



DEPARTMENT OF PERMITTING SERVICES

Inspection/ Investigation Notes

10/3/2024

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| DPS Case # | 420393 |
| Address | 4501 Olney Laytonsville Rd, Olney, MD |
| | TRAIL OF TERROR & 29 SPECIAL AMUSEMENT BUILDINGS |

At the request of OBGC and SHP staff, the DPS Director, Kevin Summers, and Chris Allen visited the Field of Screams and investigated the Trail of Terrors and associated buildings and structures. As of this 10/3/2024, the buildings and structures on this trail have been constructed without building permits and have not been inspected by DPS. **As detailed below, these buildings and structures are not compliant with Montgomery County Code and adopted building and fire codes.**

General Concerns and Observed Code Violations

- All buildings are classified as Special Amusement, as per the IBC and NFPA 101.
 - o "A special amusement building is any temporary or permanent building or portion thereof that is occupied for amusement, entertainment or educational purposes and that contains a device or system that conveys passengers or provides a walkway along, around or over a course in any direction so arranged that the means of egress path is not readily apparent due to visual or audio distractions or is intentionally confounded or is not readily available because of the nature of the attraction or mode of conveyance through the building or structure." (IBC section 202)
 - o The following buildings exceed 160 square feet and do not the required fire protection protections as required by the 10/4/2022 Memo from the Office of the State Fire Marshal (*Minimum Fire and Life Safety Guidelines for "Haunted Houses"*): Asylum, Lodge, Bunker, Leatherface, Finale, Clowns, Skinner Shack, Vortex, Bathhouse, Patry, Spider, Demon Bridge, Laser Maze, Halloween Cabin, Morgue, Witches, & Dark Maze.
- The means of egress has not been marked or otherwise indicated as per sections IBC sections 411.6 and 1013.
- Permanent electrical wiring has been installed in all buildings to power props and other devices. This wiring has been installed and is in-use without an approved Electrical Permit.
- The buildings and structures are not constructed in accordance with IBC Chapter 23. Pressure treated wood is required to be installed since the buildings do not have an approved vapor barrier. Non-pressure treated lumber is in direct contact with the

Exhibit 66 - S2385

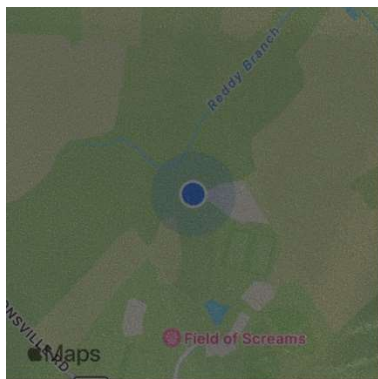
ground, which is prohibited. The construction of this buildings is not compliant with the building code and does not conform to conventional framing methods, IBC, and NDS.

- All buildings do not have the required 10 footcandles of interior light, as required by the IBC Chapter 12
- Multiple buildings utilize roof trusses, however since these buildings do not have an approved vapor barrier therefore the structural integrity of those trusses cannot be confirmed.
- Handrails must be provided on the both sides of all buildings with steps, as per IBC section 1014
- Guardrails must be provided for bridges and elevated walking surfaces, and must not allow the passage of more than a 4" sphere as per IBC section 1015
- The Trail and associated building are not compliance with the 2010 Maryland Accessibility Code, as a Title III facility as per 2010 ADAAG.

