



Building Permits Other than Residential

Site plan approval is required for all new construction, additions and alterations of these types. Several agency approvals are required prior to issuance of a building permit.

1. Department of Land Use & Growth Management reviews for:
 - a. Zoning regulations (setbacks, parking, landscaping)
 - b. Forest Conservation
 - c. Critical Area and other Sensitive Areas
2. Soil Conservation District reviews for Sediment & Erosion Control
3. Department of Public Works reviews for Stormwater Management and Grading Permit
4. Department of Public Works or State Highway Administration reviews for Entrance onto a Public Right of Way
5. Health Department reviews for private wells and/or septic systems
6. Metropolitan Commission reviews for public water and/or sewer connections
7. Office of State Fire Marshal reviews for compliance with the Fire Code
8. Permits Division of LUGM requires two sets of construction drawings, signed and sealed by a Maryland Registered Architect or Engineer when the value of construction exceeds \$5,000, certifying compliance with the St. Mary's County Building Code. Proposed "use", square foot description and "footprint" of construction drawings must match approved site plan. Should these not match, a site plan amendment will be required, delaying your permit approval. Construction drawings should include:
 1. Code Listing (see below)
 2. Life Safety Code Analysis
 3. Use Group Classification
 4. Construction Type Classification
 5. Height and Area information
 6. Occupant Load Calculations
 9. Automatic Sprinkler system information
 10. Floor, Foundation and Roof Plans
 11. Sections through foundation, walls and roof;
 12. Details, including fire separation assemblies and penetration systems
 13. Exterior Building Elevations
 14. Schematics for plumbing and electric
 15. Schematics for mechanical work

International Building Code (IBC 2015)
International Mechanical Code (IMC 2012)
National Electric Code 2017

NFPA 101 Life Safety Code 2015
National Standard Plumbing Code 2015
Maryland Accessibility Code

For more information on the Permit process please contact the Permits Manager at (301) 475-4200, Ext 71560.