

## Definitions

**Accessory structure** includes but not limited to detached garages, fences and walls.

**Protective treatment** is a means of providing additional weather protection to elements of a structure to prevent damage such as paint or other protective coating or treatment.

**Structure** that which is built or constructed or a portion thereof.

## Disclaimer

This publication is intended to be a guide to assist in answering general inquiries. This publication does not include all aspects of the relevant codes. Code requirements vary depending on numerous factors. For specific questions, please contact our office.

## Permits

Permits are required for construction, enlarging, altering, repairs, moving demolishing or changing the occupancy of a structure. All electrical, heating, and plumbing work is to be completed by licensed contractors under permit. Applications for permits may be obtained through the Permits office on the 3rd floor of City Hall. Questions about permits call 301-739-8577 Ext. 123 or email [permits@hagerstownmd.org](mailto:permits@hagerstownmd.org)

Phone: 301-739-8577, Ext. 103

Fax: 301-791-2650

Email: [codecompliance@hagerstownmd.org](mailto:codecompliance@hagerstownmd.org)

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Department of Housing & Community Development  
One East Franklin Street, Suite 300  
Hagerstown, Maryland 21740

# Protective Treatment



# Requirements



1 E. Franklin St. Suite 300  
Hagerstown, MD 21740

301-739-8577 Ext. 103

# Protective Treatment Code

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All exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, decorative features, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay resistance wood, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building's envelope and the perimeter of windows, doors, and skylights shall be maintained in good repair, weather resistant and watertight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust and corrosion shall be stabilized and coated to inhibit future rust and corrosion.

## Taking a structure back to original brick

A structure can be taken back to its original brick. However, there are methods not approved by the City of Hagerstown and others that will require additional safety measures to be in place. Some Hagerstown structures have soft bricks and may require additional treatment to protect the bricks. There may also be requirements for lead paint abatement as defined by the State of Maryland Department of the Environment and United States Environmental Protection Agency.

## Applies to any surfaces painted including:

Structures  
Garages  
Accessory Structures  
Storage Sheds  
Fences  
Retaining Walls

## EPA Requirements

- Renovation, repair, or painting (RRP) rule is when a contractor must be Lead-Safe Certified by EPA or an EPA-authorized state program.
- A RRP contractor is to be certified when total disturbance area is 6 square feet of painted surfaces on the interior or 20 square feet on the exterior.

## Questions about EPA Requirements?

Call 1-800-424-LEAD(5323)

## Do you own rental properties constructed prior to 1978?

All residential rental properties constructed prior to 1978 must comply with Maryland's Lead Risk Reduction in Housing Act. The law requires rental property owners to:

1. Register all their rental dwelling units every year with the Maryland Department of the Environment (MDE). There is a cost for this registration.
2. Have lead paint inspections prior to changes in tenancy; and
3. Distribute specific lead risk education materials.

## Why register with MDE?

- Protect your tenants and yourself from health risks.
- The use of lead paint was prohibited in 1978.
- Without certification and by not following approved practices, property owners can face fines and potential lawsuits.

## Questions about MDE Lead Risk Reduction?

Email [mde.leadreg@maryland.gov](mailto:mde.leadreg@maryland.gov)