



Building
Department
Development



Municipal
Services



Disaster
Management



Education/
Training



Energy
Efficiency



Smart
Growth



Grants
Management



Community
Development
Block
Grants

2009 Annual Report

The Institute for Building Technology and Safety *2009 Board of Directors*

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Mayor
Española, New Mexico
National League of Cities

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Council of State Governments

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National Association of Counties

The Institute for Building Technology and Safety, a not-for-profit organization, helps build stronger communities by partnering with state and local governments to enhance energy efficiency, strengthen building departments, support disaster management, promote economic development, and build capacity through training. IBTS is guided by a Board of Directors made up of representatives of the National Governors Association, Council of State Governments, National Association of Counties, National League of Cities, and International City/County Management Association.



March 2010

Dear Colleagues:

2009 was a challenging year for state and local government -- a year which reinforced the need for a reliable resource like the Institute for Building Technology and Services (IBTS) to solve technical problems, supplement existing staff, and deal with the unexpected.

As a not-for-profit organization whose work is guided by five national associations representing state and local government, IBTS shares the same public sector values as its government partners -- a commitment to excellent work, public accountability, and responsiveness to citizen needs.

And during tough economic times, a technical service organization with a strong public purpose is indeed a valued resource to all levels of government.

This annual report provides a snapshot of the partnership between IBTS and state and local government and the emerging role of IBTS as a respected thought leader in the built environment.

Among IBTS's major accomplishments in 2009 were completion of a comprehensive training program as part of a continuing partnership with the state of Louisiana to ensure public safety through code compliance; a key role in ensuring code compliance for the high-profile Dulles Airport Metrorail expansion; support to state and local governments carrying out the expanded Weatherization Assistance Program through audit and inspection services; and selection as a technical advisor to the Enterprise Foundation's Green Communities Program.

During 2010, IBTS will focus on broadening its impact in the built environment both by providing excellent service to its clients and by publishing lessons learned from its projects to increase state and local knowledge and capacity. We will also continue to strengthen our partnerships with our five guiding associations to ensure a close connection with their constituencies.

We look forward to continuing to build IBTS's stature as the national compliance and program management resource to state and local government by providing services with a unique combination of public sector accountability and private sector flexibility.

Joseph Maestas
Chair, IBTS Board of Directors
Mayor
Española, New Mexico

ABOUT IBTS.

About IBTS.

A PARTNER.

A RELIABLE RESOURCE.

PUBLIC SERVICE.

NATIONWIDE.

