a body of work demonstrating that all-electric new homes have lower construction and energy costs than mixed-fuel homes. This means that all-electric new homes help improve housing affordability and local air quality while reducing greenhouse gas emissions in Maryland.

For commercial construction, all-electric design can increase construction and/or energy costs, which is why a test is proposed to help commercial building developers identify cost-effective clean energy solutions or receive a variance from the all-electric code. Residential building projects would also be able to seek variances using the cost-effectiveness test.

The New Building Institute's Building Decarbonization Code, which is an overlay to the 2021 International Energy Conservation Code (IECC) and compatible with ASHRAE 90.1, includes an all-electric pathway that is one possible solution for code adoption. California and Washington recently adopted building energy efficiency codes and EV infrastructure codes.

2. Develop a Clean Heat Retrofit Program

The General Assembly should require state agencies to develop and implement a Clean Heat Retrofit Program that meets the following targets:

- A. **Retrofit 100 percent of low-income households by 2030** – Provide funding to enable the Maryland Energy Administration (MEA), the Department of Housing & Community Development (DHCD), and local governments and organizations to offer little-to-no upfront cost comprehensive retrofits to 100 percent of low-income households by 2030. Holistic retrofits would include weatherization, heat pump installation, and otherwise improve the health and safety of homes statewide.

Discussion: It is critical that the state assist households with high energy burden to transition off the gas system before gas rates increase above current levels. Note that gas rates could increase for reasons described in this Plan or for other reasons such as impacts from new regulations, increasing gas supply costs, etc.

- B. **Encourage fuel-switching through EmPOWER beginning in 2024** (modified MCCC recommendation from 2020) – Require incentives for the electrification of existing fossil fuel systems through the EmPOWER program and direct the Public Service Commission (PSC) to require the electric utilities to proactively encourage customers with gas, oil, or propane heating systems to replace or supplement those systems with electric heat pumps, especially for low-income households and consumers. State agencies also should modify programs they manage to facilitate fuel-switching if not already allowed.

Discussion: Gas heating systems are added to this recommendation, which was otherwise approved by the MCCC in 2020. Not yet enacted in state policy. Currently being discussed by the PSC's EmPOWER Future Programming Work Group.

- C. **Encourage beneficial electrification through EmPOWER beginning in 2024** (MCCC recommendation from 2020) – Require that the core objective of EmPOWER change from electricity reduction to a portfolio of mutually reinforcing goals, including GHG emissions reduction, energy savings, net customer benefits, and reaching underserved customers. Encourage beneficial electrification, which are strategies that provide three forms of societal benefits: reduced energy consumption (total source BTUs), lower consumer costs, and reduced GHG emissions. Beneficial electrification programs should be prioritized first for low-income households and consumers and should be aligned with other health and safety upgrades to consider a whole-home or whole-building retrofit approach to ensure cost-effectiveness and a focus on benefitting underserved homes and businesses first.

Discussion: Approved by the MCCC in 2020. Not yet enacted in state policy. Currently being discussed by the PSC's EmPOWER Future Programming Work Group.

- D. **Target 50 percent of residential HVAC and water heater sales to be heat pumps by 2025, 95 percent by 2030 (modified MCCC recommendation from 2020)** – Require that incentives (for consumers, contractors, and manufactures) through EmPOWER and other programs are sufficient to meet a target of 50 percent of HVAC and water heater sales to be heat pumps by 2025 and 95 percent by 2030. Heat pumps (air source or ground source) should be sized to meet all space heating and cooling demand. Heat pump water heaters should be grid-interactive to serve as energy storage devices. Grid-interactive electric resistance water heaters are allowed when heat pump water heaters cannot be installed. Require that electric utilities provide payment options such as on-bill, low-interest financing to spread out upfront costs including electrical upgrades. These targets apply to residential systems but consideration should be given to developing proper incentives and financing options for commercial system electrification.

Discussion: In 2020, the MCCC approved a recommendation that 50 percent of space heater sales should be heat pumps by 2025. The target makes more sense as an HVAC sales target because heat pumps replace heating and cooling systems. Water heaters are added to the recommendation this year. If HVAC and water heater sales reach around 95 percent heat pumps by 2030, then most existing homes would be retrofit with heat pumps by 2045 based on typical equipment replacement schedules.

- E. **Align energy plans, approvals, and funding with the objectives of this Plan** – Ensure that the state government’s plans, approvals, and funding decisions related to energy align with the objectives of this Building Energy Transition Plan.

Discussion: This recommendation, which previously focused on discontinuing the use of the Strategic Energy Investment Fund to expand fossil fuel use and infrastructure, was broadened to be inclusive of all energy-related decisions.

3. Create a Building Emissions Standard

The General Assembly should require MDE to develop a Building Emissions Standard that shall achieve net-zero emissions from commercial and multifamily residential buildings by 2040. State-owned buildings shall meet this standard by 2035. The Standard shall give commercial, multifamily, and institutional building owners flexibility in bringing their buildings in line with the state’s emissions reduction targets. The Standard shall include measurement and reporting of direct (on-site) emissions and support from the state to implement emissions reduction measures. Emissions reduction measures include but are not limited to:

- Maintaining and retro-commissioning building energy systems
- Implementing HVAC scheduling and other smart control systems
- Making building shell and other energy efficiency improvements

- Replacing fuel burning equipment with efficient electric equipment including air source heat pumps, ground source heat pumps, and induction cooktops
- Installing variable refrigerant flow (VRF) and other systems that capture and utilize waste heat
- Switching fossil fuels with low-carbon renewable fuels
- Installing carbon capture systems (possibly for facilities like larger combined heat and power or district energy plants) if the captured emissions can be stored or utilized in a way that leads to permanent and verifiable emissions reductions

Buildings covered by the Building Emissions Standard shall:

- Measure and report direct emissions to MDE annually starting in 2025
- Achieve net-zero direct emissions by 2040 (2035 for state-owned buildings)

The MCCC's MWG will study and recommend interim targets for covered buildings as part of the MWG's 2022 work plan.

The General Assembly shall provide resources to MEA to offer technical and financial support to help owners of covered buildings develop and implement emissions reduction measures. An alternative compliance pathway should be available to allow commercial building owners to pay a reasonable fee for emissions above target levels. The alternative compliance payment should be reasonable, perhaps corresponding with the cost of implementing additional carbon sequestration or negative emissions technologies in Maryland, but not less than the federal Social Cost of Carbon. The state should create commercial tax credits and direct subsidy payments for upgrades related to building decarbonization projects large enough to reduce the simple payback period to between 3 and 7 years.

Discussion: New York City and Boston are among the U.S. jurisdictions that have implemented building performance standards aimed at guiding commercial buildings to net-zero emissions by mid-century. Building performance standards commonly include interim targets for energy intensity or emissions – thresholds that decrease every five years or so. This proposal previously included just one interim target (50 percent reduction by 2030) in recognition that buildings will not undergo many equipment replacement cycles between now and 2040 (2035 for state-owned buildings). However, the MWG replaced the proposed 2030 target with a plan to study and recommend interim targets in 2022.

The target date is set at 2040 to allow the state time to invest revenue from non-compliance payments into carbon sequestration, negative emissions technologies, or other measures that will help net-out remaining emissions from commercial, multifamily, and institutional buildings and allow the state to meet its emerging 2045 net-zero emissions goal.

4. Develop Utility Transition Plans

The General Assembly should require the PSC to oversee a process whereby the electric and gas utility companies develop plans for achieving a structured and just transition to a near-zero emissions buildings sector in Maryland. Key objectives of those plans include:

Gas Transition Plans

- Appropriate gas system investments/divestments for a shrinking customer base and reductions in gas throughput in the range of 50 to 100 percent by 2045
- Comprehensive equity strategy to enable LMI households to improve energy efficiency and electrify affordably
- Regulatory, legislative, and other policy changes needed for a managed and just transition of the gas system and infrastructure
- Operational practices to meet current customer needs and maintain safe and reliable service while minimizing infrastructure investments
- Assessment of existing gas infrastructure and options for contraction
- Alternative models for the gas utility's long-term role, business model, ownership structure, and regulatory compact, as part of a managed transition

Electric Transition Plans

- Electric system investments for a highly electrified buildings sector
- Ratepayer protections, especially for LMI Marylanders
- Incentives to facilitate the transition to a highly electrified buildings sector
- Demand management solutions to reduce winter peak electricity demand

The PSC shall amend or reject plans that do not meet these objectives.

Discussion: E3 estimates that between 2021 and 2045, gas consumption would decrease by 96 percent in a High Electrification scenario, 75 percent in the MWG Policy scenario, and 62 percent by electrifying building heating loads to the point when summer and winter peak electricity demand is roughly equal, which is considered a no-regret action by ICF for decarbonizing buildings. In any scenario, Maryland should expect a significant reduction in gas consumption and should plan for that transition.

