

**Policy for Chapter 232 First Floor Shell Condition Space Standards**

**WHEREAS**, the City of Hagerstown regulates the shell condition space standards of Chapter 232 of the City Code; and

**WHEREAS**, the Mayor and Council of the City of Hagerstown find it in the best interests of the citizens of the City to adopt a policy on shell space standards for vacant non-residential first floor spaces;

**NOW THEREFORE, BE IT RESOLVED** by the Council of the City of Hagerstown as follows:

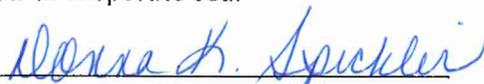
Policy on Chapter 232 First Floor Shell Condition Space Standards:

The following City of Hagerstown City Code standards shall be met in order to qualify as a First Floor Shell Condition Space:

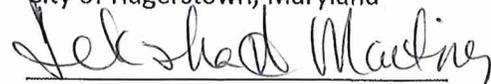
1. Floors are finished or concrete is completed/sealed at minimum
2. Walls are completed with drywall and are either ready for paint or painted
  - a. Doors have standard ADA hardware, door closer
3. Ceiling is installed with either drywall or ceiling grid with dropped tiles
4. One restroom that is ADA compliant including door hardware and grab bars
  - a. Vinyl floors in restroom
  - b. Drywall is completed and painted with primer
5. Janitor's sink is rough plumbed
6. Electric wiring is in place
  - a. Electric panel installed in accordance with codes and ordinances
  - b. One standard duplex outlet installed and show window outlets where required
  - c. Electric for restroom exhaust fan, GFCIs, and lights
  - d. Maintenance outlet for RTU
  - e. Emergency lighting per Fire Marshal
  - f. Ceiling lighting is installed
7. HVAC with ductwork and controls are installed
8. Fire Suppression system is installed per Fire Marshal
  - a. Fire escape completed is required by code

This Policy shall take effect on July 21, 2023 .

Witness and Attest  
As to Corporate Seal

  
Donna K. Spickler, City Clerk

Mayor and Council of the  
City of Hagerstown, Maryland

  
Tekesha Martinez, Mayor

Date of Passage: 06/20/2023