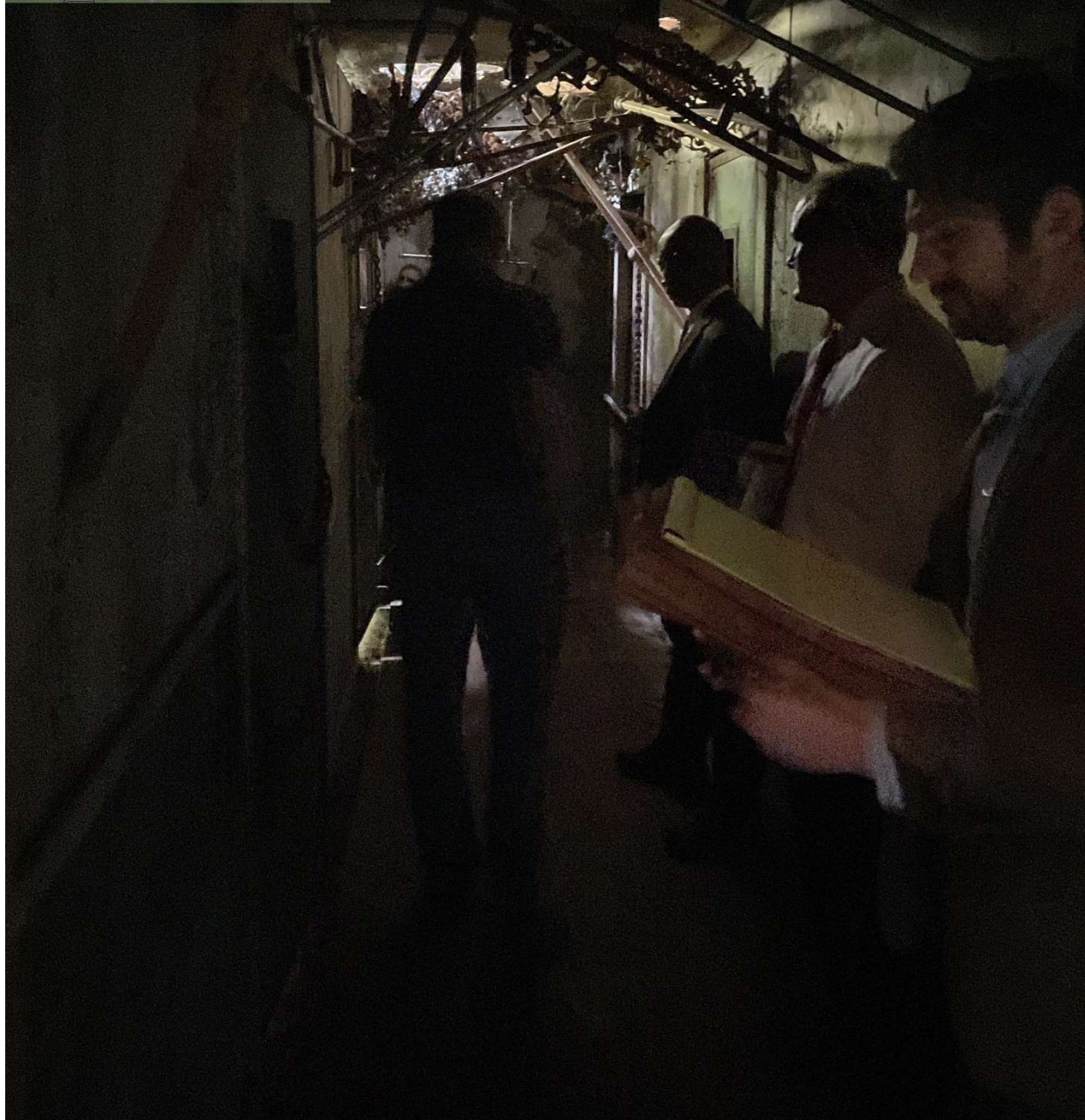
Asylum







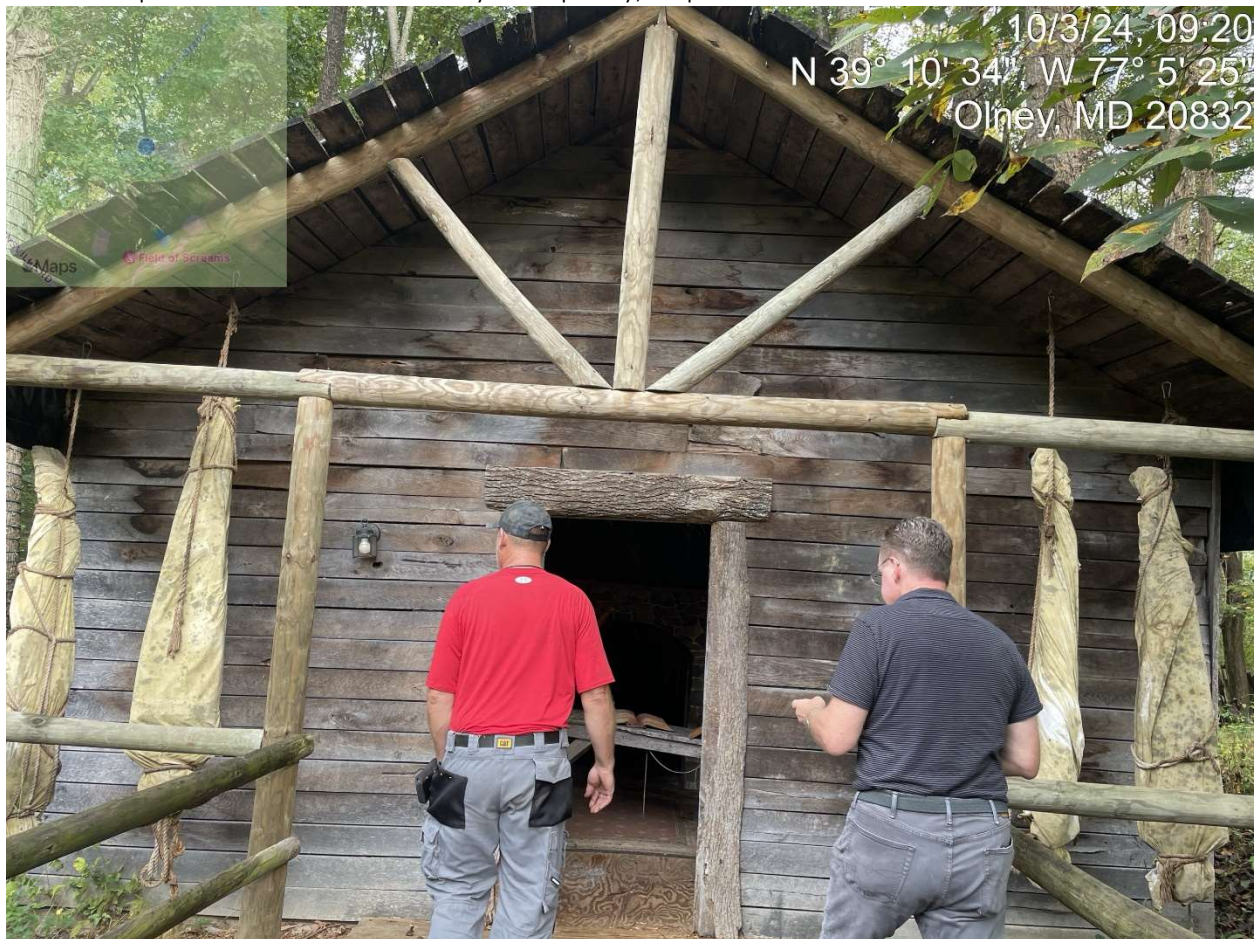
10/3/24, 09:14
N 39° 10' 33", W 77° 5' 26"
Olney, MD 20832





Lodge

- The circulation path and means of egress do not have the required headroom throughout the space; 80" is required as IBC section 1003.3.1. The fireplace obstruction in the walking path is about 5 ft above the finished floor.
- This building does not have an adequate foundation, as required by IBC Chapter 18. 2x4 non-pressure treated lumber is being used and the floor joist spacing does not comply with IBC Chapter 23, therefore is unlikely it complies with the structural Live Load requirements for an Assembly Occupancy, as per IBC section 1607.