California, Colorado, Massachusetts, Minnesota, New York, and Washington are among the states that have opened PSC proceedings on the role of gas distribution companies in a clean energy future.

Additional Recommendations

The recommendations in this section further support building decarbonization in Maryland and are complementary to the Core Recommendations above. Some of the following are MCCC recommendations from 2020 that are not yet enacted by the state, and some are recommendations offered by participants of the Buildings Sub-Group.

5. **Prioritize an equitable level of benefits for all Marylanders (MCCC recommendation from 2020)**

The Governor, State Agencies, Commissions, and General Assembly should ensure that all policy decisions to reduce GHG emissions from the building sector in Maryland, including those within these recommendations, prioritize an equitable level of benefits to limited income households, the state's affordable and multifamily housing stock, and low-income ratepayers, and concurrently with the benefits provided to others.

Discussion: Approved by the MCCC in 2020. Not fully enacted in state policy.

6. **Improve interagency coordination for holistic building retrofits (MCCC recommendation from 2020)**

The Governor, via Executive Order, or General Assembly, via legislation, should revive an Interagency Task Force with the goal of increased and consistent coordination across programs, policies, and funding streams to retrofit Maryland's existing residential and commercial buildings to achieve healthier, safer, more efficient, and climate-friendly homes and businesses. This Green and Healthy Task Force would identify opportunities to align lead, mold, asbestos, and indoor air quality remediation intervention schedules with energy efficiency upgrades and electrification retrofit programs to ensure a more cost-effective, whole-building retrofit program that meets Maryland's various health, safety, affordability, and climate action goals. Progress should be tracked and measured through a public state dashboard. Funding should be provided to make holistic improvements to every limited income and affordable housing unit in the state by 2030.

Discussion: The last sentence of this recommendation was added based on Buildings Sub-Group participant comments in 2021. The rest was approved by the MCCC in 2020.

7. **Use federal funds for comprehensive retrofits of low-income housing**

Maryland should prioritize the use of any relevant federal resources coming from the budget reconciliation process, American Rescue Plan Act, and other funding sources to perform comprehensive health, safety, efficiency, and electrification retrofits for affordable housing and should ensure that any new federal funds are not used to support the expansion or installation of new fossil fuel infrastructure or appliances.

Discussion: Proposed by Buildings Sub-group participants.

8. Sunset financial subsidies for fossil fuel appliances within EmPOWER

EmPOWER Maryland and other energy programs in the state should be focused on providing financial assistance only to non-fossil fuel equipment, appliances, and infrastructure associated with the building sector and any and all incentives and subsidies for fossil fuel systems should be eliminated. This should be paired with an increased incentive size for non-fossil appliances and systems installed for limited income consumers.

Discussion: Proposed by Buildings Sub-group participants.

9. Offer incentives for net-zero energy all-electric new buildings (MCCC recommendation from 2020)

The Maryland Building Codes Administration should develop optional codes and standards for efficient all-electric net-zero energy buildings, including allowance of near-site renewable energy systems such as community solar projects, and determine how to incentivize builders to design to those standards. This work should be coordinated with the DHCD in shaping incentive offerings since DHCD already has a Net Zero Loan Program in place and could provide useful insights on program design and existing market gaps to increase the reach of other incentive efforts.

Discussion: Approved by the MCCC in 2020. Not fully enacted in state policy.

10. Lead by example through the electrification and decarbonization of state buildings (modified MCCC recommendation from 2020)

The General Assembly should require that all new state-owned buildings and major renovations to existing state-owned buildings use efficient electric systems for primary space and water heating unless granted an exception based on cost or building characteristics that would make an electric system impractical, including existing use of district heat or combined heat and power. This requirement should apply to projects covered by the Maryland High Performance Building Act.

The General Assembly should require that when existing fossil fueled space and water heating equipment is replaced in State-owned buildings, at least two alternate systems should be proposed, with an Energy Simulation and Life Cycle Cost Analysis of the proposed systems. The Energy Simulation and Life Cycle Cost Analysis should include a cost of carbon equal to the federal Social Cost of Carbon. The State should provide all necessary funds to address any additional costs incurred, net of utility incentives, from switching to zero/low-carbon equipment.

Climate change mitigation, adaptation, and resiliency, including contributing to Maryland's greenhouse gas reduction goals, should be demonstrably central design goals in any building construction or renovation procured with any funds, loans, grants, tax or other benefit from the State of Maryland.

Discussion: The first paragraph was approved by the MCCC in 2020. The second and third paragraphs were offered by Buildings Sub-Group participants.

11. Allow local jurisdictions to set higher fines for non-compliance on building performance

The General Assembly should create enabling legislation to allow local jurisdictions to set higher fines for non-compliance with local building energy/emissions performance standards. The current limit is \$500.

Discussion: Montgomery County has proposed to create Building Energy Performance Standards to guide commercial and multi-family buildings to greater energy efficiency and lower emissions. Counties including Montgomery are unable to levy a fine for non-compliance that is sufficient to motivate compliance with the standards.

12. Offer tax credits or other incentives for enhanced energy efficiency in new construction

Several Maryland counties provide property tax credits or other incentives for energy efficient and green buildings. State funding for these incentives in addition to the county support would encourage other counties to act similarly. Montgomery County, which is committed to an 80 percent reduction in greenhouse gas emissions by 2027 and zero emissions by 2035, has property tax credits for new and existing multifamily and commercial buildings based on energy reductions and certifications, and is looking at expanding incentives. Anne Arundel, Baltimore, and Howard Counties offer a tax credit for high performance homes and Anne Arundel and Baltimore Counties award a higher tax credit for a higher performance score.

Discussion: Proposed by Buildings Sub-group participants.

13. Allow above-code green programs to comply with the state-adopted International Energy Conservation Code (IECC)

The State can ease the path to building more energy efficient homes by declaring that residential buildings constructed to above-code green programs comply with the State-adopted IECC. The ANSI-approved ICC 700 National Green Building Standard, Energy Star certifications, and Leadership in Energy and Environmental Design (LEED) rating system are nationally recognized above-code programs. These programs work with experts to ensure that energy and other targets are met and are performing properly. They can help accelerate growth to homes reaching Zero Energy because certifications under above code programs are supported by appraisers and lenders recognizing the greater value of highly efficient

buildings. The GSE Fannie Mae has developed Single-Family Green Mortgage-Backed Securities (MBS) that link to Energy Star certifications and is expected to include other green certifications. Fannie Mae already has Multifamily Green MBS that recognize multiple green building certifications.

Discussion: Proposed by Buildings Sub-group participants.

14. Allow a portfolio approach to renewable energy generation

On-site energy generation and sharing of energy among a portfolio of buildings should be incentivized by lifting the limitations on net metering, virtual net metering, and meter aggregation that apply to commercial property. The state should work to address or mitigate the unfavorable Federal tax treatment that limits on-site energy generation by real estate investment trusts.

Discussion: Proposed by Buildings Sub-group participants.

15. Evaluate property tax assessment processes to support decarbonization efforts

Local governments should begin to evaluate and make contingencies for changes to building valuations and tax base resulting from obsolescence or reduced operating income as well as the possible need to increase the use of real estate tax credits to offset the costs and reduce the payback periods of building decarbonization projects.

Discussion: Proposed by Buildings Sub-group participants.

16. Identify locations that need grid upgrades to accommodate new all-electric buildings

Electricity utilities should provide information about locations where the grid is not sufficient to serve new construction of multi-story, all-electric buildings with electric vehicle charging and a method to determine the cost and timetable for necessary upgrades.

Discussion: Proposed by Buildings Sub-group participants.

Appendix: Building Decarbonization Policies in Other States

California

- **New Construction – Heat Pumps and EV-Ready Building Codes:** In August 2021, California adopted its 2022 building energy efficiency standards for new and existing buildings, becoming the first state to establish electric heat pumps as a baseline technology in its building codes.⁴ The codes also establish “electric-ready” requirements so homes are able to support EV charging and electric heating and cooking, in addition to expanding standards for onsite solar and battery storage and strengthening ventilation standards.⁵ After the code becomes effective in 2023, experts estimate that this combination of standards will lead most new homes and buildings to be built gas-free, which is an already established trend that this code will reinforce. The 2022 code is estimated to provide \$1.5 billion in consumer benefits and reduce 10 million metric tons of greenhouse gases over the course of 30 years.⁶

Colorado

- **Building Standards – Statewide Performance Standards:** In June 2021, Colorado became the second state to advance a statewide building performance standard with its passage of legislation that calls for the development of standards that achieve a 7 percent reduction in GHG emissions by 2025 and a 20 percent reduction by 2030, below 2021 levels. This bill also requires annual energy use reporting from owners of buildings larger than 50,000 square feet, beginning in 2022.⁷
- **Energy Efficiency for Gas Utilities:** In June 2021, Colorado adapted their energy efficiency policies to better support greenhouse gas reductions.⁸
 - Senate Bill 21-264 requires gas utilities to file and implement first-in-the-nation “Clean Heat Plans” that may utilize electrification, efficiency, leak reduction, and recovered methane or biomethane to reduce GHG emissions 4 percent by 2025 and 22 percent by 2030;

⁴ Natural Resources Defense Council. “California Passes Nation’s First Building Code that Establishes Pollution-free Electric Heat Pumps as Baseline Technology; Leads Transition Off of Fossil Fuels in New Homes.” August 11, 2021. <https://www.nrdc.org/media/2021/210811-0>.

