



INTERPRETATION MANUAL

CODE: Dallas Development Code	DATE: 12/24/2018
CODE SECTION: 51-4.209(b)(5)(E)(ii)	
SUBJECT: Minimum space between exterior walls of multifamily buildings	
<p>This interpretation is to state the practice and interpretation of the Building Inspection Division concerning provisions regulating the minimum space required between exterior walls of multifamily buildings.</p> <p>Specifically, Section 51-4.209(b)(5)(E)(ii) states that the minimum space between exterior walls of a multifamily dwelling must be 10 feet between the walls if only one wall has an opening for light and air and 20 feet if both walls have an opening for light and air.</p> <p>In this provision, "light <u>and</u> air" is interpreted as "light <u>or</u> air"; therefore, the spacing applies even if the windows are not operable. However, spacing requirements may be met in one of the following ways:</p> <p>1) If both walls have windows that align, the windows may be recessed to meet the 20-foot spacing requirement.</p> <p>2) If both walls have windows that are offset so that they do not align, the 20-foot spacing requirement does not apply. In this instance, the buildings will be treated as though only one wall has an opening and only the 10-foot spacing requirement must be met.</p>	
SIGNATURE 	