

**DISTRICT OF COLUMBIA
CONSTRUCTION CODES SUPPLEMENT OF 2008
DCMR 12B RESIDENTIAL CODE SUPPLEMENT**

CHAPTER 3B BUILDING PLANNING

SECTION R-302B EXTERIOR WALL LOCATION

Delete Table R302.1 of the Residential Code in its entirety and add new Table R-302.1 to read as follows:

TABLE R302.1 – Exterior Walls

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour with exposure from both sides	0 Feet
	(Not fire-resistance rated)	0-Hours	3 Feet
Projections	(Fire-resistance rated)	1-Hour on the underside	2 Feet
	(Not fire-resistance rated)	0-Hours	3 Feet
Openings	Not Allowed	N/A	< 3 Feet
	25% Maximum of Wall Area	0-Hours	3 Feet
	Unlimited	0-Hours	5 Feet
Penetrations	All	Comply with Section R317.3	< 5 Feet
		None Required	5 Feet

N/A = Not Applicable

Add new Section R-302.2 to the Residential Code to read as follows:

R-302.2 Zero Lot Line Separation. Where perpetual, platted, and recorded easements create a non-buildable minimum fire separation distance of at least 6 feet between structures on adjacent properties, the one-hour fire-resistive ratings shall not apply

SECTION R-310B EMERGENCY ESCAPE AND RESCUE OPENINGS

Delete Section R310.1 of the Residential Code in its entirety and add new Section R-310.1 to read as follows:

R-310.1 Emergency escape and rescue required. Every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street,

public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the adjacent interior standing surface. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

SECTION R-311B MEANS OF EGRESS

Delete Sections R311.5.3.1 and R311.5.3.2 of the Residential Code in their entirety and add new Sections R-311.5.3.1 and R-311.5.3.2 to read as follows:

R-311.5.3.1 Riser height. The maximum riser height shall be 8.25 inches (210 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

R-311.5.3.2 Tread depth. The minimum tread depth shall be 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the treads leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured as above at a point 12 inches (305 mm) from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point. Within any flight of stairs, the greatest winder tread depth at the 12 inch (305 mm) walk line shall not exceed the smallest by more than 3/8 inch (9.5 mm).

Delete Exceptions under Section R311.5.3.3 of the Residential Code in their entirety and add new Exceptions to Section R-311.5.3.3 to read as follows:

Exceptions:

1. A nosing is not required where the tread depth is a minimum of 10 inches (254 mm).
2. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

Add new Section R-325B to the Residential Code to read as follows:

SECTION R-325B PROVISIONS OF APPENDIX G

Section R-325 Provisions of Appendix G. Swimming Pools, Spas, and Hot Tubs, of this Code.

CHAPTER 4B FOUNDATIONS

SECTION R-404B FOUNDATION AND RETAINING WALLS

Delete Section R404.1 of the Residential Code in its entirety and add new Section R-404.1 to read as follows:

R-404.1 Concrete and masonry foundation walls. Concrete and masonry foundation walls shall be selected and constructed in accordance with the provisions of Section R404 or in accordance with ACI 318, ACI 332, NCMATR68-A or ACI 530/ASCE5/TMS 402 or other approved structural standards. When ACI 318, ACI 332 or ACI 530/ASCE 5/TMS 402 or the provisions of Section R404 are used to design concrete or masonry foundation walls, project drawings, typical details and specifications are not required to bear the seal of the architect or engineer responsible for design, unless otherwise required by the state law of the jurisdiction having authority.

Delete Tables R404.1(1), R404.1(2), and R404.1(3) of the Residential Code in their entirety.

CHAPTER 6B WALL CONSTRUCTION

SECTION R-602B WOOD WALL FRAMING

Delete Section R602.10.5 of the Residential Code in its entirety and add new Section R-602.10.5 to read as follows:

R-602.10.5 Continuous structural panel sheathing. When continuous wood structural panel sheathing is provided in accordance with Method 3 of R602.10.3, including areas above and below openings, braced wall panel lengths shall be in accordance with Table R602.10.5. Wood structural panel sheathing shall be installed at corners in accordance with Figure R602.10.5. The bracing amounts in Table R602.10.1 for Method 3 shall be permitted to be multiplied by a factor of 0.9 for walls with a maximum opening height that does not exceed 85 percent of the wall height or a factor of 0.8 for walls with a maximum opening height that does not exceed 67 percent of the wall height.

