

**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
CONSTRUCTION CODES
ADMINISTRATIVE BULLETIN 2021-01**

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Purpose: This document imposes a requirement on owners whose building has a Certificate of Occupancy and permit holders to immediately report unsafe and dangerous conditions to DCRA.

Related Code
Sections: 12-A DCMR §§ 104.1, 109.1, 111.1.8, 115.1, 115.2, 116.1
12-G DCMR §§ 108.1.1, 108.2, 108.6, 305.1

Subject: Requirement to Report Unsafe and Emergency Conditions to DCRA

I. Background

Recent events involving the building collapse in Surfside, Florida and the collapse of buildings under construction in the District highlight the need for the Code Official to become aware of safety concerns regarding the structural integrity of buildings before they become a larger threat to the community.

II. Determination

The Code Official is authorized by 12-A DCMR § 104.1 to interpret and clarify the application of the Construction Codes and to promulgate Administrative Bulletins to reflect those interpretations and clarifications.

This Administrative Bulletin provides guidance on the Department of Consumer and Regulatory Affairs' (DCRA) interpretation of 12-A DCMR §§ 115.2 and 116.1, and 12-G DCMR § 108.2. 12-A DCMR § 115.2 and 12-G DCMR § 108.2 require the Code Official to examine every premises reported as dangerous or unsafe structurally; and 12-A DCMR § 116.1 authorizes the code official to take certain actions when an emergency condition, defined as when there is imminent danger, exists.

Effective July 23, 2021, any owner whose building is subject to a Certificate of Occupancy and any permit holder must immediately report to DCRA any condition that renders the building unsafe or imminently dangerous as defined in 12A DCMR §§ [115.1](#) and [116.1](#), and 12-G DCMR § [108.1.1](#).

An unsafe condition exists on any premises or equipment thereon that are or become abandoned, deteriorated, unsafe, unsanitary, or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper use or occupancy or inadequate maintenance. See 12-A DCMR [115.1](#) and 12-G DCMR [108.1.1](#).

An emergency condition exists when there is imminent danger, including, but not limited to:

1. An unsafe condition, including, but not limited to collapse or potential imminent collapse of a building, other structure, site, or street; or
2. An unsanitary condition or the operation of defective or dangerous equipment which immediately endangers the health or safety of occupants of a premises or those in the proximity of a premises; or
3. The presence of flammable materials or explosives, flammable fumes or vapors, toxic fumes, gases, or substances or other hazardous or toxic conditions.

See 12-A DCMR [116.1](#).

This information should be reported to DCRA via electronic or telephonic means, including submission of a [Property Maintenance Inspection Form](#) and/or by dialing 202-442-9557 or 311.

Failure to report unsafe or dangerous conditions is cause for Certificate of Occupancy or permit revocation pursuant to 12-A DCMR § 111.1.8 and 12-G DCMR § 108.6.