

Amending Section 13-217 Emergency
egress from sleeping rooms
Sponsored by: Councilmember Alvarez

LEGISLATIVE RESOLUTION 17-O-06

Resolution and Ordinance of the Town of University Park to amend Chapter 13
“Housing”, Article 2, “Rental Housing Code”, Section 13-217, “Fire safety requirements” of the
Code of Ordinances of the Town of University Park.

WHEREAS, pursuant to §5-202 of the Local Government Article, Annotated Code of
Maryland, the Mayor and Common Council of the Town of University Park have the power to
pass such ordinances as it deems necessary to protect the health, safety and welfare of the residents
of the municipality and to prevent and remove nuisances; and

WHEREAS, the Mayor and Common Council have adopted Chapter 13, “Housing”, of
the Town Code to regulate the maintenance of residential housing; and

WHEREAS, the Mayor and Common Council have determined that it is in the public
interest to incorporate by reference in the rental housing code the Prince George’s County Fire
Code and the NFPA 101 Life Safety Code; and

WHEREAS, the Mayor and Common Council have determined that it is in the public
interest to require that the secondary egress requirements of the Prince George’s County Fire
Code and the NFPA Life Safety Code be applicable to all rooms used for sleeping in single
family rental residences.

EXPLANATION:

CAPITALS INDICATE MATTER ADDED TO EXISTING LAW

[Brackets] indicate matter deleted from existing law

* * Asterisks* * indicate existing law which are unchanged but not set forth in the ordinance

CAPITALS INDICATE MATTER ADDED BY AMENDMENT TO THE PROPOSED
ORDINANCE

[Brackets] indicate matter deleted by amendment to the proposed ordinance

Section 1: NOW THEREFORE be it resolved and ordained by the Mayor and Common Council of the Town of University Park that Chapter 13 "Housing", Article 2 "Rental Housing Code", Section 13-217 "Fire Safety Requirements", of the Code of the Town of University Park, be repealed, re-enacted and amended to read as follows:

Section 13-217 Fire safety requirements.

No person shall rent or lease to another for occupancy any non-owner occupied premises, or any premises which is occupied by the owner and rented to more than one other person, including any dwelling and rooming units or portions thereof, which does not comply with the following requirements. Except as otherwise provided, the owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements and Division 4 of Subtitle 11 of the Fire Safety Law of Prince George's County, Maryland, 2012 Edition, as amended from time to time, with the exception of Section 11-293, which is incorporated herein and adopted by reference. This section also incorporates by reference Chapter 24 of the NFPA 101 Life Safety Code, 2015 Edition, and is applicable to one- and two-family dwellings as defined therein. References in the Fire Prevention Code of Prince George's County to the Fire Chief or authorized representative shall be construed to include the Town's Code Enforcement Officers. Inspections shall be performed by the Town's Code Enforcement Officer, and violations shall be enforced in accordance with the provisions of this article. Nothing herein shall be construed as preventing County personnel from performing inspections and enforcing the County's Fire Safety Laws.

(a) Means of egress

(1) – (5) * * * *

(6) Every sleeping room [~~located in a basement~~] shall have at least one openable window or exterior door approved for SECONDARY emergency egress or rescue. A SINGLE MEANS

OF EGRESS MAY BE APPROVED BY THE TOWN IN CASES OF FIREPROOF
CONSTRUCTION AND OTHER APPROVED CIRCUMSTANCES.

(b) – (e) * * * *

Section 2. Be it further resolved that this resolution shall become effective twenty (20)
days after enactment by the Mayor and Common Council of University Park.

Section 3: Be it further resolved that a complete and exact copy of this proposed
Ordinance shall be posted on the entrance door of the Town Building of University Park,
Maryland, for a period of not less than ten (10) days, and a fair summary of this Ordinance shall
be published at least once in a newspaper having general circulation in the community.

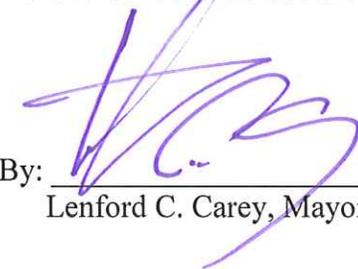
APPROVED this 18th day of September, 2017.

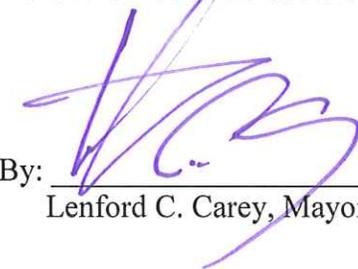
ATTEST:



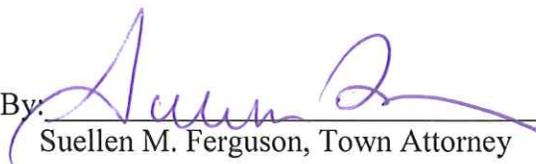
A handwritten signature in blue ink, appearing to be "Suellen M. Ferguson", written over a horizontal line.

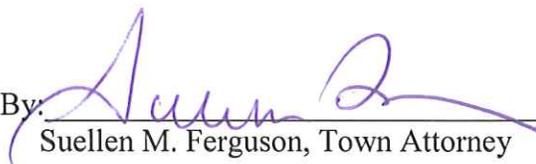
MAYOR AND COMMON COUNCIL
TOWN OF UNIVERSITY PARK



By: 
Lenford C. Carey, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY



By: 
Suellen M. Ferguson, Town Attorney