



# 3rd-Party Code Services New York Updates

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# OUTLINE

- ▶ About IBTS Third-Party Code Services
- ▶ IBTS and the Energy Code – New York Focus
- ▶ Looking Forward ...
  - > Beacons of best practice
  - > Building the Market
  - > IBTS strategic highlights





## ABOUT IBTS

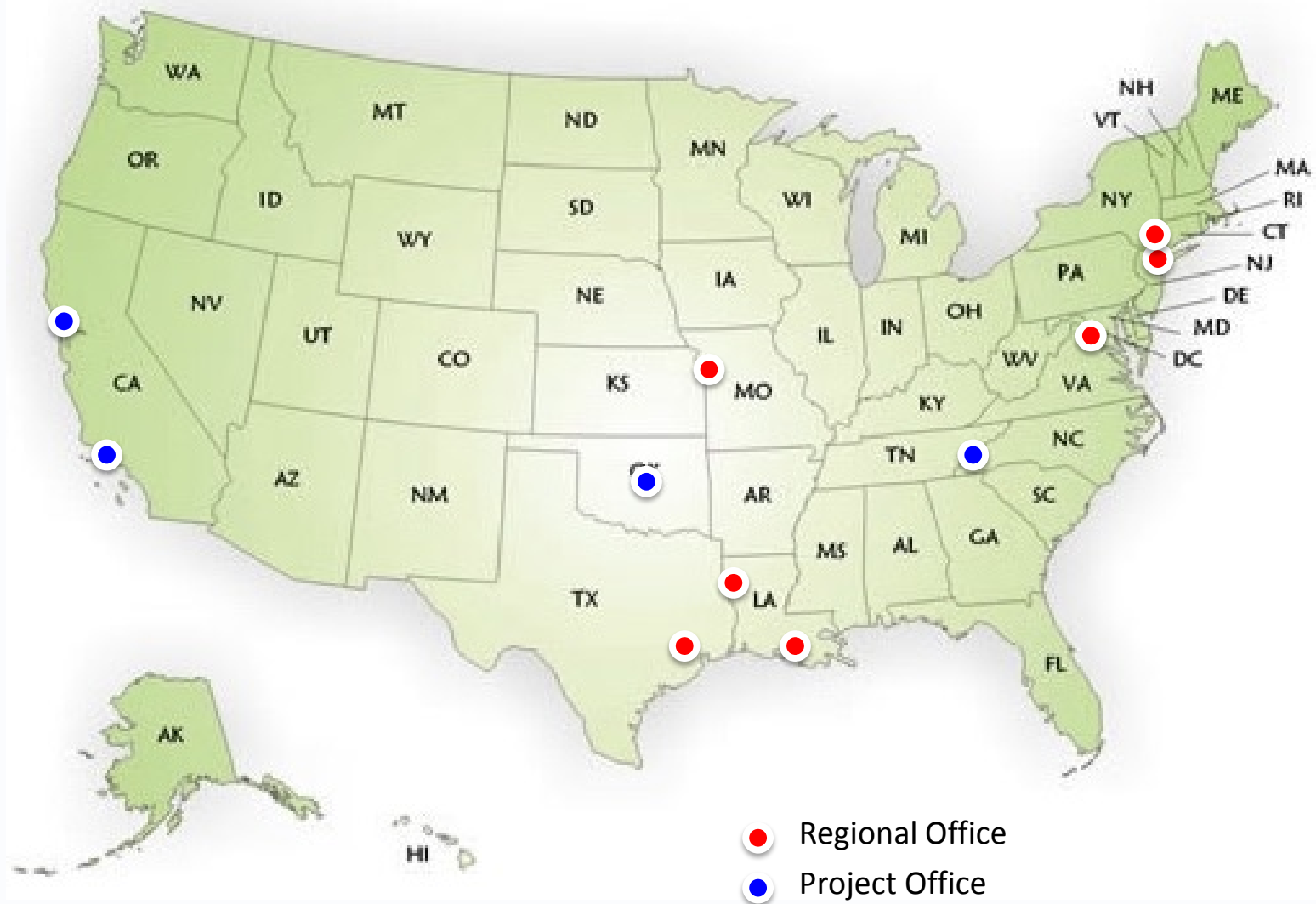
The Institute for Building Technology and Safety is a 501(c)(3) nonprofit organization established to provide services to reduce the day-to-day burden on municipal governments and other organizations.

