

HOWARD COUNTY

IN A MULTI-UNIT STRUCTURE WITH COMMON ELEMENTS.

2) THE WORD "APARTMENT" MEANS A LEASED OR RENTED UNIT IN A MULTI-UNIT STRUCTURE.

3) THE WORD "NON-FIREPROOF" MEANS ALL BUILDINGS AND STRUCTURES OTHER THAN THE FIREPROOF TYPES AS DEFINED IN SECTION 215.0 OF THE BOCA BASIC BUILDING CODE ADOPTED BY THE COUNTY COUNCIL ON MAY 2, 1971.

(B) IN THE EVENT A PRE-EXISTING APARTMENT BUILDING OWNER DESIRES TO CONVERT SAID APARTMENT UNITS INTO CONDOMINIUMS BY RECORDATION OF A MASTER DEED OR LEASE, PURSUANT TO ARTICLE 21, SECTION 117B OF THE ANNOTATED CODE OF MARYLAND, PRIOR TO SAID RECORDATION, THE OWNER MUST OBTAIN FROM THE DEPARTMENT OF PUBLIC WORKS A CERTIFICATE OF USE AND OCCUPANCY. THE DEPARTMENT OF PUBLIC WORKS SHALL PROVIDE APPLICATION FORMS FOR THE CERTIFICATE OF USE AND OCCUPANCY, AND NO APPLICATION FOR A CERTIFICATE OF USE AND OCCUPANCY FOR CONDOMINIUMS SHALL BE CONSIDERED, AND NO SUCH CERTIFICATE GRANTED, UNLESS AND UNTIL ALL INFORMATION REQUESTED BY THE DEPARTMENT OF PUBLIC WORKS IS SUPPLIED. THE INFORMATION SHALL BE LIMITED TO THE NUMBER OF DWELLING UNITS PER STRUCTURE; THE NUMBER OF OCCUPANTS PER DWELLING UNIT; THE NUMBER AND KINDS OF USES FOR WHICH SUCH BUILDING WILL BE USED; AND SUCH STRUCTURAL DATA AS MAY BE DEEMED NECESSARY.

UPON WRITTEN REQUEST FROM THE OWNER OF AN EXISTING APARTMENT BUILDING, THE DEPARTMENT OF PUBLIC WORKS SHALL ISSUE A CERTIFICATE OF USE AND OCCUPANCY FOR CONDOMINIUMS PROVIDED THAT UPON INSPECTION AND INVESTIGATION BY THE DEPARTMENT OF PUBLIC WORKS, THERE ARE NO VIOLATIONS OF LAW AND A CONVERSION OF THE APARTMENT UNITS TO CONDOMINIUMS IS NOT DEEMED BY THE DEPARTMENT OF PUBLIC WORKS TO ENDANGER PUBLIC SAFETY AND WELFARE. NO CERTIFICATE OF USE AND OCCUPANCY FOR CONDOMINIUMS WILL BE ISSUED FOR A NON-FIREPROOF STRUCTURE UNLESS FIREWALL AND PARTY WALLS MEET THE SAME CONSTRUCTION SPECIFICATIONS AS ESTABLISHED FOR DUPLEX UNITS AND TOWNHOUSES IN THE BOCA BASIC BUILDING CODE AS AMENDED AND ADOPTED BY HOWARD COUNTY. WHENEVER THE DEPARTMENT OF PUBLIC WORKS SHALL REFUSE TO GRANT A CERTIFICATE OF USE AND OCCUPANCY PURSUANT TO THIS SECTION, IT SHALL CERTIFY ITS REASONS THEREFOR IN WRITING. THE REFUSAL OF A CERTIFICATE OF USE AND OCCUPANCY FOR CONDOMINIUMS SHALL NOT PREVENT THE CONTINUANCE OF THE USE AND OCCUPANCY OF A LAWFULLY