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Office of the Secretary

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Title 14 - Housing

Chapter 9 Safety and Fire Prevention

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900 OCCUPANCY OF RESIDENTIAL BUILDINGS

900.1 Allowable occupancy in residential buildings as provided in the this subtitle shall not be construed as superseding or contravening any limitations imposed on occupancy by applicable requirements of fire safety and egress.

900.2 Unoccupied buildings and buildings left uncompleted shall be protected by barricading, or other means, as to afford protection against accident to persons in or about the premises.

AUTHORITY: Unless otherwise noted, the authority for this chapter is contained at 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, 32 Stat. 590, 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 by An Act approved July 22, 1947, Public Law 215, 61 Stat. 402.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR §§ 1210 and 1211, Commissioners’ Order 55-1503 (August 11, 1955), as amended by Commissioners’ Order 62-257 (February 6, 1962), 8 DCR 191 (February 19, 1962).

901 FIRE SAFETY: GENERAL PROVISIONS

901.1 The operator of each housing business shall maintain all required fire extinguishing equipment in an operable condition.

901.2 The operator of each housing business shall maintain all required fireproofing and all fire protective construction in a good state of repair.

901.3 The owner of a multiple dwelling, containing two (2) or more units, shall submit to the Department of Consumer and Regulatory Affairs ("Department") a copy of each report issued to the owner by the fire inspector of the District of Columbia citing one (1) or more violations of the Fire Prevention Code.

901.4 The owner shall submit a copy of the report to the Department within five (5) days of the date of issuance.

901.5 The owner shall correct the violations cited in the report within fifteen (15) days of the date of issuance, and shall submit written certification to the Department that the corrections have been made.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR §§ 3211 and 3212, Commissioners' Order 55-1503 (August 11, 1955); as amended by section 4 of the Self-Inspection of Heating and Hot Water Systems Act of 1986, D.C. Law 6-158, 33 DCR 4936, 4940 (August 15, 1986).

902 EGRESS FACILITIES

902.1 It shall be the duty of the operator of each housing business to keep fire escapes, stairways, and other egress facilities in a good state of repair and free from obstruction.

902.2 The operator of each housing business shall keep exterior stairways and fire escapes painted.

902.3 The operator of each housing business shall maintain all fire doors for vertical and horizontal communications in an operable condition in accordance with their required function.

902.4 The operator of each housing business shall keep all public and exit corridors free of obstructions.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 3208, Commissioners' Order 55-1503 (August 11, 1955).

903 EXIT AND EMERGENCY LIGHTS AND DIRECTIONAL SIGNS

903.1 It shall be the duty of the operator of each housing business to maintain in an operable condition all emergency and exit lights.

903.2 The operator of each housing business shall maintain lighted exits and emergency lights from sunset to sunrise, and at other times when conditions warrant.

903.3 The operator of each housing business shall maintain all exit directional signs.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 3209, Commissioners' Order 55-1503 (August 11, 1955).

904 FIRE ALARM SYSTEMS

904.1 The operator of each housing business shall maintain in an operable condition all required fire alarm systems.

904.2 The operator of each housing business shall provide and maintain informative signs concerning the operation of the local fire alarm system at each striking station.

904.3 Each operator shall post and maintain signs referring to fires in accordance with section F-104.3 of Article 1 of the Fire Prevention Code of 1986, 12 DCMR § F104.3.

904.4 Each owner or operator of a housing business shall install smoke detectors and comply with the requirements of the Smoke Detector Act of 1978 (D.C. Law 2-81).

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR §§ 3210 - 3210.4 authorized by Commissioners' Order 55-1503 (August 11, 1955), as amended by section 11 of the Smoke Detector Act of 1978, D.C. Law 2-81, 24 DCR 9056, 9065 (April 28, 1978).

EDITOR'S NOTE: Article 1 of the Fire Prevention Code is published at 12D DCMR § F 104.3 (D.C. Supp. 1987).

905 COMBUSTIBLE REFUSE AND DEBRIS

905.1 No old rags, paper, or other like refuse material, gathered or recovered from any sources, shall be brought into or allowed to remain within any building used as a dwelling.

905.2 It shall be the duty of the operator of a housing business to maintain the premises, excepting those portions under the exclusive control of the tenant or tenants, free from combustible refuse and debris, accumulated grease, or oil spillage.

905.3 The operator of a housing business shall not permit the accumulation or rags, waste paper, broken furniture, or any combustible junk in any portions of the premises under the operator's control.

905.4 The tenant of a housing business shall not permit the accumulation of rags, waste paper, broken furniture, or any combustible junk in any portions of the premises under the tenant's control.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR §§ 1206 and 3206, Commissioners' Order 55-1503 (August 11, 1955).

906 HEATING AND COOKING APPLIANCES

906.1 The provisions of this section shall apply to all housing businesses.

906.2 Heating and cooking appliances shall be installed and maintained in accordance with the fire prevention and protection requirements of the applicable D.C. laws and regulations.

906.3 The operator shall be responsible for the fire-safe installation and maintenance of all heating and cooking appliances furnished by the operator of the housing business.

906.4 If appliances are furnished by the tenant, the tenant shall be responsible for meeting the District's laws and regulations on fire protection and prevention.

906.5 Oil heaters shall be flue-connected and installed in accordance with the requirements

of section F-308 of Article 3 of the Fire Prevention Code, BOCA Basic/National Fire Prevention Code/1984, 12 DCMR § F-308 (D.C. Supp. 1987).

906.6 Ashes shall not be placed in combustible receptacles, nor on or against combustible materials.

906.7 The operator shall maintain each incinerator, shaft, spark arrester, and hopper door in a fire-safe condition.

906.8 It shall be the duty of the operator to keep each gas meter room free from combustible material, and maintain the required ventilation for that room.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 3207, Commissioners' Order 55-1503 (August 11, 1955).

EDITOR'S NOTE: Article 3 of the Fire Prevention Code, which is referenced in § 906.5, is published at 12D DCMR § F-308 (D.C. Supp. 1987).

907 REPORT OF FIRES

907.1 Whenever a fire occurs in any residential building of any kind, except a private dwelling, it shall be the duty of the owner, manager, or person in control of that building, upon discovery of a fire, or evidence of there having been a fire (even though it has apparently been extinguished) immediately to cause notice of the existence of the fire, circumstances of the fire, and the location of the fire, to be given to the Fire Department.

907.2 This requirement shall not be construed to forbid the owner, manager, or person in control of the building from using all diligence necessary to extinguish the fire prior to the arrival of the Fire Department.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 1207, Commissioners' Order 55-1503 (August 11, 1955).

999 DEFINITIONS

999.1 The provisions of section 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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