

**Building
Department
Development**

**Energy
Efficiency**

IBTS Institute
for Building Technology and Safety
a 501(c)(3) not-for-profit corporation

**Grants
Management**

**Smart
Growth**

**Program
Management**

**Education/
Training**

**Construction
Management**

**Disaster
Management**

**Municipal
Services**

**Military/PPV
Services**

**Facilities
Program
Management**

**Technology
Services**

**Manufactured
Housing**

**Independent
Verification/
Validation**

2008 ANNUAL REPORT

Technical Expertise.

Business Acumen.

Public Purpose.

**INSTITUTE FOR BUILDING TECHNOLOGY AND SAFETY
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2008**



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February 2009

Dear Colleagues:

We are pleased to present this first-ever annual report for the Institute for Building Technology and Safety (IBTS).

Since 2002, when it began delivering services, IBTS has worked to build its technical capacity and business acumen while strengthening its public service commitment. Our public purpose is reflected in our not-for-profit status and our affiliation with the National Governors Association, Council of State Governments, National League of Cities, National Association of Counties, and International City-County Management Association, which appoint representatives to serve on the IBTS Board of Directors, and affirm our commitment to public sector accountability.

IBTS's growth has been systematic, strategic, and incremental as we developed both our expertise and our reputation as a reliable and highly skilled organization that delivers excellent work.

This annual report highlights the progress we have made in carrying out our vision of building stronger, safer, sustainable communities.

IBTS is first and foremost a technical services program management organization. From ensuring efficient, effective implementation of building codes, to supporting energy efficiency and green building policies, to helping communities come back from major disasters, to overseeing on-time and within-budget completion of major public service projects, IBTS is a resource to state and local government.

We look forward to helping governments at all levels meet the enormous challenges that lie ahead.

A handwritten signature in blue ink that reads 'Ashok Goswami'.

Ashok Goswami
Chief Executive Officer

A handwritten signature in blue ink that reads 'Shyam Choudhary'.

Shyam Choudhary
Chief Operating Officer

Partnering with Government to Build Stronger Communities

The Institute for Building Technology and Safety (IBTS) is committed to promoting sustainable, healthy, safe, and economically sound development, working in partnership with state and local governments.

Established in 1997 as an outgrowth of the National Conference of States on Building Codes and Standards (NCSBCS), IBTS is a not-for-profit organization guided by a five-member Board of Directors representing the National Governors Association, Council of State Governments, National Association of Counties, National League of Cities, and International City-County Management Association.

IBTS helps build stronger communities through direct technical services contracts that support ongoing government programs, increase capacity during peak times, and respond to emergencies.

As a not-for-profit organization, IBTS relies on technical service contracts to build net assets to further its public service commitment and enhance its partnership with the five state and local associations.

IBTS is committed to helping governments manage challenges, risks, and opportunities in the built environment. How IBTS does its work is the value proposition. For every project, IBTS focuses on analyzing, assessing, and measuring technical challenges and then helping government build systems and long-term capacity to meet those challenges. IBTS offers public sector accountability and often serves as a reliable bridge between the business/construction community and government.

2008 was a breakthrough year for IBTS. After six years of quietly building its technical competence and its reputation as a reliable service provider, in 2008, IBTS focused on:

- ✓ Broadening its **technical expertise** by enhancing staff capability in areas that are high priorities for state and local government.
- ✓ Building its **business acumen** by sharpening its approach to business and program development to support state and local governments.
- ✓ Enhancing its **public purpose** by developing stronger partnerships with the five state and local associations that guide its work and expanding its focus on education and training.
- ✓ **Raising its profile** as a unique, highly skilled, not-for-profit organization committed to supporting state and local government.

Supporting Government through Technical Expertise

IBTS's experienced and certified professionals provide a range of direct services to state and local governments including:

- Code Enforcement
- Building Department Evaluation and Operation
- Construction Management
- Flood Plain Management
- Disaster Management
- **Energy Star Ratings and LEED Analysis**

IBTS is also a recognized national expert on providing safe, durable, and quality **privatized housing on military bases** and protecting the **quality, durability, safety, and affordability of manufactured homes** – two areas over which local government building departments have no jurisdiction. IBTS's technical expertise and public service commitment ensure that building standards normally overseen by local government are maintained.

