THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Office of the Director

Aisha N. Braveboy
County Executive

DPIE
DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
Dawit Abraham, P.E.
Director

CODE UPDATES - SUBTITLE 4 - BUILDING AND SUBTITLE 9 - ELECTRICAL

BULLETIN 2025-03 - REVISION

Date: 8-7-2026

SUBJECT: Adoption of 2021 Building Code and 2020 National Electrical Code, along with Prince George's County Code, Subtitles 4 and 9 amendments.

PURPOSE: Prince George's County Council passed CB-047-2025 and CB-053-2025 in October and September 2025, respectively. These Bills introduced code amendments to Prince George's County Code, Subtitle 4- Building Code and Subtitle 9 - Electrical Code for alignment with the newer editions of the International Code Council and the National Fire Protection Association codes, along with their referenced standards. These are as follows:

- 2021 International Building Code (IBC)
- 2021 International Energy Conservation Code (IECC)
- 2021 International Existing Building Code (IEBC)
- 2021 International Mechanical Code (IMC)
- 2021 International Residential Code (IRC)
- 2021 International Swimming Pool and Spa Code (ISPSC)
- 2021 National Fire Protection Association (NFPA) Life Safety Code NFPA 101
- 2021 National Fire Protection Association (NFPA) Fire Code NFPA1
- 2020 National Fire Protection Association (NFPA) National Electrical Code (NEC) NFPA 70

The effective dates of CB-047-2025 and CB-053-2025 are December 12, 2025, and November 11, 2025, respectively. The Department of Permitting, Inspections and Enforcement (DPIE) will allow a grace period for applications filed up until **February 28, 2026**, to achieve compliance with the previous recent editions and amendments, including any revisions. Any new building or trade permit application filed **on or after March 1, 2026,** shall comply with the new code and amendments mentioned above, except as noted below:

EXTENSION OF GRACE PERIOD for residential ***single family, townhouse, 2 over 2 condominium, duplex and triplex units***. The deadline to comply with the 2021 building code and 2020 electrical code may be extended to 11/30/2026, based on the following conditions:

- **MASTER POF PLANS APPROVED (2021)** – If DPIE has approved a master plan on file (POF) for a house type before 12/1/2026, to comply with the 2021 building code and 2020 electrical code, these plans must be used to apply for building permits.
- **INTERIM USE OF MASTER POF PLANS (2018)** - If master POF plans are not yet approved to comply with the 2021 building code and 2020 electrical code, the builder has the option to file for building permits until 11/30/2026, using previously approved master POF plans that were based on the 2018 building code. For a fire sprinkler system, buildings that were approved under the 2018 building code shall comply with the fire sprinkler standards referenced under the 2018 building codes, such as the 2016 NFPA 13D code, 2016 NFPA 13R code, etc.
- **MASTER POF PLANS NOT YET APPROVED (2021)** - After master POF house types that are currently undergoing DPIE or third party review are approved, the builder must use these plans immediately to apply for and secure building permits.
- **THIRD PARTY PLAN REVIEW REQUIRED** - Builders shall utilize third party plan review for all master POF plans that have not been reviewed by DPIE before 8/1/2026. Conditional approval is not considered DPIE review.
- **FULL COMPLIANCE STARTING ON 12/1/2026** - Builders shall comply with the 2021 building code and 2020 electrical code for all permits submitted on or after 12/1/2026.

DPIE has attached the list of approved third party and peer review architects and engineers, and a list of common code deficiencies; please ask your architect and engineers to check the master POF plans to ensure these and other code deficiencies are corrected on the master POF Plans.

AUTHORITY: Director of the Department of Permitting, Inspections and Enforcement.

For any questions/clarification, please reach out to the Building Plan Review Division at dpiebprd@co.pg.md.us or call 301-636-2070.

NOTIFICATION: APPROVED AND ISSUED: Effective Immediately.


