

UW Building Comment
10/18/13

PUBLIC PARKING. The area of a *street* devoted to open space, greenery, or parks which lies between the *lot line* and the edge of the actual or planned sidewalk which is nearer to the *lot line*, as such *lot line* and sidewalk are shown on the records of the District of Columbia.

PUBLIC RIGHT-OF-WAY. The surface, the air space above the surface, and the area below the surface of any *public space*.

* **PUBLIC SPACE.** All the publicly owned property between *lot lines*, including *streets*, *alleys*, parks, and reservations. Any *building restriction area*, where the same exists on a *lot*, shall be treated as *public space*.

RAZE. The complete removal of any existing structure, with or without the removal of party walls and below grade portions of a structure.

RECORD LOT (for Section 118). A lot of record established pursuant to the Subdivision Regulations of the District of Columbia.

SECONDARY ADDRESS (for Section 118). An address created when a *building* has an entrance from the exterior, other than the *main entrance*, that directly serves a tenant different than that served by the main entrance.

STANDARDIZED ADDRESS (for Section 118). A *street number*, *street number suffix*, *street name*, *street type*, *unit type*, *unit number*, *street quadrant*, city name, state name, *zip code* and *zip plus four* designations.

STREET (for Section 118). A public or private thoroughfare, other than an *alley*, capable of permitting the passage of cars and other vehicles and pedestrians.

* **STREET (for Chapter 32).** A public thoroughfare, other than an *alley*, as shown on the records of the District of Columbia, including any associated roadway, curb, sidewalk, tree space and *public parking*.

STREET NAME (for Section 118). The full proper name of a *street*, stored as an alphanumeric character string, the *street type* and the *street quadrant*.

STREET NUMBER (for Section 118). A number used to provide specific identification for a *premises* on a public or private thoroughfare in the District of Columbia, which may be a *primary address* or a *secondary address*. It shall be stored as a numeric value.

STREET NUMBER SUFFIX (for Section 118). A fraction that is attached to a *street number* in an existing address.

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CHAPTER 32 ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY

- 3201 General
- 3202 Encroachments

3201 GENERAL

Insert new Section 3201.1.1 in the Building Code to read as follows:

3201.1.1 Other requirements. Encroachments of structures into the *public right-of-way*, including structures or enclosures of space beneath the surface of the *public space* and certain uses of airspace above *public space*, shall also comply with other applicable requirements, including DDOT regulations set forth in 24 DCMR; D.C. Official Code, Title 10, Subtitle III, Chapter 11.

3202 ENCROACHMENTS

Strike Sections 3202.1 through 3202.4 of the International Building Code in their entirety and add new Sections 3202.1 through 3202.13.2.5 in the Building Code in their place to read as follows:

3202.1 Character of encroachments. Encroachments into the *public right-of-way* or into *public space* (hereinafter referred to in this section as “projections”) are a privilege. They cannot be claimed as a right, and require a permit issued by the *code official*. The provisions of Section 3202 establish limitations on the projections that the *code official* is authorized to approve. The *code official* is authorized to further restrict or refuse proposed projections if the *code official* considers such action best for the public interest.

3202.2 Removal of projections. Approval of projections shall be issued with the understanding and agreement by the *applicant* that any and all such projections shall be promptly removed upon notice from by the *code official*.

3202.3 [Reserved].

3202.4 Modification of projection requirements. The *code official* is authorized to grant modifications of requirements on projections when the modification is deemed in the general public interest, as defined in Section 3202.4.1 or, in the case of foregone construction, as set forth in Section 3202.4.2.

3202.4.1 Modifications in the general public interest. Modifications in the general public interest are those requested to embellish the building, provided that:

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4. M Street, N.W., from 29th Street, N.W. to 36th Street, N.W.;
5. K Street, N.W., from Rock Creek westward to Wisconsin Avenue, N.W.;
6. Water Street, N.W., from Wisconsin Avenue, N.W. westward to the termination of said street;
7. Wisconsin Avenue, N.W., from the angle south of N Street, N.W. to the north roadway of Q Street, N.W.;
8. Twelfth Street, N.W., from Monroe Street, N.W. to the angle north of Otis Street, N.W.;
9. Martin Luther King, Jr. Avenue, S.E. from Good Hope Road, S.E. to the northern boundary of the grounds of St. Elizabeths Hospital.

Exception: Projecting cornices, bases, sills, belt courses, pilasters and *water tables* are not restricted by this section.

3202.7 General restrictions. All projections shall comply with the provisions of Sections 3202.7.1 through 3202.7.6.

3202.7.1 Limitations based on street width. Except as otherwise permitted by this chapter, projections shall not be allowed ^{adjoining public space} on any ~~street~~ ^{into public space} less than 60 feet (18 288 mm) in width.

Exception: Projecting cornices, bases, *water tables*, pilasters or uncovered steps.