IBTS's staff includes engineers, architects, regulatory specialists, EnergyStar and LEED-AP raters. Staff holds certifications from the American Society for Quality, the International Code Council, Residential Energy Services Network, US Green Building Council, and US Army Corps of Engineers.

IBTS has quietly established itself as a valuable resource to cities and towns by providing high quality technical support in areas that are important to public safety and overall quality of life -- code enforcement, building inspection services, construction project management, disaster response and recovery and more. NLC values its partnership with IBTS in supporting local efforts on these important, close-to-home issues.

Donald J. Borut
Executive Director
National League of Cities

Building Capacity to Meet Critical Needs

In 2008, IBTS broadened its technical capacity in two key areas that are high priorities for state and local government:

- **Disaster Management**
- **Energy Efficiency**

Helping Communities Come Back from Disasters

Even the best-crafted emergency response plan may underestimate the need for experienced and well-trained personnel to supplement local staff in bringing the community back from a major disaster. IBTS provides expertise in federal rules, procedures, and funding process; surge capacity to get the work done; and "government on call" resources when communities are most in need.

During 2008, IBTS:

- ✓ Helped Cedar Rapids, Iowa, recover from massive flooding.
- ✓ Continued to provide post-disaster building code services throughout Louisiana.
- ✓ Created a new Disaster Management Group to broaden its capacity to help communities recover from natural disasters in the future.

In **Cedar Rapids**, IBTS deployed 17 certified commercial building and electrical inspectors, engineers, architects, and zoning and permit technicians over a three-day period to help with damage assessment in the hard-hit central business district. The immediate goal was to safely restore electricity. The longer-term goal was to support city staff efforts to inspect and assess damaged buildings and issue building permits to speed up the recovery process.

In **Louisiana**, IBTS has supported state and local efforts to restructure and update their approach to building code enforcement in the post-Katrina environment by providing qualified staff to establish local building departments, creating and running training programs to enhance long-term state and local capacity, and introducing systems and professional standards in the built environment.

IBTS's ongoing work in Louisiana led Governor Bobby Jindal to proclaim August 24-20, 2008, as **Public Safety through Code Compliance Week**, recognizing IBTS for its leadership in implementing the first statewide uniform building code, including its continuing work running local building departments and training local employees to take over that responsibility.

IBTS mobilized a team of trained architects, engineers, certified building officials and inspectors to the 11 most affected parishes to augment jurisdiction's staffing and through this effort, outreach and education programs were fully implemented...and jurisdictions are becoming self sustainable through the knowledge transferred by IBTS.

Louisiana Governor Bobby Jindal
Public Safety through Code Compliance Week Proclamation
August 28, 2008

In September 2008, IBTS created a new **Disaster Management Group** to broaden its capacity to help communities recover from natural disasters. Led by Brett Kriger, the disaster team bring many years of experience dealing with Presidentially declared disasters and navigating the FEMA maze.

Supporting Local and State Energy Efficiency/Environmental Goals

IBTS's new Energy and Green Building Program is committed to reducing the impact of the built environment on the natural environment while improving quality and satisfaction and promoting broad community passion for wise use of natural resources.

During 2008, IBTS:

- ✓ Helped **Washington DC** modify its building code with green amendments and implement the DC Green Building Policy of 2006.
- ✓ Supported **Fort Benning** in creating a demonstration LEED for Homes Silver-level certified homes.
- ✓ Launched a project with the **New York State Energy Research & Development Authority (NYSERDA)** to build four high performance energy-efficient homes that will serve as laboratories for research into leading edge technologies for energy-efficient design.
- ✓ Consulted with **Falls Church, Virginia** to support development of a green building program.
- ✓ Rated more than 760 homes for **EnergyStar Labeled Homes Program**.

