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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.

Ashok Goswami  
Chief Executive Officer

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 (NCSBSCS), 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 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.

FY08 Revenue Allocation

- Federal: $2,759,753
- State and Local: $8,496,982
- Public/Private Ventures: $3,971,056
- Engineering Services: $616,860
- Miscellaneous: $51,088

Total: $15,897,739
IBTS's 2008 Client List

34 Kalorama, LLC
Aldon Management Corp
AMC East Comm, LLC
Ameriprise Financial, Inc
Amorium Construction
A.R.T. Design Group, Inc.
Architectural Services
ATCS-FEMA
Balfour Beatty
Bienville Parish
Bidg 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
Capital Carpentry, LLC
Capital Hill Oasis
Carillon House
Carr Michael Construction
CB Richard Ellis
Cedar Group
CENSUS
Charles T. Smith
Cheryl Chase Bank
Cheryl Chase Bank
Christian Zapatka 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 Framingham, MA
City of Hampton, VA
City of Tallahassee, FL
City of Westwego
Clairborn 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
DPT Development Services
DTRA
Duball LLC
Eagle General Contracting
East Feliciana
Eckinger Engineering
EDG Architects
Embassy of Brazil
EnCon Engineering & Testing
ETRA - Energy Star
Express Contract / IBTS LA
Fairfax County Inspection
Fairfield Development, LP
Fall Church - DES
Federal Homes
Federal Stone & Brick
Foremost Industries
Fort Belvoir Communities
Franklin Parish
Freedom Elevator, Inc.
Ft. Leavenworth Fmr Hr
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
Heilbig Lipp Ltd
Helioarc, LLC
Helix Constructors
HITT Contracting, Inc.
Humpf Humpf Roads
HUD PATH
Iberia Parish Government
IndustriBldgs Cmsn
J3 Design Collective, Inc
Jackson Parish
James C 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
Lofft Construction
Louisiana Dept. Pub Sf
Louisiana Inspection
Louisiana Plan Review
Lowe Enterprises
Lyudmila Abramova
M & A Construction, Inc
Madison Parish
Madison Parish School District
Mainrock II Chantilly LLC
Manufactured Housing Inst
Mark IV Builders
Matrix CM
MG2
MacKeeer 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
HV Manuf Housing Div
NVolu, Inc.
OAFB, America First Cmsn
OCC Master Dev, LLC
Osama El-Atari
OTO Development
PA Portfolio
Panera, LLC
Parkside Senior Housing
PCM Construction
PD LEWIS
Peer Review
Pin Oak Group
Plan Review
Premier Development, LLC
Publication Sales
Regency Commercial
Robertson Development
Rock Commercial
Rounds VanDuzer Archs
Safeway Inc.
Smiley Renovations
Smithgroup
Snelon
St. Helena Parish
Stanley Martin Companies
Steven Kahle Architects
Subodh Arora
Tabor Design
Tensas Parish, LA
The Donahue Company
The Staubach Company
Tim VanVoorhis
Tobe & Associates
Town of Arcadia
Town of Grand Isle
Town of Springhill
Tri-Visa
Turner Construction Co
Union Parish
Urban Structures, Inc.
VA DGS Div Eng & Bldgs
VanVoorhis Industries
Vermilion Parish
Village of Grosse Tete
Village of Rosedale, LA
Village of Simsboro
Virginia Tech
Wash. Economic Data
WDC Architecture
Webster Parish
Wing Permit Permittees
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