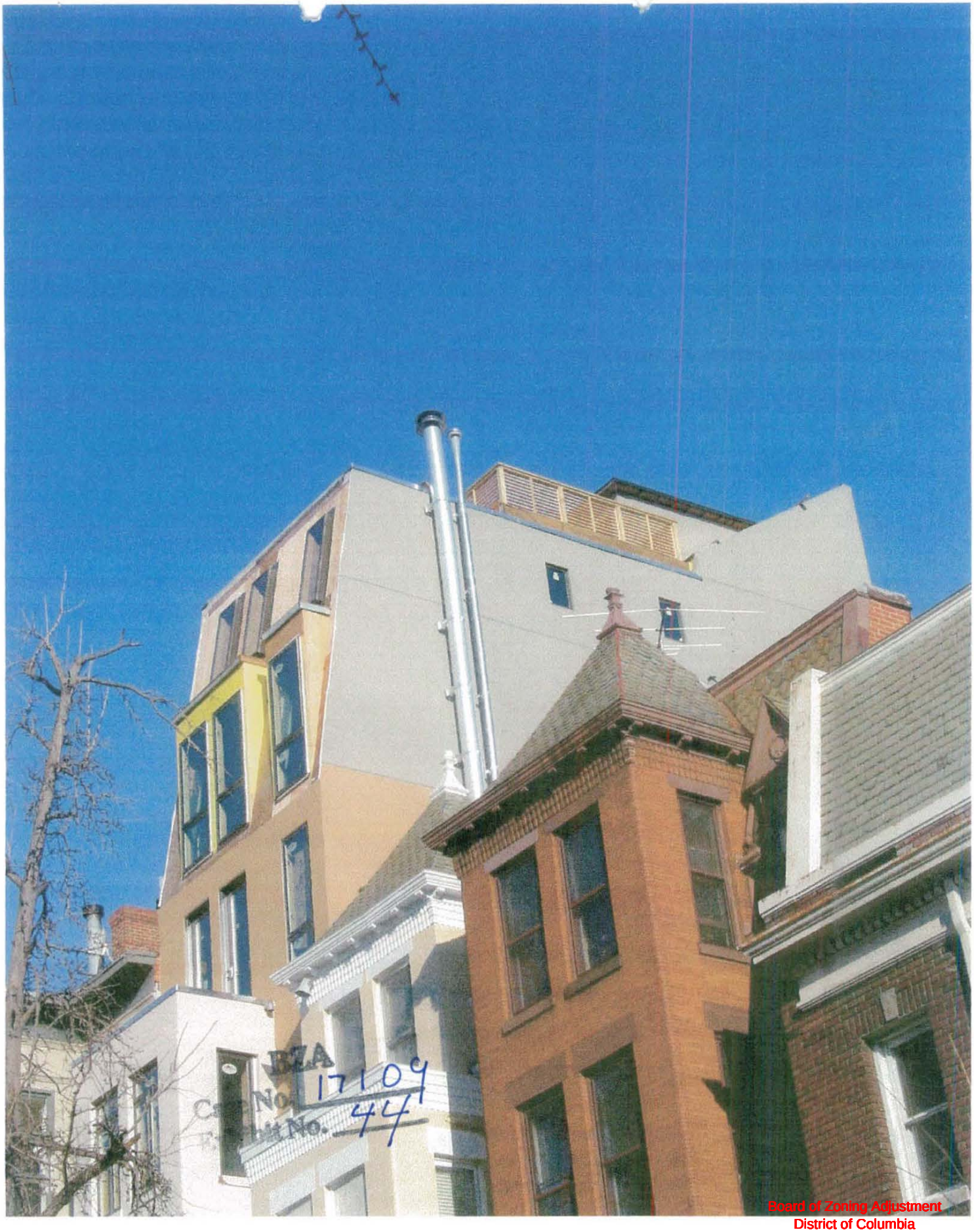


BZA
Case No. 17109
Exhibit No. 44

Board of Zoning Adjustment
District of Columbia
CASE NO. 17109A
EXHIBIT NO. 44

occupancies in Use Group R-2 and Use Group U which are *accessory structures* to an occupancy in Use Group R-3, shall be equipped with artificial lighting facilities to provide the intensity of illumination herein prescribed continuously during the time that conditions of occupancy of the building require that the *exits* be available. All stairs within or serving a *dwelling unit* shall be provided with illumination and controls in accordance with Section 1207.0. Lighting shall also be provided to illuminate the *exit discharge*. *Means of egress* lighting in occupancies in Use Group R-2, other than lighting within a *dwelling unit*, shall be wired on a circuit independent of circuits within any *dwelling unit*. The disconnecting means and overcurrent protection device shall not be located within a *dwelling unit* or such that access to such devices must be obtained by going through a *dwelling unit*.