Our Board of Directors:



public sector  
*accountability*  
———  
private sector  
*flexibility*

# WHERE IBTS IS...



# IBTS 3<sup>RD</sup> PARTY CODE SERVICES



Who We Are

What We Do

IBTS provides independent and unbiased plan and peer reviews nationwide. We are proud of our superior reputation for timely, accurate reporting and team approach, and are adamant about our independence as third-party review agency.

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IBTS's staff includes fully qualified and multi-discipline-certified plans examiners and code officials for building, electrical, fire safety, mechanical, and plumbing. Our services make the jobs of inspectors and contractors much easier by reducing questions and confusion in the field.



# IBTS 3<sup>RD</sup> PARTY CODE SERVICES

► IBTS offers suite of building department services

► **Where?**

- Municipalities
- Military installations
- Private customers



## BUILDING DEPARTMENT SERVICES

- Residential, commercial, and industrial
- Permits, plan reviews, inspections, certificates of occupancy
- Online permits, payments, reports, and automated notifications
- Contractor's portal
- Automated text message and email plan review letter notifications

## FLOOD PLAIN SERVICES

- Floodplain administration
- Base flood elevation determinations
- Permitting coordination
- Documentation control and archival with permits
- Ordinance reviews and harmonization with other codes

## ACCESSIBILITY & FIRE CODE SERVICES

- Plan reviews
- Inspections
- Automated inspection reporting
- Ordinance reviews and harmonization with other codes

## STORMWATER SERVICES

- Plan reviews
- Inspections
- Automated inspection reporting
- Ordinance reviews and harmonization with other codes

## ENERGY & SUSTAINABILITY SERVICES

- Needs Assessment and Program Development
- Project Quality Management
- Solar PV Quality Assurance (QA)
- Facility Energy Efficiency Services
- Green Building Guidance

## BOOTS-ON-THE-GROUND STAFF

Our regional government solutions are made possible by boots-on-the-ground staff. These professionals are ICC Certified with years of experience that operate locally both within and across jurisdictions. They include:

- Operations managers
- Inspectors
- Building officials
- Permit technicians
- Plan reviewers
- Master code professionals



## PLAN REVIEWS

- Residential, commercial, and industrial plan reviews
- Guaranteed turn-around times
- Automated text message and email plan review letter notifications

## INSPECTIONS

- Residential, commercial, and industrial construction inspections



# IBTS 3<sup>RD</sup> PARTY CODE SERVICES

## ► How much?

- > 90,000+ technical inspections and desktop quality reviews
- > 27,000+ solar systems
- > 10,000's+ residential inspections
- > 100+ NYSERDA Energy Code engagements

## ► How?

- > Regional / shared service
- > Dedicated on-site (sometimes more than assumed)
- > Remote services
- > Whole City management (nearly)



# IBTS 3<sup>RD</sup> PARTY CODE SERVICES

## ► Why?

- > No / insufficient capacity
- > Surge support
- > Areas of Specialty
- > Cost constraints – shrinking municipal budgets

## ► Lessons / Insights

- > No shortage of Need
- > Munis often can afford more than they think
- > Increase in citizen satisfaction
- > Sensitivity associated with the new hammer of code focus



# IBTS + ENERGY CODE



# IBTS ENERGY CODE PROJECTS

- ▶ NY Energy Code Training



- ▶ NY Municipal Energy Code Support Services



- ▶ NY Stretch Code



## Charged with creating/delivering training to Energy and Other Professionals” (EOPs)

- ▶ NYSERDA asked Team IBTS to break *silos* approach to enhance compliance:
  - > Teach ***other audiences*** about 3<sup>rd</sup> Parties
  - > What each 3rd party does
  - > Skills / Certifications
  - > Role in compliance process
  - > Benefits and costs of using them



# TEAM IBTS ENERGY CODE COURSES

- ▶ **For Architects, Engineers, Code Officials, Building Community** – information about EOPs
  - > *“NY Residential Energy Code Allies and Assets”*
- ▶ **For EOPs**
  - > *“NY Residential Energy Code Business Opportunities”*
- ▶ **For Municipal Leadership and others**
  - > *“NY Energy Code Municipal Opportunities”*



