



DPS | Montgomery County
Department of Permitting Services
YOUR PROJECT PARTNER

Fire Code Compliance

2021 Code Update – NFPA 1 & 101

Department of Permitting Services
March 2025



DPS | Montgomery County
Department of Permitting Services
YOUR PROJECT PARTNER

Agenda Administrative Information

NFPA 1 & 101

Q&A

Other Code Requirements

Q&A



DPS

Montgomery County
Department of Permitting Services

YOUR PROJECT PARTNER

DPS Contacts

Patsy Warnick

Fire Marshal

Manager, Fire Code Compliance

Patsy.Warnick@montgomerycountymd.gov

Crystal Maddox

Architectural and Life Safety

Manager, Commercial Construction

Crystal.Maddox@montgomerycountymd.gov

Administrative Information

- Executive Regulations 13-24 and 14-24 Adopted in December 2024.
- Grace Period ends March 30th, 2025. Beginning Monday, March 31st, all new plans and permit submittals must comply with the 2021 editions.
- Executive Regulations are available on the website www.montgomerycountymd.gov/dps.

Montgomery County Department of Permitting Services (DPS)
YOUR PROJECT PARTNER

Enter keyword(s) or phrase

[HOME](#) [ABOUT](#) [PERMITS](#) [INSPECTIONS](#) [LICENSES](#) [FEES](#) [CODES](#) [HOMEOWNERS](#) [PROFESSIONALS](#) [BUSINESSES](#)

Fire Prevention and Code Compliance

Find information about the codes and standards, policies and procedures enforced by DPS' Division of Fire Prevention and Code Enforcement (FM) as well as administrative interpretations, information about pending code adoptions and a list of contractors licensed to perform fire protection systems work in Montgomery County. If you have any questions or need more information, what you're looking for, you are always welcome to contact us directly by using our [staff directory](#) or by calling 240.777.0311.

CODES, POLICIES AND INTERPRETATIONS

Common Codes –

- Executive Regulation 13-24 (Building Code Amendments)
- Executive Regulation 14-24 (Fire Protection Amendments)
- Executive Regulation 14-24 (NFPA 1 and NFPA 101 Amendments)
- Master Codes List
- Montgomery County Code Chapter 22 (Fire Safety Code)

Policies +

INSPECTIONS, LICENSES AND CERTIFICATIONS

Construction Inspections

Existing Building Inspections

Contractor Licenses

Executive Regulation (ER) 14-24

- Incorporates State Amendments
- Continuation and update of previous amendments from 2015 editions of NFPA 1 & 101
- Combines fire protection systems amendments previously separated ER 7-16 (13, 14, 20, 72, 720, 1225)

NFPA 1 2021 Amendments

Rooftop Grills – Amenity Spaces

22.00.07.24 Amend NFPA 1, Subsection 10.10.6.3 to add the following after the phrase “must be permitted.”: If the equipment is installed on any deck or overhanging portion, atop the roof, or within 20 ft (6.1 m) of a structure, it must also comply with all of the following...

No longer required to go through the code modification process.



NFPA 1 2021 Amendments

Premises Identification – Signage

22.00.07.25 Amend NFPA 1, Subsection 10.11.1 as follows: ...

(6) add 10.11.1.9 that reads, “Where required by the AHJ, symbols in compliance with NFPA 170, Standard for Fire Safety and Emergency Symbols, must be used.”



NFPA 1 2021 Amendments

Electric shunt – Existing service

22.00.07.35 Amend NFPA 1, to add Subsections 11.1.7.2.1 and 11.1.7.2.2 to read...

11.1.7.2.2 In existing buildings, excluding one- and two-family dwellings, where there are significant upgrades to the building electrical service, such as modifying or replacing the switchgear, a disconnecting means must be provided as for new installations.



NFPA 1 2021 Amendments

Fire Command Center – Location

22.00.07.39 Amend NFPA 1, Subsection 11.9.1 to add the following Subsections:

11.9.1.1 In new installations, the emergency command center must have a door directly to the exterior of the building on the address side. The exterior door to the emergency command center must be within 50 feet, **measured along the path of travel**, of a fire department access road. A fire department access box must be provided within six (6) feet of the door to the emergency command center.

11.9.1.2 The exterior door to the emergency command center must have an all-weather sign with raised letters on a contrasting background, not less than 1 inch in size reading: EMERGENCY COMMAND CENTER.