Dawit Abraham (Aug 7, 2026 17:28:14 EDT)

Dawit Abraham, P.E.
Director

Prince George's County, Maryland
Department of Permitting, Inspections and Enforcement
Building Plan Review Division
Certified Peer Reviewers

No.	Last Name	First Name	Firm	Discipline	Phone	Email Address
1	Abdalla	Najah[2]	NMA Architects	Architectural	703-273-5333	na@nmaarch.com
2	Aleman	Juan	Elephas Engineering	Fire Protection & Life Safety	202-812-2408	juan.aleman@elephasengineering.com
3	Ali	Wondwosen	BEL Engineering, LLC	Structural	240-830-2555	wonde@bel-engineering.com
4	Aliabadizadeh	Yahya	Sheladia Associates, Inc.	Structural	301-670-5306	yaliabadi@sheladia.com
5	Alqaq	Alex	Valuable Engineering, LLC	Mechanical	703-395-2519	alex.alqaq@gmail.com
6	Arvin	Richard	Annapolis Fire & Life Safety Engineering	Fire Protection & Life Safety	443-336-9613	rickarvinpe@yahoo.com
7	Baldwin	Gregory	Greenman-Persen, INC.	Electrical	410-688-3512	GregB@AriumAE.com
8	Bergen	Charles	Sheladia Associates, Inc.	Architectural	202-546-2339	cbergen@sheladia.com
9	Campbell	Kina	KRC Engineering	Fire Protection & Life Safety	301-928-9735	Fpe823@yahoo.com
10	Candelaria	Ivan	Candelaria Engineering, LLC	Fire Protection & Life Safety	410-562-1579	candelariaengineering@gmail.com
11	Carchidi	Bruce	Sheladia Associates, Inc.	Architectural	484-612-2629	bcarchidi@sheladia.com
12	Chan	Dave[2]	ADCS Plan Reviews	Architectural	301-704-2535	dchan@adcs-arch.com
13	Chang	Hank	Structural Engineering Group, Inc.	Structural	202-553-3260	hank.chang20854@gmail.com
14	Cheek	Carey	Sheladia Associates, Inc.	Architectural	301-367-5515	gcheek@sheladia.com
15	Dahal	Shashi	Dahal Consulting Engineers	Structural	703-620-0971	shashidahal@yahoo.com
16	Dela Cruz	Conrad	Setty & Associates International, PLLC	Electrical	703-691-2115	conrad.delacruz@setty.com
17	Demiroglu	Ahmet	A+A Architecture & Design, LLC	Architectural	443-939-0946	adesign404@gmail.com
18	Farah	Abdi[2]	Alliance Structural Engineers, Inc.	Structural	703-749-7941	abdi@allianceengineers.com
19	Frels	Brian[2]	Greenman-Persen, INC.	Architectural	301-621-4600	brianf@ariumae.com
20	Goudarzi	Kevin	Sheladia Associates, Inc.	Structural	703-853-0092	kgoudarzi@sheladia.com
21	Hannon	Alexander	Greenman-Persen, INC.	Mechanical	301-621-4600	ajh@ariumae.com
22	Hauf	Frank	Sheladia Associates, Inc.	Fire Protection & Life Safety	410-686-7950	fahaufhccm@gmail.com
23	Hitrik	James	James Hitrik	Architectural	703-927-9320	jhitrik@dcsdesign.com
24	Holbert	David	Greenman-Persen, INC.	Structural	301-570-1460	dholbert@gpinet.com