3202.7.1.1 Minimum clearance to curb line. A minimum clear space from the outer edge of the curb to the outer face of all projections and steps shall be preserved, as follows:

1. Six feet (1829 mm) on ~~streets~~ ^{public space} 40 feet (12 192 mm), but less than 50 feet (15 250 mm) wide;
2. Eight feet (2438 mm) on ~~streets~~ ^{public space} 50 feet (15 240 mm), but less than 60 feet (18 288 mm) wide;
3. Ten feet (3048 mm) on ~~streets~~ ^{public space} 60 feet (18 288 mm) to and including 80 feet (24 384 mm) wide;

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4. Twelve feet (3658 mm) on ^{public space} streets more than 80 feet (24 384 mm) to and including 90 feet (27 432 mm) wide; and
5. Fifteen feet (4572 mm) on ^{public space} streets more than 90 feet (27 432 mm) wide.

3202.7.2 Clearance to lot lines extended. A clear space of at least 8 inches (203 mm) shall be preserved between *party lines extended* or *alley lines extended* and the outer walls or sides of projections.

Exception: Cornices, belt courses, pilasters, bases, *water tables*, and walls of *areaways*, are permitted to extend to but not over *party lines extended* or *alley lines extended*. Such projections shall be constructed so that the removal of one structure or its projections will not affect or damage the adjoining structure or projections and will not interfere with the construction or reconstruction of projections or buildings on the adjoining property.

3202.7.3 Chimneys. Chimneys shall not project beyond the *lot building-line* or *building restriction line*, if one exists.

3202.7.4 Plumbing fixtures. Plumbing fixtures shall not be located in projections.

Exception: *Areaway* drains and roof drains.

3202.7.5 Overhead projections. The footprint of any projecting sign, fixture, marquee, or other overhead projection of a building shall not extend over *public space* or into the *public right of way* beyond a line 18 inches (457 mm) behind the curb line.

Exception: Market sheds, as provided for in Sections 3202.12.4 through 3202.12.4.3.

3202.7.6 Construction of projections. Projections shall be constructed of any materials permitted by this code for the type of construction of the building.

Exceptions:

1. Roofing, skylights and roof domes in projecting structures are permitted to be of the same materials allowed for similar non-projecting structures.
2. Where noncombustible materials are specifically required elsewhere in this chapter for specific projections.
3. Where combustible materials are specifically allowed elsewhere in these

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3202.10.2.1 Width. Balconies shall maintain an 8-inch separation from ~~property party lines extended~~. Aggregate balcony width is otherwise unlimited. Where balconies are structurally connected to bay windows, the width of the balconies shall be included in the width of the bay windows and the combined width shall comply with the requirements for bay windows. A balcony at the corner of two *streets* is permitted to be continued around the corner. The portion of such a continued balcony that is located beyond *party lines extended* shall not be counted in the width of projections on either front.

3202.10.2.2 Projection. Balcony projections shall be limited as follows:

1. Three feet (914 mm) beyond the *lot line* or *building restriction line*, if one exists, on ~~streets~~ more than 60 feet (18 288 mm) and less than 70 feet (21 336 mm) wide.
2. Four feet (1219 mm) beyond the *lot line* or *building restriction line*, if one exists, on ~~streets~~ 70 feet (21 336 mm) or more in width.

3202.10.3 Bay windows. Bay window projections shall comply with the requirements of Sections 3202.10.3.1 through 3202.10.3.4.

3202.10.3.1 Width. The width of bay windows at each *lot line* or *building restriction line*, if one exists, shall be limited as follows:

1. A bay window projection shall not be allowed on buildings less than 16 feet (4877 mm) wide at the *lot line* or *building restriction line*, if one exists;
2. A single projection of 9 feet (2743 mm) in width shall be allowed for all buildings having a width of 16 feet (4877 mm) or more at the *lot line* or *building restriction line*, if one exists;
3. The allowable width of a single projection shall increase 6 inches (152 mm) for every foot (305 mm) of increase in the width of the building between 16 feet (4877 mm) and 24 feet (7315 mm) wide at the *lot line* or *building restriction line*, if one exists;
4. For buildings over 24 feet (7315 mm) in width the allowable width of a single projection shall increase 2 inches (51 mm) for every foot (305 mm) of increase in width of the building over 24 feet (7315 mm).

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5. Multiple projections (two or more separate projections) shall not be allowed on buildings less than 24 feet (7315 mm) wide at the *lot line* or *building restriction line*, if one exists;
6. On buildings 24 feet (7315 mm) wide a double projection shall be allowed, the total width of both projections not to exceed 13 feet (3962 mm).
7. The allowable aggregate width of double or multiple projections on buildings exceeding 24 feet (7315 mm) in width at the *lot line* or *building restriction line*, if one exists shall be increased 6 inches (152 mm) for each foot (305 mm) of increased building width over 24 feet (7315 mm).
8. The width of bay window projections shall be measured at a distance of 1 foot (305 mm) from the *lot line* or *building restriction line*, if one exists.
9. Bay window projections of buildings on interior lots shall not extend beyond *party lines extended*.
10. A bay window at the corner of two streets is permitted to be continued around the corner. The portion of such a continued bay window that is located beyond *party lines extended* shall not be counted in the width of projections on either front.