⁵ California Energy Commission. “Energy Commission Adopts Updated Building Standards to Improve Efficiency, Reduce Emissions From Homes and Businesses.” August 11, 2021. <https://www.energy.ca.gov/news/2021-08/energy-commission-adopts-updated-building-standards-improve-efficiency-reduce-0>.

⁶ California Energy Commission, 2022 Building Energy Efficiency Standards Summary,

https://www.energy.ca.gov/sites/default/files/2021-08/CEC_2022_EnergyCodeUpdateSummary_ADA.pdf

⁷ Colorado General Assembly. “HB21-1286: Energy Performance For Buildings.” Accessed August 31, 2021. <https://leg.colorado.gov/bills/hb21-1286>.

⁸ Colorado Energy Office. “Colorado adopts nation-leading policies to reduce GHG pollution from buildings.” June 8, 2021. <https://energyoffice.colorado.gov/press-releases/colorado-adopts-nation-leading-policies-to-reduce-ghg-pollution-from-buildings>.

- Senate Bill 21-246 requires electric utilities to file plans that support cost-effective beneficial electrification and directs the Public Utilities Commission (PUC) to include the social cost of carbon and methane emissions in its cost-effectiveness tests; and
- House Bill 21-1238 directs the PUC to set energy savings targets for gas utility demand-side management (DSM) programs, requiring the use of the social cost of carbon and of methane in its cost-effectiveness evaluations. These bills also implemented labor standards for certain commercial electrification and DSM projects. Colorado also passed several bills to finance and fund building transformation, including a bill to fund low-income weatherization assistance grants and another to support low-income energy efficiency, electrification, and renewable energy programs.

Maine

- **Heat Pump Programs:** Maine has set goals to aggressively pursue the installation and use of heat pumps. Between 2013 and 2019, the Efficiency Maine Trust incentivized over 46,000 installations, putting a heat pump in almost 10% of Maine homes. In 2019, the Maine Legislature established the goal to install 100,000 new high-performance heat pumps over five years in Maine through the legislatively enacted LD 1766: An Act to Transform Maine’s Heat Pump Market to Advance Economic Security and Climate Objectives. This legislation provides supplementary funding for the Efficiency Maine Trust’s incentive programs.⁹

Massachusetts

- **New Construction – Stretch Codes:** In its comprehensive climate bill enacted in March 2021, Massachusetts authorized its energy department to establish, by 2023, a “highly efficient stretch energy code” for new buildings that municipalities may adopt.¹⁰
 - “Under the Mass Save program, the state’s utilities promote new construction meeting Passive House standards. The program was launched in July 2019. As of May 2020, about 50 projects had enrolled in the program, and it hopes to complete more than 4,000 units by 2023. The program began with training for builders in Passive House design and construction techniques. The program will help pay for a project feasibility study (up to \$5,000) and for energy modeling (75% up to \$20,000). Financial incentives of \$3,000 per unit are offered for meeting Passive House standards. Upon completion of a design that meets

⁹ The Efficiency Maine Trust (2019). Beneficial Electrification: Barriers and Opportunities In Maine. https://www.energymaine.com/docs/EMT_BeneficialElectrification-Study_2020_1_31.pdf

¹⁰ Office of Governor Charlie Baker. “Governor Baker Signs Climate Legislation to Reduce Greenhouse Gas Emissions, Protect Environmental Justice Communities.” March 26, 2021. <https://www.mass.gov/news/governor-baker-signs-climate-legislation-to-reduce-greenhouse-gas-emissions-protect-environmental-justice-communities>.

program standards, an incentive of \$500 per unit is paid. The remaining \$2,500 per unit is paid upon completion of construction and a final inspection, including a blower door test. In addition, performance incentives of \$0.75 per kilowatt-hour (kWh) and \$7.50 per therm are paid for actual first-year energy savings (Mass Save 2020). The feasibility studies have been helpful. Builders appreciate knowing up front the per-unit incentives. And 15 program leaders have found that it is possible to exceed the Passive House standards.”¹¹

- **Energy Efficiency for Electric and Gas Utilities:** In July 2021, the Baker-Polito Administration established GHG reduction goals for its statewide, three-year energy efficiency plan. The plan, which will cover the years 2022 through 2024 and guide the deployment of ratepayer-funded building efficiency programs, must be designed such that electric and gas utilities reduce 504,000 and 341,000 metric tons of CO_{2e}, respectively. Investments will include building retrofits and weatherization, building electrification, and equitable workforce development.¹²

New York

- **Heat Pump Programs:** In 2019, New York passed the New York Climate Leadership and Community Protection Act. The Act aims to achieve 40% emissions reductions by 2030. The Act established economy-wide and electric sector targets that includes goals for energy efficiency, renewable energy, and energy storage technology. Notably, New York’s Public Service Commission has created incentives and targets for heat pumps under their energy efficiency programs (Wilt 2020¹³; New York PSC 2020¹⁴).
 - Committed financial incentives: “This Commission order will direct nearly \$2 billion in additional utility energy efficiency and electrification actions: \$893 million for electric energy efficiency; \$553 million for gas energy efficiency; and \$454 million for heat pumps through 2025.”¹⁵
 - Energy Savings Targets for Heat Pumps: “New York’s electric utilities and NYSERDA are directed to jointly develop a consistent statewide heat pump program framework to be administered by the utilities in their service territories and combined with LIPA sets a minimum target of 4.6 TBtu for savings from heat pump installations across the state.” NYSERDA is seeking to invest \$200 million

¹¹ Nadel, S. 2020. Programs to Promote Zero-Energy New Homes and Buildings. Washington, DC: American Council for an Energy-Efficient Economy. September 2020.

https://www.aceee.org/sites/default/files/pdfs/zeb_topic_brief_final_9-29-20.pdf

¹² Massachusetts Executive Office of Energy and Environmental Affairs. “Baker-Polito Administration Sets Ambitious Emissions Reduction Goal for Energy Efficiency Plan.” July 15, 2021. <https://www.mass.gov/news/baker-polito-administration-sets-ambitious-emissions-reduction-goal-for-energy-efficiency-plan>.

¹³ The Natural Resources Defense Council, More Efficiency for New York Means More Savings, Carbon & \$, January 16, 2020. <https://www.nrdc.org/experts/samantha-wilt/win-nyers-new-energy-efficiency-order-saves-ghg>.

¹⁴ New York State Clean Heat Program, <https://saveenergy.ny.gov/NYScleanheat/>

¹⁵ Press Release - Governor Cuomo Announces Additional \$2 Billion in Utility Energy Efficiency and Building Electrification Initiatives to Combat Climate Change, January 16, 2020.

<https://documents.dps.ny.gov/public/MatterManagement/CaseMaster.aspx?MatterCaseNo=18-M-0084&submit=Search>.

- in market development programs to increase consumer awareness of heat pumps, increase skilled workers in the clean heating and cooling industry, provide technical assistance, and increase the benefits for low to moderate income customers
- Proven Industry Growth: “The contractor industry has grown substantially in New York State since 2017, with 112 ground-source heat pump installers and more than 350 air-source heat pump contractors participating in NYSERDA’s heat pump programs as of March 2020. Through 2019, nearly 11,000 program participants received incentives and services under NYSERDA’s programs, supporting approximately 21,500 heat pump installations.”¹⁶
 - **Carbon Neutral Buildings Roadmap:** To meet the ambitious goals of the Climate Act, the Carbon Neutral Buildings Roadmap was created to identify pathways to decarbonize New York’s building stock by 2050.¹⁷
 - Development of the Roadmap includes analyzing the state’s entire building stock, researching critical building decarbonization barriers, modeling various solutions sets, and developing technology and policy recommendations to achieve the Climate Act goals, with a primary focus on four building typologies: Single Family Homes, Multifamily Residential (Low and mid-rise), Commercial Office (Low and mid-rise), and Higher Education.
 - The Roadmap will be updated approximately every 2 – 3 years to account for policy, market, and technological developments, and to analyze additional building typologies. The Roadmap is intended to:
 - Provide cutting-edge research related to building decarbonization
 - Send market signals to the real estate, finance, manufacturing, and construction sectors
 - Spur economic development and the creation of quality clean energy jobs; and raise awareness of the benefits to deep decarbonization, such as: Energy savings; Health & safety, comfort, and productivity; Resilience; and Provide guidance for other state agencies and local governments.
 - **New Construction - Buildings of Excellence Competition:** The Buildings of Excellence competition began in 2019 and provides up to \$40 million in monetary awards to visionary architects and developers that design and construct low or zero carbon emitting multifamily buildings. The competition is meant to recognize and encourage best practices for sustainable buildings.¹⁸

¹⁶ Nadel, S. 2020. Programs to Electrify Space Heating in Homes and Buildings. Washington, DC: American Council for an Energy-Efficient Economy. June 2020.

https://www.aceee.org/sites/default/files/pdfs/programs_to_electrify_space_heating_brief_final_6-23-20.pdf.