# Residential “EOPs”

Duct and  
Envelope  
Tightness Verifiers

Energy Raters

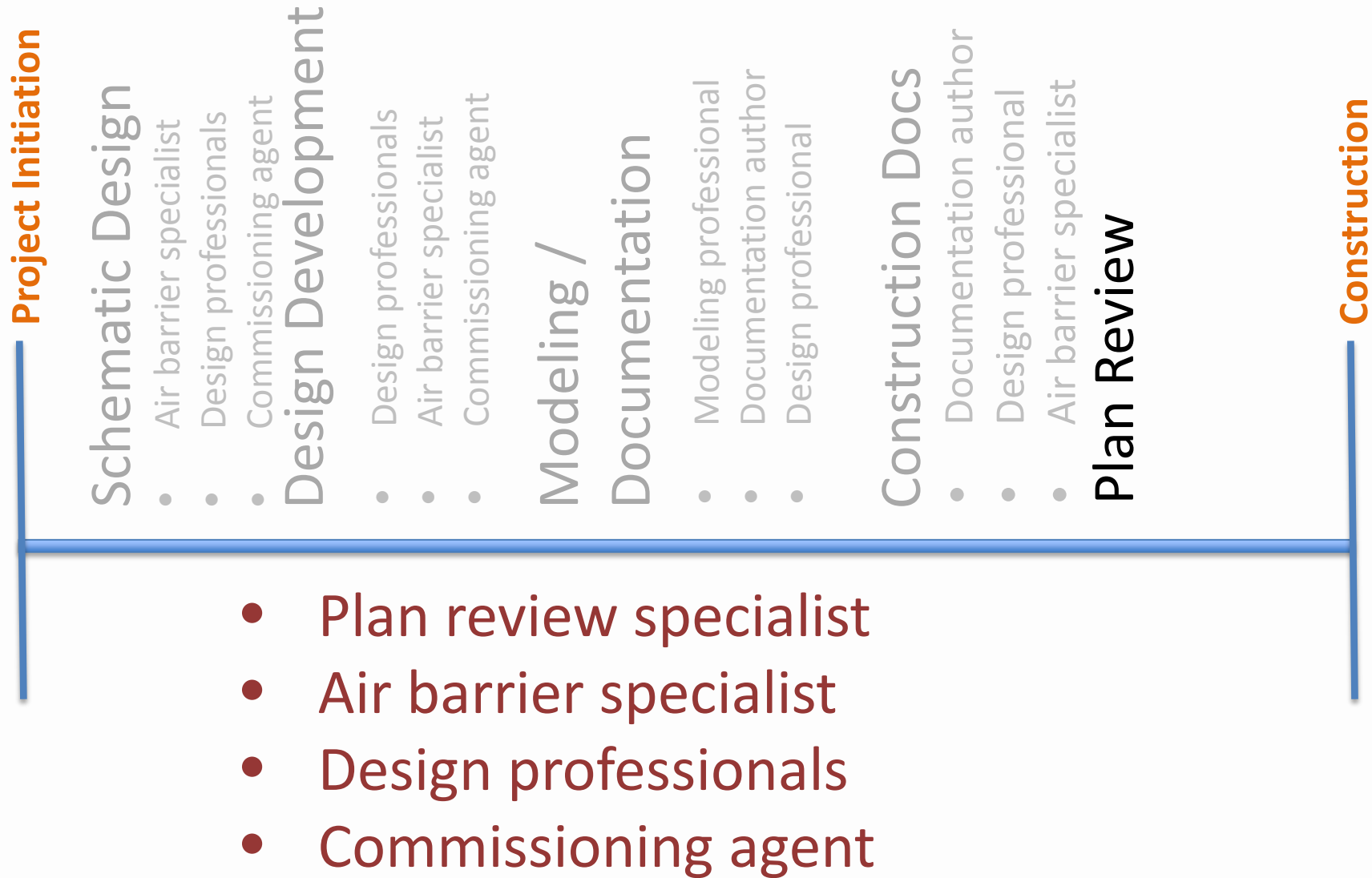
Building  
Performance  
Specialists

Material Suppliers

Documentation  
Authors

Architects and  
Engineers

# ACTIVITY : ENERGY PROFESSIONALS IN THE DESIGN PHASE OF A PROJECT



# Commercial EOPs / Activities

System  
Commissioning

Air Barrier  
Verification &  
Compliance

Compliance  
Documentation

Plan Reviews

Site Inspections

Specifying Code  
Compliant  
Products

Building Design  
