Incident Name: 1111/1113 V St

AAR Date: 6/25/2025

DOB AFTER ACTION REPORT V STREET COLLAPSE

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Date of Incident	December 23, 2024
Address	1111 V Street, NW and 1113 V Street, NW
Property Owner	1111 V STREET LLC (Ritesh Matta, managing member of the LLC)
Design Professional in Responsible Charge	Mr. Wondwosen B. Ali, PE, PhD BEL ENGINEERING, LLC (Structure Engineer of Record, "SER")
General Contractor	Owner is the identified builder
Permit Expediter/Agent for Owner	Gregory Kearley
Additional Design Professionals/Associates	Tewodros Amde, PE Precise Engineering LLC (Professional-in-charge) Yoseph Wondimu David Liton (Peer Engineer) Omar Romero Carranza (Sub-contractor/Foreman on site)
Incident (Brief Description)	On December 23, 2024, a partial wall collapse occurred at a single-family row home under construction. The partial collapse of an existing masonry wall occurred at the rear wall of 1113 V Street, NW. The incident involved a fatality of a construction worker.

A. Executive Summary

On December 23, 2024, a partial collapse occurred at a construction site located at 1111 and 1113 V Street NW, resulting in the death of a worker. The site, originally consisting of two (2) row homes, was undergoing demolition and construction for a multi-family building with five (5) dwelling units. The collapse prompted immediate intervention from the Department of Buildings (DOB), the Fire and Emergency Medical Services (DC FEMS), and other local authorities.

The investigation revealed several contributing factors, including over-excavation, improper sequencing of demolition and excavation activities, the lack of 3D monitoring systems, and deteriorating structural conditions. The property owner, in collaboration with the Structural Engineer of Record (SER), is working on corrective actions, including immediate stabilization, debris removal, and installation of monitoring systems.

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DOB issued multiple corrective orders and is monitoring the abatement of unsafe conditions at the site. A Stop Work Order and a Notice of Infraction have been issued, requiring the property owner to implement safety measures before work can resume. To ensure compliance, DOB is conducting regular inspections and is working with third-party special inspection agencies to monitor construction sequencing and structural integrity.

Next steps involve the property owner's plan to temporarily brace the site and continue site monitoring. DOB has issued an Administrative Bulletin 2025-02 clarifying the roles and responsibilities of the Third-Party Special Inspection Agencies on sequencing of construction.

To prevent similar incidents, DOB will do the following:

- DOB is conducting additional oversight inspections on all special inspection projects throughout the District, in addition to those required under the approved permits. To date, we have performed 34 field inspections since December 23, 2024, resulting in various Department actions.

- DOB will coordinate and hold monthly meetings with the third party and special inspection agencies to ensure compliance with the building code and their responsibilities.

B. Background (Prior to incident)

Based on the permit history, the project intended to raze two row home structures (1111 and 1113 V ST NW) and construct a multifamily building with five (5) dwelling units. DOB issued the following permits specific to this property prior to the incident:

1. R2200174 (1111 V Street, NW)
   a. Permit issued 8/18/2023 – Raze Entire Building

2. R2200173 (1113 V Street, NW)
   a. Permit issued 8/18/2023 – Raze Entire Building

3. B2303360
   a. Permit issued 6/24/2024 – Proposed 5-Story + Cellar + Penthouse with 6 units, multi-family residential.

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Under the building permit (B2303360), seven (7) special inspection[1] reports were received prior to the incident, with the last report dated 12/16/2024 monitoring movement.

C. Incident (Details)

On December 23, 2024, at approximately 10:05 AM, the DOB Duty Officer (DO)[2] was called to the site by Homeland Security and Emergency Management Agency (HSEMA). The DO arrived on site where DC Fire and Emergency Medical Services (DC FEMS) and MPD were present to assess the situation. It was stated that there was partial collapse of the second floor and initially a construction worker at the site was "waist deep in debris". Upon examination by DC FEMS first responders, FEMS concluded that the worker was deceased, and the rescue operation changed to a recovery event.

This site was deemed unsafe by DC FEMS and DOB due to the potential instability of the remaining elements of the party wall between 1113 and 1115 V Street NW. DOB coordinated with the property owner and DC FEMS to secure the site and required that the owner brace the unsupported portion of the rear wall.

