



DEPARTMENT OF PERMITTING,
INSPECTIONS AND ENFORCEMENT

Melinda Bolling
Director



Angela D. Alsobrooks
County Executive

The DPIE Development Permitting Process





DPIE Divisions Involved with Development Permitting

Manages County government operations in the areas of plan review, permitting, business licensing, inspections and property code enforcement.



Director
Melinda Bolling

Deputy Director
Dawit Abraham

dpi.e.mypgc.us

301-636-2020

Permitting and Licensing — Bellur Ravishankar, Associate Director 301-636-2050
Processes building and site development permits; issues licenses BSRavishankar@co.pg.md.us
Permitting — <https://www.princegeorgescountymd.gov/1497/Permits>
Licensing — <https://www.princegeorgescountymd.gov/1214/Licensing>

Building Plan Review — Bellur Ravishankar, Associate Director 301-636-2070
Reviews/approves residential and commercial project plans BSRavishankar@co.pg.md.us
<https://www.princegeorgescountymd.gov/1279/Building-Plan-Review>

Site/Road Plan Review — Mary Giles, Associate Director 301-636-2060
Reviews/approves site and roadway plans for proposed development and road improvement projects MCGiles@co.pg.md.us
<https://www.princegeorgescountymd.gov/1352/SiteRoad-Plan-Review>

Inspections — Behdad Kashanian, Associate Director 301-636-2080
Regulates construction, development and grading through inspection and enforcement of codes BAKashanian@co.pg.md.us
<https://www.princegeorgescountymd.gov/1232/Inspections>



Permitting and Licensing Division

Provides administrative oversight of permits and licenses

- Provides a one-stop permit approval process to ensure that permits are reviewed in a timely manner
- Reviews and processes all permit applications for construction and alterations of residential and commercial buildings
- Provides document screening for permit application submittals
- Responds to questions regarding the status and issuance of permits and engineering plan reviews
- Provides same day review/approval for projects that meet the “walk-through” requirements (currently for homeowners only)
- Issues permits, licenses and regulates various business activities per County Code
- Offers the Peer Review Program and the Third-Party Plan Review Program for review of commercial projects





Building Plan Review Division

Provides the review and approval of plans for residential and commercial construction.

- Reviews and approves plans for all residential and commercial projects to ensure compliance with applicable codes pertaining to the following disciplines:
 - ✦ Structural
 - ✦ Mechanical
 - ✦ Energy
 - ✦ Electrical
 - ✦ Health
 - ✦ Fire Protection
 - ✦ Accessibility
- Processes plans for internal and external agencies
- Provides plan review and inspections of new properties served by well and septic systems, public swimming pools and spas, and new food service facilities to ensure compliance with State and County Health regulations



Site/Road Plan Review Division

Reviews and approves plans for site and road construction

- Reviews floodplain studies and water and sewer category amendments and waivers
- Reviews and approves proposed utility work and small wireless facilities in public rights-of-way
- Reviews and approves plans for site and road development involving:
 - ✦ Site development
 - ✦ Grading
 - ✦ Stormwater management and storm drainage
 - ✦ State highway roads (stormwater management only)
 - ✦ County and private roads
 - ✦ Driveways
 - ✦ Paving
- Reviews and recommends issuance of site/road permits
- Reviews traffic studies and site development concept plans
- Reviews development plans relative to various environmental requirements





Inspections Division

Enforces building, site and road development codes and regulations

- Provides oversight of construction, development and grading for construction and renovations
- Provides oversight of the Third-Party Inspections Program process required for new commercial construction
- Condemns and demolishes abandoned, unsafe and uninhabitable structures in the County and the municipalities
- Performs Use & Occupancy Permit (U&O) inspections to verify conformance with code regulations (except within the City of Laurel)
- Performs inspections and enforces codes for building, electrical, mechanical, energy, fire/life safety, grading, stormwater management, and accessibility, and other regulations for construction projects
- Inspects site and road development, including tree conservation, site development, and sediment and erosion control





Business Development Section (BDS)

The Prince George's County
Department of Permitting,
Inspections and Enforcement
Business Development Section



Angela D. Alsobrooks
County Executive

Our mission is to support the growth of a thriving and diverse business community in Prince George's County by providing guidance and assistance to stakeholders and entrepreneurs as they navigate the permitting, licensing and Building Code compliance process.