Delete Note 'c' of Table R602.10.5 of the Residential Code in its entirety and add new Note 'c' to read as follows:

Note c: Walls on either or both sides of openings in garages shall be permitted to be built in accordance with Section R602.10.6.2 and Figure R602.10.6.2 except that a single bottom plate shall be permitted and two anchor bolts shall be placed at 1/3 points. In addition, tie-down devices shall not be required and the vertical wall segment shall have a maximum 6:1 height-to-width ratio (with height being measured from top of header to the bottom of the sill plate). This option shall be permitted for the first story of two-story applications in Seismic Design Categories A through C.

SECTION R-613B EXTERIOR WINDOWS AND GLASS DOORS

Add new Exception 3 to Section R613.2 of the Residential Code to read as follows:

Exceptions:

3. Windows with sash stops which will engage automatically so as not to allow a 4" diameter (102 mm) sphere to pass through the window opening and that shall readily manually disengage so as to allow emergency egress, ventilation or other occupant needs. The emergency escape (egress) release mechanism shall require no more than 15 lbf (66N) of force and shall consist of a double-action device requiring two distinct actions to operate.

CHAPTER 29B WATER SUPPLY AND DISTRIBUTION

SECTION P-2903B WATER-SUPPLY SYSTEM

Delete Table P2903.2 of the Residential Code in its entirety and add new Table P2903.2 to read as follows:

**TABLE P2903.2
MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND
FIXTURE FITTINGS^b**

PLUMBING FIXTURE OR FIXTURE FITTING	PLUMBING FIXTURE OR FIXTURE FITTING CONSUMPTION
Lavatory faucet	1.5 gpm at 60 psi
Shower head ^a	2.0 gpm at 80 psi
Sink faucet	1.5 gpm at 60 psi
Water closet ^c	1.28 gallons per flushing cycle

For SI: 1 gallon per minute = 3.785 L/m,
1 pound per square inch = .895 kPa

- a. A handheld shower spray is also a shower head
- b. Consumption tolerances shall be determined from references standards
- c. Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

Intent – water efficiency

The proposal amends the International Plumbing Code (IPC) to lower permitted waterflow conforming to the U.S. EPA WaterSense Program specifications for water closets and bathroom fixtures. These levels are also proposed in ASHRAE Standard 189.1P. All major manufacturers of water closets and bath fixtures manufacture products meeting these standards. For instance, over 120 models of toilets meet its standards. Many of these products cost no more than less efficient models and are already available locally. A listing of manufacturers can be found at <http://www.epa.gov/watersense/pp/index.htm>.

The proposal will save millions of dollars in water bills over the next 20 years, make DC less vulnerable to droughts and benefit the Anacostia and Potomac rivers by reducing the severity of combined sewer overflows. In most cases, the proposals will not increase the cost of materials; in those cases where costs are increased, the payback from water cost savings is under three years.

CHAPTER 30B SANITARY DRAINAGE

SECTION R-P3005 DRAINAGE SYSTEM

Add new Section R-P3005.2.12 to the Residential Code to read as follows:

P3005.2.12 Building sewers outside of the building shall be provided with cleanouts located not more than 100 feet (30.48 m) apart measured from the upstream entrance of the cleanout. For building sewers 8 inches (203 mm) and larger, manholes shall be provided and located as close as practical to the property line on the public space side, and at each change in direction and at intervals of not more than 400 feet (122 m). A cleanout must be placed at the property line, or as close as possible if the building wall is constructed on or beyond the property line. Manholes and manhole covers shall be of a type approved by the District of Columbia Water and Sewer Authority.

APPENDIX J
EXISTING BUILDINGS AND STRUCTURES

Adopt Appendix J Existing Building and Structures of the 2006 Residential Code.

APPENDIX P- SPRINKLING

Adopt Appendix P Sprinkling of the 2006 Residential Code.