and Engineering

Modeling for  
Performance  
Compliance

# ACTIVITY : ENERGY PROFESSIONALS IN THE CONSTRUCTION PHASE OF A PROJECT

## Construction

### Inspections

- Air barrier specialist
- Commissioning agent
- Design professional
- Special inspector

### Material Selection

- Material supplier
- Product representative
- Design professional

### Performance testing

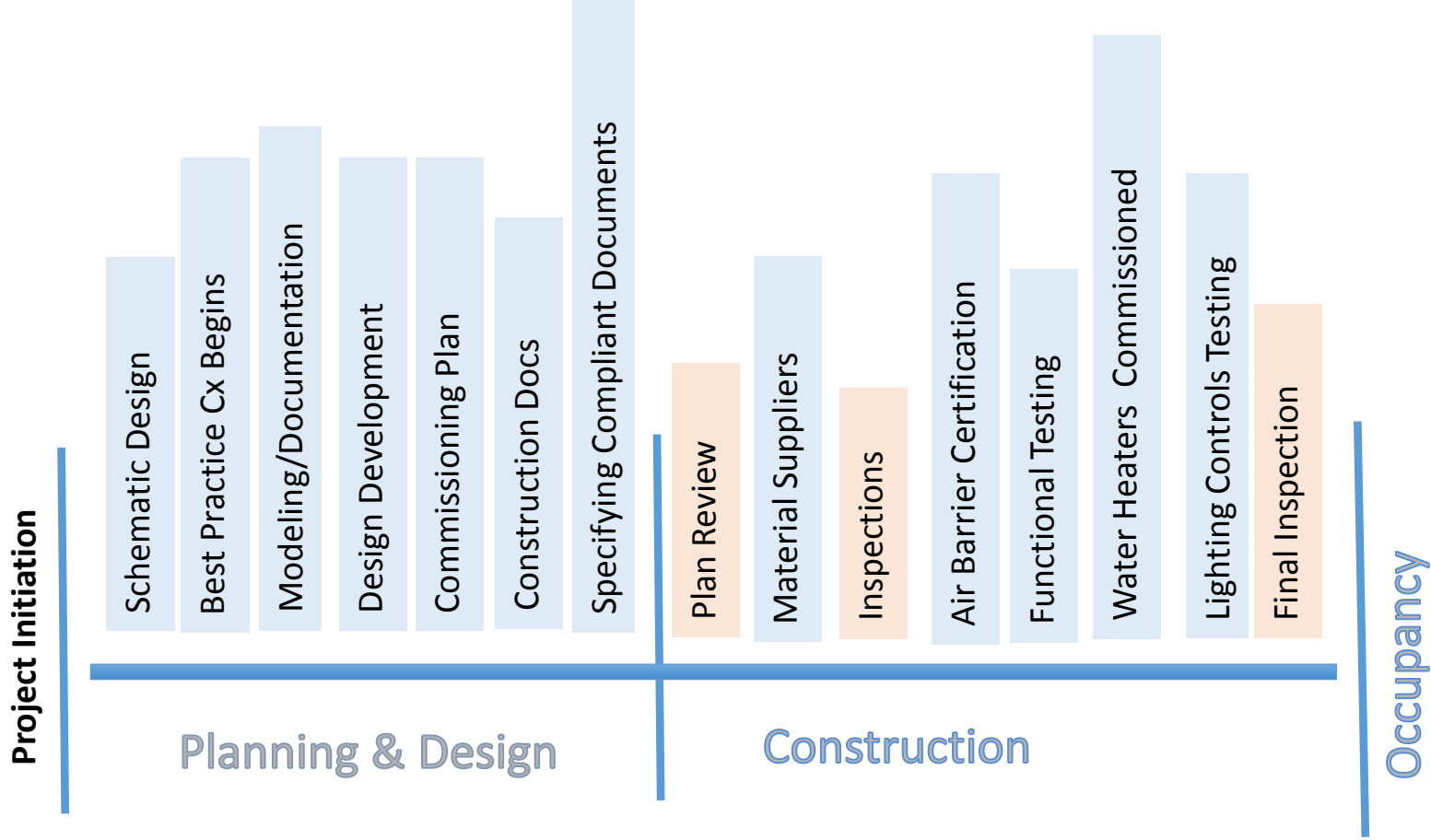
- Air barrier specialist
- HVAC commissioning + T&B
- Lighting functional testing
- Special inspector