NFPA 1 2021 Amendments

Mini-Storage Buildings - Sprinklers

22.00.07.56 Amend NFPA 1, Subsection 13.3.2.26.5 to delete existing wording and replace with the following: An automatic sprinkler system must be installed throughout all mini-storage building fire areas greater than 2500 ft² (232 m²) and where any of the individual storage units are separated by less than a 1-hour fire resistance-rated barrier. Fire areas are defined by approved fire barriers having a fire resistance rating of not less than 3 hours.



NFPA 1 2021 Amendments

School Portables – Egress Components

22.00.07.71 Amend NFPA 1, Subsections 13.7.2.3.1.2 and 13.7.2.4.1.2 to add Subsections 13.7.2.3.1.2.1 and 13.7.2.4.1.2.1 that reads:

For the purposes of this Section, each industrialized building, which is an independently certified unit serving as a portable or temporary classroom, must be considered a single building regardless of the number of units in the cluster sharing an egress system.



NFPA 1 2021 Amendments

Fire Department Access

22.00.07.86 Amend NFPA 1, Section 18.1 to add the following Subsections...

- The Fire Department Access Guidelines Document
<https://montgomeryplanning.org/planning/countywide/fire-department-access-performance-based-design-guide/>
- Window height for residential requirements (27')
- Operating Bays along boulevards
- Exterior door access to internal corridor/exit stair
- Rural water supplies – NFPA 1142

NFPA 1 2021 Amendments

Deletion – Amendment for laboratory separation

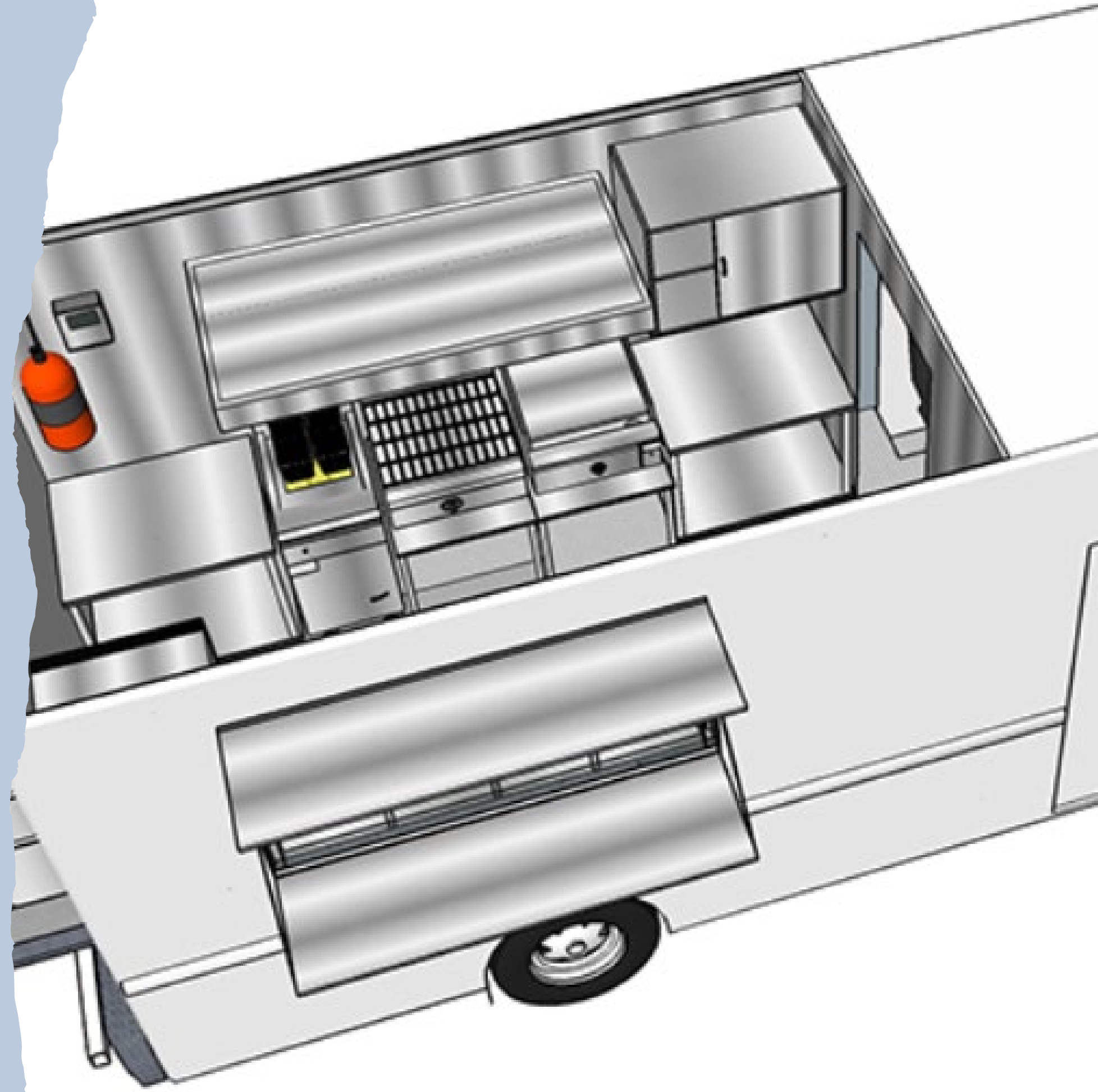
~~22.00.07.99~~ 26.3.1 All laboratories, laboratory suites or laboratory units within the scope of NFPA 45, regardless of the laboratory hazard classification in NFPA 45, shall be separated by at least one-hour fire resistance rated construction from non-laboratory areas. If a higher fire resistance rating is required by Table 5.1.1 in NFPA 45 or the building code, the higher fire resistance rating shall be used. Rooms that are an incidental use to the lab shall be considered part of the laboratory for the purpose of this requirement and shall not require additional separation.

