

Park Place Construction: Additions Outside New Permit Fast Track

October 22, 2026

HUNTINGTOWN, MD - October 22, 2026 -
Calvert County's expedited permit-review program began September 1, 2026, but it does not cover additions that create new living space. Park Place Construction works in the county and lists home additions among its services; the new eligibility line matters to residents comparing an addition with a porch, deck or other eligible project.

The county announcement on August 26 described qualifying residential work outside the Critical Area. Its list includes decks, porches, certain accessory structures under 500 square feet, pools and interior renovations without added square footage. New living-space additions are on the ineligible list, along with new single-family houses, accessory dwelling units and basement finishing. Projects requiring a variance also cannot use the expedited process.

Even an eligible application does not receive a permit in two days automatically. It must be filed through the county's online portal and screened for completeness and eligibility. The stated two-business-day review by

required agencies begins after the applicant pays an Environmental Health review fee, not merely when a plan is uploaded. Remaining permit fees and approval still precede issuance; staffing shortages, office closures and incomplete applications can cause delays.

The county's residential building application, revised in March, treats an attached addition with finished livable space differently from an unfinished porch or garage. It asks applicants to identify that distinction and provide a floor plan labeling new finished rooms. Exterior work also needs a site plan showing dimensions, property lines and distances to a well or septic system when applicable. A project's actual plans, rather than the everyday word "addition," determine what reviewers must assess.

That distinction can change an early planning conversation. A proposed open porch and a proposed enclosed family room may both attach to a house, but only the former appears among the county's examples of work eligible for expedited review when the other conditions are met. A proposal combining different kinds of work needs a project-specific determination; the published list does not authorize an applicant to assume the whole package qualifies. The county, not a contractor's marketing description, decides eligibility.

For a living-space addition, regular agency review remains part of the planning timeline. The county says the building application and required information go to the relevant county and state reviewers, and it warns that incomplete packages delay processing. The floor plan and site plan are therefore more than paperwork to collect after a start date has been promised. Conditions on a particular parcel and the proposed scope may call for further review beyond the examples on the county's expedited page.

Permit review is also separate from the inspection sequence once work is authorized. The county application identifies checks before footings or slabs are poured, before foundation walls are backfilled, before framing is insulated, before walls are covered and when construction is complete. It says additional inspections can depend on the methods and sequence used. Plumbing and electrical work require separate permits and inspections when included in the project.

The county asks permit holders to request inspections at least 24 hours ahead and by 3 p.m. for next-day scheduling. It says it will try to inspect on the scheduled day but cautions that delays can occur. Neither a two-business-day target for an eligible permit review nor a requested inspection establishes a completion date for an addition. Homeowners comparing project schedules should keep application review, permit issuance and construction inspections distinct.

Park Place Construction offers home additions in Calvert County. A homeowner considering a new living room can ask about the project scope before comparing it with the county?s fast-track list. The September change is a county program, not a new Park Place service; county staff decide which applications qualify for expedited review.

Residents considering new living space can review the county's residential application and ask its Inspections and Permits Division which plans and reviews apply to their property. The county?s expedited-program page should be checked against the final scope before anyone relies on its timeline. Park Place Construction's addition work provides local contractor context, while the county remains the authority on permits and inspections.

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Park Place Construction

Park Place Construction has been family-owned Roofing Company in Huntingtown, MD for over 30 years, serving homeowners across Calvert, Anne Arundel, Charles, and Saint Mary's counties.

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