### Final inspection

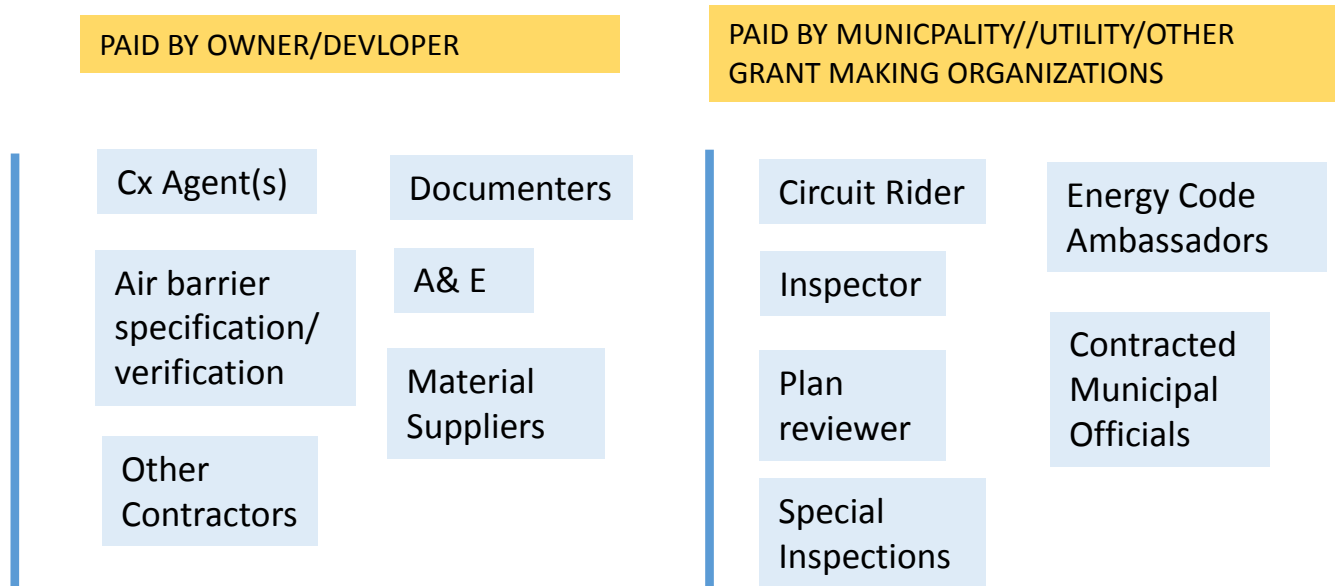
## Occupancy

- Design professional
- Commissioning agent
- Special inspector

# Commercial buildings 3<sup>rd</sup> party



## Energy Code Commercial Buildings 3<sup>rd</sup> party (\$ connections)



One definition: Third-party compliance verification occurs when an individual or company without a vested interest in the project is responsible for compliance verification.

# IBTS AS A THIRD PARTY...

<https://nyserdacodetraining.com/cros.php>

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[NYSDERDA Code Overview](#) [Online Training](#) [In Person Training](#) [Plan Review and Inspection](#) [Resources](#)

## Plan Review and Inspection Services

Get free help with building plan review and on-site building field inspection services from Energy Code experts. NYSDERDA has partnered with T.Y. Lin International Group (TYLI) to offer no-cost consultation to municipal code enforcement officials and others involved in the building design and construction process. These services are designed to make understanding and enforcing the Energy Code easier.



