

THE DEPARTMENT OF BUILDINGS PENTHOUSE AFFORDABLE HOUSING ADDENDUM

Consult the Instructions Guide to complete this application

DIRECTIONS													
• All developments constructing <u>penthouse habitable space</u> must execute this form at the time of the building permit review for the penthouse. Do not execute this form if no penthouse habitable space is constructed.													
SECTION A - PROJECT INFORMATION (All information must match building permit application, where applicable)													
1. Name of the Development					2. Address(es) of the Development								
3. Square/Suffix	4. Lot(s)	5. Ward	6. Zoning District	7. Zoning Order (if ap	Commission or BZA oplicable)	Building Permit Application Date: Number:							
9. Owner of Building or	Property		10. Owner Address (incl	ude ZIP code	?)	11. Owner Phone # & Email							
12. Agent for Owner			13. Agent Address (inclu	ıde ZIP code)	14. Agent Phone # & Email							
SECTION B - GENERAL													
 Is Penthouse Habitable Space, as defined in B-100, provided pursuant to C-1507? Yes No (the form is not applicable) How is the Penthouse Habitable Space being provided (check the box that describes the project)? 													
A Penthouse Addendum and Certificate of Inclusionary Zoning Compliance (CIZC) must be executed when: □ The new penthouse habitable space is being provided as part of a new building or as an addition or renovation to an existing building which itself is subject to a new or expanded Inclusionary Zoning (IZ) requirement within the building. □ The new penthouse generated IZ requirement is being fulfilled within a new or existing building or addition not otherwise subject to IZ. Only a Penthouse Addendum must be executed when the new penthouse habitable space is being provided as part of a new building or addition or renovation not otherwise subject to IZ and either: □ The affordable housing requirement is satisfied through a contribution to a housing trust fund; or □ There is no Penthouse Habitable Space subject to IZ set aside provisions per C. 1507													
□ There is no Penthouse Habitable Space subject to IZ set-aside provisions per C-1507. SECTION C – CONSTRUCTION OF HABITABLE SPACE ON A BUILDING THAT IS PARTIALLY TO ENTIRELY DEVOTED TO RESIDENTIAL USE													
Provide the following buildings: (a) Total Penthouse H (b) Penthouse Habitab set-aside provision *If zero is entered (c) Primary Construct	ng information of abitable Space: le Space subject s per C-1003 & in (b), skip to Seion Method (to co	to IZ 1507.2: cc. C.2. nstruct a	e Habitable Space for re		2. If the amount entered in 1(b) is "zero", is the penthouse habitable space exempt from the IZ requirement because: Penthouse space on a multi-family building devoted exclusively to communal rooftop recreation or communal amenity space for the primary use of residents of the building; or Penthouse space on the roof of single household dwelling or flat. Other: If there is no IZ requirement, proceed to Section G 3. How will the Penthouse IZ Requirement be satisfied (if applicable)?								
majority of units in the building; same as CIZC Box 19) (d) Matter of right height in the zone: (e) Factor used (same as CIZC Box 27):			Other ft ft	. / 6	The penthouse generated IZ square footage is being provided within the building generating the penthouse IZ requirement at units:								
(f) Penthouse IZ Requ	uirement (same as 0	CIZC Box 30)		_ sq. ft.	☐ The affordable housing requirement is being satisfied through a contribution to a housing trust fund (per C-1006.10(a)-(c)). Proceed to the calculation in Sec. E.								
SECTION D – CONSTRUCTION OF HABITABLE SPACE ON A BUILDING ENTIRELY DEVOTED TO NON-RESIDENTIAL OR LODGING USE													
1. Total Penthouse Ha	bitable Space: sq. ft		_	2. The penthouse generated affordable housing requirement is being satisfied through a housing trust fund contribution: Yes (proceed to the calculation in Sec. E)									

SECTION E - HOUSING TRUST FUND CONTRIBUTION

1. Total contribution to housing trust fund Contribution = PHS * (AV/(LA*MOR)) * 50%		ZA confirm	ZA confirmation of contribution calculation: (official use only)										
PHS = Penthouse Habitable Space:	sq. ft.	Total contribution required: \$											
AV= Assessed Value of property (land):	Minimum amount paid at time of building permit: \$												
LA = Square feet of land area of property:	Amount remaining to be paid no later than CofO: \$												
FAR = Max permitted FAR:													
GSF =Max permitted gross sq. ft. of development:													
VSF = Value per square foot:	\$												
SECTI	ON F – PROJECT	ARCHITECT'S (OR PROJECT I	ENGINEER'	S CERTIFIC	CATION							
1. Name:	2. D.C. Lic. No.	3. Address: (incl	lude ZIP code)			4. Phone # and Email							
Signature of Project Architect/Engineer:					Date:								
SECTION G - APPLICANT'S SIGNATURES													
Owner: I hereby certify that I am the owner of the property, that the application and plans are complete and correct to the best of my knowledge, that if a permit (or permits) is issued, construction will conform to the D.C. construction codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.													
Signature:		Address:					Date:						
Address: Date: Agent: I hereby certify that I have the authority of the owner to make this application. I declare that the application and plans are complete and correct to the best of my knowledge, that if a permit (or permits) is issued, construction will conform to the D.C. construction codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.													
Signature:		Address:					Date:						
SECTION F - ZONING ADMINISTRATOR CHECKLIST (OFFICIAL USE ONLY)													
				Yes	No	N/A	Comments						
Information: Is the application complete? 1. Penthouse floor plans and elevations 2. Penthouse financial contribution to a h must be paid at the time of permit) (pay 3. Remaining balance of financial contrib building permit for payment prior to C 4. Are all signatures present?		1. □ 2. □ 3. □ 4. □	1.	1. □ 2. □ 3. □ 4. □									
Analysis: Does the application demonstrate c 1. Is the penthouse generated IZ square fe	-		1. 🗆	1. 🗆	1. 🗆								
ZONING ADMINISTRATOR – This certifies that the Addendum is hereby: Approved Denied due to the items checked above													
Signed:		Date:											

^{*}If payment is made by a person/entity other than the owner listed in Sec. A(9), that person/entity's taxpayer ID/EIN will be required.