

## **6800      GENERAL PROVISIONS**

- 6800.1    The provisions of this chapter shall be applicable to chapter 66 through 69 of Subtitle G of this title.
- 6800.2    Each owner of a vacant building in the District of Columbia shall maintain the building in compliance with the provisions of this chapter except as provided in § 6603 of chapter 66 of this title.
- 6800.3    The owner of a vacant building is required to maintain the building for the purposes of registration under this subtitle in the following manner:
- (a)       Doors, windows, areaways, and other openings are weather-tight and secured against entry by birds, vermin, and trespassers; provided, missing or broken doors, windows, and other openings are covered with one half (1/2) inch CDX plywood that is:
    - (1)       Weather-protected;
    - (2)       Tightly fitted to the opening; and
    - (3)       Secured by screws or bolts;
  - (b)       The roof and flashing:
    - (1)       Are sound and tight;
    - (2)       Will not admit moisture; and
    - (3)       Are drained to prevent dampness or deterioration in the walls or interior;
  - (c)       The building storm drainage system is adequately sized and installed in an approved manner and functional;
  - (d)       The interior and exterior is maintained in good repair, structurally sound, free from debris, rubbish, and garbage, and sanitary so as not to threaten public health or safety;
  - (e)       The structural members are free of deterioration and capable of safely bearing dead and live loads;
  - (f)       The foundation walls are plumb, free from open cracks and breaks, and vermin proof.

6800.4 In addition to the provisions set forth in § 6800.3, the owner of vacant property shall maintain the building to meet the following requirements:

- (a) The exterior walls are free of holes, breaks, and loose or rotting material; and exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint;
- (b) Decorative features such as cornices, belt courses, corbels, terra cotta trim, and wall facings are safe, anchored, and in good repair; provided, exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint;
- (c) All balconies, canopies, marquees, signs, metal awnings, stairways, fire escapes, stand pipes, exhaust ducts, and similar features are in good repair, anchored, safe and sound, and exposed metal and wood surfaces are protected from the elements and against decay or rust by the periodic application of weather coating materials, such as paint;
- (d) Chimneys, cooling towers, smoke stacks, and similar appurtenances are structurally sound, safe, and in good repair; and exposed metal and wood surfaces are protected from the elements and against decay or rust by the periodic application of weather coating materials, such as paint;
- (e) Openings in sidewalks are safe for pedestrian travel;
- (f) Appurtenant structures such as garages, sheds, and fences are free from safety, health, and fire hazards; and
- (g) The property on which the vacant building is located is clean, safe and sanitary and does not threaten the public health or safety.

AUTHORITY: Unless otherwise noted, the authority for this chapter is set forth in sections 101, 106, 407 and 601 of Title V of D.C. Law 13-281, the “Abatement and Condemnation of Nuisance Properties Omnibus Amendment Act of 2000,” and Mayors Order 2002-33, dated February 11, 2002.

SOURCE: Notice of Final Rulemaking published at 49 DCR 7488, 7494-7496 (August 2, 2002).