

# Office of the University Building Official

2021-2022 Annual Report



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# Background

The Office of the University Building Official (OUBO) was created as part of the 2006 Higher Education Restructuring Act. We are charged with administering the Virginia Uniform Statewide Building Code (VUSBC) for all construction activities on the University's Central Grounds, UVA Health, the College at Wise, Blandly Farm, and other UVA properties around the Commonwealth. In addition to ensuring compliance with national and state building codes, our team supports the mission of the University in ways that are uniquely enabled by our presence on Grounds.

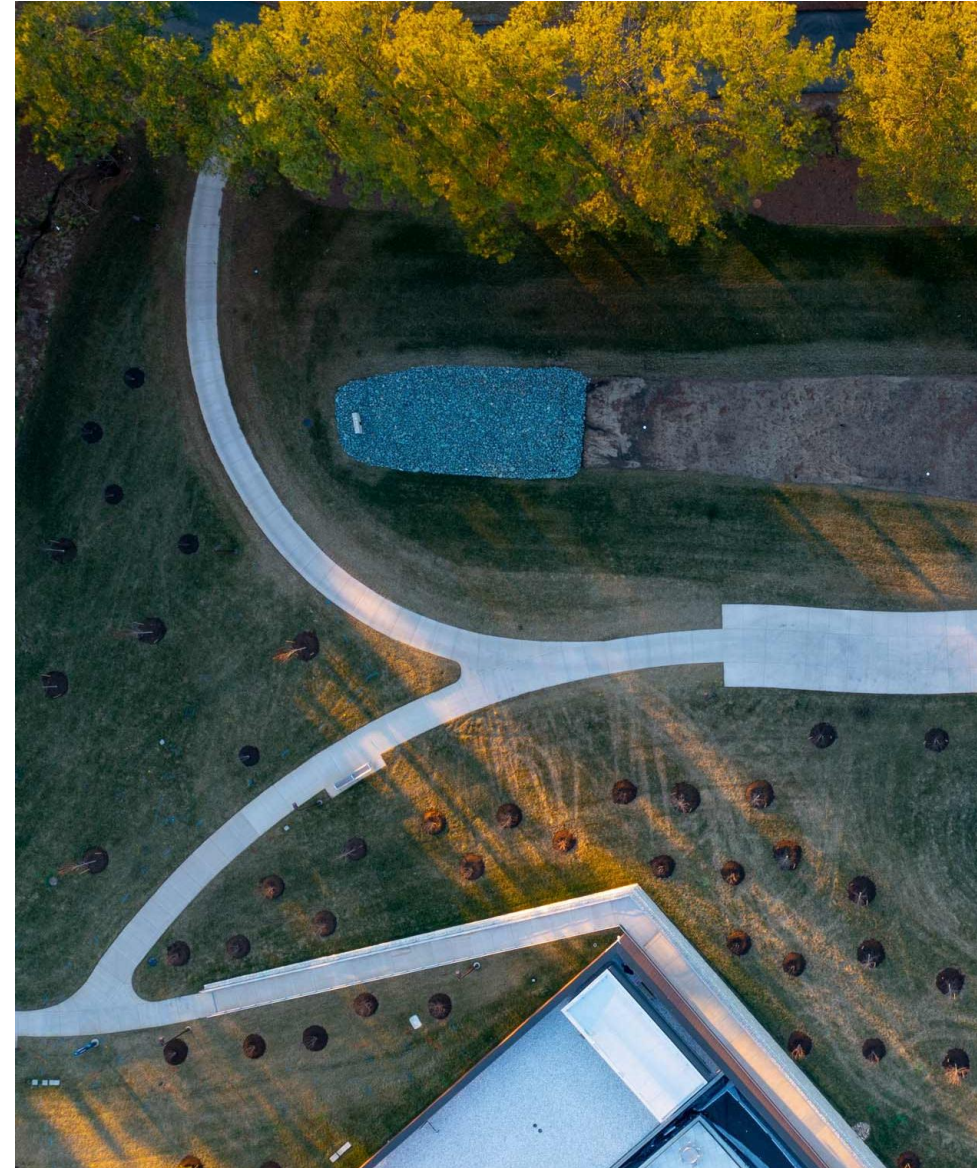
## Mission & Vision

**Mission:** OUBO 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.

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## Core Business

The majority of our work involves the technical **review** and **permitting** of design documents as well as the on-site **inspection** and **occupancy** evaluation of construction projects. The following pages highlight some of our projects from this past year.