2019 NFPA 45 5.1.3 Regardless of construction and fire protection requirements for laboratory units that are specified in Table 5.1.1, laboratory units in educational occupancies or Class C laboratory units in health care facilities shall be separated from nonlaboratory areas by 1-hour construction.

NFPA 1 2021 Amendments

Mobile Cooking

22.00.07.117 Amend NFPA 1, Subsection 50.8.7.4.4 to replace “not be transported or stored inside the vehicle” with “be secured in an upright position during transport and storage”.



NFPA 1 2021 Amendments

Energy Storage Systems

22.00.07.118 Amend
NFPA 1, 52.1.1 to add
the following to the
end of the sentence:
“and NFPA 855.”



NFPA 1 2021 Amendments

EV Charging Stations

22.00.07.119 Amend NFPA 1, Chapter 52, to add the following Section and Subsections...

52.10.6 Fire suppression systems: Enclosed parking garages containing EV charging stations must be protected by an automatic sprinkler system designed and installed in accordance with the following:

- (1) an automatic sprinkler system designed and installed in accordance with Section 903.3.1.1 with a minimum density of 0.3 gpm/ft² (91.14 L/min) based on the fire area or 2,500 square-foot (232 m²) design area, whichever is smaller...

NFPA 101 2021 Amendments

New Definition – Incapable of self-preservation

22.00.07.191 Amend NFPA 101, Section 3.3 as follows...

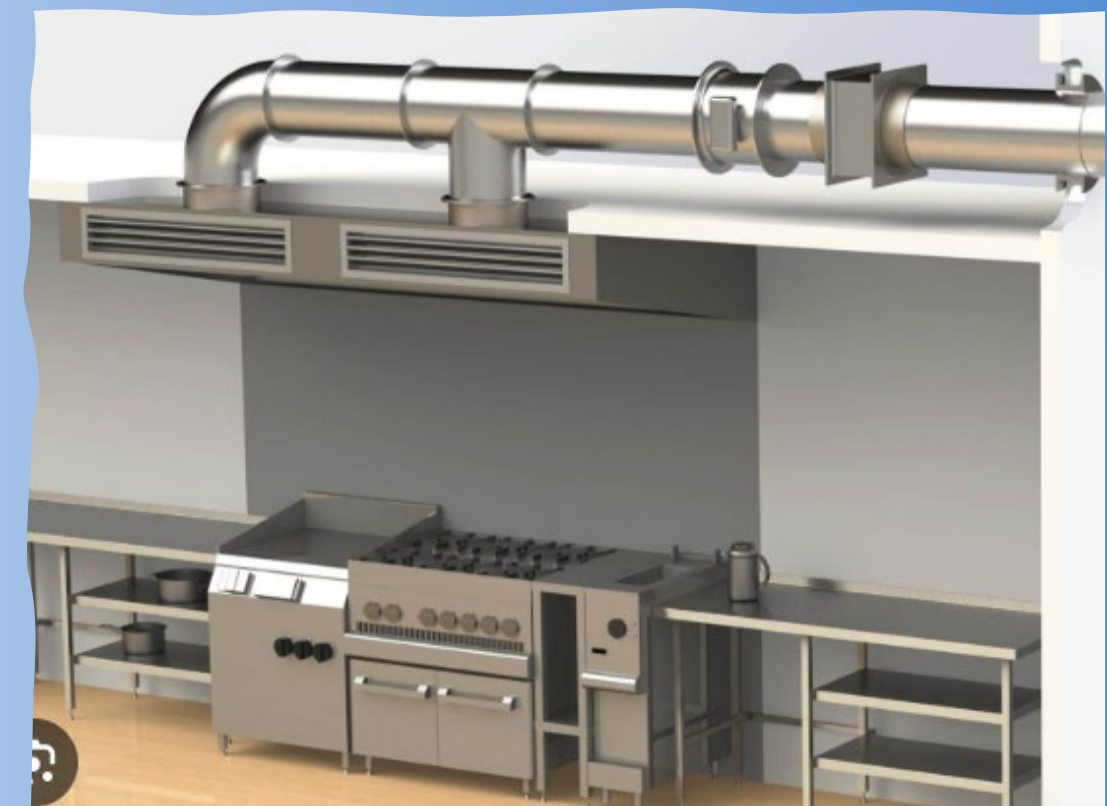
(7) amend Subsection 3.3.254 to add the following new Subsection and definition:

3.3.254.1 Incapable of self-preservation. A person who, because of age, physical or mental disability, medical or therapeutic intervention, medication, etc., is unable to act to protect themselves from harm during an emergency situation without assistance.

NFPA 101 2021 Amendments

Removal of Fire & Life Safety Equipment

22.00.07.194 Amend NFPA 101, Subsection 4.6.12.3 to delete the phrase “by the Code” and add the following phrase after the word “removed”: by qualified personnel. Removal of life safety features must be approved by the Department of Permitting Services.



