

Office of the University Building Official

2018 - 2019 Annual Report



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Introduction

Contents: Our Year - page 3

Our Value - page 9

Mission: The Office of the University Building Official promotes a high quality, healthy, safe, and accessible built environment for the University community by way of our technical expertise and our professional, customer-focused, and timely service.

Vision: We strive to be a valued and creative partner in the ongoing physical development of the University.



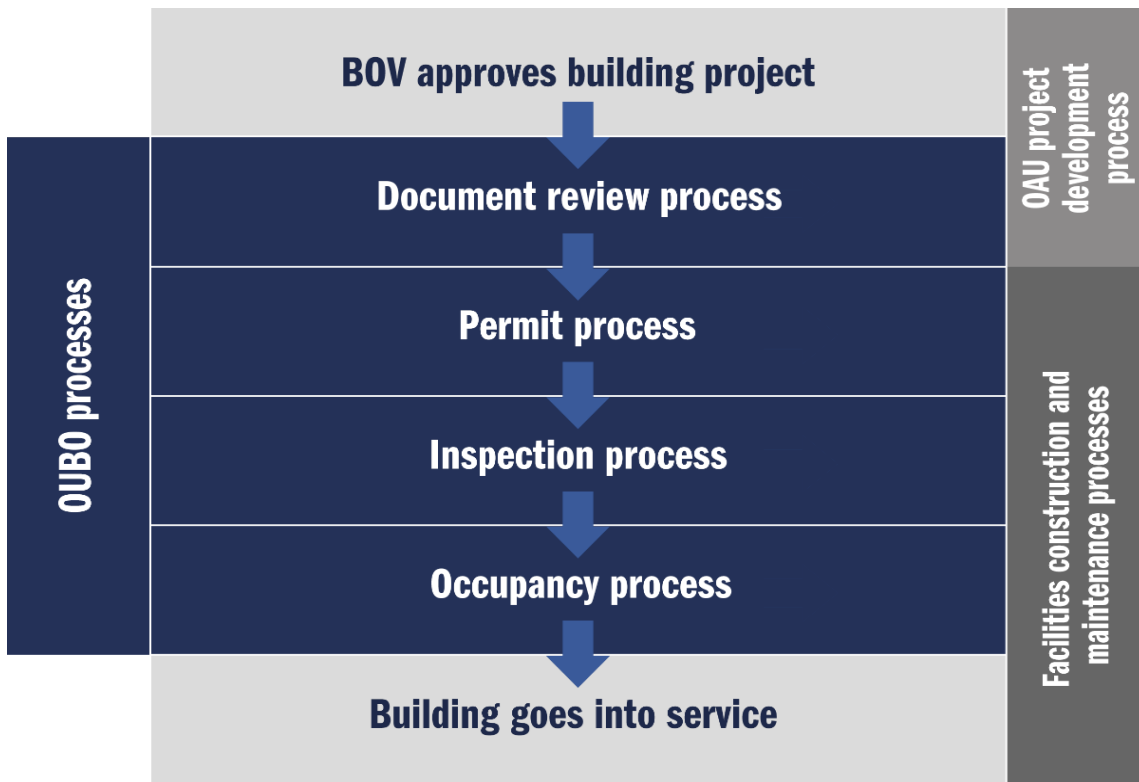
The 2030 Plan

The Office of the University Building Official supports many of the goals and initiatives noted in [The 2030 Strategic Plan](#):

- As a business unit, we are committed to *Strengthening our Foundation* by hiring and developing talented and passionate staff;
- Our team *Cultivates Community* by partnering with others around the University as well as in the City, County, and Commonwealth;
- We support *Life-Enriching Discoveries* by collaborating on the development of innovative spaces like the Emmet-Ivy Corridor;
- Our Office is *Committed to Service* through volunteerism and by participation in Code Committees and in national organizations.

Background & Duties

The Office of the University Building Official (OUBO) was created as part of the 2006 [Higher Education Restructuring Act](#). It is charged with administering the Virginia Uniform Statewide Building Code (VUSBC) for all construction activities on the University's Central Grounds, the Health System, the College at Wise, and other UVA properties. The VUSBC and Higher Education Capital Outlay Manual outline specific core duties of our office including:



The Higher Education Restructuring Act additionally stipulates that the building official reports directly to the University's Board of Visitors.

- Reviewing drawings* for conformance with federal, state, and University codes & standards;
- Participating* in the University's Value Management process;
- Issuing building permits* for new construction, building renovations, demolition, and temporary structures;
- Inspecting construction projects* for compliance with fire safety requirements, accessibility guidelines, and structural, mechanical, electrical, and plumbing codes;
- Issuing certificates of occupancy* for new buildings and approvals for re-occupancy following renovations.

Our Year by the Numbers

Our team had a record-breaking year. We reviewed more design documents - from permit drawings to technical specifications - and conducted more construction inspections than in any previous year. This corresponds to the continued growth of the University's Capital Program, which now stands at more than \$1.8 billion of ongoing work.

