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MAYOR
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Office of the Secretary

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Title 14 - Housing

Chapter 6 Housing Code: Facilities, Utilities, And Fixtures

Section

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600 GENERAL PROVISIONS

600.1 The owner or licensee of each residential building shall provide and maintain the facilities, utilities, and fixtures required by this section.

600.2 Each facility, utility or fixture shall be properly and safely installed, and shall be maintained in a safe and good working condition.

600.3 Where a utility (such as water, electricity, gas or other fuels, or sewer or refuse service) is the responsibility of, or under the control of, the owner or licensee of any residential building, the utility shall be furnished and maintained by the owner or licensee in the quantities needed for normal occupancy.

600.4 Whenever an owner or licensee of any residential building furnishes any facilities for cooking, storage, or refrigeration of food, those facilities shall be maintained by the owner or licensee in a safe and good working condition.

AUTHORITY: Unless otherwise noted, the authority for this chapter is contained in

paragraphs 28 and 46 of section 7 of An Act Making appropriations to provide for the expenses of the government of the District of Columbia for the fiscal year ending June thirtieth, nineteen hundred and three, and for other purposes ("Act of 1902"), Public, No. 218, approved July 1, 1902, as amended by: An Act approved July 1, 1932, to amend section 7 [of the Act of 1902], Public, No. 237, 47 Stat. 550; and An Act approved July 22, 1947, Public Law 215, 61 Stat. 402.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR §§ 2401, 2405 and 2406, Commissioners' Order 55-1503 (August 11, 1955).

601 PLUMBING FACILITIES

601.1 Minimum basic plumbing facilities in buildings used in whole or in part to house one (1) or more habitations shall be as required in this section, except as specifically provided otherwise in § 602.

601.2 Each dwelling unit, except a bachelor apartment, shall contain a kitchen sink for the exclusive use of the occupant(s) of that dwelling unit.

601.3 Each dwelling unit and each rooming unit shall have available for the use of the occupant(s) of that unit a lavatory, a water closet, and a bathing facility.

601.4 Each kitchen sink, lavatory, and bathing facility required by this chapter shall be properly connected with both hot and cold water lines.

601.5 All plumbing fixtures shall be properly connected to the public water system and to an approved sewerage system.

601.6 Any lavatory required to be installed by this subtitle shall be located in the room or compartment with the required water closet, or as close to it as practicable, except as provided in § 601.7

601.7 If a lavatory is not provided in the same room with the water closet, the specific location of the lavatory shall be approved by the director.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 2403, Commissioners' Order 55-1503 (August 11, 1955).

602 SHARED BATHROOMS

602.1 Each dwelling unit shall contain a lavatory, water closet, and bathing facility for the exclusive use of the occupants of that dwelling unit, except that roomers renting space within a dwelling unit shall be permitted to share the use of the water closet, lavatory and bathing facility to the extent authorized by this section.

602.2 Where the occupants of a dwelling unit and one or more rooming units share a water closet, lavatory, and bathing facilities, at least one lavatory, one water closet, and one bathing facility shall be provided for the use of each six (6) occupants of the rooming unit or units.

602.3 Where the occupants of one or more rooming units share a water closet, lavatory, and bathing facilities, at least one lavatory, one water closet, and one bathing facility shall be provided for the use of each six (6) occupants of the rooming unit or units.

602.4 For the purpose of determining the number of occupants for whom a water closet, lavatory, and bathing facilities are to be provided as required by this section, the determination shall be made on the basis of one (1) occupant for each single or 3/4 bed and two (2) occupants for each double bed in dwelling units or rooming units the occupants of which share the same

water closet, lavatory, and bathing facility, except as provided in § 602.5.

602.5 The Director may accept the affidavit of the owner, licensee, or operator to establish the actual number of occupants where it is claimed that double beds are of single occupancy.

602.6 For the purpose of determining the number of water closets, lavatories, and bathing facilities to be provided for the use of the occupants of dwelling units or rooming units required to share any water closet, lavatory, or bathing facility, the number of occupants sharing the facilities shall be divided by four (4) or six (6). Any fractional part of a group of four (4) or six (6) shall be considered a full group, and the facilities shall be provided for the use of the fractional part of a group as if the occupants constituting that fractional part constitute a full group.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 2403, Commissioners' Order 55-1503 (August 11, 1955).

603 WATERPROOF FLOORS IN TOILETS

603.1 The owner of a building used for residential purposes shall provide each water closet compartment, privy, toilet room, and bathroom in the building with a waterproof floor surface and wall base.

