1. Accessory Buildings

<table>
<thead>
<tr>
<th>Description</th>
<th>Permit</th>
<th>Plans</th>
</tr>
</thead>
<tbody>
<tr>
<td>Build shed that is more than 150 square feet</td>
<td>B</td>
<td>Y</td>
</tr>
<tr>
<td>Build storage shed that is 150 square feet or less (only one allowed per lot without permit)</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Any shed that is attached to a building or carport</td>
<td>B</td>
<td>Y</td>
</tr>
<tr>
<td>Build farm building (on farm property, agricultural use only)</td>
<td>E*</td>
<td>N</td>
</tr>
</tbody>
</table>

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 and Mechanical Contractors License required to obtain electrical and mechanical trade permits.

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.
When Is a Permit Required?

Project Categories

The projects listed in this booklet are grouped into four general categories:

1. Accessory Buildings (includes sheds);
2. Home Improvement and Repair Projects;
3. Appliance Installations (includes replacements); and
4. Miscellaneous.

Type of Permit and Symbols

The symbols listed below appear in the permit/plans column to indicate the type of permit required. The symbols denote:

- B — Building Permit
- E — Electrical Permit
- M — Mechanical Permit
- P — Plumbing and Gasfitting Permit Issued by Washington Suburban Sanitary Commission (WSSC)
- G — Grading Permit
- N — No Permit or Plans Required
- Y — Plans Required

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.
detached structure, you will need Health Department approval of your building permit. You will need to know the size and location of your septic system and/or well.

If you have any questions regarding your property or Health Department requirements, contact the Water Quality and Septic Systems Program at (301) 883–7680. Remember, you will need to protect your investment in these systems by providing access for construction equipment that prevents travel over any part of your septic system or near your well.

This guide will assist you in obtaining permits for your home improvements. If you have any questions or comments, please call the Permits and Information Management Section at (301) 883–5776.

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Introduction

This booklet has been prepared to provide preliminary information and instructions regarding a number of common home improvement projects. The enclosed guidelines will enable homeowners and their contractors to understand the permit process and how it applies to their specific project.

Inside you will find information on requirements that must be fulfilled prior to the issuance of permits. Additional requirements apply to projects located in the Chesapeake Bay Critical Area and/or for historic structures or properties. Applicable codes and general details are provided in each section. By learning which sections of the Prince George’s County Code apply to a proposed project, applicants can prepare their plans accordingly, thereby reducing delays and increasing the cost efficiency of their project.

Any questions pertaining to the professional standing of a specific Home Improvement Contractor should be directed to the Maryland Home Improvement Commission (MHIC) at (410) 230–6309 or their web site at www.dllr.state.md.us.

Information about plumbing and gasfitting permit requirements issued by the Washington Suburban Sanitary Commission (WSSC) may be obtained by calling (301) 206–4003.

If your home is currently served by a well and/or septic system and you wish to construct additional living space or a
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Concrete Masonry Wall with Block Foundation for Additional Living Space

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