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N 39° 10' 34", W 77° 5' 26"
Olney, MD 20832



Leatherface

- The circulation path and means of egress do not have the required headroom throughout the space, which is 7'6". The fireplace obstruction in the walking path is about 5 ft above the finished floor.
- OBGC states that this building has a compliant foundation but this cannot be verified. Wood posts are buried into the ground, however it is unknown if concrete footings are install in accordance with IBC Chapters 16 & 19





Stairs leading aware from Leatherface

- Guardrails are provided that are 32" off the stair nosing. This is required to be 42" as per IBC section 1015.
- Must provide graspable handrails on both sides, while maintaining the minimum egress width as per IBC Chapter 10 and NFPA 101 Chapter 7.





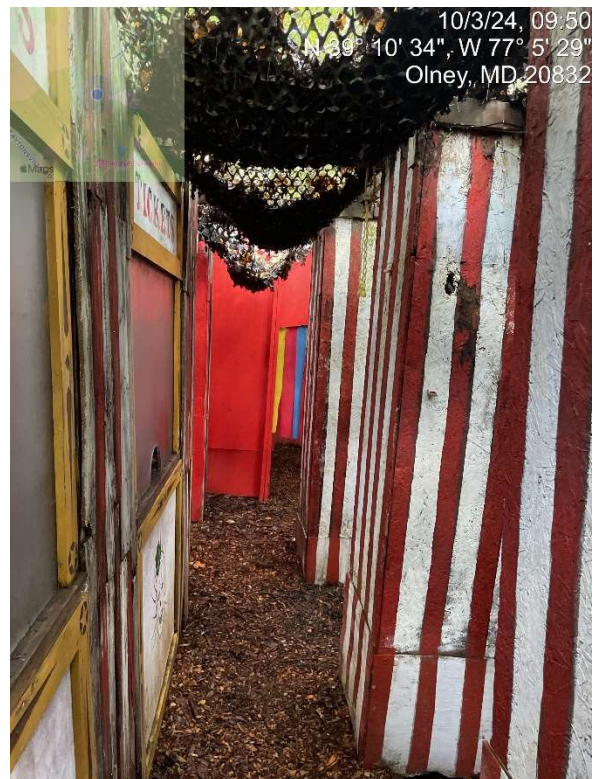
10/3/24, 09:45

N 39° 10' 33", W 77° 5' 29"

Olney, MD 20832

Clown

Non-pressure treated plywood is in direct contact with the ground, and has deteriorated to the point of losing structural integrity.





Bridge

- Must provide code compliant guardrail as per IBC section 1015.



Vortex

- Must provide handrails and guardrails for entry ramp
- The entry ramp exceeds 8.3% maximum slope as per IBC sections 1001.3 and 1011, as amended by Montgomery County.