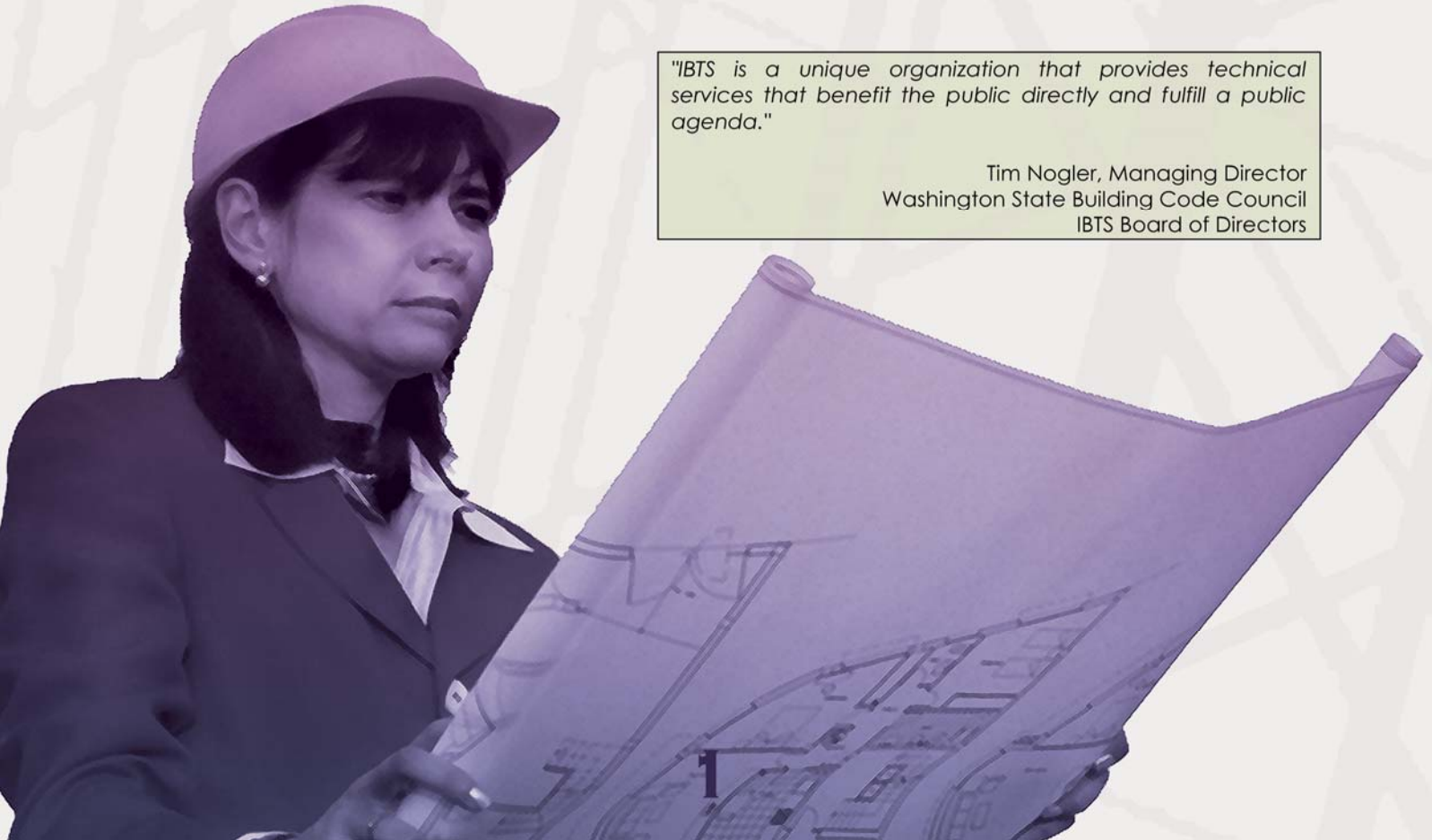
HIGHLY SKILLED.

The Institute for Building Technology and Safety is:

- A not-for-profit technical services organization that works closely with all levels of government to support the delivery of quality public services.
- An organization of highly skilled engineers, architects, certified code enforcement experts, and energy auditors who help governments meet new challenges and priorities in the built environment.
- A partner with all levels of government whose work is guided by a Board of Directors made up of elected and appointed officials representing the National Governors Association, the Council of State Governments, the National Association of Counties, the National League of Cities, and the International City/County Management Association.
- A reliable resource to enhance state and local government staff on short notice to continue to deliver services under special circumstances -- after disaster strikes, when tight budgets lead to reduced staff in building services, when major new developments call for short-term staff expansion, and more.

"IBTS is a unique organization that provides technical services that benefit the public directly and fulfill a public agenda."

Tim Nogler, Managing Director
Washington State Building Code Council
IBTS Board of Directors



GREEN.

EFFICIENT.

Green. Sustainable. Efficient.

SUSTAINABLE.

A National Green Resource

Making American buildings and homes more energy efficient is a national challenge and a state and local commitment. In 2009, IBTS continued to build its capacity and portfolio as an objective and highly skilled resource on energy efficiency, weatherization, and green building.

GALVESTON GREEN CODES

In Galveston, Texas, IBTS analyzed and provided cost estimates for implementation of green building strategies recommended by a Green Guidelines for Rebuild Committee for post-hurricane recovery construction. The goal is to help city staff balance the commitment to green building with the need for cost-effective, fast-tracked new and renovated home construction.

ENTERPRISE GREEN COMMUNITIES

IBTS became a technical assistance provider for Enterprise Green Communities, an award-winning initiative of Enterprise Community Partners. To date, Enterprise Green Communities (www.greencommunitiesonline.org) has invested \$700 million in creating more than 16,000 healthy, efficient homes for low-income residents while proving that green and affordable can be one and the same. As a technical assistance provider, IBTS is a resource for developers building affordable homes that meet the Enterprise Green Communities criteria to support energy assessments, design review, construction monitoring, performance evaluation, and resident operations training in underserved communities.