DOB also inspected 1115 V Street NW (neighboring property), which shares a party wall with 1113 V Street NW to assess any impact and ensure the site remained secure.

DOB posted danger placards on 1111 and 1113 V Street NW. A Stop Work Order was issued to the owner of 1111 and 1113 V Streets NW for creating unsafe conditions. It is important to note that 1111 and 1113 V Street NW are a combined record lot SSL: 0303 0059.

D. DOB Actions

DOB met with the property owner post-incident four (4) times to gather information. DOB has inspected 1111 and 1113 V Streets NW 50 times since December 23, 2024, and most recently on June 25, 2025. The following actions have occurred thus far as part of review:

- DOB conducted an oversight review of the Special Inspection agency (DMY Capitol, LLC). To date, DOB has not identified any deficiencies with the Special Inspection agency that contributed to the event. The review consisted of a review of the submitted paperwork, scope of work performed against the DOB approved plan set, and associated photographs.

- DOB issued a Correction Order (CO) on January 14, 2025, requiring the property owner to provide a letter identifying the work performed leading up to the partial collapse and an

[1] 2017 DC Building Code Chapter 17, Section 1705 requires Special Inspection and Test for concrete and steel construction.
[2] The DOB Duty Officer (DO) is an Inspections Manager on-call at all times to respond to emergency incidents.

engineering report from the engineer of record detailing a plan of action to ensure the safety of the site.

  - DOB received an incident report from the owner and their secondary engineering firm on January 29, 2025. The report was deemed insufficient, as it did not capture the required information initially requested.

- DOB issued a 2nd Correction Order on February 13, 2025, after meeting with the property owner and his design team to outline expectations and specify the analysis needed. The CO required that the owner provide:

  - A detailed and updated report from the Structural Engineer of Record (SER) of construction activity leading up to the collapse.

  - Daily reports and logs from the contractor on site leading up to the incident.

  - A detailed Structural Forensic Analysis Report that meets the standards of the American Society of Civil Engineers (ASCE) Forensic Structural reporting guidelines.

  - A revised building permit (structural drawings and associated details) to support the deviations as a result of the partial collapse to move the construction forward.

- Upon review of the Structural Forensic Analysis Report provided to DOB on March 11, 2025, DOB issued a 3rd correction order on March 20, 2025, requesting additional information from the owner and SER. The owner was initially given seven (7) calendar days to comply. After requesting an extension on March 26, DOB granted an additional seven calendar days on April 1. The owner failed to comply within both timeframes, and a citation was issued to the owner on April 8, 2025, and filed with OAH.

- After a review of the reports and analysis provided by the SER, DOB authorized a Limited Work Authorization on February 13, 2025, with extensions on March 7, 2025 and March 20, 2025, to remove debris and provide immediate lateral bracing and stabilization of the Front wall of 1113 V Street NW and the party wall shared between 1111 and 1113 V Streets NW. The property owner has completed the authorized work.

- DOB performs site inspections twice weekly to capture site conditions while the Limited Work Authorization was in place, and will continue to do so while the Stop Work order is in place.

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- DOB issued an Administrative Bulletin on March 21, 2025, to third-party special inspection agencies, reiterating the importance of monitoring and verifying construction sequencing.

- DOB has implemented a special inspection quality assurance program and has performed over 30 inspections to date.

- On June 5, 2025, DOB Structural plan reviewer approved the revision to the building permit B2503953, and the permit is now ready for issuance.

- Notices and Enforcements
    - Stop Work Order/Correction order's/Citations Issued/ Limited Work Authorizations (LWA's)

	Synopsis	Issue Date	Expiration Date
Stop Work Order			
25ENF-IC-01059	Allowing/creating unsafe structures, conditions or equipment	12/23/24	N/A
Correction Order			
25ENF-IC-01199	SATISFIED o Provide a letter stamped by the SER that identifies explicitly what work was being performed at the time of the partial collapse and where in the demolition sequence the site was at including what work had been performed in the days leading up to the incident. o Also provide an engineering document as to what immediate step by step work will need to be performed to ensure the site is safe. This shall include an update to the temporary wall bracing plan.	01/16/25	01/30/25
25ENF-IC-01480	SATISFIED o A detailed and updated report from the Structural Engineer of Record (SER) of	02/13/25	02/23/25