NFPA 101 2021 Amendments

Emergency Action Plans

22.00.07.195 Amend NFPA 101, Subsection 4.8.2, to add the following Subsection:

4.8.2.4 Emergency action plans must be maintained in a location approved by the AHJ.



NFPA 101 2021 Amendments

Emergency Responder Radio Communication Enhancement Systems (ERRCES)

22.00.07.210 Amend NFPA 101, Section 9.1 by deleting the text in Section 9.15 and replacing it with the following:

9.15.1 For newly constructed buildings, ERRCES must be provided where any of the following conditions exist:

- (1) on all floors of a building located below the level of exit discharge;
- (2) on all floors of a building in which any floor of the building exceeds 25,000 ft² per floor in gross aggregate area;
- (3) throughout any building in which the building area exceeds 100,000 ft² in gross aggregate area; and
- (4) on all floors of a building for any building greater than three (3) stories in height above the lowest level of fire department vehicle access.

NFPA 101 2021 Amendments

Emergency Responder Radio Communication Enhancement Systems (ERRCES)

22.00.07.210

9.15.2 The technical analysis must comply with Section 9.6.7 of the 2019 edition of NFPA 1221, and the results certified by a Professional Engineer in the State of Maryland with at least five (5) years of experience in the design, installation, and alignment of emergency responder radio communication enhancement systems. Where the analysis demonstrates unacceptable performance, an in-building public safety radio enhancement system must be provided.



NFPA 101 2021 Amendments

New Child Care Centers

22.00.07.246

Amend NFPA 101, Subsection 16.1.6.2 to add a new Subsection as follows:

16.1.6.2.1 Where day-care occupancies, with clients who are 30 months or younger in age or who are incapable of self-preservation, are located three (3) or more stories above the level of exit discharge, an independent means of egress dedicated for use by the day-care occupancy must be provided.

Exceptions: (1) high-rise buildings with an approved phased evacuation plan and (2) day-care homes.