¹⁷ New York State Energy Research and Development Authority, Program: Carbon Neutral Buildings,

<https://www.nyserderda.ny.gov/All-Programs/Programs/Carbon-Neutral-Buildings>

¹⁸ New York State Energy Research and Development Authority, Program: Buildings of Excellence,

<https://www.nyserderda.ny.gov/all-programs/programs/multifamily-buildings-of-excellence>

Washington

- **Building Standards – First Statewide Commercial Buildings Performance Standard:** In December 2020, Washington finalized the rules to implement its first-in-the-nation Commercial Clean Buildings Performance Standard, which the state enacted in 2019 legislation. The rules set a state target 15% below the 2009 to 2018 energy use average of commercial buildings larger than 50,000 square feet.¹⁹

¹⁹ Washington State Department of Commerce. "Clean Buildings Standards." N.d. Accessed August 31, 2021. <https://www.commerce.wa.gov/growing-the-economy/energy/buildings/clean-buildings-standards/>.

**SB0414 Climate Solutions NOW : introduced by Sen Pinsky
Passed Senate on March 12. Passed House with Substantial Amendments
a month later - FAILED Due to Lack of Agreement between Senate And
House Leaders**

April 1 'They Almost Guttled the Bill,' Pinsky Says as House Panel Amends
Climate Legislation

April 9 - Md lawmakers make deep cuts to key climate bill with end of
legislative session looming

4-10-21 House of Delegates Passes Climate Change Response Bill

4-13-21 Climate Bill Dies as House and Senate Fail to Compromise

4/15/21 Opinion: The House Is Listening to the Wrong People for Climate
Solutions

4/20/21 House-Senate Divisions Killed Climate Bill But It Should Have a
Second Life in 2022

SB 404 Climate Solutions Now, Sen Pinsky (2021 MD Legislature)

<https://mgaleg.maryland.gov/mgawebwebsite/Legislation/Details/sb0414?ys=2021RS>

SB414 Fiscal and Policy Note - https://mgaleg.maryland.gov/2021RS/fnotes/bil_0004/sb0414.pdf

(3) requires the Maryland Department of Labor (MDL) to adopt new energy conservation requirements for buildings and expands and alters the applicability of "high-performance building" standards;

(3) requires the Maryland Department of Labor (MDL) to adopt new energy conservation requirements for buildings and expands and alters the applicability of "high-performance building" standards;

Bill Text - from summary on pages 2 and 3 of SB414

<https://mgaleg.maryland.gov/2021RS/bills/sb/sb0414T.pdf>

; requiring certain reports of the Maryland Commission on Climate Change to
24 include a certain analysis in certain years; requiring the Maryland Department of
25 Labor to adopt regulations establishing certain energy conservation requirements
26 for certain buildings on or before a certain date; specifying the energy use reductions
27 that certain regulations must require certain buildings to achieve; establishing
28 certain exceptions to certain energy conservation requirements; requiring the
29 Maryland Department of Labor to adopt regulations requiring certain buildings to
30 be solar-ready on or before a certain date; allowing certain regulations to authorize
31 a local jurisdiction to waive certain solar-ready requirements under certain
32 circumstances; authorizing a local jurisdiction to adopt certain energy conservation

33 and solar energy requirements that are more stringent than certain requirements
34 established by the Maryland Department of Labor; requiring certain buildings to be
35 renovated to achieve certain energy use reductions under certain circumstances;
36 authorizing a local jurisdiction to waive certain renovation requirements under
37 certain circumstances; requiring the Maryland Department of Labor to adopt certain
38 regulations relating to building renovations on or before a certain date; requiring the
39 Maryland Department of Labor to adopt regulations directing local jurisdictions to
40 require certain energy life cycle cost estimates for certain buildings on or before a
41 certain date; establishing a certain exemption from certain life cycle analysis
42 requirements; requiring certain regulations to require certain energy models to
43 evaluate life cycle costs for certain options; requiring the consideration of certain
44 costs when calculating certain life cycle costs; requiring certain life cycle cost
estimates to be made available to the Maryland Department of Labor and taken into
46 consideration when the State revises the Maryland Building Performance Standards
47 or the Energy Code; requiring the Public Service Commission to require each electric
SENATE BILL 414 3

1 company to procure or provide certain energy efficiency and conservation programs
2 and services to its electricity customers on a certain savings trajectory for the
3 duration of certain program cycles; altering the definition of "high performance
4 building" for purposes of certain provisions of law; applying certain requirements
5 regarding high performance buildings to capital projects for which at least a certain
6 percentage of the project costs are funded with State funds; repealing a requirement
7 that the Maryland Green Building Council develop certain guidelines for new public
8 school buildings; requiring the Maryland Green Building Council to ensure that
9 certain buildings, schools, and community colleges meet certain high performance
10 building requirements and to develop guidelines for evaluating the energy balance
11 and achieving a certain energy balance in certain buildings;

Sayers, Margery

From: Betsy Singer <betsysing@gmail.com>
Sent: Sunday, October 31, 2021 9:36 PM
To: CouncilMail
Subject: CB71-2021 Support with amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I strongly urge Council Members to support CB71-2021, the adoption of several 2021 international construction standards and specifically, the International Energy Conservation Code, for the new Howard County Building Code. However, I **also request the consideration and passage of an additional provision to require new construction for residential buildings to be all-electric.** A deeper discussion may not be possible at the next legislative session on Monday, Nov. 1. Renewal of the Act may need to be extended. The promotion of smart electrification needs to be resolved in favor of using green and clean energy instead of dirty and dangerous fossil fuels such as gas.

All-electric new construction is cost-effective. MDE worked with an energy consulting firm to produce a [Building Energy Transition Plan](#) and found that all-electric new buildings typically have the lowest construction and operating costs, especially in single-family homes.

My family lives in an all-electric home built in Columbia in 1989. We purchase our electricity through BGE and the source of that electricity is 100% wind with AEP energy provider. We don't have to worry about gas line leaks and explosions and the indoor air quality provides a healthy environment.

All-electric buildings are a necessary and healthy step to reduce carbon emissions. We must move quickly and that is why I urge you to support building electrification the Howard County Code, starting with new construction.

Betsy Singer
6180 Devon Dr.
Columbia, MD 21044
410-730-7740
443-812-2525 cell

Sayers, Margery

From: Star <larelle614@gmail.com>
Sent: Sunday, October 31, 2021 9:03 PM
To: Rigby, Christiana; Jones, Opel
Cc: CouncilMail
Subject: Oppose CB71-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members,

Please **oppose** CB71-2021 which plans to electrify all new houses by 2022. In Maryland heat pumps are a very costly source to heat home in the winters with the temperature often going below freezing when heat pumps are less effective and very expensive to use compared to natural gas. Also, when looking for our current house in Columbia it was important for our next home to have gas since it is better for cooking. Another reason we love gas is our natural gas fireplace which is a lovely convenience on a cold winter night. Lastly, if the electricity were to go out similar to Texas we could still heat our house, heat our water, and cook since we have the ability to use our natural gas.

These are several personal reasons on why I believe we should oppose CB71-2021.

Thanks so much for listening to my concerns and hope you oppose CB71-2021.

Sincerely,
Star Bogenschutz
10512 Justice Place
Columbia, MD 21046

Sayers, Margery

From: Sarah Anderson <sanderson1173@gmail.com>
Sent: Sunday, October 31, 2021 8:13 PM
To: CouncilMail
Subject: Opposition to Amendment of CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear County Council,

This is a note to express opposition to Liz Walsh's proposed Amendment 1 to CB 71. This audacious and presumptive amendment was added at the last minute. Public hearings have already taken place so there's no time for additional input or testimony from the public, since as you are aware, the vote is scheduled for Monday, November 1st at 7pm.

A change to Howard Co's potential housing infrastructure should not be made in the dark, at the last minute, without public notice or hearings. Residents should have time to evaluate a change like this and have a say in types of widely-available, conventional fuels/energies they use in their homes. There are many people that specifically set out to find homes WITH gas for cooking and heating reasons. A lot of people seek gas because it is a reliable fuel source when the grid goes down: they can still cook, have hot water, fuel a generator and more. I personally sought out homes with gas when choosing where to live. Whatever your thoughts are on all-electric homes, pro or con, it is imperative that this conversation occur in a transparent manner, with opportunity for testimony and input from Howard residents who will ultimately be the ones impacted by this change.