Revised: 1/22/2026

Prince George's County, Maryland
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No.	Last Name	First Name	Firm	Discipline	Phone	Email Address
25	Ibrahim	Sitra	Zign Consulting Engineer, LLC	Structural	703-955-6877	info@zignce.com
26	Isaac	Ronnie	Isaac Engineering, LLC	Mechanical	240-463-4164	risaac@isaacengineering.com
27	Jaffery	Nasir	Keystone Engineering, LLC	Structural	571-331-3093	njaffery@keystoneengg.com
28	Kapoor	Kewal	Kewal Kapoor	Electrical	410-340-7136	kewalkapoor777@gmail.com
29	Kelly	Jeff	Sheladia Associates, Inc.	Mechanical	301-590-3939	jeffkelly0063@gmail.com
30	Kim	Donkeon	Sheladia Associates, Inc.	Architectural	571-244-4773	Dkim@Sheladia.com
31	Lacy	Philip[2]	Philip Aaron Lacy Architects	Architectural	301-873-5093	philiplacy95@gmail.com
32	Lee	Tony	Tleearchitect	Architectural	301.775.4472	tleearchitect@gmail.com
33	Lipford	Ron	Arel Architects, Inc.	Architectural	301 440-3193	rlipford@arelarchitects.com
34	Liu	Yu-chi	Sheladia Associates, Inc.	Architectural	703-915-0645	uilnosaj@yahoo.com
35	Lyttle	Mary[2]	Light+Form Architecture PLLC	Architectural	703-291-4875	mary@lf-arch.com
36	Moskios	Peter	Consolidated Engineering, LLC	Mechanical	301-218-2030	moskios@ceng.us
37	Morrison	Jeffrey	A + F Engineers	Structural	202-628-1600	JMorrison@AF-Engineers.com
38	Nunn	Stephanie	Greenman-Persen, INC.	Architectural	301-621-4600	stephanie@ariumae.com
39	Orem	Brady	KCI TECHNOLOGIES INC.	Mechanical	443-330-7536	brady.orem@kci.com
40	Patel	Ramesh	ADP Consultants, Inc.	Structural	240-720-4025	dpatel@adpconsultantsinc.com
41	Pegler	Scott	Greenman-Persen, INC.	Mechanical	703-909-9619	rscottpegler@verizon.net
42	Perrault	Donald	Rhino Fire Protection Engineering, PLLC	Fire Protection & Life Safety	703-476-5034	dperrault@rhinofpe.com
43	Pfiester	Mary-Ellen	Sheladia Associates, Inc.	Architectural	703-732-2026	mepfiester@yahoo.com
44	Rao	Bing	Sheladia Associates, Inc.	Structural	240-750-9459	brao@sheladia.com
45	Rhee	Chang Soo[2]	Chang Soo Rhee	Architectural	703-507-3146	changsoorhee@yahoo.com
46	Ross	Ronald	Ross Engineering	Electrical	410-920-2800	rross.pe@gmail.com
47	Schneider	Andrew	Greenman-Persen, INC.	Fire Protection & Life Safety	301-908-0087	aschneider@dandd.engineering
48	Shafagoj	Nart	Alliance MEP Engineers, Inc.	Electrical	703-749-7941	nart@allianceengineers.com

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Prince George's County, Maryland
Department of Permitting, Inspections and Enforcement
Building Plan Review Division
Certified Peer Reviewers

No.	Last Name	First Name	Firm	Discipline	Phone	Email Address
49	Sheikh	Abdul Hai	Addul Hai Sheikh	Structural	240-888-6274	abdulhaisheikh@yahoo.com
50	Siavash	Shahrzad	Sheladia Associates, Inc.	Structural	571-220-0089	sshahrzad@sheladia.com
51	Smith	David[2]	Greenman-Persen, INC.	Structural	301-570-1460	dsmith@gpinet.com
52	Sosinski	Timothy	Arium AE, LLC	Architectural	301-621-4600	timski@ariumae.com
53	Tai	Jung-Tsu	Sheladia Associates, Inc.	Architectural	301-590-3939	ctai@sheladia.com
54	Taroli	Sante	Greenman-Persen, INC.	Structural	301-570-1460	staroli@gpinet.com
55	Verma	Dan	Dan Verma	Electrical	804-690-3987	danvermape@gmail.com
56	Walthour	Scott	Greenman-Persen, INC.	Mechanical	301-621-4600	scottw@ariumae.com
57	Wang	Yan	Sheladia Associates, Inc.	Architectural	301-309-8957	ywang@sheladia.com
58	Wolfe	Cassie	Greenman-Persen, INC.	Electrical	443-604-4460	cdoris238@gmail.com
59	Xue	Wenhong	Sheladia Associates, Inc.	Mechanical	703-732-2519	exue@sheladia.com
60	Yaghoobi	Hamid	F & H Consultants, P.C.	Mechanical	410-889-2546	hamid@fhconsultantspc.com
61	Yohe	Keenan	Greenman-Persen, INC.	Structural	301-570-1460	kyohe@gpinet.com
62	Yoo	Joon	Columbia Fire Protection	Fire Protection & Life Safety	301-455-0732	yoojoonwon7408@gmail.com

[1] *Interior alterations for use groups A, B, M with base electrical work to include wiring, outlets, light fixtures, excluding any new panels and limited mechanical work (no hood or duct work).*

[2] *Residential plans on file (POF) require structural & architectural reviews.*