603.2 The wall base shall be at least three inches (3") in height.

603.3 The waterproof floor surface shall consist of one of the following:

(a) Smooth-finished tile or masonry which is effectively sealed so that it has a nonporous surface, laid in a manner free from cracks or open joints, and tightly joined to the base;

(b) Tongue-and-groove hardwood flooring that is tightly laid without open cracks or joints, and which is tightly joined to the base. Both the base and surface shall be covered with a seal coat of waterproof finish; or

(c) Linoleum, plastic, or rubber floor covering, or linoleum, asphalt, rubber or plastic floor tiles, firmly cemented to a smooth substantial subfloor, laid without overlapping or open joints, and tightly joined to the base.

603.4 The term "linoleum" as used in this section, means a floor covering made of special preparations of linseed oil, gum, coloring matter, and wood flour, firmly affixed to a cloth or feltpaper base, and does not include enameled and cottonlinter composition coverings.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 1202, Commissioners' Order 55-1503 (August 11, 1955).

604 ACCESS TO BATHROOMS

604.1 Unless a bathroom is intended for use only by persons outside of a building, no door to the bathroom shall open to the outside of the building in which it is located.

604.2 Access to a bathroom shall be from within the building or the part of the building that the bathroom is intended or required to serve.

604.3 Passageways leading to bathrooms shall be arranged so that each bathroom is readily accessible from all parts of the building it is intended or required to serve without having to go outside the building.

604.4 A bathroom may not be used as the only entrance to any other room.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 2310, Commissioners' Order 55-1503 (August 11, 1955), as amended by Commissioners' Order 66-314 (March 8, 1966).

605 ELECTRICAL OUTLETS

605.1 Each habitable room shall be provided with at least two (2) separate electric outlets, at least one (1) of which shall be a wall or floor convenience outlet.

605.2 Each furnace room, laundry room, stairway, and bathroom shall be provided with at least one (1) electric light outlet.

SOURCE: The Housing Regulations of the District of Columbia, 5G §§ 2404.1 and 2404.2, Commissioners' Order 55-1503 (August 11, 1955).

606 WATER HEATING FACILITIES

606.1 Each residential building shall be provided with a water heating facility which is properly connected with the hot water lines of the required fixtures, and which is capable of providing sufficient hot water at a temperature of not less than one hundred twenty degrees Fahrenheit (120° F.) at those fixtures to meet normal demands.

606.2 Where the hot water heating facility is not under the control of the occupant of any habitation, the owner or licensee of that residential building shall provide and maintain a continuous supply of running hot water to meet normal needs.

606.3 The owner of a single-family dwelling, occupied in whole or in part by a tenant or tenants in which one (1) or more housing violation notices were issued because of a defective water heating facility, under the control of the owner, and whose water heating facility is separate from the central heating system, shall cause the water heating facility to be inspected by a qualified person in the period between March 1 and September 1, subsequent to the issuance of the violation notices.

606.4 In addition to testing the efficiency of the water heating facility, the flues, vents and dampers shall be inspected for escape of carbon monoxide gas.

606.5 The findings on inspection shall be recorded on forms approved by the Department of Consumer and Regulatory Affairs ("Department") within fifteen (15) days following the inspection and shall be delivered to the owner, who shall file a copy with the Department within seven (7) days of receipt of the findings.

606.6 The owner shall correct all defects as found upon the inspection before October 1 of that year and shall certify to the Department that the corrections have been made.

606.7 The owner of a multiple dwelling containing two (2) or more units, whose water heating facility is separate from the central heating system, shall cause the water heating facility to be inspected by a qualified person between March 1 and September 1 of each year.

606.8 Pursuant to § 606.7, in addition to testing the efficiency of the water heating facility, the valves, vents and dampers shall be inspected for escape of carbon monoxide gas.

606.9 Pursuant to § 606.7, the findings on inspection shall be recorded on forms approved by the Department of Consumer and Regulatory Affairs within fifteen (15) days following the inspection and shall be delivered to the owner, who shall correct all defects as found upon the inspection before October 1 of each year, and shall certify to the Department that the

corrections have been made.

606.10 For the purposes of §§ 606.3 through 606.9 and 606.11, the term “qualified person” means a master plumber and gas fitter, heater and air conditioning contractor, master mechanic, licensed by the District of Columbia, or a certified employee of a public utility.

606.11 The certifications required by §§ 606.3 through 606.9 shall be in writing and shall be signed by the owner and by a qualified person.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 2402, Commissioners’ Order 55-1503 (August 11, 1955), as amended by section 3 of the Self-Inspection of Heating and Hot Water Systems Act of 1986, D.C. Law 6-158, 33 DCR 4936, 4938 (August 15, 1986).

607 MISCELLANEOUS SERVICES TO BE PROVIDED BY HOUSING BUSINESSES

607.1 When furnished by the operator of a housing business, mattresses shall not be made of moss, sea grass, excelsior, husks, or shoddy.

607.2 The owner or operator of a housing business shall provide to each tenant, when the tenant first enters into possession of a habitation, an adequate lock and key for each door used, or capable of being used, as an entrance to or egress from the habitation, and shall keep each lock in good repair. Each lock shall be capable of being locked from inside and outside the habitation.