A change this drastic in nature should not be made as a hasty edit to a bill after public hearing has already taken place. It's inappropriate to not allow for testimony on such a big proposed change and sets a slippery precedent for the future.

I urge you to reject this amendment, and any other non-transparent changes to legislation already being heard in the public arena. Thank you for taking the time to read and consider this.

Sincerely,

Sarah Anderson
REALTOR, GREEN, CMRS
443.668.1173 (c)
www.SarahAnderson.realtor

2021-2022 President, HoCo Assoc of Realtors
2018, MD REALTORs President's Award Recipient
MD Real Estate Network
240.456.0016 (o)

Sayers, Margery

From: Tim Burkard <tim@burkardhomes.com>
Sent: Sunday, October 31, 2021 7:34 PM
To: CouncilMail
Subject: Amendment CB 71-21

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am writing in STRONG opposition to the Amendment requiring all residential buildings to be all electric. Something of this magnitude should not be included as an amendment to an adoption of a building code - it should obviously be included as part of the building code if it is to be enacted. While we continue to work towards a more energy efficient house as an industry, it is not part of the 2021 code. At this point, an all electric house is not very practical, cost effective, or consumer friendly. The cost of gas cooking and heating is significantly less than that of electricity. This would add significant costs to the home heating bill for consumers, but it impacts lower and middle income families the most. It is effectively a regressive tax and somewhat discriminatory against those with lower and middle income and makes housing affordability even worse than it already is. Also, the consumers do not want an all electric house at this point. They prefer natural gas cooking and natural gas heat even if the costs were the same. This continued haphazard legislation of our residential housing continues to worsen the affordable housing crisis in our county. Finally, it is not very fair to only require this of new homes. After all, with less than 2000 new homes produced each year in the county, this would have a negligible effect on the total residential usage of natural gas. If this is to be considered, it seems like it should be given a proper review and not just a last minute amendment outside the actual building code adoption. This effectively rewrites the building code without any review. Thank you for your consideration.

Tim Burkard

Sayers, Margery

From: Shari Glenn <shariglenn1@gmail.com>
Sent: Sunday, October 31, 2021 7:22 PM
To: CouncilMail
Subject: Amendment to CB71 - Monday 1 Nov vote

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I strongly urge the council members to support CB71-2021, the adoption of several 2021 international construction standards and specifically the International Energy Conservation Code to comprise the new Howard County Building Code. I also request the consideration and passage of an additional provision to require new construction for residential buildings to be all-electric.

Our country cannot achieve serious fossil-fuel reductions if we permit new construction of residential housing that uses fossil fuels for heating and cooking. At the very same time, electric power, here and elsewhere, can move toward "greener sourcing." It's all part of a process, and it should start with deliberate and directed electrification.

Indeed, all-electric buildings are a necessary step in reducing carbon emissions to avoid the worst impacts of the ongoing climate crisis

We should move smartly and quickly, and that is why I urge you to support building electrification, starting with any new residential construction. Moving "quickly," however, may still entail having a fuller discussion on CB71-2021. Such deeper discussion may not be possible at your next legislative session on Monday, 1 November. To do this, the renewal of the Act may need to be extended (01/17/22 if extended; or 02/21/22 if extended twice). But the issue of promoting smart electrification needs to be resolved in favor of smart and green energy.

**Respectfully,
Shari Glenn
8313 Whitebark Ct
Ellicott City, MD 21043**

Sayers, Margery

From: LISA MARKOVITZ <lmarkovitz@comcast.net>
Sent: Sunday, October 31, 2021 7:05 PM
To: CouncilMail
Subject: CB71 "Substantive" amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am hearing and seeing a lot of questions about the "electric only" amendment to CB71. Some love it, some do not. I think whatever viewpoint one has, it does seem this is a substantive amendment, that warrants another public hearing.

Thank you,
Lisa Markovitz

Sayers, Margery

From: Eileen.Robbins <eileen.robbins@longandfoster.com>
Sent: Sunday, October 31, 2021 4:19 PM
To: CouncilMail; Ball, Calvin
Subject: No to Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Sir & Madam:

All electric new homes would be a detriment for many & this amendment is being offered on a bill where the public hearing has already occurred. There would be no opportunity for testimony, and it's unlikely that most County residents know that this is on the table.

Regardless of any thoughts on all-electric homes, pro or con, it is important that this debate take place in a transparent manner, with opportunity for testimony from Howard residents who will ultimately be the ones impacted by this change.

This should not be happening in a rushed and non transparent manner when so many residents would be affected by this.

Sincerely,
Eileen Robbins

Eileen Robbins

Realtor

☎ 410.715.7093

☎ 443.803.8988

✉ eileen.robbins@longandfoster.com

🌐 eileenrobbins.com



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Sayers, Margery

From: IAN SHAW <IAN.SHAW@Longandfoster.com>
Sent: Sunday, October 31, 2021 3:22 PM
To: CouncilMail
Subject: Opposition to Amendment 1 to CB 71.

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Honorable Council Members, I am writing to OPPOSE Amendment 1 to CB 71 - Requiring All Homes to be Electric. This was added at the last minute, is not practical and does not meet the wants or needs of many buyers of residential real estate in our County. The current situation is working fine, the market will drive consumer choices and they should be afforded the opportunity to make those choices.

1. As the demand on the electric grid becomes more intense due to electric cars and other electric items over loading an already outdated grid system makes little sense.
2. A diversified energy plan needs to be part of the practical solution. Natural Gas is both clean, safe and efficient and should continue to be part of the solution for heating and cooking in today's modern homes.
3. Again, the market and consumer choice has been driving people away from inefficient and less clean alternatives and government intervention is NOT NEEDED at this time.
4. Allow the consumer to decide what works best for their situation, Today's consumers are very savvy and are requesting more energy efficiency at every level and no mandate is needed to achieve further progress at this time.

Thanks in advance for Considering these Points and Your Vote of NO on this Bill with the Amendment 1.

Thank you, for your service and consideration
Ian Shaw

Ian Shaw, Graduate of the Realtor Institute, GRI - Associate Broker - Council of Residential Specialist, CRS
Long and Foster Real Estate, Inc.
10805 Hickory Ridge Road, Columbia, Maryland 21044
Office: 410-715-2025
Fax: 410-379-6239
Direct Mobile: 410-952-9746
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Sayers, Margery

From: Christine Sheeler <ctsheeler@gmail.com>
Sent: Sunday, October 31, 2021 2:33 PM
To: CouncilMail; Ball, Calvin
Subject: I oppose Amendment 1 to CB 71.

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Sirs and Madams:

I oppose Amendment 1 to CB 71. A change like this should NOT be made through a last minute amendment to a bill after the public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents know this is being considered.

As a homeowner, I would never purchase a house without gas heat and gas cooking. Please ask for public comment before making decisions that will impact the Howard County for year to come.
Sincerely, Christine Sheeler

Sayers, Margery

From: Cheryl Arney <cherylarney@gmail.com>
Sent: Sunday, October 31, 2021 2:17 PM
To: CouncilMail
Cc: Cheryl Arney
Subject: Please require all new construction of residential buildings be all electric

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Members of the Howard County Council,

I'm writing to ask you to support CB71-2021, a routine approval of national building codes updated to the 2021 version, WITH AMENDMENT 1, WHICH REQUIRES A LL NEW RESIDENTIAL CONSTRUCTION AFTER A CERTAIN DATE BE ALL ELECTRIC.

We can no longer postpone reducing greenhouse gas emissions; the time to act is now. When I bought my home in Howard County, natural gas was not available. It is not an extreme measure to TRANSITION our County back to "pre-natural-gas" days.

If there is not enough time for a full discussion of this Amendment 1 before a vote on Monday, November 1, I suggest the vote be postponed until such an important policy discussion may be held.

Thank you.

Cheryl Arney
4361 Wild Filly Ct.
Ellicott City MD 21042
410-480-9609
cherylarney@gmail.com

Sayers, Margery

From: Janette McAnallen <Janette.McAnallen@Inf.com>
Sent: Sunday, October 31, 2021 12:38 PM
To: CouncilMail
Subject: I OPPOSE AMENDMENT 1 to CB 71. PLEASE READ ON!!!