**Between July 2021 and June 2022, OUBO:**

**Reviewed**

***885 submittals***

**Issued**

***248 permits***

**Performed**

***614 inspections***

**and Evaluated**

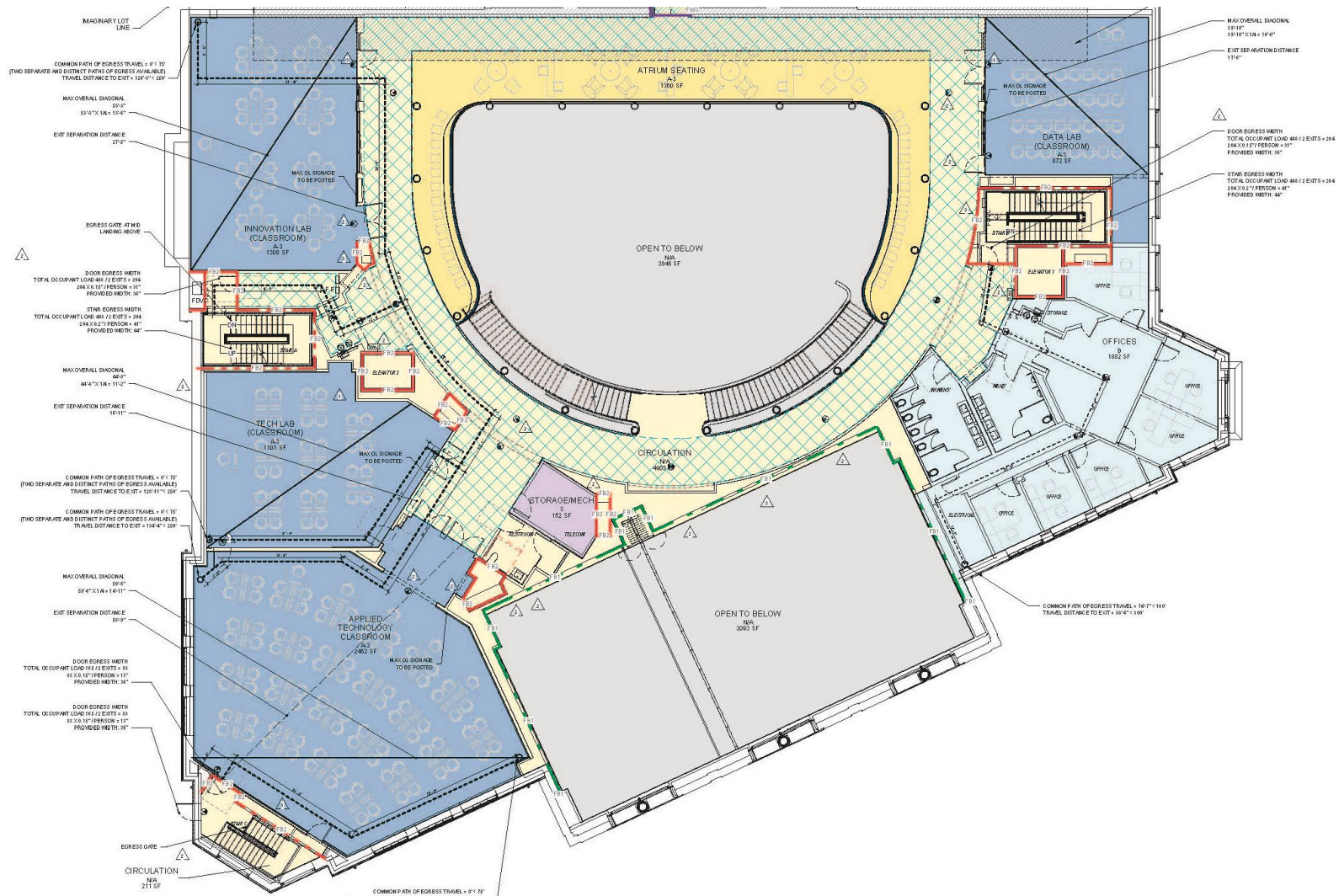
***162 occupancies***

**for ongoing design and construction of**

***\$1.9 billion<sup>1</sup>***

# Review

Our team reviews capital construction projects at several phases during the design process: schematic, preliminary, and construction documents. This iterative and collaborative review process helps ensure alignment between design professionals and adopted codes and standards, particularly when working on existing and historic buildings, like the McIntire expansion at Cobb Hall and Shumway Hall.



# Review

Our review work this year included projects from all over the University: student housing at Brandon Avenue, an expansion to the Encompass Hospital at Fontaine, academic renovations at the Physics building, the repurposing of Wyllie Hall at UVA Wise, and the Football and Olympic Sports buildings in the Athletics Precinct.



# Permit

After extension demolition and site development at the Emmet-Ivy corridor, both the School of Data Science and the Hotel and Conference Center were permitted for construction this past year. A significant utility project that brings low-temperature heating and chilled water as well as electrical and data to the Emmet-Ivy site was also permitted.



