

partments," subtitle "Department of Economic and Community Development," to follow immediately after Section 257-I thereof, and to read as follows:

257-J.

(a) *The General Assembly of Maryland finds that the potential benefits of new materials and techniques for building construction are not readily available to Maryland, in part because existing building codes are so written as to preclude their use. However, modification of such regulations, where they exist, cannot be readily made because the techniques and skills needed to utilize different types of building codes are beyond the background of some of the existing officials. They cannot reasonably be expected to enforce significantly modified regulations without additional training. Moreover, several subdivisions within the State of Maryland have no building codes of any type to protect its citizens against the intrusion of unsafe, unsound or unsanitary buildings to their communities. This measure of protection should be provided to such communities. Therefore, the Department of Economic and Community Development is hereby authorized to prepare and issue a Model Performance Code for building construction in the State of Maryland.*

(b) *The Model Performance Code which the Department of Economic and Community Development is authorized to issue, shall cover such elements as plumbing, structure, electrical systems and other elements appropriate to assure safe and sound construction. Said Model Code shall be framed in terms of the purposes for which building codes are drawn rather than the specifications of materials and methods required to achieve the goals. TO THE EXTENT PRACTICABLE, THE MODEL CODE WILL BE CONSISTENT WITH THE CODE USED FOR INDUSTRIALIZED BUILDING.*

(c) *The Model Performance Code authorized by this section shall not be binding in any subdivision of this State which has a building code or codes unless said subdivision specifically adopts said Model Code. However, if within twelve months TWO THREE YEARS after the issuance of the Model Performance Code any subdivision still lacks building code protections of its own, the Model Performance Code shall become binding and shall become the enforceable regulations within such subdivision.*

(D) THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT SHALL AFTER PUBLIC HEARING, ISSUE RULES AND REGULATIONS TO PROHIBIT ANY JURISDICTION IN WHICH THE MODEL CODE APPLIES TO ALTER OR MODIFY SAID CODE WITHOUT PERMISSION CONCURRENCE OF THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT AND SHALL ALSO PROVIDE FOR AN APPEAL PROCEDURE FOR ANY PARTY WHO CHALLENGES THE INTERPRETATION OR APPLICATION OF THE MODEL CODE. THE DEPARTMENT WILL REGULARLY CONSULT WITH LOCAL OFFICIALS TO REVIEW THE APPLICATION AND EFFECTIVENESS OF THE CODE IN EACH JURISDICTION AND WILL REVIEW RECOMMENDATIONS FROM LOCAL OFFICIALS FOR CHANGES, MODIFICATIONS OR EXCEPTIONS WHICH WOULD MAKE THE CODE MORE EFFECTIVE AND USEFUL IN A GIVEN SUBDIVISION, OR SUBDIVISIONS, WITHIN THE STATE OF MARYLAND. CONCUR-