

Additions and Alterations

Addition and alteration construction is a miscellaneous grouping of home improvement and renovation projects that are generally geared toward the enhancement of an existing principal structure. Exterior and interior additions/alterations fall into this category. There are numerous home improvement projects within this classification, some of which may require multiple permits.

Residential additions can extend outward or upward from the existing structure. Literally speaking, they are extensions of your living space.



Living areas can often be altered or created through renovations to an existing structure without the benefit of outward physical expansion. For example, a basement can be finished as a family recreation room and/or den, or it can be divided and partitioned to create an additional bedroom.

In order to perform new construction or to alter an existing structure, you must obtain a building permit and submit site plans showing existing and proposed structure location(s), including well and/or septic (if applicable). Structural plans are also required.

Electrical work for additions will require an application for an electrical permit by a Master Electrician licensed with Prince George's County.

Electrical work for alterations of existing dwellings will require an application for an electrical permit by a Master Electrician licensed with Prince George's County.

Additionally, the Health Department's Division of Environmental Health will check to ensure that the existing septic system is sized adequately for any proposed increase to living area(s), where applicable.

Like electrical work, the installation of plumbing or natural gas piping requires an application by a Registered Master Plumber/Gasfitter licensed by WSSC. Generally, the installation of plumbing by homeowners is not permitted. Installation of natural gas piping and appliances by other than Registered Master Gasfitters is *strictly prohibited*.



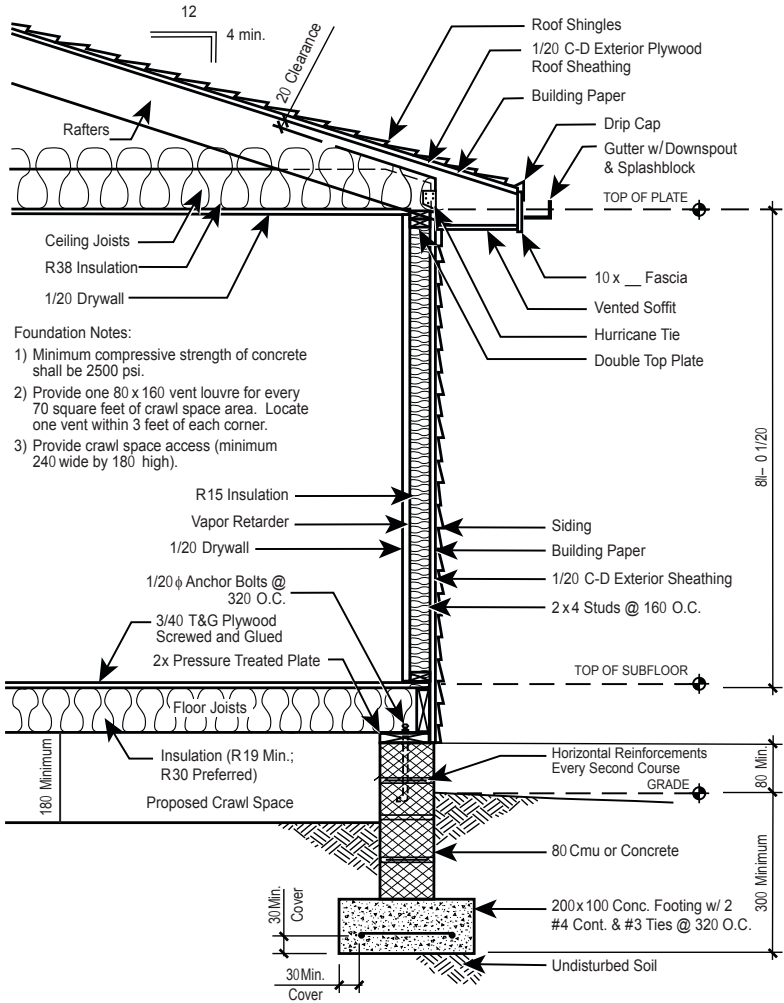
For sprinklered homes, all additions (including sunrooms and patio enclosures) must also be protected by an automatic sprinkler system in accordance with NFPA 13D.