# Permit

Our approach to permitting responds to current design and construction practices, including design-build and construction-management delivery models. We regularly issue permits for early site or structural packages; we also review and permit changes after the start of construction when design changes are made in response to owner requests.



# Inspect

Our team of architects, engineers, and inspectors perform field-inspections on the projects that they review. This approach facilitates both detailed and streamlined inspections since we are familiar with the code and constructability challenges that arose during the design process.



# Inspect

With large capital projects, we are frequently on-site performing inspections multiple times a week. This provides the project team a consistent inspection time that can be tailored to the work they completed in a given week. We find this method works best for multi-year projects and is characteristic of how we are inspecting the Inn at Darden, Alderman Library, and Contemplative Commons this year.



# Occupy

Issuing a Certificate-of-Use-and-Occupancy (CUO) is an exciting moment in the life of a project. After years of planning, design, and construction, the CUO represents that the building is code-compliant and ready for public use. This past year the Student Health building on Brandon Avenue received its initial temporary CUO shortly before students returned for the fall semester.



# Occupy

Large capital projects are not always completed on all levels or in all areas at the same time; equipment may take months to set up and test or portions of a building may be shelled for future build-out. We have a flexible approach to issuing occupancy for portions of buildings that ensures code compliance for public-areas at the same time recognizing these nuances to modern, complex buildings.



# 2030 Plan Alignment

Our location - physically situated on Central Grounds in Charlottesville - enables us to align with the Vision and Strategic Goals of the University's 2030 Plan. The snapshots below illustrate some of the many ways we are integrated into this Great and Good University.

## Strengthen our Foundation

### Attract and support talented and passionate staff

Coming to work at OUBO means joining a team that is committed to continuous improvement as part of our daily job. Whether we are taking courses to cross-train in technical disciplines other than our primary discipline or are learning about updates when the Building Code changes to a new edition (as it did last year), we are constantly growing in knowledge and talent to support our broad customer base.

## Cultivate Community

### Welcoming and Inclusive + Living our Values

Throughout the year, our team participated in the development of the Inclusive Excellence Plan within the Senior Vice President for Operations' portfolio. We also partnered with Facilities Management to give input into their new mission statement.

We live our mission to "promote a high quality, healthy, safe, and accessible built environment." Toward that end, every three years the University's Facility Design Guidelines (FDG) are updated to reflect best practices in design, operation, and maintenance at UVA. Our team acts as the general editor of the FDG, which means we solicit, consolidate, edit, and publish the hundreds of suggestions from across the University each cycle.

## FACILITY DESIGN GUIDELINES

*University of Virginia Facilities Management & University Building Official*



Thirteenth Edition – December 2021



## Enrich and Improve Lives

### Working across departments, schools, and disciplines

Given our role in ensuring code compliance for all academic and UVA health buildings, we are always working across departments for the betterment of the University. This includes collaborating with the UVA Health Facilities team to streamline their life-safety plans, partnering with the Office for Sustainability to ensure projects' early engagement with the Green Building Standards, or connecting students with UVA masons to learn historic techniques for constructing a brick arch.

## Synonymous with Service

### Cultivate Community

Individuals on our team serve the University, the surrounding community, the state, and others in a variety of ways. Several of our engineers sit on technical committees within Facilities Management. Architects serve on the International Code Council's *Evaluation Service* to help evaluate new products for building code compliance. We act as the liaison to the State Fire Marshall in order to help projects coordinate with requirements from that agency. And we serve on a variety of both national and local organizations, the *Construction History Society of America* and *Land-Use and Environmental Planning Committee* to name a few.

# Images & Credits

| Page       | Location                     | Credit                    |
|------------|------------------------------|---------------------------|
| Cover      | UVA Orthopedic Center        | UVA Facilities Management |
| Page 1 & 2 | UVA Orthopedic Site          | UVA Facilities Management |
| Page 3     | McIntire Life Safety Drawing | UVA Facilities Management |
| Page 4     | Physics Interior Rendering   | UVA Facilities Management |
| Page 5     | School of Data Science       | UVA Facilities Management |
| Page 6     | Contemplative Commons        | UVA Facilities Management |
| Page 7     | Lambeth HVAC                 | UVA Facilities Management |
| Page 8     | Inn at Darden                | Michael Matthews          |
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| Page 12    | ARCH 7616 student project    | Benjamin Hays             |
| Page 13    | Alderman Library             | UVA Facilities Management |

## Footnotes

1. UVA Facilities Management annual report
2. *Realizing High-Performance Buildings by Engaging Code Officials Early in the Process*. White paper by the National Institute of Building Sciences National Council on Building Codes and Standards. 2018.