3202.10.3.2 Height. The height of bay windows shall not be limited.

3202.10.3.3 Projection. The projection of bay windows shall be limited as follows:

1. Three feet (914 mm) on ^{public space} streets 60 feet (18 288 mm) to 70 feet (21 336 mm) wide.
2. Four feet (1219 mm) on ^{public space} streets more than 70 feet (21 336 mm) wide.

3202.10.3.4 Other restrictions. Stairways shall not be permitted in bay window projections. Doors in bay windows that do not swing beyond the projection shall be permitted.

3202.10.4 Oriel and show windows. Oriel and show windows shall comply with the requirements of Sections 3202.10.4.1 and 3202.10.4.2, respectively.

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conform to the provisions of Sections 3202.11.1 through 3202.11.5.

3202.11.1 Restrictions by zoning districts. Porch and step projections shall be allowed only in *Residence ~~and~~, Waterfront, Mixed Use* and *Special Purpose Districts*.

3202.11.2 Porches. Porches shall have open balustrades or guardrails and shall be open to the roof. The floor of the porch shall be not more than 5 feet (1524 mm) above the terrace, *public parking*, adjacent grade or pavement.

3202.11.2.1 Width. Where there are no bay windows, oriel window or tower projections, one-story high porches shall not be limited in width. Where there are bay windows, oriel window or tower projections in the same story, the aggregate width of porch and bay window, oriel window, or tower projections shall not exceed the limits specified for multiple bay window projections in Section 3202.10.3.1. The width of porches of more than one story in height shall conform to the provisions for bay windows in Section 3202.10.3.1.

3202.11.2.2 Height. Porches of wood frame construction shall be limited to one story. Porches of more than one story in height shall be of noncombustible construction throughout.

3202.11.2.3 Projection. Projection of one-story high porches shall be limited as follows:

1. Three feet (914 mm) on ~~streets~~ ^{public space} without *public parking*, 60 feet (18 288 mm) to 70 feet (21 336 mm) wide.
2. Four feet (1219 mm) on ~~streets~~ ^{public space} without *public parking*, more than 70 feet (21 336 mm) wide.
3. Five feet (1524 mm) on ~~streets with public parking~~ ^{public space that includes}. Porches more than one story in height shall conform to the provisions for bay windows in Section 3202.10.3.3 as to the extent of projection beyond the *building line*.

3202.11.2.4 Rear porches. Porches on rear of *dwellings* shall not project over the *lot line* or a *building restriction line*, if one exists.

3202.11.3 Steps and ramps. Projecting steps and ramps are not limited in width but shall comply with the following height and projection requirements.

3202.11.3.1 Height. Step and ramp projections shall not extend above the level of the main floor.

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3202.11.3.2 Projection. Step and ramp projections shall be limited as follows:

- Public space*
1. Three feet (914 mm) on ~~streets~~ without *public parking*, 40 feet (12 192 mm) or more in width, but less than 45 feet (13 716 mm) wide.
 2. Four feet (12 192 mm) on ~~streets~~ without *public parking*, 45 feet (13 716 mm) or more in width, but less than 70 feet (21 336 mm) wide.
 3. Five feet (1524 mm) on ~~streets~~ without *public parking*, 70 feet (21 336 mm) or more in width, but less than 80 feet (24 384 mm) wide.
 4. Six feet (1829 mm) on ~~streets~~ without *public parking*, 80 feet (24 384 mm) or more in width.
 5. Ten feet (3048 mm) on ~~streets with public parking~~ *public space that includes* 80 feet (24 384 mm) or more in width.

3202.11.4 Projecting doors and windows. Projecting doors and windows shall conform to the provisions of Sections 3202.11.4.1 through 3202.11.4.2.

3202.11.4.1 Permanent doors or windows. Permanent doors or windows shall not open outward into *public space* where the base of the door or window opening is less than 12 feet (3658 mm) above the sidewalk grade.

Exception: Where the line of travel is protected by an adjoining porch, terrace, bay window, *areaway*, or similar construction, projecting not less than the outward swing of the door, permanent doors or windows are permitted to open outward.

3202.11.4.2 Restrictions by zoning district. Permanent doors and windows in *Residence*, *-Mixed Use*, *Waterfront* or *Special Purpose Districts* shall be allowed to open on *public parking*, provided they do not encroach on any sidewalk or driveway.

3202.12 Awnings, canopies, marquees, market sheds, platforms, and scales. Awnings, canopies, marquees, market sheds, platforms, and scales shall conform to the provisions of this section and other applicable sections of the *Construction Codes*.

3202.12.1 Awnings. Awnings shall conform to the provisions of this section, Section 3105 and other applicable sections of the *Construction Codes*.

3202.12.1.1 Projecting awnings beyond the lot. Folding, hinged or fixed type awnings attached only to the structure are permitted to be erected over windows,

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