In accordance with Prince George's County Building Code, Subtitle 4, Section 4-245(c), "Structures that undergo a complete demolition (exclusive of the foundation) due to lack of maintenance, fire, explosion or natural causes of the structure and additions to structures which exceed one hundred (100) percent of the total floor area (square footage) of the existing structure, shall be required to be fully sprinklered."

The following pages provide standard details for additional living space constructed onto existing dwellings.

If you are located in a subdivision with a Homeowner's Association (HOA), a separate approval from the HOA may be necessary. Unless erected by the homeowner, all home improvement projects require a contractor who is licensed with the Maryland Home Improvement Commission.

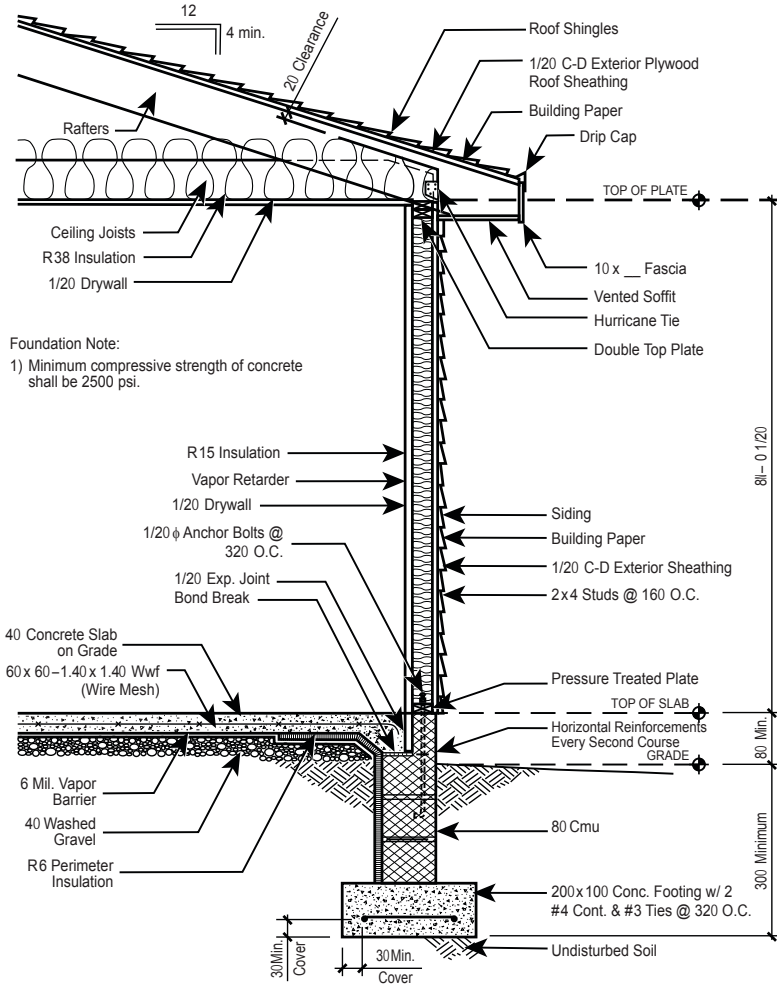
Wall Section Crawl Space



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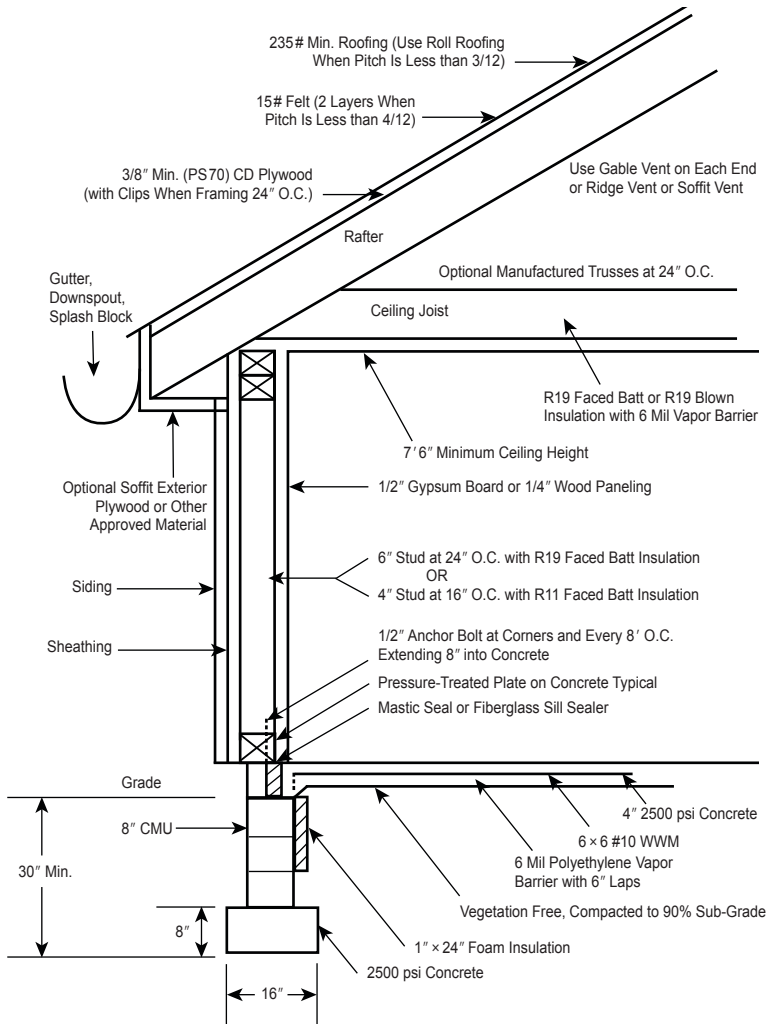
Wall Section Slab on Grade



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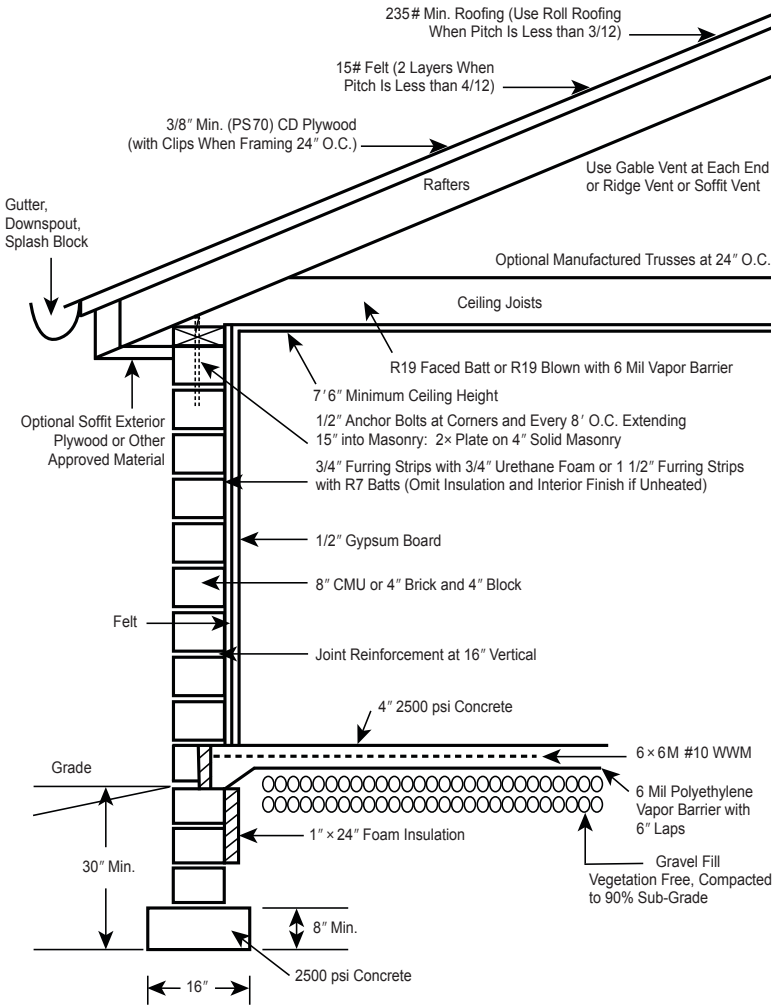
Concrete Masonry Unit and Slab Construction for Additional Living Space



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Concrete Masonry Wall with Block Foundation for Additional Living Space



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