

to local governments for monthly payments to eligible households. Funding is provided through State general funds.

HOUSING MANAGEMENT

Stephanic White, *Director*
(410) 514-7566

Under the Community Development Administration, Housing Management oversees the management by private firms of multifamily housing developments financed by CDA or administered under Section 8 allocations. CDA oversees approximately 240 developments containing over 25,000 units of rental housing. This includes Section 8 contracts for 69 developments containing over 6,200 units of rental housing. Tenants in these subsidized units pay 30 percent of their monthly income in rent. The difference between the tenant's share and the fair-market rent is subsidized by the U.S. Department of Housing and Urban Development. Housing Management also oversees the servicing of over 22,500 loans made under Home Ownership Programs and 2,500 loans made under Special Loan Programs.

DIVISION OF COMMUNITY ASSISTANCE

Richard J. Ferrara, *Director*

100 Community Place
Crownsville, MD 21032 (410) 514-7200

The Division of Community Assistance was formed in 1987 when the Department of Housing and Community Development was created. The Division administers programs for housing and community services, commercial revitalization and local government technical assistance, energy management needs, and building codes administration. It assists local governments, nonprofit organizations, community action agencies, and small private developers to implement these programs. The Division also manages a variety of development, grant and loan programs and serves as a liaison with local government and regional agencies. In addition, the Division acts both as a clearinghouse for State and federal programs and as a coordinating agency for State programs affecting local governments in Maryland (Code 1957, Art. 83B, sec. 4-201).

Within the Division of Community Assistance are the Building Codes Administration, Housing and Community Services Programs, and Commercial and Government Assistance Programs.

BUILDING CODES ADMINISTRATION

James C. Hanna, *Director*

100 Community Place
Crownsville, MD 21032 (410) 514-7220

Functions of the Building Codes Administration originated with the Code Enforcement Certification Board in 1971. Within the Department of Economic and Community Development, the Board became the Division of Building Codes Administration by 1975. Two years later, the Division was renamed as the Codes Administration. When the Department of Housing and Community Development was formed in 1987, the Administration was reorganized as the Building Codes Administration.

The Administration works with local governments, design professionals, and code inspectors to guarantee that the highest performance standards are met in building construction. The Administration is responsible for enforcement of the Industrialized Buildings and Mobile Home Regulations, the Model Performance Building Code, and the Maryland Building Code for the Handicapped. The Administration also administers the Maryland Safety Glazing Law and Maryland Energy Conservation Building Standards.

Established in 1971, the Industrialized Building Program offers certification standards for any building, building subsystem, or component that is manufactured and assembled off-site (Chapter 662, Acts of 1971). The Program encourages the growth of industrialized building construction by using preemptive uniform statewide codes and standards. Building systems that are certified by the State can be used or erected anywhere in Maryland without having to comply with different local building codes, as long as they comply with local zoning laws. The Building Codes Administration also inspects mobile homes to resolve consumer complaints and enforces the standard of the U.S. Department of Housing and Urban Development (Code 1957, Art. 83B, secs. 6-201 through 6-208).

The Model Performance Building Code was adopted in 1971 (Chapter 663, Acts of 1971). Based on the National Building Code of the Building Officials and Code Administrators International, Inc. (BOCA), the State's Model Performance Building Code was intended by the General Assembly eventually to be adopted statewide so builders might adapt their construction practices to a single set of modern, performance-oriented standards. Compliance with that code was voluntary.

In 1993, mandatory standards—the Maryland Building Performance Standards—were enacted by the General Assembly (Chapter 200, Acts of 1993). Also based on the most recent edition of the National Building Code issued by BOCA, these standards apply to all construction permits issued on or after August 1, 1995, with two exceptions. Counties or municipali-