

BUILDING AND TRADE PERMITS PLAN REVIEW SUBMISSION FOR ARCHITECTURAL AND PROFESSIONAL ENGINEER (A/E) SEAL REQUIREMENTS ^{1,9}			
Construction Cost = Estimated construction costs which includes labor & materials ²	Scope of Work ⁴	A/E seal ^{5,8}	Submittal Requirements for Plan Review
USE & OCCUPANCY PERMIT			
Not applicable	No construction and no change of occupancy (use) per the definition of International Building Code (IBC) or previous Certificate of Occupancy issued and no change of use/function that results in higher degree of hazard (example B office use to a B restaurant — not permitted for this case) and no increase in occupant load.	No	No plan review required. See No Construction on the Permits Use & Occupancy page at (https://www.princegeorgescountymd.gov/departments-offices/permitting-inspections-and-enforcement/permits/use-occupancy-permit) for more information or to submit an application.
RESIDENTIAL PERMIT (ONE- AND TWO-FAMILY DWELLING UNIT AND TOWNHOUSES NOT MORE THAN 3 STORIES IN HEIGHT — IRC)			
All construction regardless of cost ⁷	Construction or building plan documents in connection with the addition, alteration, construction (new homes), deck (for non-freestanding), design, or repair of a <u>detached single-family dwelling (excludes two-family dwellings & townhouses) and appurtenances that are for the personal residential use of that individual or a member of the immediate family of that individual.</u>	No	See Minimum Plan Submission Requirements for New Single-Family House(s) and Addition(s) to Existing House Projects.
All construction regardless of cost ⁷	<ul style="list-style-type: none"> Except as stated above, new dwelling(s) and townhouse(s), addition, alteration of a building, or a group of buildings which are intended for public use or residential use. Ex.: Care Facility, Daycare, Assisted Living, Live/Work, Lodging Houses. Free-standing decks All solar panel engineering calculations (plans do not need sign/seal) All structural engineering plans and calculations must have Professional Engineer (P.E.) sign/seal. 	Yes	See Minimum Plan Submission Requirements for New Single-Family House(s) and Addition(s) to Existing House Projects.
PLAN ON FILE PROJECTS — POF (IRC/IBC)			
All construction regardless of cost ⁷	New Single-Family and Townhouses constructed per the current IRC/IBC code.	Yes	There is a minimum requirement for POF projects. See Minimum Plan Submission Requirements for Plans on File (POF) for Single-Family House(s) and Townhouse(s)
COMMERCIAL PERMIT (CONDOMINIUM, MULTIFAMILY RESIDENTIAL AND ALL OTHER — IBC)			
Construction not exceeding \$10,000 ^{3,6,7}	Alterations or repairs to existing building or structure with no structural, no fire-rated walls, and no protected openings; work limited to: <ul style="list-style-type: none"> A. Storefronts, facades, or similar replacements; B. Replacement or repair of Exterior stairways or landings or decks, or ramps; C. A mechanical or electrical system. 	No	<ul style="list-style-type: none"> Submit minimum 24” x 36” plan sheet Indicate scope of work. Floor plan of work area with furniture scaled to minimum 1/8 inch = 1 foot: <ul style="list-style-type: none"> o Show existing and new (provide dimensions for new scope of work); o Show any demolition. Indicate codes under which work is being completed, building construction type, use group, occupant load, number of exits, building height, ceiling height, number of stories, work area, and/or fire-rated walls if any. If there is an electrical or mechanical scope of work for the project, submit the following: <ul style="list-style-type: none"> o Plan prepared by electrical and/or mechanical licensed contractor for the relative scope of work; o Name and phone number of contractor(s); o License number of electrical and/or mechanical contractor(s). See various Minimum Submission Requirements on the Building Plan Review Forms page: (https://www.princegeorgescountymd.gov/departments-offices/permitting-inspections-and-enforcement/about-dpie/resources/forms-checklists/building-plan-review-forms).
Construction not exceeding \$25,000 ^{3,6,7}	Alteration or repair that does not affect the structural system of the building, including foundations, footings, walls, floors, roofs, bearing partitions, beams, columns, joists, or the mechanical or electrical; and <ul style="list-style-type: none"> A. Minor interior alterations or cosmetic or similar repairs; B. Fixtures, cabinet work or furniture; and C. A change of occupancy/use with no construction, limited to one (1) story with area not exceeding 1,000 sq. ft. and on grade level. 	No	<ul style="list-style-type: none"> o Plan prepared by electrical and/or mechanical licensed contractor for the relative scope of work; o Name and phone number of contractor(s); o License number of electrical and/or mechanical contractor(s). See various Minimum Submission Requirements on the Building Plan Review Forms page: (https://www.princegeorgescountymd.gov/departments-offices/permitting-inspections-and-enforcement/about-dpie/resources/forms-checklists/building-plan-review-forms).
All construction regardless of cost ⁷	All other commercial scope of work including any work involving the following: <ul style="list-style-type: none"> • Fire-rated assemblies • Deck — all • All retaining walls • Signs — all free standing and attached to building/structures • Hazardous exhaust • Fence (except chain link or board on board wood fence) • Load bearing structural element or adding load to existing structure • Change of Occupancy as defined by IBC that results in a higher hazard in the opinion of the plan review staff • High hazard occupancies or hazardous materials • Assisted living, residential daycare (under IBC) • Change in construction type • More than 600V and/or 400amps in any use group • Any electrical work for buildings more than 3 stories in height • Any electrical work in use groups E (schools and daycare), I & H, A1 & A4 (theatre, arena) and R (residential) with occupant load more than 100 • Any ampere and volts in use groups E (schools and daycare), I & H, F 	Yes	See various Minimum Submission Requirements on the Building Plan Review Forms page: (https://www.princegeorgescountymd.gov/departments-offices/permitting-inspections-and-enforcement/about-dpie/resources/forms-checklists/building-plan-review-forms).

Footnotes:

1. All work shall be in compliance with the Americans with Disabilities Act and the Maryland Building Performance Standards.
2. If determined by staff during review that the cost exceeds amount, plans will be returned to applicant to obtain professional seals and signatures.
3. Complies with the Maryland Rehabilitation Code (International Existing Building Code amended).
4. All plumbing and gas work requires review, approval, and permit from [Washington Suburban Sanitary Commission \(WSSC\) \(http://www.wsscwater.com/\)](http://www.wsscwater.com/) (301-206-4003).
5. Architect or Engineer (A/E) licensed in the State of Maryland. See [seal requirements \(https://www.dlr.state.md.us/license/pe/peseal.shtml\)](https://www.dlr.state.md.us/license/pe/peseal.shtml).
6. The exclusion provided for in this subsection shall be used only once per building or structure in a 12-month period.
7. All electrical and mechanical work requires a trade permit by the master licensed contractor.
8. County staff may require documents for new, alterations or repairs of existing buildings or structures to be signed and sealed by a State of Maryland licensed architect and/or professional engineer, if they determine that the signature and seal of a licensed architect and/or professional engineer is necessary to provide conformity with the Maryland Building Performance Standards or to otherwise provide for the health and safety of the public.
9. FIR permit and Fire POF applications are excluded from above.