

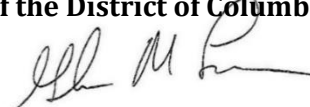
Government of the District of Columbia  
Office of the Chief Financial Officer



Glen Lee  
Chief Financial Officer

**MEMORANDUM**

**TO:** The Honorable Phil Mendelson  
Chairman, Council of the District of Columbia

**FROM:** Glen Lee  
Chief Financial Officer 

**DATE:** March 30, 2026

**SUBJECT:** Fiscal Impact Statement – One Front Door Amendment Act of 2026

**REFERENCE:** Bill 26-227, Draft Committee Print as provided to the Office of Revenue Analysis on March 3, 2026

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**Conclusion**

Funds are not sufficient in the fiscal year 2026 through fiscal year 2029 budget and financial plan to implement the bill. The bill will cost \$137,000 in fiscal year 2026 and \$568,000 over the four-year financial plan period.

**Background**

“Single Stair” residential buildings are ones that typically do not have a second exit to the building and don’t require two staircases for entrance or egress. Single stair buildings can often be built on small or irregularly-shaped lots, known as infill lots, where two-egress buildings cannot because the second staircase requires additional space and additional costs. The District allows for single stair buildings up to three stories tall.<sup>1</sup>

The bill requires the Department of Buildings (DOB) to issue rules authorizing multifamily residential buildings<sup>2</sup> up to six stories above ground that contain only one staircase (“single stair”). DOB should issue these single stair rules by July 1, 2027. When updating the construction code through these rules, DOB must include requirements to prevent the spread of fires and smoke, guidelines for space

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<sup>1</sup> Chapter 10 – Means of Egress, 2021 International Building Code, September 2021.

<sup>2</sup> The bill defines a multifamily residential building as one with more than two dwelling units where the occupants are primarily permanent in nature.

The Honorable Phil Mendelson

FIS: Bill 26-227, "One Front Door Amendment Act of 2026," Draft Committee Print as provided to the Office of Revenue Analysis on March 3, 2026

use to allow for the quick egress from individual units, and any other state, local, or international best practices around single stair buildings.

### **Financial Plan Impact**

Funds are not sufficient in the fiscal year 2026 through fiscal year 2029 budget and financial plan to implement the bill. DOB and District construction codes do not currently allow single stair residential buildings up to six stories and DOB requires dedicated expertise to draft regulations; train plan reviewers, inspectors, and contractors; amend permitting and tracking systems; and provide overall oversight and public engagement related to the program. The staffer will cost \$137,000 in fiscal year 2026 and \$568,000 over the four-year financial plan period.