1024.2 Intensity of illumination: The intensity of floor lighting shall not be less than 1 footcandle (11 lux) except as provided for in Section 1024.3.

1024.3 Use Groups A and E: In occupancies in Use Groups A and E for the exhibition of motion pictures or other projections by means of directed light, the minimum required illumination of aisles during such period of projection shall be 0.2 footcandle (2 lux).

1024.3.1 Control: The lighting of *exits*, aisles and auditoriums shall be controlled from a location that does not provide access to unauthorized persons. Supplementary control shall be provided as specified in Section 411.4 in the motion picture projection room.

1024.4 Power source: *Means of egress* lighting in all buildings, rooms or spaces required to have more than one *exit* or *exit access* shall be connected to an emergency electrical system that complies with Section 2706.0 to assure continued illumination for a duration of not less than 1 hour in case of emergency or primary power loss.

SECTION 1025.0 FIRE ESCAPES

1025.1 Where permitted: Fire escapes shall be permitted only as provided for in Sections 1025.1.1 through 1025.1.4.

1025.1.1 New buildings: Fire escapes shall not constitute any part of the required *means of egress* in new buildings.

1025.1.2 Existing fire escapes: Existing fire escapes shall be continued to be accepted as a component in the *means of egress* in existing buildings only.

1025.1.3 New fire escapes: New fire escapes for existing buildings shall be permitted only where exterior stairs cannot be utilized due to *lot lines* limiting stair size or due to the sidewalks, alleys or roads at grade level. New fire escapes shall not incorporate ladders or access by windows.

1025.1.4 Limitations: Fire escapes shall comply with this section and shall not constitute more than 50 percent of the required number of *exits* nor more than 50 percent of the required *exit* capacity.

1025.2 Location: Where located on the front of the building and where projecting beyond the building line, the lowest landing shall not be less than 7 feet (2134 mm) or more than 12 feet (3658 mm) above grade, and shall be equipped with a counterbalanced *stairway* to the street. In alleyways and thoroughfares less than 30 feet (9144 mm) wide, the clearance under the lowest landing shall not be less than 12 feet (3658 mm).

1025.3 Construction: The fire escape shall be designed to support a *live load* of 100 pounds per square foot (4788 Pa) and shall be constructed of steel or other approved noncombustible materials. Fire escapes constructed of wood not less than nominal 2 inches thick are permitted on buildings of Type 5 construction. Walkways and railings located over or supported by combustible roofs in buildings of Types 3 and 4 construction are permitted to be of wood not less than nominal 2 inches thick.

1025.3.1 Dimensions: Stairs shall be at least 22 inches (559 mm) wide with risers not more than, and treads not less than, 8 inches (203 mm) and landings at the foot of stairs not less than 40 inches (1016 mm) wide by 36 inches (914 mm) long, located not more than 8 inches (203 mm) below the door.

1025.3.2 Opening protectives: Doors and windows along the fire escape shall be protected with ¾-hour opening protectives.

SECTION 1026.0 SLIDESCAPES

1026.1 Where permitted: Existing slidescapes and safety chutes shall be permitted in existing occupancies in Use Groups E, H and I where approved. Slidescapes and safety chutes shall be permitted in occupancies in Use Groups H-1 and H-2 where constructed in an approved manner.

1026.2 Location: The arrangement and location of slidescapes shall conform to this chapter for *means of egress* and shall be designated by "Exit" signs and lights as provided for in Section 1023.0.