By the end of 2008, IBTS was ranked as the number two EnergyStar rater in the state of Georgia based on number of homes rated and ranked near the top 15 percent of national rating partners.

IBTS brings unique expertise and capacity as an EnergyStar rater.

- Because it is not affiliated with a specific product, IBTS is seen as a **non-biased rater**.
- IBTS brings its **plan review and building code inspection expertise** to the rating process so that the house under construction or renovation is seen as a complete system.
- IBTS is uniquely qualified to help local governments **understand and evaluate various green building programs** to support local policy decisions.

Serving as “Government on Call” to Meet Special Needs

IBTS responds quickly when government calls. Whether it is a massive downtown flood, a large building project, or a temporary gap in staff capacity, IBTS is there.

For example:

- ✓ In **Cedar Rapids**, IBTS deployed needed staff within 48 hours to help get the lights back on downtown. IBTS staff then helped run the city’s building department issuing permits and carrying out inspections to support the recovery process.
- ✓ In **Washington, DC**, IBTS provided skilled personnel to help the Department of Consumer and Regulatory Affairs (DCRA) maintain city-wide inspection services while the Department worked to rebuild its overall inspection function. IBTS staff carried out more than 3,000 inspections over five months in disciplines ranging from building construction to special assignment site assessments.

The IBTS team exhibited adaptability and dynamic flexibility which the Department and the District building community really appreciated....Your staff’s overall responsiveness and professional approach to providing services is outstanding and meets the highest of expectations.

Donald Masoero, CBO/ICA
Chief Building Inspector
Department of Consumer and Regulatory Affairs
Washington, DC

Building Capacity through Education and Training

IBTS helps build building departments by:

- ✓ Providing customized training on uniform code enforcement.
- ✓ Developing technical guidebooks to broaden understanding of building codes.
- ✓ Preparing local staff to pass International Code Council (ICC) certification tests.
- ✓ Enhancing career and professional opportunities in the building trades working in partnership with state and local government and community colleges.

In 2008, IBTS:

- ✓ Developed and began delivering building code training for the **State of Louisiana** to support its ongoing efforts to promote public safety through code compliance. IBTS is providing 240 days of training in eight locations throughout the state.
- ✓ Provided ongoing training on manufactured housing installation standards and regulations, federal construction and safety standards, and quality assurance.
- ✓ Provided briefing sessions for not-for-profits in hurricane ravaged Galveston, Texas, on FEMA's disaster response and recovery rules and resources.

Providing Best Practices and Research to Transfer Knowledge

IBTS's staff experts periodically provide advice, guidance, and examples of successful approaches to promote sustainable, healthy, safe, and economically sound development. Recent best practices, which are posted on the IBTS website, include:

- Installing asphalt shingles on residential homes in high wind areas.
- Installing metal roofing on residential homes in high wind areas.
- Providing incentives to going green in building practices.
- Expediting building plan review.
- Using electronic imaging and retrieval for a paperless building department.

Strengthening Partnerships with the Guiding Associations

To further its public purpose, IBTS has worked to enhance partnerships with the five national associations that sit on the Board of Directors. During 2008, IBTS committed staff resources to building solid association relations, working both with designated senior staff liaisons appointed by each association and the five Board members.

Accomplishments during 2008 include:

- ✓ Meeting regularly with the liaisons both individually and as a group to explore organizational issues, support program priorities, exchange information, and shape productive partnerships.
- ✓ Providing financial support to selected association programs.
- ✓ Joining the ICMA and NLC Corporate Partner Programs to forge stronger organizational relationships.
- ✓ Participating in the association annual conferences and events by hosting exhibits, serving on panels, and making presentations at committee meetings.
- ✓ Writing articles for association publications.
- ✓ Exploring opportunities to partner with ICMA International, which provides technical services in developing countries.

