

provide for the enforcement of such liens by sale of the property, whether real or personal, or by suit at law for all such expenses or any deficit after sale as aforesaid; to regulate the building and maintenance of party walls, partitions, fences, parapet and fire walls, smoke flues, fireplaces, hot-air flues, boilers, kettles, furnaces, smokestacks and stovepipes; to provide for the inspection and regulation of the safe construction, erection, repair, alteration, remodeling, removal or demolition, in any manner, of all private and public buildings or structures, or parts thereof; and to compel the consumption and prevention of smoke and make such regulations as may be deemed necessary to prevent the same from becoming deleterious or offensive to health; to regulate the height, construction and inspection of all new buildings or structures, or parts thereof, hereafter erected in Baltimore County and the alteration, repair, removal or demolition of any buildings or structures, or parts thereof, already erected, or hereafter to be erected in Baltimore County; to regulate the limits within which it shall be lawful to erect steps, porticoes, bay windows or other structural ornaments to houses fronting on any of the highways, streets, avenues, lanes or alleys of Baltimore County; to regulate and provide for the inspection of the materials used and the manner of installing any and all systems of electric wiring, piping, or conduit laying in any building or structure, or part thereof, provided, that nothing herein shall apply to any corporation subject to regulation by the Public Service Commission of Maryland, and generally to adopt and enforce for the whole of Baltimore County or for thickly populated portions thereof, all necessary rules and regulations for any or all the foregoing purposes.

The County Commissioners may exercise all or any part of the powers granted hereunder, but no rules and regulations adopted by the County Commissioners of Baltimore County under any of said powers shall be deemed valid or effective until the same shall have been formally adopted by the said County Commissioners at a regular meeting, and notice of the adoption of rules and regulations shall thereafter have been published at least two times in one or more newspapers of general circulation in Baltimore County. Said notice may, in the sole and absolute discretion of the County Commissioners, contain a brief and concise statement or short summary of the rules and regulations adopted. After formal adoption of rules and regulations and publication of notice as herein provided, all persons shall be deemed and taken to have notice thereof, and no actual notice need be proven. It shall be the duty of the County Commissioners to cause said rules and regulations to be available at its office for inspection by the public at any time, and the County Commissioners are authorized to have