1026.3 Construction: All chutes shall be constructed of approved noncombustible materials with a pitch in the line of travel of not less than 24 nor more than 42 degrees (0.42 rad to 0.73 rad), measured on the developed circumference of spiral chutes. Straight chutes shall not be less than 24 inches (610 mm) and spiral chutes shall not be less than 28 inches (711 mm) in clear width, nor more than 44 inches (1118 mm) wide in any case. Where erected on the interior of a building, the chutes shall be enclosed as required in Section 1014.11 for interior *stairways* with direct *means of egress* to a street or other *public way*.

1026.4 Capacity: Slidescapes shall have a rated egress capacity of 60 occupants per slide. Slidescapes, except as permitted for occupancies in Use Groups H-1 and H-2, shall not constitute more than 25 percent of the required *means of egress* capacity from any building or structure or any individual story.

SECTION 1027.0 ACCESS TO ROOF

1027.1 By stairway or ladder: In buildings more than three stories in *height*, except those with a roof slope greater than four units vertical in 12 units horizontal (4:12), access to the roof shall be provided by means of a *stairway*, an *alternating tread stair* in accordance with Section 1014.6.6 or a ladder and trap door. The ladder shall not be on the exterior of the building. Where the roof is used as a roof garden or for other habitable purposes, sufficient *stairways* shall extend to the roof to provide the necessary *exit* facilities from the roof as required for such occupancy. Roof trap doors shall be constructed to comply with Section 1510.2.

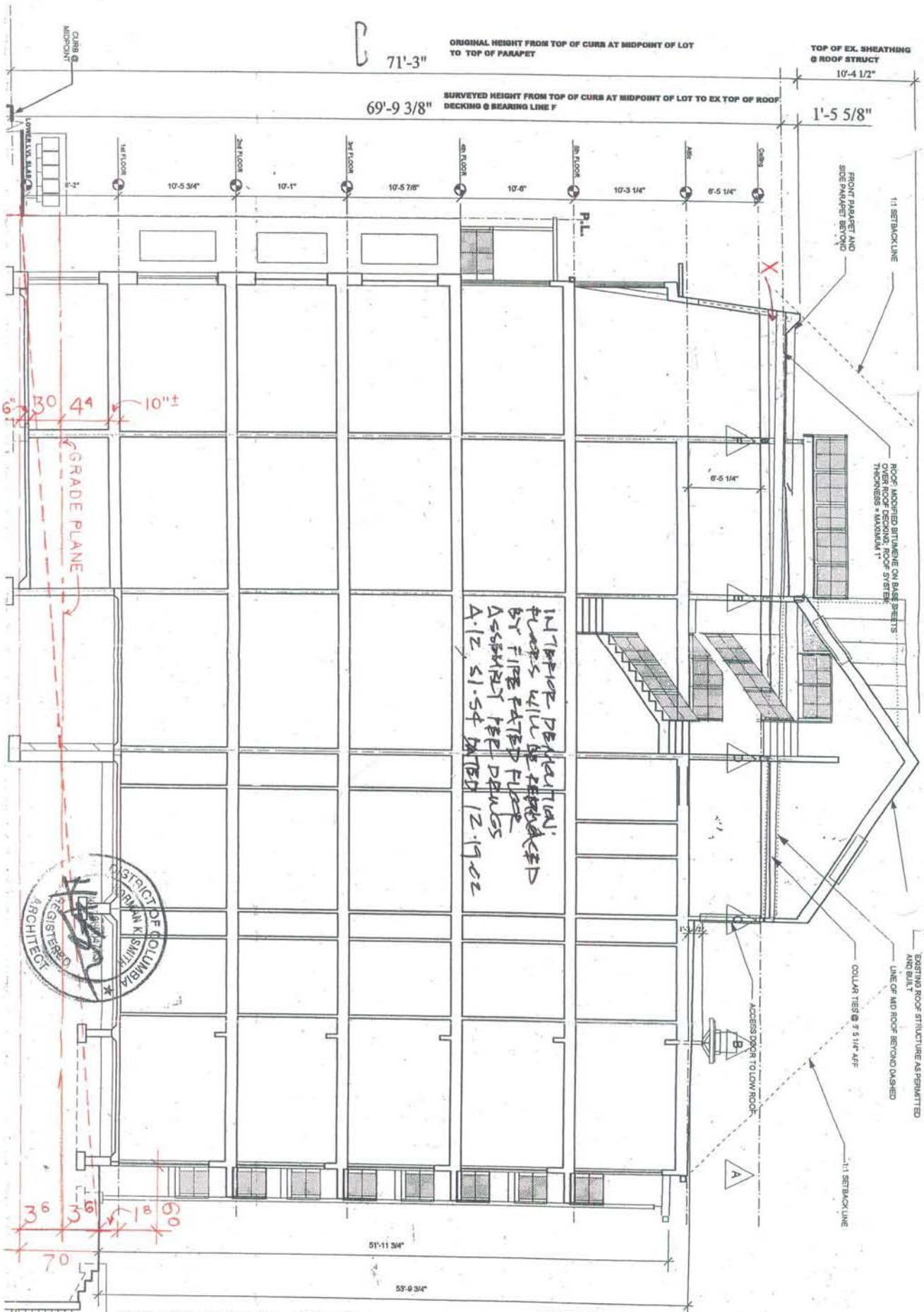
1027.1.1 Optional stairway or ladder: In buildings not required to have a *stairway, alternating tread stair* or ladder to the roof, such devices, if provided, shall conform to the provisions of this section. Ladders placed on the exterior of the building shall be of metal and, if exceeding 20 feet (6096 mm) in height, shall have a protective cage or other safety device. The siderails of exterior ladders shall be carried over the coping or parapet to serve as handrails. Other design details of such exterior ladders are subject to approval.