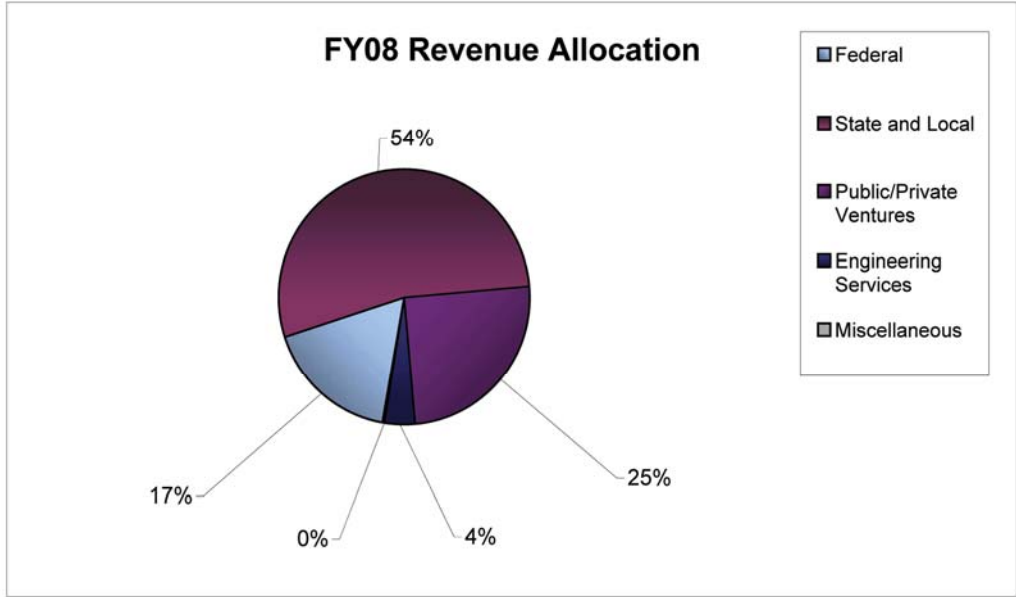
IBTS's work in helping parishes in Louisiana implement a statewide building code has been extremely valuable. IBTS has been providing building inspection services while developing the parishes' capacity to run their own building departments – a good example of an effective and efficient public partnership. With its technical capacity and public service commitment, IBTS is a useful and valuable resource to counties of all sizes."

Larry Naake
Executive Director
National Association of Counties

Working with a Solid Financial Foundation

IBTS ended Fiscal Year 2008 with a **clean audit** issued by the accounting firm of Halt, Buzas, and Powell, **no debts**, and **\$5.7 million in unrestricted net assets** to continue to support its public purpose. All of IBTS's annual operating revenue comes from grants and contracts to deliver specific services.

IBTS maintains high commercial credit ratings and is referred to as "financially strong" by Dun and Bradstreet.



Federal	\$2,759,753
State and Local	\$8,498,982
Public/Private Ventures	\$3,971,056
Engineering Services	\$616,860
Miscellaneous	\$51,088
	<hr/>
	\$15,897,739