Importance: High

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

BACKGROUND:

- HCAR learned late Friday that Council Member Walsh had filed an amendment to an existing building code bill which would require new homes constructed after Nov 2022 to be all-electric (no gas cooking, heating, etc.).
- There are several cities in California which have made this change to their local codes, citing environmental benefits. However, those proposals have been stand-alone measures which proceeded through the normal legislative process with ample discussion and feedback.
- By contrast, this amendment is being offered on a bill where the public hearing has already occurred. There would be no opportunity for testimony, and it's unlikely that most County residents know that this is on the table.
- Regardless of any thoughts on all-electric homes, pro or con, it is important that this debate take place in a transparent manner, with opportunity for testimony from Howard residents who will ultimately be the ones impacted by this change.

MY KEY POINTS:

- * I oppose Amendment 1 to CB 71.
- * An overarching change such as this should NOT be made through a LAST MINUTE AMENDMENT to a bill AFTER the PUBLIC HEARING took place
- * HOMEOWNERS (Current and Future) SHOULD HAVE TIME TO EVALUATE this proposal and provide feedback and testimony
- * I believe it's HIGHLY UNLIKELY that MOST COUNTY RESIDENTS have any idea that such a proposal is being considered.
- * MANY of my CLIENTS SPECIFICALLY ask for GAS HEATING and GAS APPLIANCES. In fact, the MAJORITY do. Personally, I feel similarly.

Slipping in an Amendment such as this that has both broad impact and for which many people are passionate is NOT how we would expect our Council Members to best represent us.

I hope you RECONSIDER this UNPROFESSIONAL Strategy. Don't do it JUST BECAUSE YOU CAN.

Janette McAnallen, REALTOR®, Licensed in Maryland

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Mobile Phone: 443-980-0703

www.LongandFoster.com/JanetteMcAnallen

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Sayers, Margery

From: SUSAN SMITH (Columbia) <SUSAN.SMITH@Longandfoster.com>
Sent: Sunday, October 31, 2021 11:02 AM
To: CouncilMail; Ball, Calvin
Subject: Amendment 1 to County Building Code CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

County Council Members & Calvin Ball,

I would like to express my opposition to Amendment 1 to CB 71. A change like this should not be made through a last-minute amendment to a bill after the public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents know this is being considered.

Thank you for your consideration of this matter.

Susan

Susan L. Smith, Agent
Long & Foster Realtors
410-730-3456 (Office)
443-413-8167 (Cell)
410-730-7186 (Office Fax)
410-715-7388 (Voice Mail)

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Sayers, Margery

From: Joseph Bird <joe@ericpakulla.com>
Sent: Sunday, October 31, 2021 8:48 AM
To: CouncilMail; Ball, Calvin
Subject: Opposition to Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am in strong opposition to this bill. Not only is it counterproductive, but its' introduction at the 11th hour is infuriating. This type of broad sweeping action should be deliberated, investigated and researched; not thrown in less than a week before voting. It's a travesty to our political system. There has been no research on how homeowners will respond, no input from your constituents and no input from local businesses. Who do you represent? Additionally, natural gas is better for our environment than electricity. Electricity is not sourced as cleanly as you want to promote. Natural gas is also far more efficient. Your decision is ultimately worse for the environment and will cost homeowners more money. Why would you make a decision for your constituents that will cost them more money? Also, gas cooking is a luxury many homeowners want. You are making decisions which will further the lead of people existing the county. I strongly encourage you to reconsider and be more transparent to those you supposedly represent.

Joseph S Bird

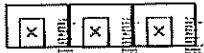
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Sayers, Margery

From: Mary <fisherprofessional1@gmail.com>
Sent: Sunday, October 31, 2021 7:17 AM
To: CouncilMail
Subject: Opposal to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good Morning,

I recieved notification of your last minute amendment to CB71

As one of your constituents (I voted for you!!) I am appalled and disappointed that you are doing things like this after running on a campaign of transparency.

No matter how you feel- it's not fair to sneak last minute amendments in. I live and work in your district. I'm in Real Estate and my Husband is a contractor. This affects our livelihood and we deserve to have a voice. We pay taxes and work hard. We send our kids to Howard County School.

I'm as entrenched in the community as you are. While I supported your campaign- I am now regretful as it looks like you're exactly the same as those you railed against. I implore to please reconsider your actions- and allow us residents to have a voice.

Sincerely,

--

Mary Fisher

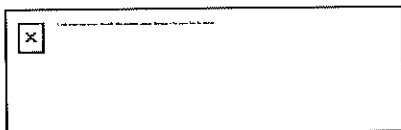
Keller Williams Integrity
3290 N. Ridge Road, #150
Ellicott City, MD 21043

Cell 443-803-9355 Office 443-574-1600

Licensed in Maryland and Pennsylvania
Notary Public for the State of Maryland

Website: <https://maryfisher.kw.com/>

Download my app at: <https://www.kw.com/download/KW2CYUTMF>



Sayers, Margery

From: JAN MANDART <JAN.MANDART@Longandfoster.com>
Sent: Saturday, October 30, 2021 9:55 PM
To: CouncilMail
Subject: Amendment 1 to CB 71.

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I oppose this amendment. A change like this should NOT be made through a last-minute amendment to a bill after the public hearing took place
Thanks for your consideration,
jan

jan mandart, ABR, PSA
realtor
long and foster real estate, inc.
10805 hickory ridge road
columbia, maryland 21044
O 410 730 3456
C 240 460 4114
www.janmandart.com

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Sayers, Margery

From: Sharyn Doyle <sdoyle@godouglasrealty.com>
Sent: Saturday, October 30, 2021 8:29 PM
To: Sharyn Doyle
Subject: HoCo Council Bill 71 i

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Council Member Walsh had filed an amendment to an existing building code bill which would require new homes constructed after Nov 2022 to be all-electric (IE no gas cooking, heating, etc).

There are several cities in California which have made this change to their local codes, citing environmental benefits. However, those proposals have been stand alone measures which proceeded through the normal legislative process with ample discussion and feedback.

By contrast, this amendment is being offered on a bill where the public hearing has already occurred. There would be no opportunity for testimony, and it's unlikely that most County residents know that this is on the table.

Regardless of any thoughts on all-electric homes, pro or con, it is important that this debate take place in a transparent manner, with opportunity for testimony from Howard residents who will ultimately be the ones impacted by this change.

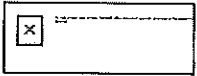
HoCo Council Bill 71 is an adoption of the 2021 National Building Code Standards. Ordinarily building codes are more or less a rubber stamp pass, with appropriate comments from stakeholders taken into account but otherwise fairly low on the controversy scale.

This bill was slated for a vote Monday evening, after having already had its appropriate public comment period. Council Member Walsh is bypassing the procedure and thus tacking on an amendment AFTER the due process has been served. This is an egregious breach of protocol and flies in the face of the established rules of procedure of the Council.

As a realtor servicing Howard County, this is very disappointing. Is this what your new legislative Council is to be known for???

--

Sharyn Doyle, SPHR, SHRM-SCP, HOC, MRP, C2EX, Notary,
[410-788-2338](tel:410-788-2338) (office)
[443-990-4663](tel:443-990-4663) (cell/text)
www.dreamhomesbysharyn.com



Governing Board

Your Referrals are the greatest compliment! Thank you!

Sharyn Doyle, Realtor 443-990-Home
Douglas Realty, LLC
8221 Ritchie Hwy Ste 101
Pasadena MD 21122
Office: (410) 255-3690
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Sayers, Margery

From: JAN DECKERT <JAN.DECKERT@Longandfoster.com>
Sent: Saturday, October 30, 2021 5:46 PM
To: CouncilMail
Subject: Oppose Amendment 1 to to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I oppose Amendment 1 to CB 71.

- * A change like this should NOT be made through a last-minute amendment to a bill after the public hearing took place
- * Homebuyers should have time to evaluate this proposal and provide feedback and testimony
- * It is unlikely that most county residents know this is being considered

Jan Deckert

Jan Deckert, Associate Broker
Long and Foster Real Estate Inc.
443-463-6005/mobile
410-715-2723/office

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Sayers, Margery

From: LAURA GLICK <LAURA.GLICK@Longandfoster.com>
Sent: Saturday, October 30, 2021 5:25 PM
To: CouncilMail; Ball, Calvin
Subject: CB 71-ammendment 1 opposition

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Executive Ball and Council,

The recent proposal of CB71 (amendment 1) which was added to the bill AFTER the public hearing needs more time for evaluation from consumers and those in the real estate community. This is a significant change that will require a more thorough exploration and input from homebuyers and the like. Due to the haste with which this amendment was put forward, it's likely that many of our neighbors do not even know about the change or understand the impact of such a change. Many consumers I have worked with over the last 20+ years in real estate will not consider properties that are fueled exclusively by electricity.

Until this can be put forward in a public forum with opportunity for testimony and feedback from the community, I remain opposed to this amendment.