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	construction activity leading up to the collapse. o Daily reports and logs from the contractor on site leading up to the incident. o A detailed Structural Forensic Analysis Report that meets the standards of the American Society Civil Engineers Forensic Structural reporting guidelines. o A revised building permit (structural drawings and associated details) to support the deviations as a result of the partial collapse to move the construction forward.		
25ENF-IC-01868	NOT SATISFIED - Extension requested on March 26, 2025, Extended to April 7, 2025 o Requesting additional information from the owner and SER related to the Structural Forensic Analysis Report	03/20/25	04/07/25
Citation Issued			
25ENF-IC-02082	Failing to comply with the correction order 25ENF-IC-01868	04/08/25	N/A
LWA's			
25ENF-IC-01059	NOT SATISFIED-Extension requested Provide immediate stabilization/shoring: o Remove debris o Provide immediate lateral bracing and stabilization of the o Front wall of 1113 V Street NW o Party wall shared between 1111 and 1113 V Streets NW o Install 3D Movement Monitoring to track the existing structure's movement and stability	02/24/25	03/07/25
25ENF-IC-01059	SATISFIED - Extension requested Provide immediate stabilization/shoring	03/07/25	03/21/25

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25ENF-IC-01059	SATISFIED Provide immediate stabilization/shoring	03/20/25	03/28/25
25ENF-IC-01059	NOT SATISFIED - Brace the free-standing wall between 1113 V ST NW and 1115 V ST NW at the rear of the site (1111/1113 V ST NW) Demolish the rear wall of 1113 V ST NW	05/01/25	05/15/25
Meetings with DOB and Owner			
February 12, 2025, at 1pm	First Meeting with DOB & Owner/Design Team/SER/Construction Team at 1111 & 1113 V St NW Virtual		
March 10, 2025, at 10am	Second Meeting with DOB & Owner/Design Team/SER/Construction Team at 1111 & 1113 V St NW on site: Capture site condition and observe the immediate stabilization of the site		
May 20, 2025, at 12:00 pm	Third Meeting with DOB & Owner/Design Team/SER/Construction Team at 1111 & 1113 V St NW Virtual: Discuss the status of the site and Building permit B2503953		
June 16, 2025, at 12:00 pm	Fourth Meeting with DOB & Owner/Design Team/SER/Construction Team at 1111 & 1113 V St NW Virtual: Discuss the status of the site and the Owner's anticipated timeline for when work will be executed		
June 27, 2025, at 09:30 am	Fifth Meeting with DOB & Owner/Design Team/SER/Construction Team at 1111 & 1113 V St NW On-Site: Capture the site condition with DCBO		

E. Findings

Thus far, the property owner has produced two (2) cycles of investigative reports, conducted by Bel Engineering LLC, to determine the cause of the collapse. DOB is still waiting for the updated report in order to make final conclusive remarks. The property owner's report identifies the following as causes that contributed to the collapse:

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Bel Engineering's Findings:

- The dog-legged portion of the exterior wall of 1113 V Street NW was over excavated, affecting the stability and bearing of the wall.
- 3D monitoring devices that could have served as early warning of any movement of the wall were not installed.
- Vibrations were caused when using an excavator.
- Brick and mortar were deteriorated.
- No shoring plans were completed before construction started.
- Footing was exposed to moisture and freeze and thaw cycle.

DOB has also identified the following findings:

DOB's Findings:

- There was not effective communication between the General Contractor and the Structural Engineer of Record.
- There is disagreement on the intent of construction sequences presented in the approved drawings. The Structural Engineers maintains the belief that the intention is to recommend and not to instruct. There is no evidence that indicates the General Contractor requesting clarity from the Structural Engineer of Records.
- Although the report indicated that the General Contractor retained a Shoring Engineer, the Structural Engineer of Record was not involved in the approval process.
- Shoring drawings in the approved construction documents have indicated vertical excavation adjacent to the foundation of 1113 V Street, including the dogleg. There are no indications of instruction by the Structural Engineer to require provision of Sheeting and Shoring.
- Failure to provide monitoring devices, temporary wall supports and shoring for excavation by the General Contractor and the sub-contractor demonstrates negligence to abide by the accepted norms of standard of care.

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- Shoring drawings prepared by the Structural Engineer of Record indicate that 1111 V street building is to remain and fails to indicate when and how it is to be removed as part of the sequence.