SOURCE: The Housing Regulations of the District of Columbia, 5 DCRR §§ 3203 and 3702, Commissioners’ Order 55-1503 (August 11, 1955).

608-614 [RESERVED]

615 PLUMBING PERMIT FEES

615.1 The following schedule of fees shall apply to plumbing permits:

PLUMBING PERMIT FEES

For the first fixture	\$12.00
NOTE: A sink and disposal installed at the same time shall be considered one fixture.	
Add for the 2nd to 50th fixture, inclusive (on the same lot) each	7.00
Add for the 51st and all additional fixtures	3.00
Installing a gas, oil or electric water heater.....	12.00
Installing a gas fueled radiator for the first radiator.....	12.00
Add for the 2nd and all additional radiators, each	7.00
Installing a domestic gas range, for the first range	12.00
Add for the 2nd and all additional ranges, each	7.00
Installing a gas fired boiler, for the first boiler	12.00
Add for the 2nd and all additional gas fired boilers, each	7.00

Installing a gas fired furnace, for the first furnace	12.00
Add for the 2 nd and all additional gas fired furnaces, each	7.00
Installing a gas conversion burner	22.00
Installing a gas unit heater, for the first heater	12.00
Add for the 2 nd and all additional gas unit heaters, each	7.00
Installing a gas refrigerator, for the first refrigerator	12.00
Add for the 2 nd and all additional refrigerators, each.....	7.00
Installing a hotel, or commercial gas fueled range, cooker, kettle, mangle or other ironer, commercial or residential, still or other appliance.....	12.00
Add for the 2 nd and all additional installations.....	7.00
Installing a septic tank and outfall field.....	42.00
Installing a lawn sprinkler system.....	12.00
Installing a rangeboiler or storage tank, cutting into, replacing, repairing, or extending any sewer, soil waste, vent water or gas piping	12.00
Installing gas, oil or electric water heater up to 100 gal. in any building and all installations in a single family dwelling or a two-family flat, for the first installation.....	12.00
Add for the 2 nd and all additional installations of all gas, oil or electric water heaters, each.....	7.00
Connecting private swimming pool to water and sewer lines.....	24.00
Connecting gas and water to a water heater with 100 gallons or more capacity in any building OTHER THAN a single family dwelling or a two-family flat	
For first connection.....	12.00
Add for the 2 nd and all additional connections of gas and water to a water heater, each.....	7.00
Installing gas fired boiler in a single family dwelling or a two-family flat, for the 1 st installation.....	12.00
Add for the 2 nd and all additional connections of gas fired boiler, each	7.00
Connecting gas and water to a boiler in any building OTHER THAN a single family dwelling or a two-family flat	
For the first connection.....	9.00
Add for the 2 nd and all additional connections of gas and water to boiler, each.....	7.00
Installing gas fired furnace in a single family dwelling or a two-family flat, for the first installation.....	12.00
Add for the 2 nd and all additional installations of gas fired furnace for the 2 nd and all additional installations of gas fired furnace.....	7.00
Connecting gas to gas fired furnace in any building OTHER THAN a single family dwelling or a two-family flat	
For the first connection.....	12.00
Add for the 2 nd and all additional connections of gas to gas fired furnace, each	7.00

.....		
NOTE: Excavation of private property to clean Downspouts		12.00
REFUNDS: A refund of plumbing fee shall be made as follows:		
(a) When no work has been done under authority of permit the fee in excess of the cost of inspection to verify no work having been done, based on \$13.00 per inspector hour, the cost of any engineering examination time previously devoted to approval of plans, based on \$20.00 per hour, plus \$19.00 administrative costs of "issuance and refund", shall be refunded ...		19.00
(b) When work authorized by permit has been only partially done and when the District is satisfied that no more work will be done under the permit, the fee in excess of the cost of any Engineering plans examination based on \$13.00 per hour, plus \$19.00 administrative costs of "issuance and refund" shall be refunded		19.00
(c) Provided: That request for refund shall be made within six (6) months from date of issuance and the permit and receipt are returned to the Permit Branch.		
PENALTY:	The Penalty for a permit to abate notice of doing work without a permit shall be 50% of the fee.	
WAIVER OF PERMIT FEES: No permit shall be charged when supported by evidence indicating that the applicant is under contract or subcontract to perform the following:		
(1) Work done exclusively for the District of Columbia.		
(2) Work done under contract for the District.		
(3) Work done exclusively for agencies of the United States Government.		

SOURCE: Notice of Final Rulemaking published at 27 DCR 3326-28 (August 1, 1980).

699 DEFINITIONS

699.1 The provisions of § 199 of chapter 1 of this title and the definitions set forth in that section shall be applicable to this chapter.

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