

(2) ~~RENOVATION OR MODIFICATION WHEN THE RECONFIGURATION OF SPACE SUCH THAT~~ THE WORK AREA IS NOT PERMITTED TO BE OCCUPIED BECAUSE EXISTING MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS, OR THEIR EQUIVALENT, ARE NOT IN PLACE OR CONTINUOUSLY MAINTAINED; OR

(3) EXTENSIVE MODIFICATIONS.

(J) "REHABILITATION PROJECT" MEANS ANY CONSTRUCTION WORK UNDERTAKEN IN AN EXISTING BUILDING THAT INCLUDES REPAIR, RENOVATION, MODIFICATION, RECONSTRUCTION, CHANGE OF OCCUPANCY, OR ADDITION.

(K) (1) "RENOVATION" MEANS THE:

(I) CHANGE, STRENGTHENING, OR ADDITION OF LOAD BEARING ELEMENTS; OR

(II) REFINISHING, REPLACEMENT, BRACING, STRENGTHENING, UPGRADING, OR EXTENSIVE REPAIR OF EXISTING MATERIALS, ELEMENTS, COMPONENTS, EQUIPMENT, OR FIXTURES.

(2) "RENOVATION" DOES NOT INCLUDE:

(I) RECONFIGURATION OF SPACE; OR

(II) INTERIOR AND EXTERIOR PAINTING.

(L) "REPAIR" MEANS THE PATCHING, RESTORATION, OR MINOR REPLACEMENT OF MATERIALS, ELEMENTS, COMPONENTS, EQUIPMENT, OR FIXTURES FOR THE PURPOSES OF MAINTAINING THESE MATERIALS, ELEMENTS, COMPONENTS, EQUIPMENT, OR FIXTURES IN GOOD OR SOUND CONDITION.

6-503.

(A) THE DEPARTMENT, IN COOPERATION WITH THE MARYLAND BUILDING REHABILITATION CODE ADVISORY COUNCIL, THE DEPARTMENT OF LABOR, LICENSING, AND REGULATION, AND THE STATE FIRE MARSHAL, SHALL ADOPT BY REGULATION THE MARYLAND BUILDING REHABILITATION CODE. THE MBRC SHALL BE MODELED ON THE NATIONALLY APPLICABLE RECOMMENDED REHABILITATION PROVISIONS DEVELOPED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE NATIONAL ASSOCIATION OF HOME BUILDERS RESEARCH CENTER.

(B) THE PURPOSE OF THE MARYLAND BUILDING REHABILITATION CODE IS TO ENCOURAGE AND FACILITATE THE REHABILITATION OF EXISTING BUILDINGS BY REDUCING THE COSTS AND CONSTRAINTS ON REHABILITATION RESULTING FROM EXISTING PROCEDURES AND STANDARDS.

(C) (1) AS PROVIDED UNDER THE ADMINISTRATIVE PROCEDURE ACT, THE DEPARTMENT SHALL:

(I) SUBMIT TO THE JOINT COMMITTEE ON ADMINISTRATIVE, EXECUTIVE, AND LEGISLATIVE REVIEW THE PROPOSED REGULATIONS TO ADOPT THE MBRC ON OR BEFORE DECEMBER 31, 2000; AND