Prince George's County, Maryland

Department of Permitting, Inspections and Enforcement

Certified Third-Party Plan Review Firms

Third Party Plan Review Firms	Address	Phone Number	Email
Sheladia Associates Inc.	1101 Mercantile Lane, Suite 296, Largo, MD 20774	(202) 546-2339	cbergen@sheladia.com
Greenman-Pedersen, Inc. (formerly Holbert Apple)	3423 Olney-Laytonsville Road Suite 6, Olney, MD 20832	(301) 570-1460; ext. 103; ext. 104	dholbert@gpinet.com davidsmith@gpinet.com
Arel Architects, Inc.	5827 Allentown Way, Temple Hills, MD 20748	(240) 546-0300; (240) 546-0318	rlipford@arelarchitects.com
ADCS Plan Reviews	5608 Centre Park Drive, Suite 600, Alexandria, VA 22315	(301) 704-2535	dchan@adcs-arch.com
Light+Form Architecture PLLC	8317 Westchester Drive, Vienna, VA 22182	(703) 291-4875	mary@LF-arch.com

Common Comments on POF (Plans on File) Projects

The following are common review comments identified during the review of Plans on File (POF) projects. Applicants are encouraged to address these items prior to submission to help expedite the review process and minimize review comments.

1. Cover Sheet and Title Block

The developer/builder name and house type (model) name shall be shown on the cover sheet and in the title block on all drawing sheets.

2. Building Codes

All drawings shall reference the **2021 International Residential Code (IRC)**. Remove all references to the **2018 IRC**.

3. PG Sheet

The PG sheet shall be included in the permit set package.

4. PG Details

All applicable PG details shall be included in the permit set package.

5. Drawing Index

The drawing index shall include all sheets contained in the permit set.

6. Drawing Names and Project Folders

For ePlans (ProjectDox) submittals, each PDF file shall be named using the sheet number followed by the sheet title. Upload architectural drawings (A-series) to the **Architectural** folder and structural drawings (S-series) to the **Structural** folder.

7. Professional Seals

Architectural drawings shall bear the Architect's seal, and structural drawings shall bear the Professional Engineer's (PE) seal. The required State professional certification statement shall be placed adjacent to each seal.

8. Foundation Wall Reinforcement

Foundation wall reinforcement shall be designed in accordance with Prince George's County Subtitle 4 requirements.

9. Vapor Barrier

Provide a minimum **10-mil vapor barrier** beneath the slab-on-grade (SOG) in accordance with the 2021 IRC.

10. Energy Code Compliance

Insulation R-values and fenestration U-factors shall comply with the **2021 International Energy Conservation Code (IECC)** and the **2021 IRC**. A REScheck report may be included in the permit set to demonstrate compliance.

11. Garage Fire Separation

Garage fire-resistance requirements shall comply with the **2021 IRC** and Prince George's County Subtitle 4.

12. Deck Option

Remove all deck options from the master file. The following note shall be added to the cover sheet:

"DECK IS NOT PART OF THIS MASTER FILE."

13. Soil Bearing Pressure

Footings shall be designed using a minimum allowable soil bearing capacity of **1,500 psf** in accordance with Prince George's County Subtitle 4, Section 4-249(a)(2).

14. Balloon Wall Framing

Provide balloon wall framing design details for all two-story open areas.

15. Foundation Drainage

Provide foundation perimeter drain tile on both sides of the footing where required by the design and applicable code.

16. Anchor Bolts

Anchor bolts connecting the sill plate to the foundation wall shall be spaced at a maximum of **4 feet on center**.

17. Steel Columns

11-gauge steel columns are not permitted under the 2021 IRC. All steel columns shall comply with applicable AISC standards and approved engineering design.

18. Snow Load

The design snow load for all exposed structures shall comply with Prince George's County Subtitle 4.

19. Townhouse Fire-Resistance Design

For townhouse projects, include the required fire-resistance-rated party wall assembly between dwelling units in the permit set.

20. Two-over-Two Condominium Buildings

For two-over-two condominium buildings, include both horizontal and vertical fire-resistance-rated assemblies in the permit set.

21. Sound Insulation

For two-over-two condominium buildings, include the required airborne sound transmission (STC) and impact insulation (IIC) details in the permit set.

22. Dimensions on Structural Framing Plans

Structural framing plans shall accurately dimension the locations of all points of bearing.

23. Lateral Bracing Plans

Provide a separate lateral bracing plan sheet showing:

- Bracing methods and materials.
- Sizes and locations of all braced wall panels at each level.
- Bracing elevations and/or floor plan locations.
- Dimensions locating each braced wall line.

Where the lateral bracing system is designed by a Professional Engineer, submit supporting structural calculations with the permit package.

24. Loft Options

If a loft is considered a fourth level, it shall be reviewed and approved by all applicable review disciplines.

25. Footing Dowels

Provide footing dowels at a minimum of every other vertical reinforcing bar unless otherwise designed by the Engineer of Record.