HIGH-PERFORMANCE HOMES IN NEW YORK

In a multi-year research and demonstration project, IBTS is leading a team in upstate New York to help builders design, construct, and monitor energy performance of four new high-performance homes. Funded by the New York State Energy Research and Development Authority (NYSERDA), the project will identify cost-effective methods to achieve and market energy efficiency, comfort, and durability in new home construction.

EPA ENERGY STAR LEADERSHIP AWARD

In 2009, the U.S. Environmental Protection Agency (EPA) recognized IBTS with the Energy Star Leadership in Housing Award for its contribution to reducing greenhouse gas emissions through energy efficiency. Last year, IBTS certified more than 900 Energy Star qualified homes which will provide significant savings on future energy bills for these homeowners.

"Because of its objectivity, IBTS is particularly well-equipped to help the public sector enhance its focus on energy efficiency by assessing and recommending the most effective green building guidelines."

Robert Jones, Director
Virginia Division of Engineering and Buildings
IBTS Vice Chairman



GOVERNMENT PARTNERSHIPS.

Improving Service Delivery.

IBTS works closely with governments to help deliver cost-effective public services. Whether responding to a natural disaster, pressing through a building boom, or coping with an economic downturn, IBTS helps government ramp up to meet changing needs without having to invest in new permanent staff.

SERVICES TO LOUISIANA

IBTS has played a continuing role in building local government capacity to implement the statewide building code. Currently, IBTS is the largest provider of building regulatory services in Louisiana, functioning as the Building Department in 15 parishes and cities. Other regulatory services provided to Louisiana municipalities include flood plain management, storm water runoff, ground water, property maintenance, utilities permitting, and commercial vehicle enforcement permitting.

DULLES AIRPORT METRORAIL EXPANSION

The State of Virginia hired IBTS to carry out code inspection services for the high-profile extension of the Metrorail system to Dulles International Airport. IBTS is the "eyes and ears" for the State Division of Engineering and Buildings at the Fairfax construction site. Drawing on years of code enforcement experience, IBTS staff members conduct daily inspections to ensure that state-approved construction plans are followed.

CODE ENFORCEMENT

IBTS helps local governments provide prompt and efficient building inspection services by supplementing full-time staff to meet code enforcement demands. In 2009, for example, IBTS handled all inspections for construction and tenant improvements on a mixed-use Town Center built to replace a 1970s era covered mall in Hampton, Virginia. In Portsmouth, Virginia, two IBTS inspectors carried out most commercial and residential permitted inspections for the city. In Washington, DC, IBTS provided third party inspection services on major building projects to accelerate economic development even during the recent economic downturn. In 2009, IBTS provided building code inspections for the \$140 million renovation of the Washington Hilton Hotel for Lowe Enterprises, a new 11-story mixed use building for Boston Properties, and a major public school renovation for Turner Construction.

FAIRFAX COUNTY HOUSING INSPECTIONS

IBTS used its information technology expertise to help the Fairfax, Virginia, County Housing Authority maintain valuable data to meet the Department of Housing and Urban Development's Housing Quality Standards inspection requirements. IBTS developed a web-based technology solution to keep track of inspections, documentation, and program paperwork to meet HUD requirements.

BUILDING REGULATORY PROCESS - SANDIA

When the Sandia National Laboratories facility in Livermore, California needed help figuring out how to regulate construction projects on its 413-acre campus, it turned to IBTS for advice. The Sandia campus has 70 buildings with more than 875,000 square feet of floor area serving more than 1,100 employees and visitors daily. IBTS helped create a vision and strategy for a building regulatory process to protect Sandia's employees, visitors, and facilities.

CAPABILITY.

PERFORMANCE.

Building Capacity.

IBTS builds capacity by providing training and technical oversight to maximize skills in the built environment. In 2009, the International Association for Continuing Education and Training (IACET) awarded IBTS the prestigious "authorized provider" status to offer continuing education units (CEUs), further enhancing IBTS's stature as a national educator in the built environment.

LOUISIANA CODE TRAINING

In 2009, IBTS completed a multi-year partnership with the Louisiana Department of Public Services to train building trade personnel on uniform code enforcement. The program was designed to strengthen local capacity to enforce the statewide building code as well as enhance career opportunities in the building trades. From 2007 through 2009, IBTS provided 7,604 student training days to 754 Louisiana residents.