Contact our Business
Development Team at
DPIEBizDev@co.pg.md.us

Nicole M. Reece
301-636-2035
North County Representative

Charles H. Cooper
301-636-2058
South County Representative

*Permit us to help you grow
your business!*



The Business Development Section was created to help spur economic development by assisting the County's business partners. The team serves as a contact between businesses and staff and liaises with other government agencies on behalf of entrepreneurs. They offer webinars, trainings and the monthly BDS *DPIE Biz* newsletter.

The BDS supports the growth of a thriving and diverse business community in Prince George's County by providing guidance and assistance to entrepreneurs as they navigate the permitting and licensing process. They will assist you by:

- Coordinating with agency personnel to facilitate completion of paperwork and document review
- Educating business owners about DPIE requirements and processes
- Liaising with entrepreneurs and other government agencies



Agencies Involved in the County Permitting Process

- **DPIE** — Approves permits for buildings and structures, grading, County roads, paving, storm drain, stormwater management, including for developer-built projects in the state right-of-way and any impacts to the County road right-of-way.



- **Maryland–National Capital Park and Planning Commission (M–NCPPC)** — Approves zoning, use, subdivisions, site plans, tree conservation plans, and subdivision plats prior to issuance of building and site permits.

- **Prince George’s Soil Conservation District (PGSCD)** — Approves erosion and sediment control plans and agricultural and forest harvesting operations.

- **Maryland State Highway Administration (SHA)** — Approves permits for work in the SHA right-of-way.

- **Washington Suburban Sanitary Commission (WSSC)** — Approves permits for public and private water and sewer pipelines and facilities in Prince George’s County, except for the City of Bowie.



Agencies Involved in the County Permitting Process



- **County Health Department** — Approves permits for well and septic systems.
- **Utility Companies** — PEPCO, Washington Gas, BGE, Verizon, Comcast, SMECO, and other such utility companies approve and install electric, gas, phone, cable, streetlights, and other dry utilities.
- **Municipalities** — Within Prince George's County there are 27 municipalities. Permit requirements vary depending on the municipality.
- **Maryland Department of the Environment (MDE) and US Army Corps of Engineers (USACE)** — Permit impacts to wetlands, waterways, and floodplains. MDE permits certain landfills, large sewers, groundwater withdrawal, and certain other uses that result in environmental impacts.
- **Maryland Department of Natural Resources (MDDNR)** — Approves permits for mining operations and roadside tree removal.
- **Federal Emergency Management Agency (FEMA)** — Approves impacts to FEMA floodplains.



DPIE Public Information Office

Official contact for information related to DPIE programs and services



- Serves as the information liaison between DPIE and Prince George's County residents, community leaders, homeowner and civic organizations, business partners, media outlets and other entities.
- Facilitates customer service complaint resolution and responds to inquiries under the Maryland Public Information Act (MPIA).
- Publishes periodic bulletins and a monthly e-newsletter called *Under Construction*, a summary of agency services, code requirements and other helpful information. You may subscribe at [Subscribe My PGC](#) or by sending an email to dpiepio@co.pg.md.us.
- Holds monthly Third-Thursday Community Information Sessions to connect DPIE agency experts with citizens and business leaders.

To file an MPIA request, visit [MPIA Processing at DPIE on the DPIE website](#).

Email dpiepio@co.pg.md.us for more information.



Thank you!



Contact **DPIE Public Information Officer**

AVIS THOMAS-LESTER

athomaslester@co.pg.md.us

240-508-9723

for more information.

Visit the DPIE website at **dpiе.mypgc.us**