1027.2 Roof enclosures: *Stairways* extending through roofs shall be enclosed in roof structures of fireresistance rated construction which conform to the requirements of Section 1510.0.

SECTION 1028.0 MAINTENANCE OF EXITS

1028.1 Obstructions: It shall be unlawful to obstruct, or reduce in any manner, the clear width of any doorway, hallway, passageway or other *means of egress* required by the provisions of this code.

1028.2 Maintenance: All exterior *stairways* and fire escapes shall be kept free of snow and ice. Exterior *stairways* and fire escapes constructed of materials requiring the application of weather protecting products, shall have these products applied in an approved manner and shall be applied as often as necessary to maintain the *stairways* and fire escapes in safe condition.



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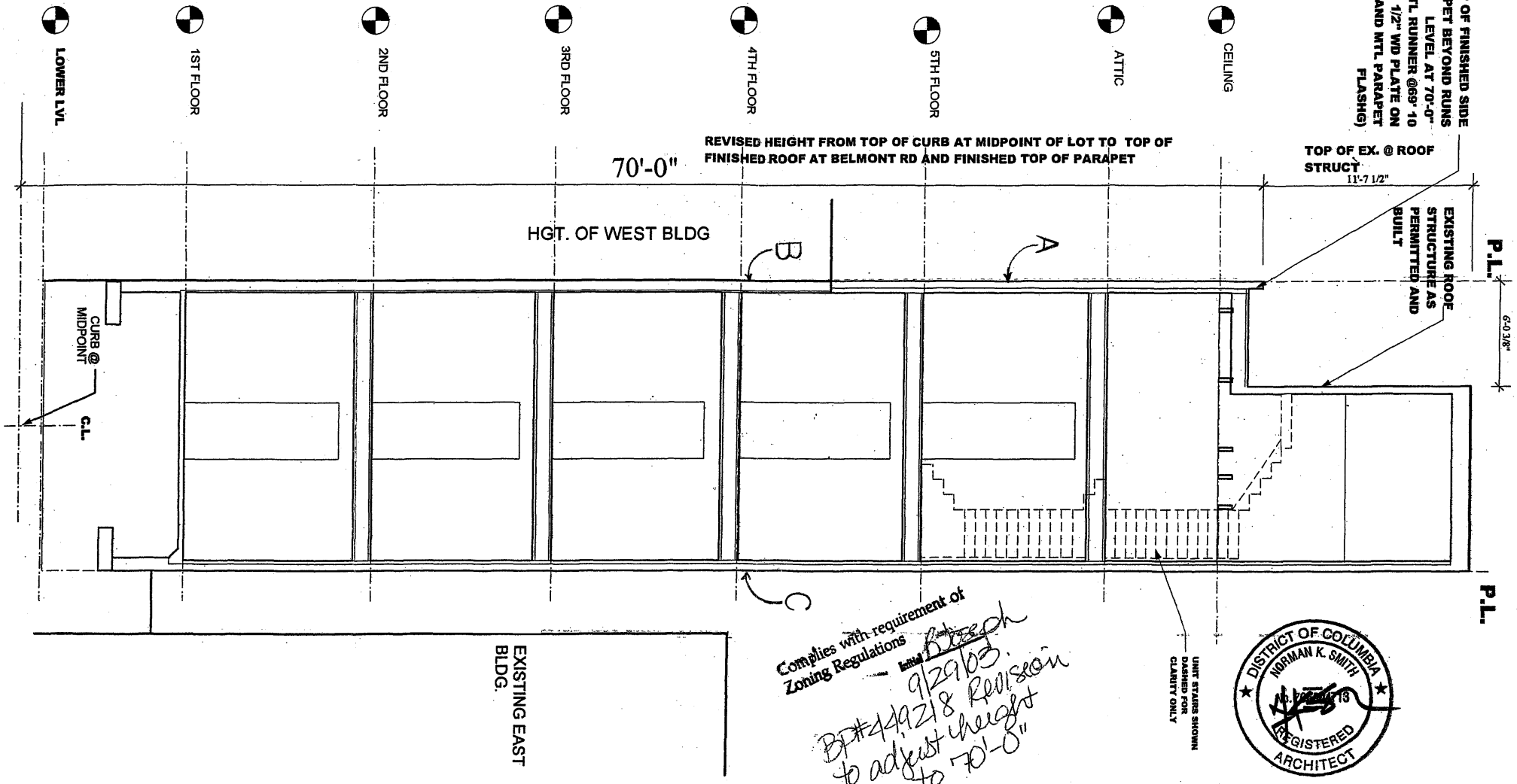
CHEMATIC BUILDING SECTION

