



Wall Checks: Know Your Building's Location

Avoid Stop Work Orders, Fines & Civil Lawsuits

Are you in compliance with District wall check requirements? Failure to comply with District wall check requirements may result in DCRA stopping the work on your project.

What is a wall check?

A [wall check](#) is required by the District of Columbia Building Code and is performed by an independent [DC Registered Land Surveyor](#). A wall check is performed to confirm that the location of the foundation walls, in relation to the property lines, are consistent with the issued building permit's approved [plat](#) and plans. The information is resulted in the form of a [wall examination report](#).

Why is a wall check needed?

Knowing where a building is located, in relation to the property lines at the construction stage when only the foundations have been constructed, will minimize the changes needed to avoid encroachments and/or overbuilding on adjacent properties. A wall check is performed as part of DCRA's Building Permit Process by an independent [DC Registered Land Surveyor](#). DCRA's [Office of the Zoning Administrator \(OZA\)](#) will review the wall check to ensure the foundation walls are consistent with the issued building permit's approved plat and plans.

When should a wall check be conducted?

A wall check is required for a new or enlarged structure once construction of the foundation walls reaches the height of one foot (1 ft.) above the footer to ensure that the foundations are consistent with the issued building permit's approved plat and plans.

How do I obtain a wall check?

To comply with this DC Building Code requirement, an applicant must hire an independent [DC Registered Land Surveyor](#) to conduct the wall check and produce the wall examination report.

How should the wall check be submitted to DCRA?

The independent [DC Registered Land Surveyor](#) who prepared the wall examination report shall certify it and submit it in person, together with the field notes used to prepare the wall check, to DCRA's [Office of the Surveyor](#) (DCRA, 1100 4th Street SW, 3rd Floor). Once the Office of the Surveyor completes the review of the submitted wall examination report and field notes, the wall examination report will be retained by the Office of the Surveyor, who shall provide a copy of the wall examination report to the [Office of the Zoning Administrator \(OZA\)](#) for Zoning Compliance Review.

What is the specific role of the Office of the Zoning Administrator in the wall check review process?

The [Office of the Zoning Administrator \(OZA\)](#) staff will review the wall examination report to determine whether the wall examination report is consistent with the issued building permit's approved plat and plans. If it is, the OZA Zoning Technician will approve the wall examination report in DCRA's permitting database. The applicant will then be able to move forward with the construction consistent with the approved and issued building permit, plat, and plans. If the wall examination report is not consistent with the issued building permit's approved plat and plans, the OZA Zoning Technician will enter a "hold for corrections" (HFC) comment in DCRA's permitting database explaining the issue and notify the applicant.

Does your project require a wall check?

Contact DCRA's [Office of the Zoning Administrator](#) at (202) 442-4576 to find out.

Still have questions?

For more information about the wall check process or to view a list of DC Registered Land Surveyors, please visit <https://dcra.dc.gov/service/surveyor-wall-checks>.

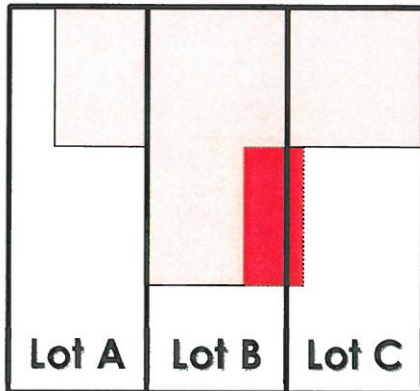


Get the required wall check.

Encroachment & Overbuilding Examples

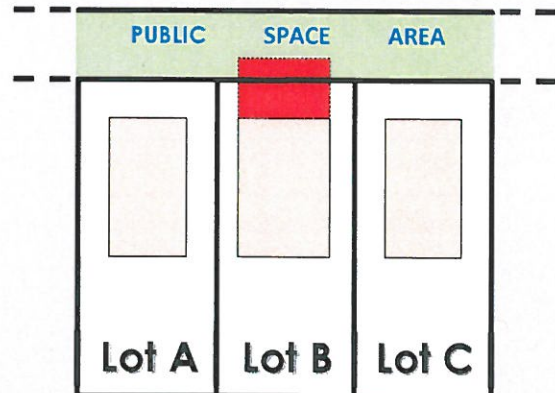
The following examples of encroachments and overbuilding are prohibited and subject to enforcement. View the Zoning Map and Zoning Regulations at dcoz.dc.gov to determine the lot occupancy, yard setbacks, and other zone limitations.

Adjacent Property



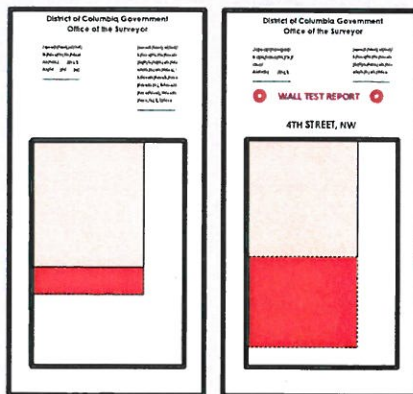
Lot B addition is out of compliance because it is built across the property line onto Lot C.

Public Space



Lot B addition is out of compliance because it is built into the Public Space Area.

Lot Occupancy

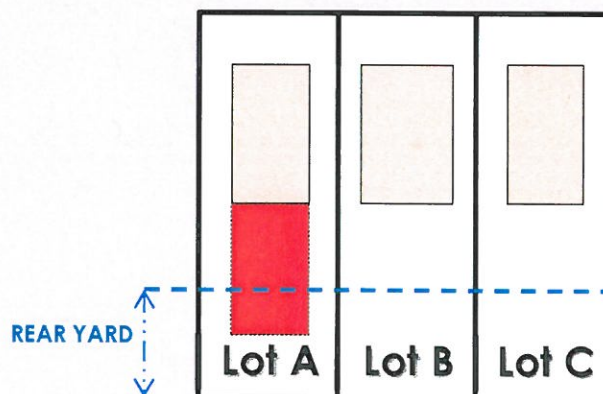


**APPROVED DC
SURVEYOR'S
PLAT**

**WALL CHECK
REPORT**

The wall check shows that the constructed addition shown on the WALL TEST REPORT is out of compliance. It is larger than the proposed addition shown on the Zoning-approved DC SURVEYOR'S PLAT and exceeds the lot occupancy limit for that zone.

Yard Setback



Lot A addition is out of compliance because it is built into the required rear yard.