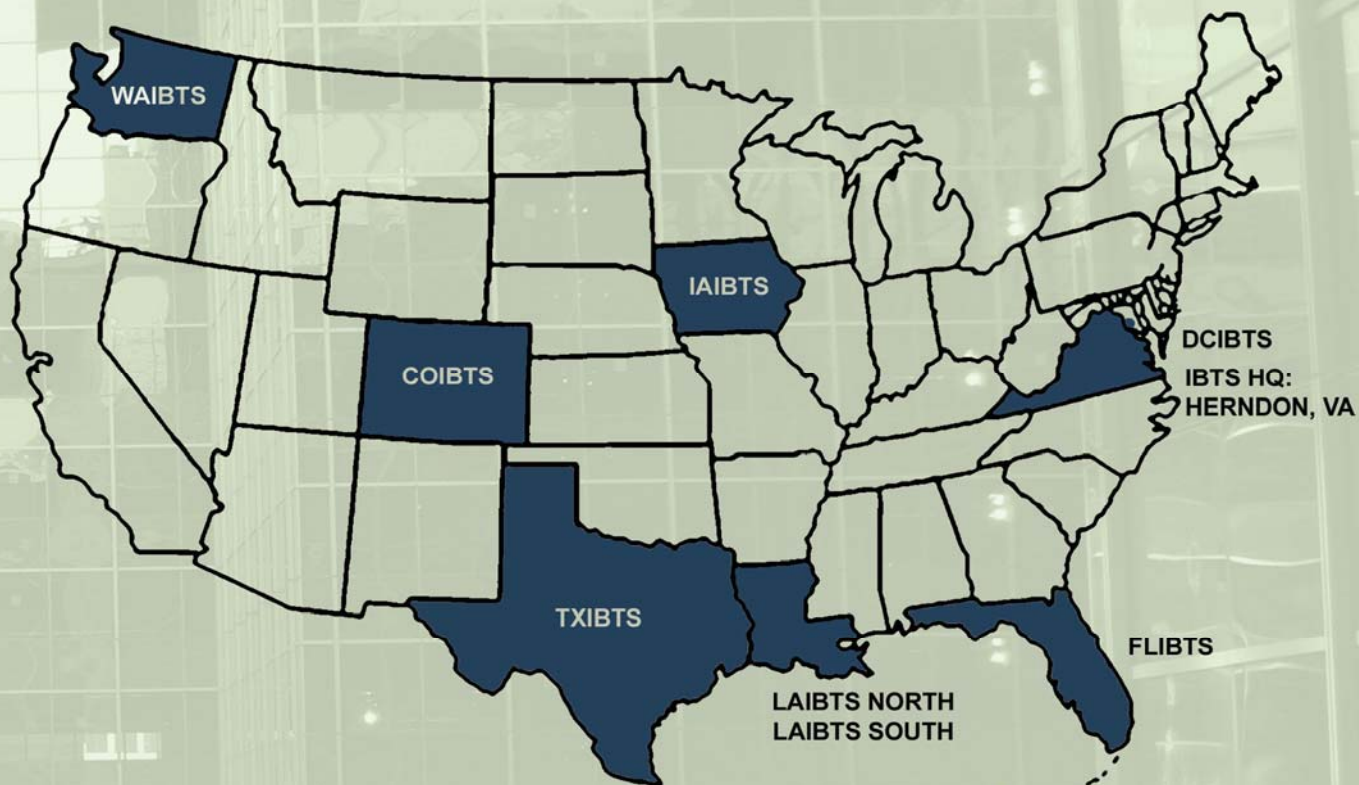
IBTS's 2008 Client List



34 Kalorama, LLC
 Aldon Management Corp
 AMC East Comm, LLC
 Ameriprise Financial, Inc
 Amorium Construction
 AR Design Group, Inc.
 ArchiBuild LLC
 ATCS-FEMA
 Balfour Beatty
 Bienville Parish
 Bldg Tech Inc
 Block Builders
 Bossier Parish
 Boston Properties
 Botero Homes Gallery
 BOWA Builders
 Brenneman & Pagenstecher
 Brian Wenseck
 Broadcast Res. Partners
 Brookfield Properties
 Buckland & Bastian
 Buildings Old & New, Inc
 Caldwell Parish
 Capitol Carpentry, LLC
 Capitol Hill Oasis
 Carillon House
 Carr Michael Construction
 CB Richard Ellis
 Cedar Group
 CENSUS
 Charles E. Smith
 Chevy Chase Bank
 Chevy Chase Bank
 Christian Zaparka Design
 City of Alexandria
 City of Baton Rouge
 City of Bellevue, WA
 City of Bothell, WA
 City of Cedar Rapids, IA
 City of Falls Church
 City of Grambling, LA
 City of Hampton, VA
 City of Tallalah, LA
 City of Westwego
 Claiborne Parish
 Clark Realty Capital LLC
 Clark-Nexsen
 Clearview Homes, LLC
 Collins Interiors
 Connolly Bove
 Construx, LLC
 Consulting Engineers
 Corcoran Builders
 CTS Services
 D. Nassif Assoc
 David Nassif Associates
 DC Housing Authority
 DC Inspection Services
 De Soto Parish, LA
 Dept of Consumer & Reg
 Dept of Hsg & Urban Dev
 DHCD of Maryland
 DHCD of Virginia
 District Dept Environment
 Douglas Development
 Down's Plumbing
 DRI Development Services
 DTRA
 Duball LLC
 Eagle General Contracting
 East Feliciana
 Eckinger Construction
 EDG Architects
 Embassy of Brazil
 EnCon Engrng & Testing
 EPA - Energy Star
 Express Contract IBTS LA
 Fairfax County Inspection
 Fairfield Development, LP
 Falls Church - DES
 Federal Homes
 Federal Stone & Brick
 Foremost Industries
 Fort Belvoir Communities
 Franklin Parish
 Freedom Elevator, Inc.
 Ft. Leavenworth Frntr Hrt
 Furioso Development Corp
 Gables Residential
 Gainesville Plumbing
 Georgia Seminars
 Geotechnical Consulting
 Giant Food Inc
 Gilday Construction
 GMH Military Housing, LLC
 Gourley Gourley LLC
 Hamel Builders, Inc.
 Hawa Construction
 HBW
 Helbing Lipp Ltd
 Heliocentric, LLC
 Helix Constructors
 HITT Contracting, Inc.
