

City of Rockville  
111 Maryland Avenue  
Rockville, Maryland 20850-2364



Department of Public Works  
240-314-8500  
TDD: 240-314-8137  
FAX: 240-314-8539

## PERMIT CONDITIONS

1. **APPROVED PLANS, WITH COMMENTS, MUST BE RETAINED ON THE JOB UNTIL THE FINAL INSPECTION HAS BEEN MADE. NO BUILDING SHALL BE OCCUPIED UNTIL ALL REQUIRED FINAL AND OCCUPANCY INSPECTIONS HAVE BEEN MADE WHERE APPLICABLE. NO INSPECTION WILL BE MADE WITHOUT THE APPROVED PLANS ON THE JOB SITE.**
2. This permit conveys no right to occupy any street, alley or sidewalk or any part thereof, either temporarily or permanently. Encroachments on public property not specifically permitted under the building code, must be approved by the City. Street or alley grades as well as depth and location of public sewers may be obtained from the Department of Public Works - City Engineers Office. The issuance of this permit does not release the applicant from the conditions of any applicable subdivision restrictions.
3. The City of Rockville reserves the right to reject any work which has been concealed or completed without first having been inspected and approved for compliance to various codes by the Inspection Services Division.
4. Any deviation from the approved plans must be authorized by the approval of revised plans subject to the same procedure established for the examination of the original plans. This revision approval must be obtained prior to the proposed changes being made in the field.
5. Permits become invalid if construction work is not started within six months from date permit is issued. If work does not continue to progress, the permit will become invalid six months after the last inspection made.
6. All items noted on the job inspection record must be approved and signed by the appropriate agencies and the City. It will be the owner's and/or contractor's responsibility to see that the various inspections are called for and approved.
7. Approval of these plans and/or specifications by the Inspection Services Division SHALL NOT necessarily mean that these plans or specifications, are in full compliance with the City of Rockville Building Code and other Laws or Ordinances. The ARCHITECT/DESIGNER or ENGINEER certifying these plans is charged with responsibility for the compliance of the plans with the Building Code and other Laws and Ordinances. Issuance of a permit does not constitute a waiver or variance from any law or ordinance governing this construction.  
The issuance of a permit shall not prevent the Building Inspector from thereafter requiring a correction of error or violation in plans or construction. The architect or engineer shall file a verified report at completion of construction that the structure has been erected in accordance with the approved plans and all applicable ordinances. All reports shall bear the seal signed by the Architect/Engineer. (No photo copy)
8. Approval of application and issuance of a building permit does not supersede any required approvals by an architectural review committee for residential properties with restrictive covenants.
9. The applicant, owner, and/or operator of the property address under this permit, hereby consents to all necessary inspections made by the City of Rockville to enforce all existing codes, ordinances, and/or regulations of the City of Rockville.
10. This permit does not relieve the owners, or any person in possession or control of the building, from obtaining such other permits or licenses as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from complying with any lawful order issued the object of maintaining the building in a safe or lawful condition.
11. Construction dumpsters must be placed on private property unless a permit is secured from Inspection Services for a dumpster in the public right-of-way.
12. NOTICE: City Code will require a new single family dwelling permit for residential construction projects as noted below:  
Ordinance No. 7-05

<p>*Addition: a modification to an existing building which changes the footprint or floor area provided that:</p> <ul style="list-style-type: none"><li>• The construction must not, at time of application, exceed the existing footprint by more than 100%;</li><li>• At least 50% of the existing first floor exterior walls, in their entirety (measured in linear feet) and comprising the footprint of the existing building, must remain as exterior walls. The determination of first floor exterior walls is those which have the finished floor surface entirely above grade;</li><li>• Any increase in building height is subject to current zoning standards and may occur provided that the construction is within the above criteria."</li></ul>	<p>"Alteration: a modification to a building which does not change the footprint or floor area of an existing building, and which is not a repair."</p> <p>"New Construction: any change to an existing building which exceeds the definition of an Alteration or Addition as defined herein. Construction meeting the definition of 'New Construction' will require a Single Family Dwelling (SFD) permit."</p> <p>"All new Single Family Dwellings require automatic Fire Suppression Systems per City Code."</p>
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Any individuals with disabilities who would like to receive the information in this publication in another form may contact the ADA Coordinator at 240-314-8100; TTY 240-314-8137.

Cualquier persona incapacitada que desea recibir la información de esta publicación en alguna otra forma puede comunicarse con el coordinador de ADA en el teléfono 240-314-8100; TTY 240-314-8137.