- Such overlapping construction and demolition procedures were adopted in order to accommodate the request from the neighboring property owner. As indicated in the report, some activities appear to have been performed concurrently, such as demolition, underpinning, excavation, and foundation work.

The forensic investigative report was performed by Bel Engineering LLC, Mr. Wondwosen B. Ali, PE, PhD. In addition, the forensic structural report recommended next steps required to safely resume work. The recommendations include the following actions:

- OSHA Standards: All applicable OSHA regulations, including 29 CFR Part 1926 (Safety and Health Regulations for Construction) and relevant sections of 29 CFR Part 1910 (Occupational Safety and Health Standards), must be followed.

- General Construction Standards: Construction must adhere to ANSI standards and other relevant industry best practices for construction safety.

- Temporary Shoring:
  - The shoring design that was designed by Precise Engineering (a third-party shoring company) and reviewed by SER must be followed.
  - 3D monitoring must be implemented and monitored by qualified personnel.
  - Regular inspections of the shoring system by the shoring engineer are required.

- Demolition of Brick Walls:
  - Demolition must be performed in a controlled manner, following a pre-planned sequence prepared by GC or its shoring engineer.
  - Fall protection systems, where needed, must be used.
  - Dust control measures must be implemented.

- Excavation and Support of Excavation:
  - A competent person, as defined by OSHA, must inspect the excavations.
  - Excavations must be sloped, shored, or otherwise supported by sheeting and shoring to prevent cave-ins or undermining existing footings, in accordance with OSHA regulations and geotechnical principles.
  - Safe access and egress to excavations must be provided.
  - Significant vibrations from construction equipment must be avoided.

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F. Enforcement and Compliance Path

Based on the incident, a Stop Work Order has been posted to the property and a notice of infraction has been issued to the property owner for unsafe conditions. To remove the Stop Work Order and bring the property to compliance, the property owner must do the following:

1. The owner has provided:

    a. A detailed Structural Forensic Analysis Report by the SER.
    b. An engineering analysis as to what work has and will be performed to ensure the site is safe from future collapse.

2. The owner has already completed all the items identified in the Limited Work Authorization:

    a. Provide immediate bracing of the Front wall of 1113 V Street NW
    b. Provide immediate stabilization/shoring of the Party wall shared between 1111 and 1113 V Streets NW
    c. Install 3D Movement Monitoring to track the existing structure's movement and stability
    d. Between 1111 and 1113 V Streets NW:
        i. Remove debris by hand
        ii. Remove the machine/excavator

3. The owner shall obtain the building permit to provide temporary bracing to the entire site (B2503953).

4. DOB will perform a compliance inspection of the site before the Stop Work Order is released ensuring the Proposed Safety Standards and recommendations provided by the SER are adhered to.

G. Next Steps:

Site-Specific:

- The owner submitted initial plans to start the bracing identified by the SER as immediate[3] on February 23, 2025. Those plans were subsequently approved, and immediate bracing was implemented.

[3] In civil engineering, "immediate bracing" typically refers to the use of temporary bracing systems to provide immediate support and stability to a structure, especially during construction or demolition.

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- The owner has submitted a plan set to temporarily brace the entire site and revise structural shoring sheets; new sheets SH000, SH001, SH002, SH003, SH004 are replacing sheets, SS202, SS203, SS204 via B2503953. DOB plan review disciples have reviewed and approved the plan set and the building permit is now ready for issuance.

- DOB has coordinated a meeting with the third party and special inspection agency on April 14, 2025, to ensure they are in compliance with the building code.

- DOB will continue to monitor the site and perform site inspections twice weekly to capture site conditions while the Stop Work Order is in place.

- DOB will require that the property owner continue to monitor structural integrity of the party wall between 1113 V and 1115 V Streets NW through the installed 3D wall Movement Monitoring devices.

- On June 27, 2025, there will be site inspections with DOB and the Owner and their representatives, with a follow up face to face meeting at DOB with the Owner and the Third-party agency.

Districtwide:

- DOB will conduct additional oversight inspections on all special inspection projects throughout the District. These inspections are in addition to those required under the approved permits. To date, we have performed over 30 field inspections resulting in various Department actions, ranging from verbal discussions to written warning letters.

