



GAR Exemption Status Application

From 11 DCMR Subtitle C § Chapter 6 of the Zoning Regulations

I hereby request evidence of exemption from the Green Area Ratio (GAR) Subtitle C Chapter 6 of DCMR Title 11 for the proposed construction on the property identified below [Any property within the R-, RF-, USN, STE, HE, WR-1, and WR-6 Districts (Subtitle C §601.2) is exempt from GAR.]

Address: _____ Zoning District: _____

Square: _____ Lot: _____ Building Permit Number: _____

Cost of Construction: _____ Assessed Building Value: _____

This property is subject to a previously approved GAR Plan Yes No If yes, please provide approved DOEE Plan Number: _____

Allowable Exemptions (CHECK ONE):	Required Signatures
1. Single dwelling unit (Subtitle A §302.2); buildings otherwise not requiring a certificate of occupancy (Subtitle C §601.3 (a)).	OZA
2. Municipal wastewater treatment facilities operated by DC Water (Subtitle C §601.3(b)).	DC Water and OZA
3. Interior Renovations: (1) Is located in the Central Employment Area; (2) Has an existing one hundred percent (100%) lot occupancy prior to the filing of the building permit; (3) Has an existing roof that cannot support a dead load of four inches (4 in.) of growth medium on the roof; and (4) The work proposed by the building permit application will not result in a roof capable of supporting a dead load of four inches (4 in.) of growth medium on the roof. (Subtitle C §601.3 (c)).	Structural and OZA
4. Additions, interior renovations, or both are less than 100 percent of the assessed building value as set forth in the records of the Office of Tax and Revenue as of the date of the building permit application (Subtitle C §601.3). (A cost estimate certifying the cost of construction is required).	OZA
5. Building(s) or structure(s) certified by the DC Inventory of Historic Sites, or State Historic Preservation Officer, as "historic resource(s)"; any addition results in an increase in the gross floor area of the historic resource by less than fifty percent (50%) (Subtitle C §601.3(d), §601.7).	Historic and OZA

Applicant Name: _____ Address: _____

Signature: _____ Phone: _____ Email: _____ Date: _____

Below for D.C. Government Use Only.

STATE HISTORIC PRESERVATION OFFICER [For review of GAR Exemption No. 5 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 D.C. 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: _____

DC WATER OFFICER [For review of GAR Exemption No. 2 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: _____

OFFICE OF ZONING ADMINISTRATOR ONLY [Exemption Categories—Subtitle C §601]

I hereby certify that this property is exempt from the Green Area Ratio standards required pursuant to C-601.3 (C-601.3 (a) thru (d)). *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: _____

DCRA STRUCTURAL [For review of GAR Exemption No. 3 only]

- I find there is sufficient evidence 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
- I find there is sufficient evidence 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: _____

APPLICANT INSTRUCTIONS:

1. Complete the “Allowable Exemptions” section of the GAR Exemption Application on Page 1 (Address, Zoning District, Square, Lot, Name, Signature, etc.). A summary of the current assessed building value may be found at propertyquest.dc.gov under “Improvements”.
2. Select the appropriate exemption requested from the list of five (5) 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 Application.
3. If the applicant has selected Exemption #4, then a cost estimate, signed by the project architect, engineer, or contractor certifying the proposed cost of construction *is required*. GAR Exemption Applications that do not provide the cost estimate will be rejected.
4. If the applicant has selected Exemption #5, please 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 D.C. Inventory of Historic Sites. This may be done at the Office of Planning, 1100 4th Street SW (6th Floor).
5. If the application is reviewed via [ProjectDox](#) per DCRA's [Job Classification System](#), it must be uploaded to the Supporting Documents folder for review by the Zoning Technician of Record for the building permit application. Please note that the GAR Exemption Application should *not* be submitted for review at the Permit Services Center. If the exemption requires separate agency review (i.e. Structural, DC Water, or Historic Preservation Officer), those approval signatures must be obtained prior to Zoning Technician review.
6. If the building permit application is a “walkthrough” building permit application per DCRA's [Job Classification System](#), and is subject to GAR regulations, then it is reviewed following DCRA's [Walkthrough Process](#). Include a copy of this completed form, along with any required supplemental information, with your building permit application cover sheet.
7. If the project requires Department of Energy and Environment (DOEE) stormwater management review, upload the approved GAR Exemption Application to DOEE's [Surface and Groundwater System \(SGS\)](#) under the project's SGS plan number.
8. If the exemption is *not* approved, upload GAR plans that follow GAR Guidebook requirements to [DOEE's SGS](#) and pay initial filing fees to begin plan review. DOEE's [GAR website](#) contains the GAR Guidebook and current information on the GAR plan review process.

For questions about this application, please contact (202) 442-4576.

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