NFPA 101 2021 Amendments

Sprinkled Apartment Buildings

22.00.07.277

Amend NFPA 101, Subsection 31.3.5.7 to delete the phrase “seven or more stories in height”.

Section requires supervision of the sprinkler system for buildings meeting Option 4, regardless of height.



NFPA 101 2021 Amendments

Small Board and Care

22.00.07.279

Amend NFPA 101, Subsection 32.2.3.5.3.2 to add the following at the beginning of the Section, “In small board and care homes serving eight or fewer residents,” and delete item (2).

Allows modified 13D systems in group homes up to eight (8) residents with a 30-minute water supply.





DPS | Montgomery County
Department of Permitting Services
YOUR PROJECT PARTNER

Questions so far?

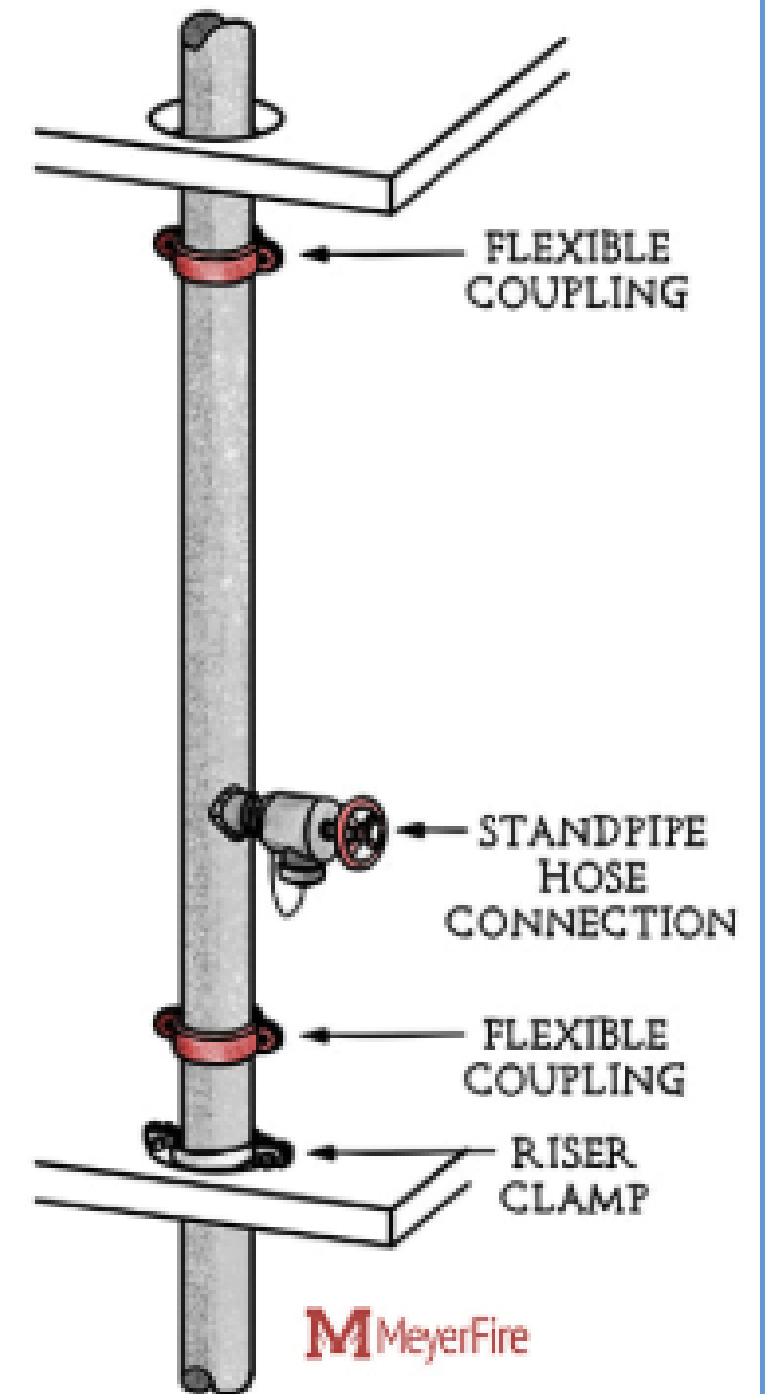
NFPA 14 Amendments

Standpipe Systems

22.00.07.157 Amend NFPA 14, Subsection 5.1.2 to add new Subsection 5.1.2.1 that reads as follows:

New system installations must meet the following requirements:

- (1) Systems must be automatic wet type.
- (2) Standpipe systems in unheated areas must be automatic dry type.
- (3) Standpipe systems in detached open parking garages may be the manual dry type, if the piping is air supervised for breaks or open valves.
- (4) Occupant use hose is prohibited in new or existing buildings.
- (5) New standpipe systems must be Class I only.