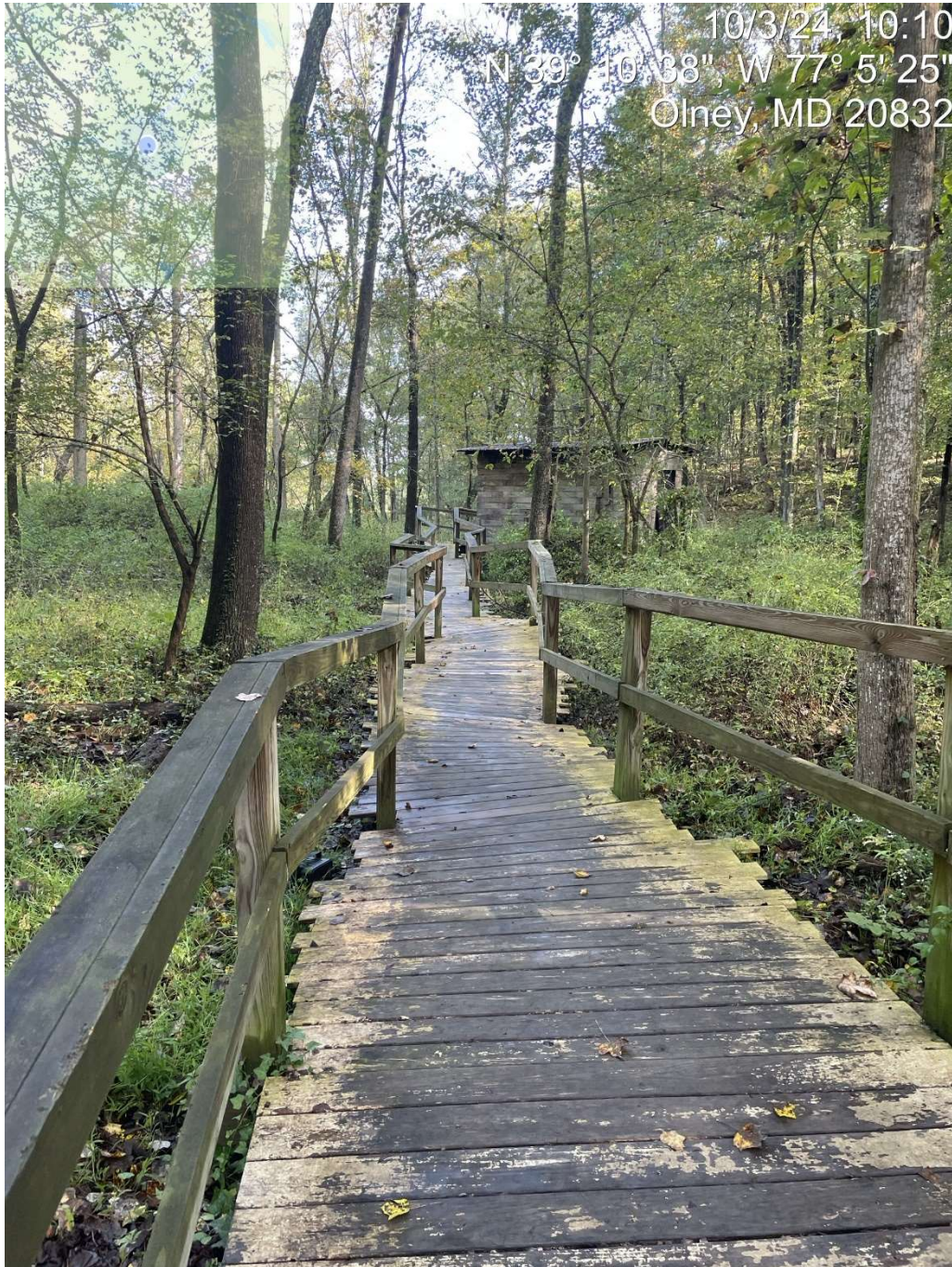
Boathouse

- This building does not have an approved foundation. Due to the accumulation of standing water and the use of non-pressure treated lumber, the structural integrity of this building cannot be verified.



Swamp Bridge

- According to OBGC representatives, this elevated walking surface was intentionally constructed with sloped walking surfaces. The cross slope exceeds 2%, which is a violation of IBC 1012.3.



Halloween Cabin

- On the second floor, solid flooring has been removed and replaced with $\frac{1}{2}$ " plexiglass. The floor joists appear to be nominal 2x4s spaced at 16" on center. The use of 2x4s is not permitted as per IBC section 2308.4.2 (the minimum sizing is 2x6) therefore the floor is not structurally sound and does not comply with conventional framing methods as approved by the IBC.



Demon Bridge

- Must install handrails on both sides of the steps.
- Must enclose the stair risers, as open stair risers are not permitted since it presents as a tripping hazard.



Prepared by
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Special Assistant to the State Fire
Marshal

Code References:

IBC = 2018 International Building Code,
as adopted by Montgomery County
NFPA 101 = 2015 & 2018 editions of
The Life Safety Code, as adopted as the
State of Maryland Fire Prevention Code
and Montgomery County Fire
Prevention Code.

NDS = AWC's 2018 National Design
Specifications for Wood Construction