Sincerely,

Laura Glick

Laura Glick, Maryland REALTOR(R)/Certified Negotiator

301-996-7646

www.lauraglick.com

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Sayers, Margery

From: Steve Miller <steve@scottomiller.com>
Sent: Saturday, October 30, 2021 4:48 PM
To: Ball, Calvin; CouncilMail
Subject: CB71 Amendment 1

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good afternoon County Executive Ball and Members of the County Council:

I write this not in my official capacity as the 2022 Chair of the HCAR Legislative Committee but as a Realtor and concerned citizen.

It has come to my attention that an amendment to the proposed CB71 was filed at the last minute, after the timeline for public comment has passed.

Putting aside content of the amendment, this is a serious breach of protocol and procedure. The precedent, should this be allowed to move forward, entirely removes and thus negates the right of the public to participate in the legislative process.

All bills must have their time to be heard, discussed, debated, and amended accordingly, but in the open.

Tacking on an amendment at the 11th hour is thus not only inappropriate but insulting to the very citizens who the legislation would affect. Given the timing of the addition of this amendment it is highly unlikely the citizens of Howard County have been made aware of this change. On that point alone it must be rejected.

Far as the content of the proposed amendment:

As a Realtor, I am keenly aware of the desires and wants of my clients when searching for their homes. Gas heating and cooking is a highly desirable amenity in new homes, and expected in most new construction. In resale the presence of gas is an overall advantage for all parties. Furthermore: the first LEED certified housing community in Howard County-- Oxford Square-- is equipped entirely with gas heating and cooking. If LEED certification can be achieved using natural gas, then the supposed merits of this amendment are without grounds.

Personally, when looking for a home for my family we did not even consider homes where natural gas was not present.

I urge you to reject this amendment and any further attempts to backdoor changes to legislation already heard in the public sphere.

Sincerely,

Steve Miller

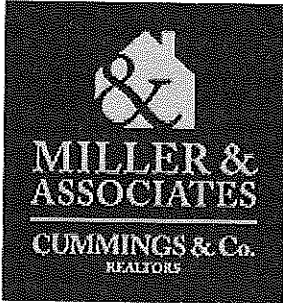
Steve Miller
Licensed Realtor & Salesperson

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Sayers, Margery

From: andy frgmd.com <andy@frgmd.com>
Sent: Saturday, October 30, 2021 3:48 PM
To: CouncilMail
Subject: Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please let me start that I am adamantly opposed to **Amendment 1 to CB 71**

A change in the Building Code of this magnitude cannot be allowed as a last-minute attachment to a bill after the public hearing has taken place. This can only be considered after the citizens and home buyers have time to review and evaluate this proposal.

I just completed building my home in Highland. I have a 97% efficient heating system which is combination gas and electric along with gas stove in my home which provides a smaller carbon footprint than an all-electric home. It is obvious that Councilwoman Liz Walsh has done no research on the advantage of an all-electric home because there are none. Current electric production produces a larger carbon footprint than homes using gas to heat and cook and there is no cost advantage to the end user.

When did it become local governments decision to mandate its citizens purchasing new homes on how to heat their home and cook their meals? Last but not the least many of the taxpayers in Howard County are not even aware of this last-minute attachment to the bill. Whose interest is Councilwoman Walsh representing.

Where is the transparency in government that we expect in Howard County?

Andy Bowen
Highland, MD

Sayers, Margery

From: becki gershman <beckigershman@yahoo.com>
Sent: Saturday, October 30, 2021 3:31 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Amendment 1 to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am opposed to the above amendment on the basis that the public hasn't the issue awareness or weighed in on the matter, and it was just tacked onto a piece of Proposed County legislation at the last minute.

Gas heating and cooking has always been considered a plus in our market area, and all-electric has inherent major issues with climate change, outages, etc. Potential hardships for our County residents cannot be underestimated, and it's important to consider the demographics of our population, whether they be older, less financially sound, etc

Please do NOT pass this amendment. Thanks

Becki Gershman, GRI,SRES
Long and Foster Real Estate Inc
10805 Hickory Ridge Rd
Columbia MD 21044
410.730.3456 (Ofc)
410.913.8345 (cell)
beckigershman@yahoo.com

Sent from my iPhone

Sayers, Margery

From: NELLIE ARRINGTON <NELLIE.ARRINGTON@Longandfoster.com>
Sent: Saturday, October 30, 2021 2:36 PM
To: CouncilMail
Cc: Ball, Calvin; Leonardo McClarty; jessica@hcar.org; SUZI PADGETT
Subject: CB71, Amendment 1 OPPOSED

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To the Members of the Howard County Council, and County Executive Calvin Ball;

I strongly oppose the last minute inclusion of this amendment to the proposed County Building Code, scheduled for a vote on Monday, November 1, 2021, without any opportunity for public hearing or input. My opposition is on two points -- the substance, and the procedure.

Substance -- To require all residences built after November 2022 to have exclusively electric power is an odious imposition that overreaches acceptable government boundaries. As a Realtor, I have had many clients specify that they want natural gas heating systems and cooking appliances. For those who request gas heating, the preference is for the quality of the indoor comfort. For those who request gas cooking, it is because of their culinary preferences, or because their ethnic food preparation depends on the temperature controls offered by the gas flame. I have had many clients who will not purchase a house that does not have gas cooking because their ethnic heritage and traditions depend on it.

Procedure -- I understand this amendment was proposed AFTER the public hearing on Council Bill 71 was conducted, with no opportunity for public awareness or testimony prior to the November 1 vote on the adoption of the County Building Code (a measure which has been in the legislative process for some time). This is the most egregious example of overstepping the bounds of public trust I have ever witnessed in Howard County. I am comfortable saying that no voter ever gives a mandate to any elected public SERVANT to make broadbrush legislative edicts in an apparent power grab born of self-aggrandizement. To adopt this amendment without public input subverts the democracy the undergirds the process. The precedent thus set would sabotage the intent of the Howard County Charter.

Any Council Member who proposes or supports this -- either in substance or procedure -- should never be returned to office by their constituents.

Nellie Arrington
9384 Parsley Drive
Ellicott City, MD 21042

Nellie Arrington, CRS
Associate Broker
Long & Foster REALTORS

410-715-2703 direct or Nellie@MarylandHouse.com
www.MarylandHouse.com www.HouseinMaryland.com

10805 Hickory Ridge Road, Columbia, MD 21044

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Sayers, Margery

From: Alan Grubb <alan@4uhome.com>
Sent: Saturday, October 30, 2021 2:35 PM
To: CouncilMail; Ball, Calvin
Subject: Stop this madness

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I would like to start out by saying I oppose Amendment 1 to County Building Code (CB 71) which would require new construction to be all-electric by Nov 2022.

Council Member Walsh sneaking a last-minute amendment of this magnitude into a bill after public input on the bill has already concluded is not only sneaky but downright scandalous.

Homebuyers should have time to evaluate this proposal and provide feedback and testimony

I would think that other county residents, like me, are getting a little tired of the government regulating and telling us how to live our lives.

Just for the record, I do believe that there is a climate change issue, but for someone to take it on themselves and dictate that I can't cook my food with open flame or have a cookout without even asking whether that would be a problem, is not right.



Alan Grubb

Create your own email signature



Sayers, Margery

From: Ryan Breeden <rbreeden1@gmail.com>
Sent: Saturday, October 30, 2021 2:10 PM
To: CouncilMail
Subject: I oppose Amendment 1 to CB 71.

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council members,

I oppose this amendment (Amendment 1 to CB 71) and something like this should **NOT** be slipped into a bill at the last minute as it does not allow for public input on the issue. This seems like a shady way to run the government and is not transparent as you never brought it up before the public hearing was held. It is very unlikely that most residents know about this issue being considered and it must be publicly debated before you slip it into a bill at the last minute.

I'm a local Realtor and can tell you that buyers prefer houses with gas cooking, tankless gas hot water heaters (that are much more efficient and use much less energy) and gas heat. Many of my buyers won't even look at a house that does not have gas run to it.

Sincerely,
Ryan Breeden

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2016 - Long & Foster Top Individual Producer of the Year!

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2006 - 2012 several other awards

2005 - Long & Foster Rookie of the Year

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443-896-6081 - Cell
410-715-2778 - Office

Sayers, Margery

From: Gerald Axtell <gerald@LongandFoster.com>
Sent: Saturday, October 30, 2021 2:05 PM
To: CouncilMail; Ball, Calvin
Subject: Opposing Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Councilman Ball,
As a Real Estate agent and resident in Howard County. I oppose Amendment 1 to CB 71.

I have many clients that will list gas range as one of their core requirements in home rental and purchase options. I've found that there is very limited home inventory in Howard County.

As recently as Spring of 2020, I closed new home with a homebuyer in Anne Arundel County and one of the key features they were looking for was gas appliances. The new home that purchase in AA county had a gas range.

Finally, it is critical that the residents get the option to review this amendment and understand this change before it is ratified. This last minute change after the public hearing is an unfair shift to in the legislation.

I appreciate your attention to this change. Have a great weekend and please make another appearance at the Longfellow 4th of July parade in 2022!!