 Hmport Hmptn Roads
 HUD PATH
 Iberia Parish Government
 Industrlzd Buildings Cmsn
 J3 Design Collective, Inc
 Jackson Parish
 James G Davis Const.
 JCA Architects
 JDA Custom Homes
 Jefferson Davis Parish
 Jerry Volk
 Jonathan Woodner Co
 Jones Lang LaSalle
 Joseph J. Magnolia, Inc.
 J Square Permit Services
 Juniper Construction Co
 K3 Construction Group
 Kohl's Department Stores
 KTA GROUP INC
 Labels Subscriptions
 Landis
 Lerner Enterprises
 Lessard Group Inc.
 Lincoln Parish
 Lincoln Property Company
 Loft Construction
 Louisiana Dept. Pub Sfty
 Louisiana Inspection
 Louisiana Plan Review
 Lowe Enterprises
 Lyudmila Abramova
 M&A Construction, Inc
 Madison Parish
 Madison Parish School Bd
 Mainrock II Chantilly LLC
 Manufactured Housing Inst
 Mark IV Builders
 Matrix CM
 MCG
 McKeever Services Corp
 MEI Futures Academy
 MGD Design
 Mid-City Urban, LLC
 Mid-West Family Housing
 Morgan, Gick, McBeath
 Municipal Consulting
 Nash Construction
 National Archives
 National Cathedral School
 National Wholesale Liquid
 ND Dept. of Commerce
 NYSERDA
 NIS Solutions
 Norberto Vignoli
 NV Manuf Housing Div
 NVblu, Inc.
 OAFB, America First Cmns
 OCC Master Dev. LLC
 Osama El-Atari
 OTO Development
 PA Partner
 Panera, LLC
 Parkside Senior Housing
 PCM Construction
 PD LEWIS
 Peer Review
 Pin Oak Group
 Plan Review
 Premier Development, LLC
 Publication Sales
 Regency Commercial Cnstr
 Robertson Development
 Rock Commercial
 Rounds VanDuzer Archts
 Safeway Inc.
 Smiley Renovations
 Smithgroup
 Soelin
 St. Helena Parish
 Stanley Martin Companies
 Steven Kahle Architects
 Subodh Arora
 Tabor Design
 Tensas Parish, LA
 The Donahue Company
 The Staubach Company
 Tim VanVonno
 Tobe & Associates
 Town of Arcadia
 Town of Grand Isle
 Town of Springhill
 Tri-Vista
 Turner Construction Co
 Union Parish
 Urban Structures, Inc.
 VA DGS Div Eng & Bldgs
 VanVanno Industries
 Vermilion Parish
 Village of Grosse Tete
 Village of Rosedale, LA
 Village of Simsboro
 Virginia Tech
 Wash. Economic Data
 WDG Architecture
 Webster Parish
 Wing Permit Expeditors

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