[» Home](#) [» Cros](#)



# IBTS + ENERGY CODE NY LESSONS



# TOWN OF NEW PALTZ, HUDSON VALLEY, NY



- Elected officials want to exceed code
- Adopted Green standard based on ENERGY STAR for new residential in 2007
  - Use HERS raters
  - Plan reviews and REScheck reports
  - Full performance code compliance
  - Mandatory Performance testing
- Paid for by Builder / Owner

## ***Benefits:***

- *Reduced burden on CEOs*
- *Raters help streamline and increase compliance*
- *Provides options for builders*
- *Perception of increased home value*
- *Builders / Real Estate became excited*

# IBTS ENERGY CODE SERVICE LESSONS

- ▶ **3<sup>rd</sup> Party Municipal Support Program was popular**
  - More than 1000 engagements across NYS
  - Code Official's more able to interact with Designers
- ▶ **Continued need for broad Municipal education**
- ▶ **Need for enforcement to:**
  - Allow Code Officials to report problems
  - Pressure communities to enforce/comply
- ▶ **Third-parties vs. Energy specialists**
  - Resources vs. Vested-Interest



# LOOKING FORWARD: BUILDING THE MARKET



# NEED TO BUILD THE MARKETPLACE

## ▶ Courses

- > Build demand – “Allies and Assets”
- > Build Supply – “Business Opportunities”

## ▶ Service – provide municipal support

- > No vested interest
- > Expand offer

## ▶ Need for more information / resources ...



# IBTS-BCAP INTEGRATION

- ▶ *Building Codes Assistance Program*
- ▶ Enhances IBTS offer in energy codes and cutting-edge sustainability-focused building and community strategies
- ▶ Continues BCAP website, delivery of Code Alerts, the Energy Code Ambassador Program (ECAP), and policy support



# THIRD PARTY REGISTRY



## LATEST NEWS

IBTS SELECTED TO ADMINISTER CDBG-DR PROGRAM FOR CLEVELAND COUNTY, OKLAHOMA  
JUNE 02, 2016

Institute for Building Technology and Safety

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## Energy Specialist Registry

This site contains information on providers of energy services in support of IECC and ASHRAE 90.1 Energy Code compliance, including special inspections, testing, review, and guidance. It has been created to help users of these services find service providers, and as a resource for everyone to understand the services that can be utilized to enhance code compliance, including municipal Code Enforcement Officials and administrators, designers, builders and contractors, building developers, and construction equipment and materials suppliers. It is currently focused on providers located and providing service in New York State. Information within more states will be added in the future.

Click [here](#) to learn more about the New York State Energy Conservation Construction Code.

For information on being included on the Energy Code Specialist Registry, please contact [energycode@ibts.org](mailto:energycode@ibts.org).

*Disclaimer: This registry is not intended to provide opinion on the quality of the energy professionals included herein, only to provide direction to users on where to find them, and obtain information to assist with selecting a resource that can assist you.*



# THIRD PARTY REGISTRY

**Certifications Key:**

AB = Air Barrier, CD = Chicken Detector, EF = Elephant Finder, ...

Certifications Key:

AB = Air Barrier, CD = Chicken Detector, EF = Elephant Finder, ...

Building Modeling for Compliance

Commissioning for Compliance

Material & Product Specification

Plan Review

Site Inspection

Home Energy Rating (HERS)

Duct and Envelope Inspection

Air Barrier Testing (DET)

Compliance Documentation

Residential

Commercial

Certifications

Company	Contact Person	Contact Info	Service Areas	Services Provided												
Company A	Jane Simpson	703-555-1234 jsimpson@companya.com	NYC, Mid-Hudson, Capital													AB, EF
Company B	Tom Williams	718-555-1234 twilliams@companyb.com	North Country													AB, GH
Company C	Mary Jones	212-555-1234 mjones@companyc.com	Finger Lakes													CD
Company D	Bob Costas	718-555-1234 bcostas@companyd.com	North Country													DE, FG
Company E	Jim Seymour	212-555-1234 jseymour@companye.com	Finger Lakes													AB
Company F	Troy Aikman	718-555-1234 taikman@companyf.com	North Country													AB, EF
Company G	Michael Ivins	212-555-1234	Finger Lakes													CD





► **Discussion**

► **Questions?**

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