- DOB is soliciting feedback on a future administrative bulletin to incorporate the submission of sheeting and shoring and shoring stabilization drawings before Building Permit issuance.

    - During our scheduled Special Inspection Forums, we received feedback from the recent Administrative Bulletin issued. A new bulletin will reiterate the requirements of the structural engineer of record to provide protective measures for underpinning, SOE/sheeting and shoring as a part of the design during the plan review to ensure adequate structural details are approved prior to permit issuance.

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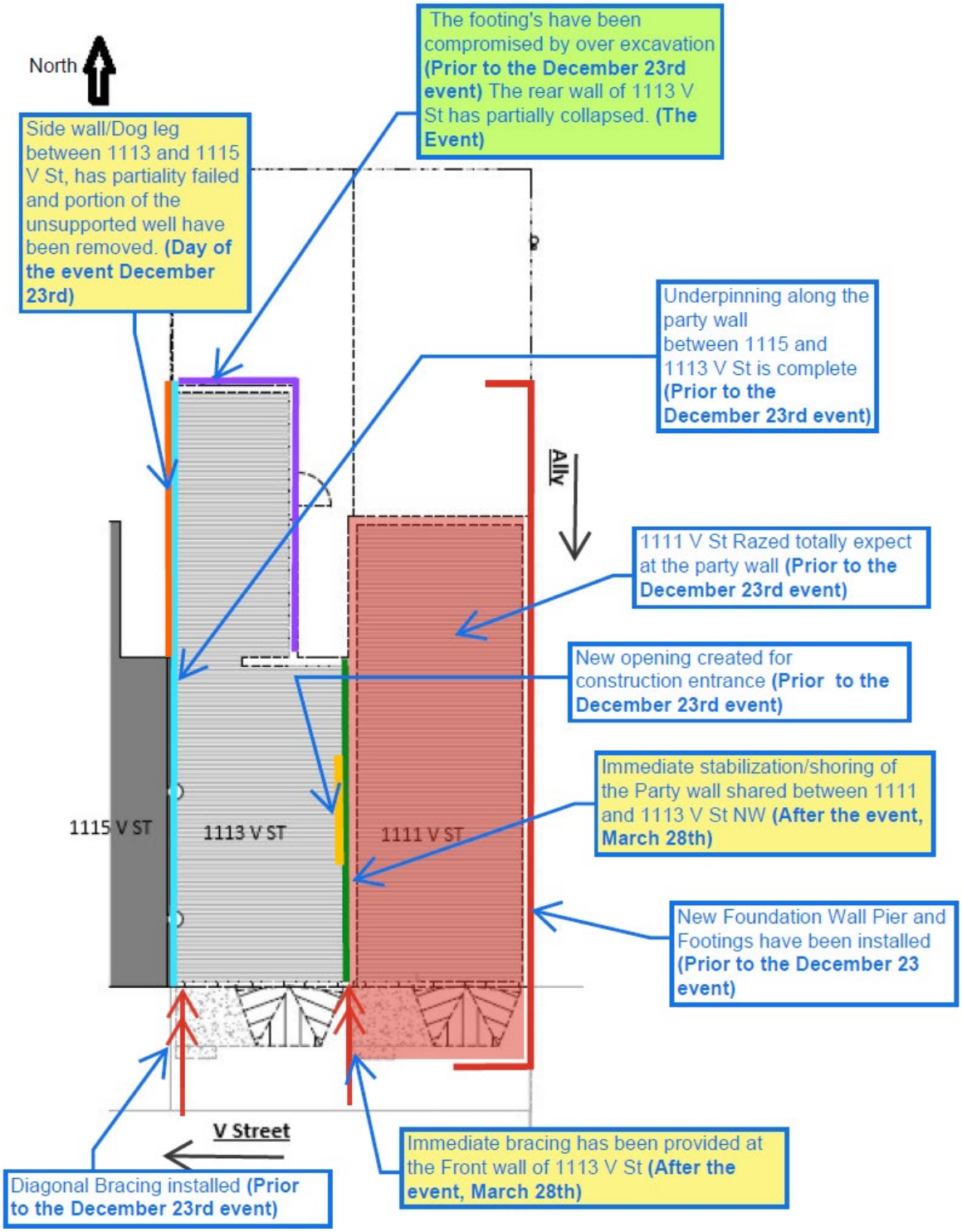
H. Exhibit: