



GREEN AREA RATIO (GAR) EXEMPTION STATUS APPLICATION INSTRUCTIONS

PURPOSE

The Green Area Ratio (GAR) is an environmental sustainability zoning regulation that sets standards for landscape and site design to help reduce stormwater runoff, improve air quality, and keep the city cooler. (See 11 DC Municipal Regulations (DCMR) Subtitle C, Chapter 6.) All new buildings that require a Certificate of Occupancy (C of O) must comply with the GAR; however, the following properties may be eligible for GAR exemptions:

- Single family residences
- Buildings that do not require a C of O
- DC Water wastewater treatment facilities
- Some interior renovations of existing buildings as specified in the regulations
- Historic resources certified by the [DC Inventory of Historic Sites](#) or [State Historic Preservation Officer](#) unless undergoing renovations of more than 50% gross floor area (GFA)

If your property is exempt, complete this GAR Exemption Status Application and upload it to the Supporting Documents folder of [ProjectDox](#), the Department of Building's (DOB) plan review platform.

INSTRUCTIONS

1. **Complete the "Allowable Exemptions" section on Page 2** (Address, Zoning District, Square, Lot, Name, Signature, etc.).
2. **Select the appropriate exemption requested from the list of seven options.** Note that any property within a R-, RF, USN, STE, HE, WR-1, or WR-6 District (Subtitle C §601.2) is exempt from GAR and does not require the GAR Exemption Form.
 - **If Exemption #3 is selected:** Obtain approval from [DC Water](#) certifying that the project is a Municipal Wastewater Treatment facility operated by DC Water.
 - **If Exemption #5 is selected:** A cost estimate is required, signed by the project architect, engineer, or contractor certifying the proposed cost of construction. Applications without the cost estimate will be rejected.
 - **If Exemption #6 is selected:** Obtain approval from the [Historic Preservation Office](#) certifying that the property is either a historic landmark or a building or structure contributing to the character of a historic district listed in the DC Inventory of Historic Sites. Go to [Office of Planning](#), 1100 4th Street SW (6th Floor).
3. **If this application is reviewed via [ProjectDox](#):** Upload it to the Supporting Documents folder for review by the Zoning Technician of Record for the building permit application.
 - If the exemption requires separate agency review (i.e., Structural, DC Water, or Historic Preservation Officer), those approval signatures must be obtained before the Zoning Technician review.
4. If the project requires Department of Energy and Environment (DOEE) stormwater management review: Upload the approved application to [DOEE's Stormwater Database](#) under the project's stormwater database plan number.
5. **If agency sign off is required:** Circulate the PDF for electronic signature before uploading it to ProjectDox.
6. **If the exemption is not approved:** Upload GAR plans that follow [GAR Guidebook requirements](#) to DOEE's Stormwater Database and pay initial filing fees to begin plan review.

QUESTIONS

Call (202) 671-3500 or email dob@dc.gov, ATTN: OZA GAR Exemption.



GREEN AREA RATIO (GAR) EXEMPTION STATUS APPLICATION

PROPERTY INFORMATION

Address	Zone	Square Lot
Building Permit Number	Cost of Construction	Assessed Building Value
This property is subject to a previously approved GAR Plan ☐ Yes. Please provide approved DOEE Plan Number: ☐ No		

APPLICANT INFORMATION

Applicant Name	Address
Phone	Email
Signature	Date

ALLOWABLE EXEMPTIONS

Check One		Required Signatures
☐	1. Additions and interior renovations to existing buildings where the construction cost does not exceed 100% of the assessed building value, as established in Office of Tax and Revenue records as of the building permit application date, within any 12-month period (C- 601.3). (A cost estimate certifying the construction cost is required.)	DOB Office of Zoning Administration (OZA)
☐	2. Single family residences (A-302.2); buildings that do not require a Certificate of Occupancy (C of O) (C-601.3(a)).	OZA
☐	3. DC Water wastewater treatment facilities (C-601.3(b)).	DC Water and OZA
☐	4. Interior renovation of an existing building that does not increase gross floor area (GFA) by more than 10% and includes only minor changes to the exterior — like changing doors or windows, adding solar panels or wind devices, or replacing mechanical equipment (C-601.3(c)).	OZA
☐	5. In the Central Employment Area , interior renovation of an existing building that: (a) covers the entire lot (100% lot occupancy) before the building permit is filed; (b) has an existing roof that cannot support a dead load of four inches of soil before the renovation; and (3) the renovation will not make the roof strong enough to support four inches of soil after the work is done (C-601.3(d)).	DOB Structural and OZA
☐	6. Historic resources certified by the DC Inventory of Historic Sites or State Historic Preservation Officer unless undergoing renovations of more than 50% GFA (C-601.3(e), C-601.7).	Historic and OZA
☐	7. Change of use of an existing building or part of a building to the residential use category (B-200.2) provided the existing building had a valid C of O before January 1, 2022.	OZA



GREEN AREA RATIO (GAR) EXEMPTION STATUS APPLICATION , CONTINUED

CERTIFICATIONS

DC WATER OFFICER (For review of GAR Exemption #3 only)

I hereby certify that this property is a municipal wastewater treatment facility operated by DC Water. This certification does not constitute an interpretation of zoning or building codes and does not entitle the applicant to any relief not authorized by zoning or building code officials pursuant to the applicable codes.

Signature	Printed Name	Date
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DOB STRUCTURAL (For review of GAR Exemption # 5 only)

I find there is sufficient evidence that:

- ☐ The existing roof for the property is NOT capable of supporting a dead load of four inches (4 in.) of growth medium on the roof
- ☐ The proposed work will NOT result in a roof capable of supporting a dead load of four inches (4 in.) of growth medium on the roof

This review does not constitute an interpretation of zoning or building codes and does not entitle the applicant to any relief not authorized by zoning or building code officials pursuant to the applicable codes.

Signature	Printed Name	Date
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STATE HISTORIC PRESERVATION OFFICER (For review of GAR Exemption #6 only)

I hereby certify that this property is either a historic landmark or a building or structure contributing to the character of a historic district listed in the DC Inventory of Historic Sites. This certification does not constitute an interpretation of zoning or building codes and does not entitle the applicant to any relief not authorized by zoning or building code officials pursuant to the applicable codes.

Signature	Printed Name	Date
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DOB OFFICE OF ZONING ADMINISTRATION ONLY (Exemption Categories—C-601)

I hereby certify that this property is exempt from the GAR standards pursuant to C-601.3 (a) thru (e). This certification does not constitute an interpretation of zoning or building codes and does not entitle the applicant to any relief not authorized by zoning or building code officials pursuant to the applicable codes.

Signature	Printed Name	Date
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