Thanks,

Gerald D. Axtell
Long & Foster Real Estate, Inc. - The Cummins Team
10805 Hickory Ridge Rd, Columbia, MD 21044
Office: 410-715-7095 Cell: 410-458-0816
<https://www.longandfoster.com/geraldaxtell>
gerald@lnf.com

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Sayers, Margery

From: Michael Bridges <mb2michael@gmail.com>
Sent: Sunday, October 31, 2021 3:03 AM
To: CouncilMail
Subject: CB 71 item 1

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I oppose 1 (CB 71)

Sayers, Margery

From: BARBARA SEELY <barb@Inf.com>
Sent: Saturday, October 30, 2021 1:48 PM
To: CouncilMail
Subject: CB-71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good Afternoon:

I strongly oppose this amendment to the above referenced legislation for the following reasons:

- * You oppose Amendment 1 to CB 71.
- * A change like this should NOT be made through a last-minute amendment to a bill after the public hearing took place
- * Homebuyers should have time to evaluate this proposal and provide feedback and testimony
- * It is unlikely that most county residents know this is being considered
- * Gas heating and cooking has always been the preference of homebuyers and to take that choice away from them without significant input seems irresponsible
- * This is a decision that should be made with input from all stakeholders, not a unilateral decision by politicians when many people don't know about the change

I respectfully ask that this amendment be postponed until further meetings and input can be given by the general population.

Thank you

Barb Seely

Barbara N. Seely, CRS, GRI, ABR, Realtor
Long and Foster Realtors
10805 Hickory Ridge Road
Columbia, MD 21044
410-715-7393 direct
443-691-2985 cell
410-730-3456 of

barb@Inf.com email
barbseely.inf.com website

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Sayers, Margery

From: Rob Bowersox <rbowersox@keystonecustomhome.com>
Sent: Friday, October 29, 2021 3:52 PM
To: CouncilMail
Subject: opposition to bill CB71-21

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To whom it may concern,

I am writing in strong opposition to this bill. The bill requiring all homes to run on electricity and not propane or natural gas does not take into account the currently available technology and climate in this area. Heat from a heat pump or geothermal source only blows out of the vents at 70-90 degrees, reducing the ability for the home to stay warm and requiring MORE carbon fuels to be burned to produce electricity through our already strained grid system. On a cold MD day below 30 degrees, getting a home to even 65 degrees will be virtually impossible- making elderly people uncomfortable and forcing dangerous electric blankets and plug-in heaters. Anyone with any knowledge of home heating would know that heat pumps are terribly inefficient, and every home that has a heat pump or geothermal system is undesirable due to the poor performance. This will result in low property values, lower tax revenue, and Howard County losing its desirability with new home construction. Additionally, once buyers find out the electric heat does not work, they will convert to propane without permits, which is a safety concern.

I am a supporter of the Green initiatives and if you really want to save energy, requiring 16 SEER or higher HVAC systems and ARGON gas windows will be more beneficial- but don't regulate how we cook food, heat our homes and run fireplaces. That's a little too far. There is plenty of room to raise property taxes on homes assessed over \$800k in the county.

Rob Bowersox

Sayers, Margery

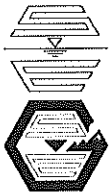
From: Paul Sill <paul@sillengineering.com>
Sent: Friday, October 29, 2021 2:41 PM
To: CouncilMail
Cc: Walsh, Elizabeth; Jones, Opel; Rigby, Christiana; Jung, Deb; Yungmann, David
Subject: CB 71-21 amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Councilmembers,

I just heard that this bill has been amended to require all residential vehicles be converted to electric by November 2022: ONE YEAR, and will be voted on in THREE DAYS. This is the most impractical law I have ever seen proposed and should have Ms. Walsh recalled from her seat for mental instability. Even if I supported the thought of all electric vehicles, how in the world would that switch ever be made in ONE YEAR? Not to mention the cost! Ms. Walsh has shown over her tenure on the Council a lack of sound judgement in making Howard County a better place to live and I plan to heavily support any individual that runs against her in the next election. I implore the other council members to soundly reject this amendment and prove that Howard County isn't an insane asylum.
A citizen for common sense,

Paul M. Sill, PE, LEED AP



SILL ENGINEERING GROUP, LLC
SEG LAND SURVEYING, LLC
16005 Frederick Road, 2nd Floor
Woodbine, MD 21797 | Cell: 443-878-4314
Office: 443-325-5076 ext. 102 | Fax: 410-696-2022
Website: www.sillengineering.com

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Sayers, Margery

From: paul.baicich <paul.baicich@verizon.net>
Sent: Friday, October 29, 2021 11:27 AM
To: CouncilMail
Subject: CB71-2021 and electrification
Attachments: HowardCounty5ss.jpg

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear County Council Member,

We at Our Revolution Howard County strongly urge the council members to support CB71-2021, the adoption of several 2021 international construction standards and specifically the International Energy Conservation Code to comprise the new Howard County Building Code. We also request the consideration and passage of an additional provision to require new construction for residential buildings to be all-electric.

Our country cannot achieve serious fossil-fuel reductions if we permit new construction of residential housing that uses fossil fuels for heating and cooking. At the very same time, electric power, here and elsewhere, can move toward "greener sourcing." It's all part of a process, and it should start with deliberate and directed electrification.

Indeed, all-electric buildings are a necessary step in reducing carbon emissions to avoid the worst impacts of the ongoing climate crisis. We should move smartly and quickly, and that is why we urge you to support building electrification, starting with any new residential construction. Moving "quickly," however, may still entail having a fuller discussion on CB71-2021. Such deeper discussion may not be possible at your next legislative session on Monday, 1 November. To do this, the renewal of the Act may need to be extended (01/17/22 if extended; or 02/21/22 if extended twice). But the issue of promoting smart electrification surely needs to be resolved in favor of smart and green energy.

Sincerely,

Paul J. Baicich - ORHoCo Chair



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Ruth White, have been duly authorized by
(name of individual)

www.HoCoClimateAction.org to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB 71-2021 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Ruth Alice White

Signature: _____

Date: 10-28-21

Organization: Howard Co. Climate Action www.hococlimateaction.org

Organization Address: 10306 Champions Way, Laurel MD 20723

10306 Champions Way, Laurel MD 20723

Number of Members: email list 1400

Name of Chair/President: steering Committee- Liz Feigner, Shari Glenn, Charlie Goedeke , Ruth White

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 2 hours prior to the start of the Public Hearing.

Penkyn Anne White



HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2433

Robert J. Frances, P.E., Director
bfrances@howardcountymd.gov

FAX 410-313-3298
TDD 410-313-2323

Date: September 10, 2021

To: Lonnie Robbins, Chief Administrative Officer
Department of County Administration

From: Robert Frances, P.E., Director
Department of Inspections, Licenses, & Permits

Subject: Testimony Regarding Adoption of 2021 Building Codes, 2021 International Plumbing Code, and 2021 Property Maintenance Code for Rental Housing

The Department of Inspections, Licenses, & Permits has proposed legislation to adopt the 2021 version of the Howard County Building Code. The intent of this legislation is to update the model codes used as the basis of the Howard County Building Code to the most recent editions. This will keep Howard County up to date with the latest codes and standards that are being used in the construction industry. All the codes being proposed can be viewed online with links provided on the Howard County website.

This adoption will include the 2021 editions of the following model codes; International Building Code, International Residential Code, International Plumbing Code, International Energy Conservation Code, International Mechanical Code, and the International Property Maintenance Code scoped to apply to rental properties. The amendments as proposed enable us to stay current with the most up to date construction codes and allow us to maintain our current construction practices.

The most significant amendments and changes to the current codes are:

- 1) Requiring Accessible sized parking spaces for each type of electrical vehicle charging station being provided on site. This does not require these spaces to be reserved for accessible parking, just sized so everyone, including those with accessibility issues, can use the charging station to safely charge their vehicle.
- 2) Puzzle rooms, also known as escape rooms, will require a "push-to-exit" button within each room to allow occupants to safely egress in an emergency.
- 3) We are modifying a change we made in the 2018 code regarding roof live loads. This will make the requirements, and our intent for their application, more clear for the users and designers. However, the minimum roof live loads are not being reduced.
- 4) In the Energy Code we have modified the R-Value for attic ceiling insulation to maintain the current value. There is no evidenced-based documentation that in the Howard County climate zone there is any energy savings by going from an R-49 to an R-60 insulation layer in the attic. This modification is also being proposed in State code.
- 5) A new construction classification has been added to the code for Mass Timber Construction which allows tall structures to be built out of wood material that meets the appropriate definitions.

6) Open parking garages will now require sprinkler protection.

If you have any questions, I can be reached at extension x3946.

Cc: Don Mock, P.E., Chief of Plan Review
Jennifer Sager, County Administration