IMPROVING HOME ENERGY PERFORMANCE

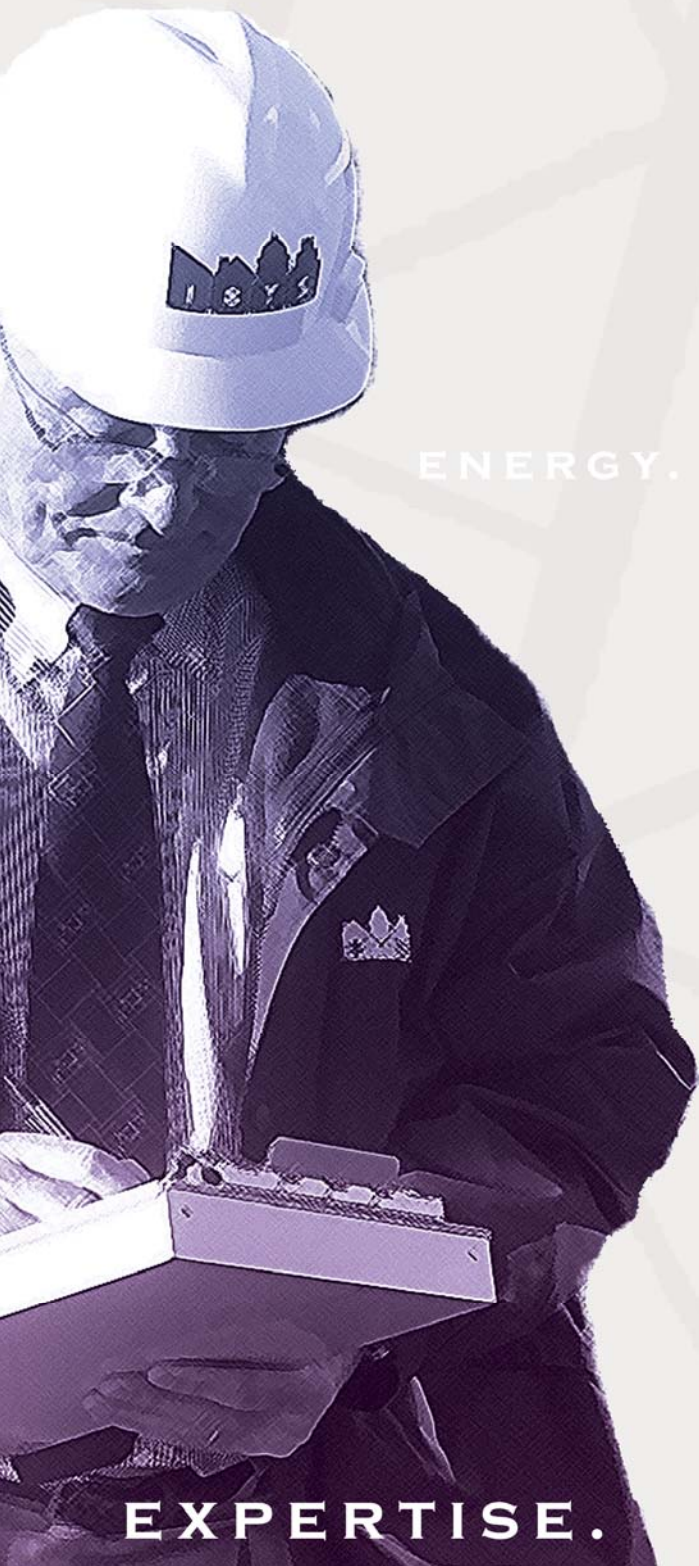
IBTS joined with the Building Performance Institute (BPI) to ensure successful home energy audits and improvements carried out by BPI-accredited construction contractors in New Jersey and Virginia. BPI is the leading developer of technical standards for home performance and energy retrofit work -- and IBTS is the only third party providing quality assurance audits for BPI. The goal of the partnership is to ensure that contractors are meeting BPI standards and providing high-quality service to consumers seeking to reduce energy costs. IBTS and BPI are ready to ratchet up their training and auditing partnership if Congress passes the Home Star program which is designed to jumpstart the home performance and energy retrofit industry by offering rebates to consumers who invest in energy improvements.