Between July 2018 and June 2019 OUBO:

Reviewed

1277 design documents

Issued

284 building permits

Performed

1308 inspections

and Evaluated

240 occupancy requests

for ongoing design and construction of

\$1.878 billion*

**from Facilities Management annual report*



Highlights

Beyond the numbers, the Office of the University Building Official has worked energetically on behalf of the University this year. This includes not only what we do but how we do it, where and when we focus our attention, and how we're looking to the future.

This year Our Office:

Maintained project schedules by completing

99% of reviews on time

Embodied fiscal stewardship by preserving

service rates for the 3rd year

Prioritized and collaborated on critical projects including

the Hospital Tower & Brandon Ave

Embarked on a multi-year strategic plan to

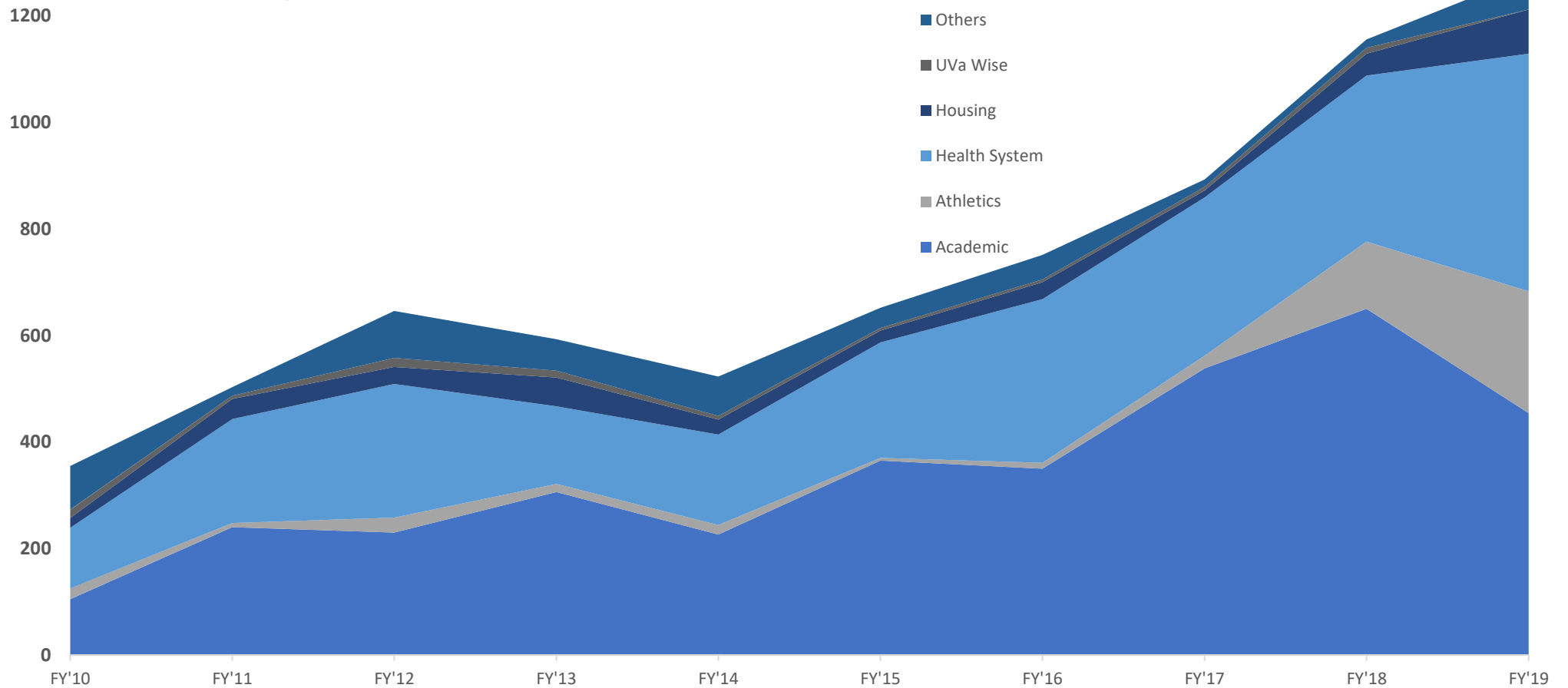
***enhance knowledge retention,
improve internal processes &
solicit customer feedback***



Reviewing Design Documents

1277 design documents

We subscribe to a collaborative model of code compliance. This begins with a rigorous review of design documents. Over the past decade, the number and complexity of our work has grown considerably. Most recently, our work on behalf of the Health System and Athletics has expanded due to the construction of the University Hospital Expansion, the design of Ivy Mountain Musculoskeletal Center, and the planning around the Athletics Precinct.



