



Government of the District of Columbia
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

MEMORANDUM OF DIRECTION

January 25, 2019

To: DCRA Permit Operations & Inspections and Compliance Administration

From: Clarence Whitescarver, Chief Building Official, Acting
Christopher Bailey, Deputy Chief Building Official

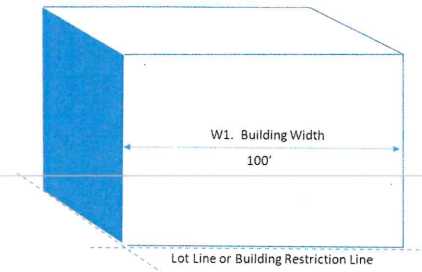
Re: **Calculation of building widths for multiple projections, 12-A DCMR Chapter 32**

The purpose of this Letter of Direction for DCRA Permit Operations Division staff and other reviewing agencies is to clarify the interpretation of building widths “at the lot line or building restriction line” in *DCMR 12A, Construction Code, Chapter 32, Encroachments Into the Public Right-of-Way; 3202.10.3 Bay Windows; and 3202.10.3.1 Width*, for the purpose of calculating single window projection widths and total widths of multiple projections.

This memo instructs reviewers and applicants in how DCRA will determine the width of a building “at the lot line or building restriction line” for the purpose of calculating allowable widths for window projections and how that width is distributed on the building. The massing of many contemporary buildings is sculptural, and their building façade frontages are not always aligned with the lot line or building restriction line. This is a departure from traditional design where facades are built to the property line and where determining the building width is straightforward. It is important that all reviewers and stakeholders have the same understanding of how the Code Official will determine the applicable building width when applying *Chapter 32* for the purpose of calculating the width of projecting windows when: 1) the building width at the lot line or building restriction line varies from floor to floor (e.g. a building with individual towers connected at a lower level); or, 2) the building has sections that are pulled back from the lot line or building restriction line along one or more floors (e.g. a U-shaped building).

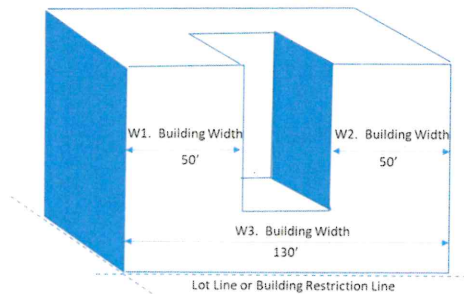
The Code Official has determined that the width of a building, for the purpose of determining allowable widths of projecting windows, shall be measured where building frontages are built to the lot line or building restriction line¹, calculated at each floor along each separate and uninterrupted building frontage, and with projections allocated at each floor to their respective uninterrupted building frontage, independently. The following three examples illustrate how these widths are determined on buildings with different frontages at the lot line or building restriction line. Maximum single window projection widths and aggregate widths of all window projections are based on formulas stated in DCMR 12A-3202.10.3.1(4) and DCMR 12A-3202.10.3.1(7).

¹ This may result in multiple building widths for a single floor of a single building that has irregular or multiple frontages along the lot line or building restriction line, such as the tower and U-shaped examples noted above and in the attached diagrams.



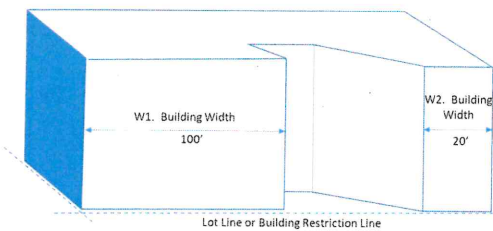
- W1. Building Width: 100'
Maximum Single Projection Width Allowed: 25'8"
Aggregate Width of All Projections Allowed: 51'

Example 1: Traditional Building with Application of the Above



- W1. Building Width: 50'
Maximum Single Projection Width Allowed: 17'
Aggregate Width of All Projections Allowed: 26'
- W2. Building Width: 50'
Maximum Single Projection Width Allowed: 17'
Aggregate Width of All Projections Allowed: 26'
- W3. Building Width: 130'
Maximum Single Projection Width Allowed: 30'8"
Aggregate Width of All Projections Allowed: 66'

Example 2: Building Width Varies from Floor to Floor with Application of the Above



- W1. Building Width: 100'
Maximum Single Projection Width Allowed: 25'6"
Aggregate Width of All Projections Allowed: 51'
- W2. Building Width: 20'
Maximum Single Projection Width Allowed: 11'
Multiple Projections Not Allowed on Building Widths less than 24'

Example 3: Building Pulled back from Property Line with Application of the Above

Please familiarize yourselves with this document mandating the above as the method for determining building widths “at the lot line or building restriction line” in *DCMR 12A, Construction Code, Chapter 32, Encroachments Into the Public Right-of-Way; 3202.10.3 Bay Windows; and 3202.10.3.1 Width*. The outlined determination method is to be enforced effective upon the date of this Memorandum of Direction.

Thank you for your attention to this matter.



Christopher M. Bailey
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