ENERGY CODE TRAINING

A recently-launched program in New York will provide energy code field inspection training and technical assistance to building officials and code inspectors throughout the state. With funding from the New York State Energy Research and Development Authority (NYSERDA) using federal stimulus funds, IBTS will carry out 200 training events throughout the state over two years. The program is part of a national U.S. Department of Energy effort to increase compliance with and enforcement of energy codes as a way to reduce building energy consumption.

"IBTS's greatest strength is its ability to be an instant extension of government - to be local government's Marines on call."

Robert S. Weiner, Councilman
New Castle County, Delaware
IBTS Board of Directors



ENERGY.

EXPERTISE.

ON CALL. SURGE READY.

On Call. Surge Ready.

Technical Services to Meet Special Needs

In 2009, IBTS carried out a range of technical services projects – sometimes in partnership with larger consulting firms – to meet special needs. In every case, IBTS's role is to enhance the quality of the project and ensure safe and reliable services to the citizens who will benefit from the investments.

BIO ENERGY FACILITY

When Osage Bio Energy proposed to build the largest barley-fueled ethanol production facility in the United States near Hopewell, Virginia, it selected IBTS to review the design of the plant and carry out all construction inspections to ensure compliance with permits, specifications, and construction documents. IBTS also serves as the day-to-day link between the builder and the Hopewell building department. The plant will open in mid-2010.

NORTH CAROLINA WEATHERIZATION AUDITS

IBTS joined with RSM McGladrey, a national accounting and consulting firm, to help the State of North Carolina audit the community action agencies that carry out the Weatherization Assistance Program. The compliance review process is designed to provide feedback to the North Carolina Office of Economic Recovery and Investment to ensure that the community action agencies make the best use of federal weatherization funds and, at the same time, provide high-quality service to citizens who are seeking to save money on energy consumption.

SAN ANTONIO WEATHERIZATION AUDITS AND INSPECTIONS

The Alamo Area Council of Governments (AACOG) in San Antonio hired IBTS to help implement its Weatherization Assistance Program. IBTS is providing (1) front-end assessments to verify that applicants are eligible for weatherization assistance, full energy assessments, and recommended weatherization measures, and (2) post-installation inspections to confirm that weatherization upgrades are producing energy savings.

CDBG-FUNDED DISASTER RECOVERY

IBTS is providing quality assurance and code compliance inspections, as a subcontractor to CDM, a national engineering firm that is carrying out major CDBG-funded disaster recovery program in Harris County (Houston) and Galveston, Texas. Together, IBTS and CDM are helping rebuild communities devastated by Hurricane Ike in September 2008.

"The ability to mobilize quickly to deal with a major issue is a responsibility of every local government manager. Part of being prepared means knowing who to call first when you need additional resources. IBTS is that great first phone call."

Steve Sarkozy, City Manager
Bellevue, Washington
IBTS Secretary/Treasurer

THOUGHTFUL.

KNOWLEDGEABLE.

Thoughtful. Knowledgeable. Expert.

A National Resource on Manufactured Homes

For 33 years, IBTS has provided oversight inspections, monitoring, and data collection to support the Federal government's National Manufactured Housing Construction Safety and Standards Act of 1974. This long-term partnership with the U.S. Department of Housing and Urban Development (HUD) is a testament to IBTS's expertise and reliability as a government resource. IBTS also regularly provides valuable manufactured home data to buyers, sellers, and lenders. As the national expert on manufactured homes, IBTS annually helps thousands of homeowners get loans, utility hook ups, and insurance. By focusing on bringing the principles of quality control and effective management of operations, IBTS has helped improve the quality of this vital and sometimes undervalued source of affordable housing.

A Champion of Community Improvement

All of IBTS's work is based on a deep commitment to building stronger communities, working in partnership with all levels of government. From helping communities recover from natural disasters, to reducing building energy consumption through cost-effective green building codes and wise retrofit investments, to providing staff to local governments to meet inspection demands during building booms, to creating new career opportunities through training and capacity building, IBTS focuses on accelerating economic development while improving public safety and overall quality of life. Through its role as a reliable resource to government to manage the ebbs and flows in the built environment, IBTS is gradually helping to build a framework for rightsizing government services – all with an eye toward sustained, long-term community improvement.

