



## **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 normally requires one digital and two hard sets of construction drawings, signed and sealed by a Maryland Registered Architect (see FAQ #32), certifying compliance with the St. Mary's County Building Code and Fire 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 FAQ #9)
  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

For more information on the Permit process please contact the Permits Manager at (301) 475-4200, Ext 1542.