SECTION SHOWING AS BUILT AND ORIGINALLY PERMITTED ROOF STRUCTURE AND BUILDING



SCHEMATIC BUILDING CROSS SECTION
Scale: 3/16" = 1 ft

SECTION SHOWING REVISED PARAPET AND BUILDING HEIGHT WITH ROOF STRUCTURE AS PERMITTED AND BUILT

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Webster's Third New International Dictionary

OF THE ENGLISH LANGUAGE

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DICTIONARY

At'tic (ăt'ĭk), *adj.* [L. *Atticus*, fr. Gr. *Attikos*.] **1.** Of or pertaining to Attica, in Greece, or Athens, its principal city; — now used as equiv. to *Athenian*, formerly to *Greek*. **2.** Marked by such qualities as were characteristic of the Athenians; — applied to literary or artistic style, simple, pure, and of a refined elegance (often opposed to *Asiatic*); classical; refined. See GREEK, *n.*, 7 b.

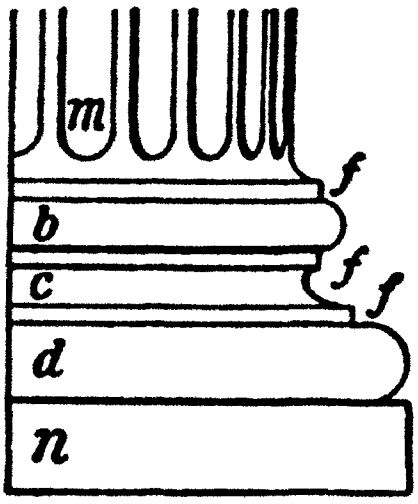
> What neat repast shall feast us, light and choice,
> Of *Attic* taste. *Milton.*

The distinction between *Attic* and Asiatic orators is of great antiquity, the Attics being regarded as compressed and energetic in their style, the Asiatics as inflated and deficient in force.
Quintilian xii. 10 (*trans.*).

At'tic, *n.* **1.** A native of Attica or Athens; an Athenian. **2.** The dialect of Attica; standard Greek. See GREEK, *n.*, 7 b.

At'tic, *n.* [In sense a fr. F. *attique*, orig. meaning Attic. See ATTIC, *adj.*] **1.** *Arch.* a A low story or wall above the main order or orders of a façade, in the classical styles; — a term introduced in the 17th century. b A room or rooms behind that part of the exterior; hence, popularly, the part of a building immediately below the roof and wholly or partly within the roof framing. **2.** *Anat.* The small upper space of the tympanic cavity. **3.** The head; the "upper story." *Humorous.*
Syn. — Garret, loft.

Attic base. *Arch.* A form of molded base consisting of an upper and lower torus separated by a scotia and two narrow fillets; — so called by Vitruvius and assumed to be the typical form of base for the Ionic and Corinthian orders.



Attic Base. *m* Shaft; *b* Upper Torus; *c* Scotia; *d* Lower Torus; *fff* Fillets; *n* Plinth.

Attic Bee, the. a Sophocles, the tragic poet of Athens; — so called by the ancients on account of the honeyed sweetness and beauty of his productions. b Plato. See ATHENIAN BEE.

Attic bird. The nightingale. *Milton.*

Attic calendar. See GREEK CALENDAR.

Attic faith. Inviolable faith.

BCA

INTERIOR ENVIRONMENT

SECTION 1201.0 GENERAL

1201.1 Scope: The provisions of this chapter shall govern the means of light, *ventilation*, sound transmission control and ratproofing required in all buildings.

1201.2 Buildings on same lot: Where more than one building is hereafter placed on a *lot*, or where a building is placed on the same *lot* with existing buildings and the several buildings are ~~treated as a single structure for the purposes of this chapter,~~ equivalent uncovered *lot* area or other adequate sources of light and *ventilation* shall be provided for all occupied buildings.

SECTION 1202.0 DEFINITIONS

1202.1 General: The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

Attic: The space between the ceiling beams of the top story and the roof rafters.

Court: An open, uncovered and unoccupied space on the same *lot* as a building where such space is enclosed wholly or partly by buildings, walls or other enclosing devices (see Section 1212.0).

Inner: Any *court* enclosed wholly by buildings, walls or other enclosing devices.

Outer: A *court* extending to and opening upon a street, public alley or other approved open space that is not less than 15 feet (4572 mm) wide, or upon a required yard.

Court height: The vertical distance from the lowest level of the *court* to the mean height of the top of the enclosing walls.

Court width: As applied to an *inner court*, means the least horizontal dimension. As applied to an *outer court*, means the shortest horizontal dimension measured in a direction substantially parallel with the principal open end of such *court*.

Habitable space: Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

Occupiable space: A room or enclosed space designed for human occupancy in which individuals congregate for amusement, educational or similar purposes, or in which occupants are engaged in labor; and which is equipped with *means of egress* and light and *ventilation* facilities meeting the requirements of this code.

Vapor retarder: A material having a perm rating of 1.0 or less, such as foil, plastic sheeting, or insulation facing, installed to retard the passage of water vapor or moisture through the exterior envelope.

Ventilation: The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

Yard: An unoccupied open space other than a *court* (see Sections 1212.0 and 1213.0).

SECTION 1203.0 CONSTRUCTION DOCUMENTS

1203.1 General: *Construction documents* for all buildings and structures that are designed for human occupancy, other than buildings with occupancies in Use Groups I-1, R-2 and R-3, shall designate the number of occupants to be accommodated in the various rooms and spaces; where means of artificial lighting and *ventilation* are required, the application shall include sufficient details and description of the mechanical system to be installed as herein required or as specified in the mechanical code listed in Chapter 35.

SECTION 1204.0 ROOM DIMENSIONS

1204.1 Ceiling heights: *Habitable (spaces)* rooms, hallways, *corridors*, bathrooms, toilet rooms, laundry rooms and *habitable basements* shall have a ceiling height of not less than 7 feet (2134 mm) measured to the lowest projection from the ceiling.

Exception: In occupancies in Use Group R-3, the maximum projection below the required ceiling height of beams and girders spaced not less than 4 feet (1219 mm) on center shall be 6 inches (152 mm).

1204.1.1 Use Groups A, B, E and M: A clear height from the finished floor to the finished ceiling or lowest projection of not less than 7 feet 6 inches (2286 mm) shall be provided in all *exit access* and *occupiable rooms* of structures of Use Groups A, B, E and M.

1204.1.2 Sloping ceilings: If any room in a building has a sloping ceiling, the prescribed ceiling height for the room is required in one-half the area thereof. Any portion of the room measuring less than 5 feet (1524 mm) from the finished floor to the finished ceiling shall not be included in any computation of the minimum area thereof.

BUILDING SECTION B-B

NORMAN SMITH ARCHITECTURE

PERMIT 12.19.02

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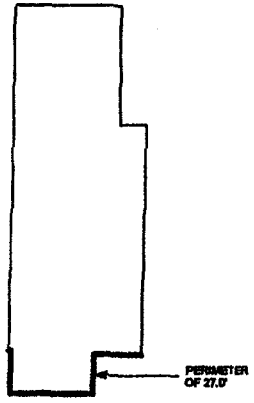
DISTRICT OF COLUMBIA
NORMAN K. SMITH
REGISTERED
ARCHITECT

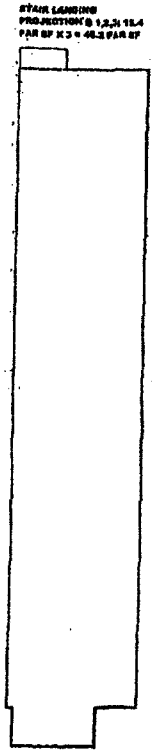


LOWER LEVEL FAR CALCULATION:

TOTAL AREA= 736.6 SF TOTAL PERIMETER =131.4 LF

PERIMETER WITH CEILING WHICH IS >4' ABOVE ADJACENT FINISHED GRADE = 27.0 LF

FAR = 131.4/27.0 X 736.6 = 147.3 FAR SF

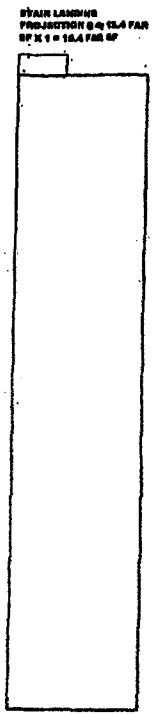


FLOORS 1,2,3 FAR CALCULATION:

1,2,3; 1394.1 FAR SF X 3 = 4182.3 FAR SF.
1.CHASE SPACES INCLUDED IN FAR
2.REAR STAIRS INCLUDED IN FAR AT EACH FLOOR
3. 3.0' REAR BALCONIES DO NOT COUNT TOWARD FAR

STAIR LANDING PROJECTION @ 1,2,3; 15.4 FAR SF X 3 = 46.2 FAR SF

TOTAL FAR = 4228.5 FAR SF

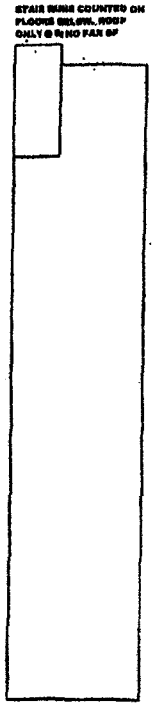


FLOOR 4 FAR CALCULATION:

1336.6 FAR SF X 1= 1336.6 FAR SF.
1.CHASE SPACES INCLUDED IN FAR
2.REAR STAIRS INCLUDED IN FAR AT EACH FLOOR
3. 3.0' REAR BALCONIES DO NOT COUNT TOWARD FAR

STAIR LANDING PROJECTION @ 4; 15.4 FAR SF X 1 = 15.4 FAR SF

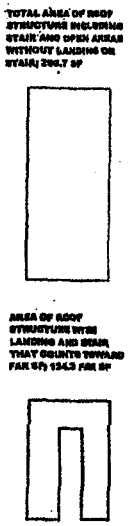
TOTAL FAR = 1352.0 FAR SF



FLOOR 5 FAR CALCULATION:

1270.5 FAR SF X 1= 1270.5 FAR SF.
1.CHASE SPACES INCLUDED IN FAR
2.REAR STAIRS INCLUDED IN FAR OF FLOORS BELOW; NO FAR AT THIS LEVEL
3. 3.0' REAR BALCONIES DO NOT COUNT TOWARD FAR

TOTAL FAR = 1270.5 FAR SF



ROOF STRUCTURE FAR CALCULATION:

TOTAL SF OF ROOF STRUCTURE INCLUDING STAIR LANDING AND OPEN AREAS WITHOUT FLOORS =260.7 SF

AREA OF ROOF STRUCTURE WITH LANDING AND STAIR THAT COUNTS TOWARD FAR SF =124.3 FAR SF

TOTAL FAR = 124.3 FAR SF

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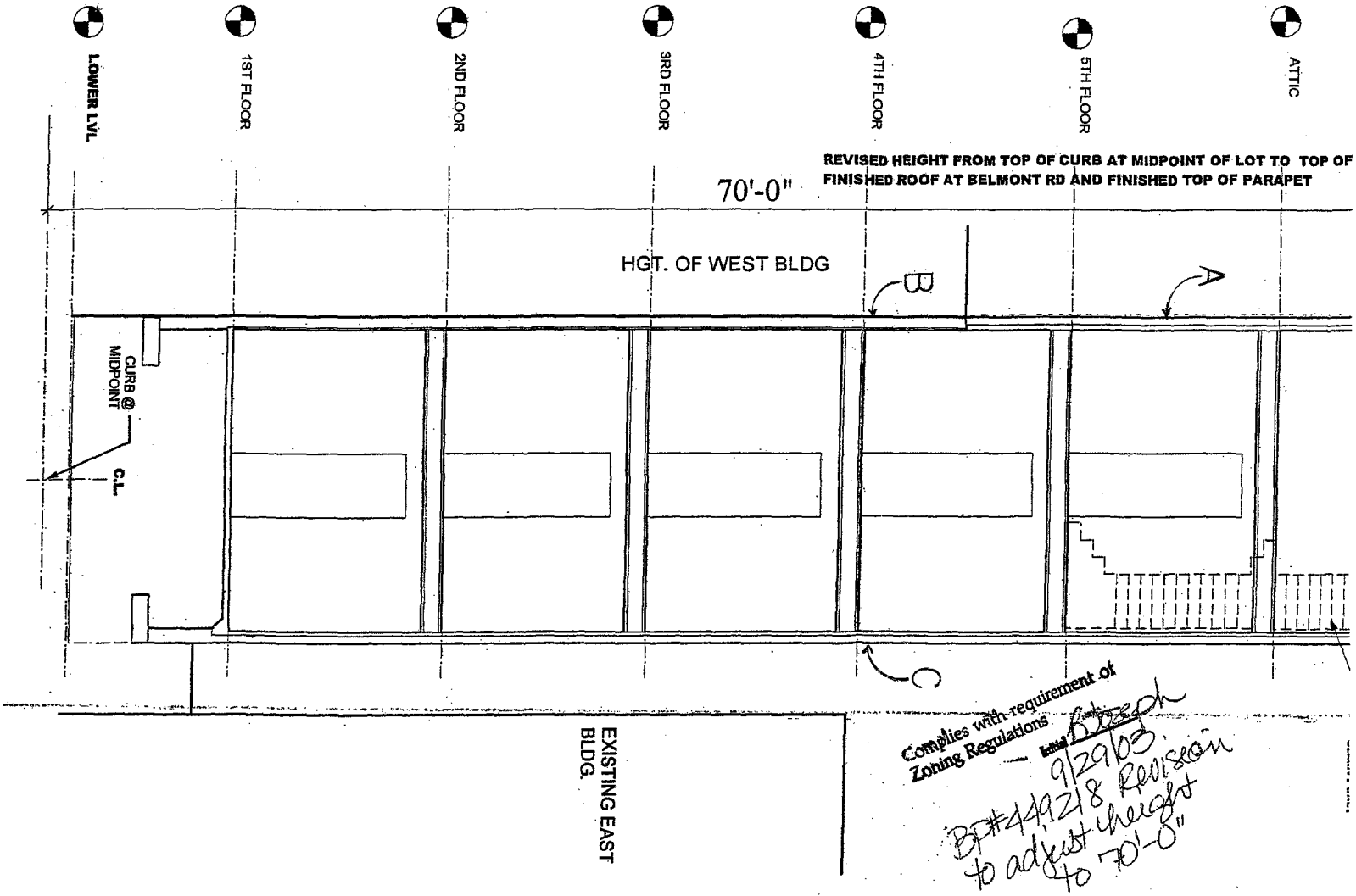

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