Issuing Permits

284 building permits

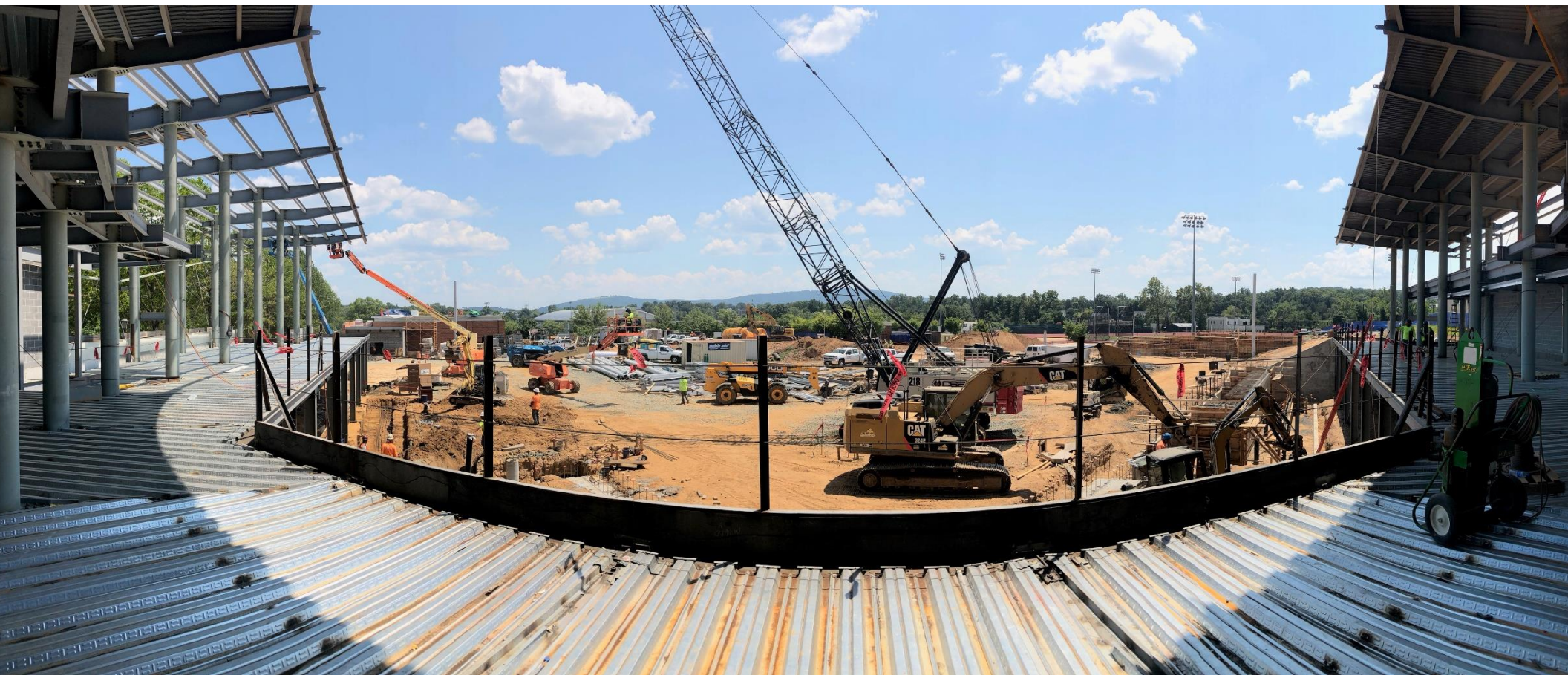
Most building permits we issue are for new construction or renovation work. This year several of our most challenging permits were issued for the demolition of existing structures, including University Hall and the Cavalier Inn. Removal of both structures directly support the Board's long-term plans for the Athletics Precinct and the Emmet-Ivy Corridor.



Inspecting Construction

1308 construction inspections

Shortly after plans on paper turn to reality in the field our team begins the inspection process, starting with foundations and ending with the final fire alarm tests. In order to keep up with the pace of construction at UVA, this past year we have worked with Facilities' teams and general contractors to implement cutting edge inspection technology - like *BIM 360* - to both streamline and expedite our inspections.



Evaluating Occupancy

240 requests for occupancy

One of the benefits we bring to the University is an ability to consider nuanced occupancy. The reality of construction at the University means that different phases of large capital projects don't always end at the same time. We consider phased occupancy - such as the multi-year project at Gilmer Chemistry or the tower construction at the Hospital - in light of interim life safety provisions in the Codes.



Our Value to the University

Our Mission - to promote "a high quality, healthy, safe, and accessible built environment for the University community by way of our local technical expertise and our professional, customer-focused, and timely service" - means we bring value to the University that is uncharacteristic of other building departments.

Being on Grounds means

we are highly responsive to customers

Having technical expertise means

we identify problems early & assist with solutions

As professionals

we hold to the highest standards of integrity

Because we are customer-focused

we collaborate and communicate well

We strive for timely service

so that projects stay on predictable schedules



Our Team

Our office is populated by architects, engineers, technicians, and inspectors. We value lifelong learning and strive to keep our minds sharp. Beyond that, we volunteer our time and expertise in an effort to better ourselves and the University. Please feel welcome to stop by anytime!



This year our office:

logged more than

200 hours on 2015 Code updates

participated in the Code development process

at the 2018 Int'l Code Council

earned numerous new certifications

to increase internal redundancy

volunteered at and participated in

***the Day of Caring, the ICC-ES,
FM Safety, Sustainability, &
Mentoring, and lots more!***