Courtesy of MeyerFire

NFPA 72 Amendments

Fire Alarm Systems – Single Point of Reset

22.00.07.173 Amend NFPA 72, Subsection 23.8.2.9.1 to read as follows: Where multiple control units are interconnected in a network arrangement and serve the same protected premises, the control units must be arranged to be reset or silenced from one location.



NFPA 96 Amendments

Cooking in places of worship and childcare

22.00.07.181 Amend NFPA 96 as referenced by NFPA 1, Subsection 1.1.1, to add an exception to read: In places of worship and day care facilities, protection is permitted to consist of the following:

- (1) electrical range with not more than four heating elements, each heating element must be electronically controlled to limit the element temperature to below 670 degrees F;
- (2) a shunt trip must be installed for the electric range. If building is equipped with a fire alarm system, the shunt trip must be interconnected with the fire alarm system. If the building is not equipped with a fire alarm system, other automatic means/devices, approved by the AHJ, to cut off power to the unit must be installed in the kitchen;
- (3) kitchen must not be located more than one story above the level of exist discharge;
- (4) kitchen must not be located more than one story below the level of exit discharge; and
- (5) kitchen must be separated from adjoining areas by fire barriers with a fire resistance rating of one hour or greater; OR, the kitchen must be protected with automatic sprinklers.

NFPA 1221 Amendments

ERRCES – Adoption of 1221

22.00.07.182 Amend NFPA 1221, Subsection 9.6.6.1 to add the phrase: “A fire alarm permit and” at the beginning of the sentence...

22.00.07.187 11.3.9.1.4
Acceptance test data of the system must be approved by the AHJ prior to final fire alarm system approval.



Legislation – Melanie Diaz Fire Safety Act

- Requires high-rise multi-family buildings built after 1974 to be sprinkled.
- Currently 70+ high-rise multi-family buildings un-sprinkled.
- All other high-rise rental apartment buildings required to install corridor/common area detection.
- NOV coming soon to high-rise apartments with 30 days to respond, 60 days to meet.
- Signage at building entrance(s) indicating the building is not protected.



Legislation – Tenant Protection and Notification

- Requires all rental apartment landlords to develop EAP.
- Addendum may be required.
- Requires contact info, evacuation maps and procedures, relocation information.
- NOV coming soon to apartment landlords.





DPS

Montgomery County
Department of Permitting Services

YOUR PROJECT PARTNER

GENERAL HELP



MC311 Customer Service Center is Montgomery County's source for nonemergency government information and services. You can reach MC311 for issues related to the Department of Permitting Services, Monday - Friday from 7 a.m. - 7 p.m.

In Montgomery County: **Call 311**

Outside of Montgomery County : **240-777-0311**

VISITING DPS?

2425 Reedie Drive, 7th floor
Wheaton, Maryland 20902

[Map, Parking & Directions](#)

Accessible

Monday - Friday; 7:30 a.m. - 4 p.m.

[Holiday Calendar](#)

PERMITTING SERVICES PODCAST



Subscribe to Permitting Services Podcast on:
Amazon Music, Apple, Spotify

COMMERCIAL BUILDING DESIGN CONSULTATION

Feb	March 2025						Apr
Sun	Mon	Tue	Wed	Thu	Fri	Sat	
23	24	25	26	27	28	1	
2	3	4	5	6	7	8	
9	10	11	12	13	14	15	
16	17	18	19	20	21	22	
23	24	25	26	27	28	29	
30	31	1	2	3	4	5	



DPS

Montgomery County
Department of Permitting Services

YOUR PROJECT PARTNER

Questions?

Patsy Warnick

Fire Marshal

Manager, Fire Code Compliance

Patsy.Warnick@montgomerycountymd.gov

Crystal Maddox

Architectural and Life Safety

Manager, Commercial Construction

Crystal.Maddox@montgomerycountymd.gov