
University Building Official Annual Report

Annual Report
July 2016 – June 2017

Elaine B. Gall, P.E., CBO
University Building Official

INTRODUCTORY INFORMATION

The Office of the University Building Official (OUBO) has the responsibility of ensuring that buildings at the University of Virginia are compliant with state and federal regulations. Highly trained and experienced engineers and architects evaluate the University's many complex structures being constructed or renovated to meet the University's mission and future growth. Our staff specializes in structural engineering, accessibility, both modern and historic construction as well as fire protection, electrical and mechanical systems.

OUBO is responsible for the review and approval of construction documents, issuance of building permits, construction inspections, and approval of occupancy. Our professionals also provide technical assistance in support of building construction and renovation. Reviews and inspections are based on state regulations governing health and safety as well as federal standards for accessibility and the UVA Facility Design Guidelines. Current University Building Official Elaine Gall will retire on September 1, 2017. Ben Hays, who has been part of the OUBO since 2011, will take over leadership of the OUBO team.

The Office of the University Building Official was formed in 2006 as part of the management agreement between the University and the Commonwealth of Virginia under the Higher Education Restructuring Act. As such, the University Building Official reports solely and directly to the University's Board of Visitors.

PLANS REVIEWED

Reviews were performed on 893 submittals in FY'17, which is 16% above the totals from last year. Some of this significant increase is due to OUBO's ability to quickly review changes in documents, making it easier to make design changes throughout the construction process. In addition, the number of small rapid projects continues to grow.

Every submittal is analyzed for compliance with state building and safety regulations. Health Systems projects are also reviewed for federally required life safety codes. In addition to these, OUBO reviews each project for against the Facility Design Guidelines to ensure our buildings meet the safety, quality, and sustainability goals set by the University.

The table below provides data from the last five years and provides a breakdown in number of submittals from our most common clients. Despite the record number of submittals, OUBO successfully met or beat desired turnaround times for 99% of all submittals. OUBO continuous focus on improvements and efficiencies have allowed us to cope with increased workload.

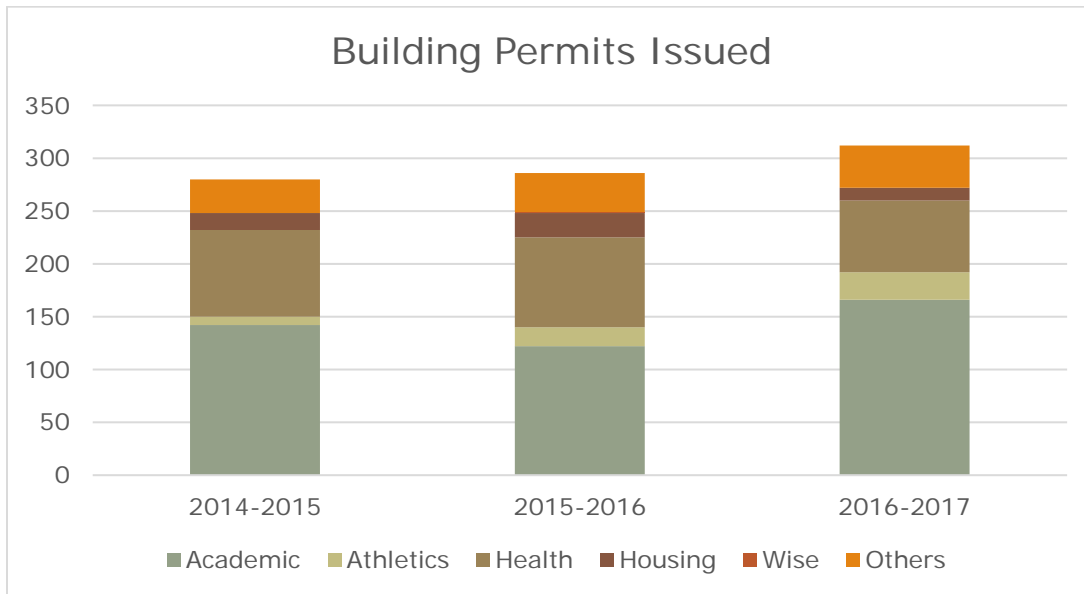
<u>FY</u>	<u>Academic</u>	<u>Athletics</u>	<u>Health</u>	<u>Housing</u>	<u>Wise</u>	<u>Others</u>	<u>Total</u>
2012-13	306	15	146	54	13	59	593
2013-14	226	18	170	28	7	74	523
2014-15	365	5	217	22	5	38	652
2015-16	350	11	307	32	5	46	751
2016-17	538	24	297	13	7	14	893

BUILDING PERMITS

OUBO issued 312 building permits during the fiscal year reporting period, which equates to an 8% increase over last year. In addition to construction and renovations, OUBO issued permits for temporary stages, bleachers, and modular structures for use in such large-scale events as Reunions Weekend and Final Exercises. Permits issued during FY'17 included:

Academic:	166
Athletics:	26
Health:	68
Housing:	12
Others:	40

The chart that follows shows how the number of permits issued this year compares with that of two previous years. Similar to plans reviewed, we issued more permits in 2016-17 than in any year since OUBO's inception in 2006.



OUBO performs inspections at construction sites regularly to confirm proper installation and operation of various engineered systems. Staff takes part in the testing of fire suppression and fire alarm systems, measuring accessibility features, checking emergency power and electrical systems and evaluating egress components. OUBO also provides guidance and recommendations to project teams based on experiences and lessons learned to help avoid having last minute issues cause delays in occupancy.

PROJECTS COMPLETED:

OUBO approved 145 projects for occupancy or reoccupancy this year. We also issued Temporary Occupancy approvals for 38 buildings for use as emergency evacuation shelters in case of large scale emergency events. Major projects approved this year include:

Rotunda

Blandy Farm Cottages

Hotel A Renovation

MR-6 Biorepository

Wilson Hall Renewal

Gooch-Dillard Phase II

Newcomb Road Chiller Plant Capacity Replacement

UNIVERSITY BUILDING OFFICIAL STAFF



(left to right)

David Cooper, CBO
Senior Fire Protection Engineer

Nathan Lawson, EIT
Civil Engineer/Inspector

Ronald Herfurth, PE, CBO
Senior Mechanical Engineer

Scott Clough, PE, LEED AP
Senior Electrical Engineer

Katherine Grove, AIA, CBO, LEED AP
Senior Review Architect

Elaine Gall, PE, CBO, CFO
University Building Official

Betty Bowman
Permit Technician

Ben Hays, PE, CBO, SE, LEED AP
Senior Civil/Structural Engineer

Robert Waite, AIA, CBO
Review Unit Managing Architect