An Emerging Thought Leader

IBTS's experience in the delivery of technical and government services has provided a wealth of knowledge about what works and how to maximize government operations. During 2009, IBTS laid the foundation for an enhanced role as a thought leader in the built environment. Working in partnership with the five state and local associations that sit on its board, IBTS is building a strategy for providing lessons learned, case studies, and research reports to supplement its direct service.

"IBTS offers an exciting way of looking at the provision of local government services, including rightsizing government services, on a national scale."

Steve Sarkozy, City Manager
Bellevue, Washington
IBTS Secretary/Treasurer

EXPERT.



RELIABLE.

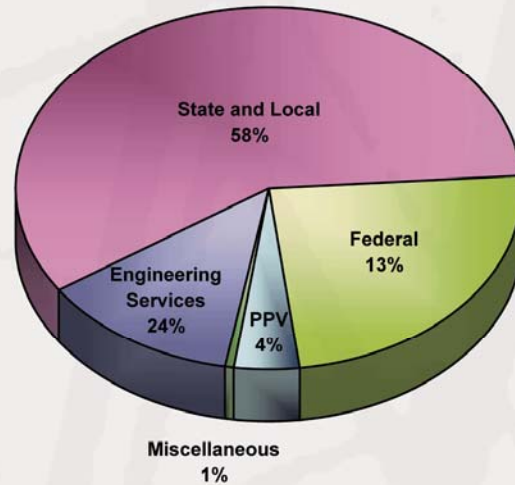
A Solid Financial Foundation.

KNOWLEDGEABLE.

IBTS ended Fiscal Year 2009 with a clean audit issued by the accounting firm of Halt, Buzas, and Powell, no debts, and \$5.9 million in unrestricted net assets to continue to support its public purpose. IBTS's \$14.5 million in revenue in 2009 came from grants and contracts to deliver specific services.

IBTS maintains high commercial credit ratings and is considered financially strong by Dun and Bradstreet.

FY09 Revenue Allocation



Federal	\$1,837,622
State and Local	\$8,491,267
Engineering Services	\$3,517,055
Public/Private Ventures	\$588,085
Miscellaneous	<u>\$97,664</u>
	\$14,531,693

DEPENDABLE.

IBTS 2009

Partial Client List

FEDERAL GOVERNMENT

- U.S. Census Bureau
- U.S. Environmental Protection Agency
- U.S. Department of Housing and Urban Development
- Sandia National Laboratories

STATE GOVERNMENTS

- Georgia Office of Insurance and Fire Safety
- Louisiana Department of Public Safety
- Louisiana National Guard
- Maryland Department of Housing and Community Development
- New York State Energy Research and Development Authority
- North Carolina Office of Economic Recovery and Investment
- Virginia Division of Engineering and Buildings

LOCAL GOVERNMENTS

- Alamo Area Council of Governments, San Antonio, Texas
- Alexandria, Virginia
- Bossier Parish, Louisiana
- Claiborne Parish, Louisiana
- DeSoto Parish, Louisiana
- Fairfax County, Virginia
- Galveston, Texas
- Hampton, Virginia
- Harris County, Texas
- Kenner, Louisiana
- Madison Parish, Louisiana
- Madison Parish School Board, Louisiana
- Maringouin, Louisiana
- New Castle County, Delaware
- Portsmouth, Virginia
- Red River Parish, Louisiana
- St. Bernard Parish, Louisiana
- Union Parish, Louisiana
- Washington DC Department of Consumer and Regulatory Affairs
- Webster Parish, Louisiana

BUSINESS PARTNERS

- Building Inspection Service, Inc.
- Business Performance Institute
- CDM
- RSM McGladrey
- 2rw Consultants, Inc.

MILITARY HOUSING PARTNERSHIPS

- Fort Benning Family Communities
- Homeport Hampton Roads
- Lincoln Property

PRIVATE COMPANIES

- Boston Properties
- Lowe Enterprises
- Osage Bio Energy
- Turner Construction Company





Construction
Management



Manufactured
Housing



Independent
Verification/
Validation



Facilities
Program
Management



Military/PPV
Services



Information
Technology



Plan
Reviews



Building
Inspections

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