

## OFFICE OF UNIVERSITY BUILDING OFFICIAL

2023 - 2024 ANNUAL REPORT

# POWER THE POSSIBLE



## OUR HISTORY

## MISSION

THE OFFICE OF THE UNIVERSITY BUILDING OFFICIAL STRIVES FOR EXCELLENCE THROUGH SOLUTION BASED PROFESSIONAL SERVICES ADVANCING THE QUALITY, VALUE, ACCESSIBILITY, HEALTH, AND SAFETY OF OUR UNIVERSITY COMMUNITY.

## VISION

TO BE A CREATIVE PARTNER COLLABORATIVELY SEEKING THE BEST SOLUTIONS FOR THE UNIVERSITY.

The Restructured Higher Education Financial and Administrative Act of 2005 and the Management Agreement with the Commonwealth of Virginia granted the university authority to designate its own building official. The office was created as a result of Mason attaining Tier III Management Authority by the Commonwealth of Virginia and approved through resolution in November 2020 by the Board of Visitors. Formal delegation of building official authority was transferred from the Division of Engineering and Buildings to the University Building Official in March 2022.

The Office of University Building Official first day of operations was March 14, 2022. The Office of University Building Official is charged with administering the Virginia Uniform Statewide Building Code (USBC) for all construction on all Mason owned facilities across the Commonwealth, including campuses in Manassas, Fairfax and the greater Washington, D.C. metro areas.

With establishment of our office this provided Mason the opportunity to impact positive change and foster community- wide dialogue around code compliance, safety, and accessibility.





“Campus wide accessibility is a major goal, requiring more than meeting codes or standards but exceeding them to become inclusive for everyone to enjoy this beautiful campus”

**DAVID M. KIDD**  
Building Official

## OUR TEAM >>>>>

The University Building Official, David M. Kidd holds a reporting and policy relationship to the Board of Visitors and the University Senior Leadership. The role of the Office of University Building Official is a critical component of the project execution cycle that includes master planning, capital and non-capital planning, procurement, project management, design and construction.

With the creation of our office we expedite design review, permitting, and inspection processes, but more importantly we provide on-site solution based collaboration with Mason Departments and stakeholders. Our main focus aligns with the University mission to create a welcoming, inclusive, safe environment and sustainable buildings for everyone to enjoy.

# OUBO TEAM

Our highly qualified team of six dedicated engineer plan reviewers, inspectors and permit administrator have 138 years of combined experience in design, building, inspections and construction. The Team's cross-trained to serve as primary liaison with outside regulatory agencies on code issues that affect the design, construction, and approval to occupy new university facilities or maintain existing ones.

We continue to create, redesign, update, and sometimes replace steps within each of our processes, forms, and website to improve the services that we provide. All aspects of our departmental processes are being evaluated through the lens of how we can realize our full value and service potential to all stakeholders.



**19** PROFESSIONAL MEMBERSHIPS

REPRESENTED  
MASON AT

**10**

PROFESSIONAL  
CONFERENCES

**2**

MASTER CODE  
PROFESSIONALS

(Highest level of Building Code  
Certification)

**273**

HOURS OF ANNUAL  
PROFESSIONAL  
DEVELOPMENT  
COMPLETED

OVER

**105**

CERTIFICATIONS



# OUBO SERVICES

The 2024 Annual Report provides information utilizing metrics identifying service functions including construction plan review, permits and inspections from the initial stages of operations. Having the Office of University Building Official on campus provides increased service response resulting in improved project schedules and constructability.

To help facilitate on-time and within-budget project delivery, the Office of University Building Official collaborates with project stakeholders from the university community throughout the duration of the project to identify potential code issues early and provide solutions-based dialogue.

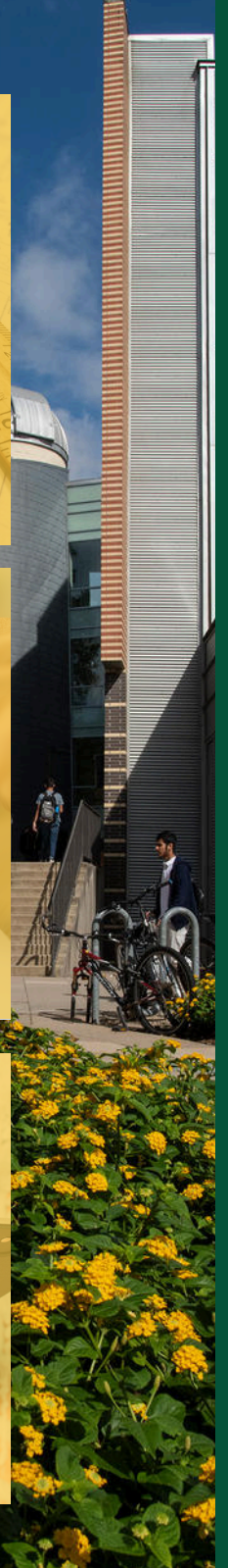
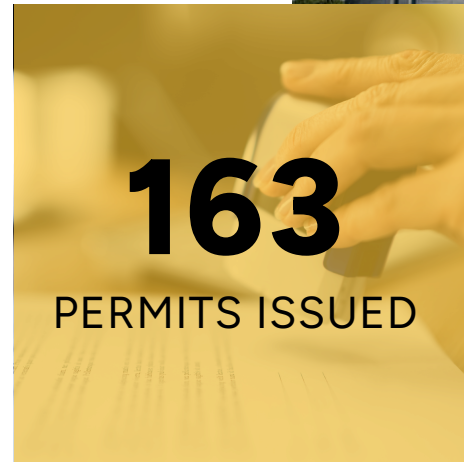
## OUR PRIORITIES

» **SPEED  
OF DELIVERY**

» **EARLY  
INTERVENTION**

» **SOLUTION  
DRIVEN**

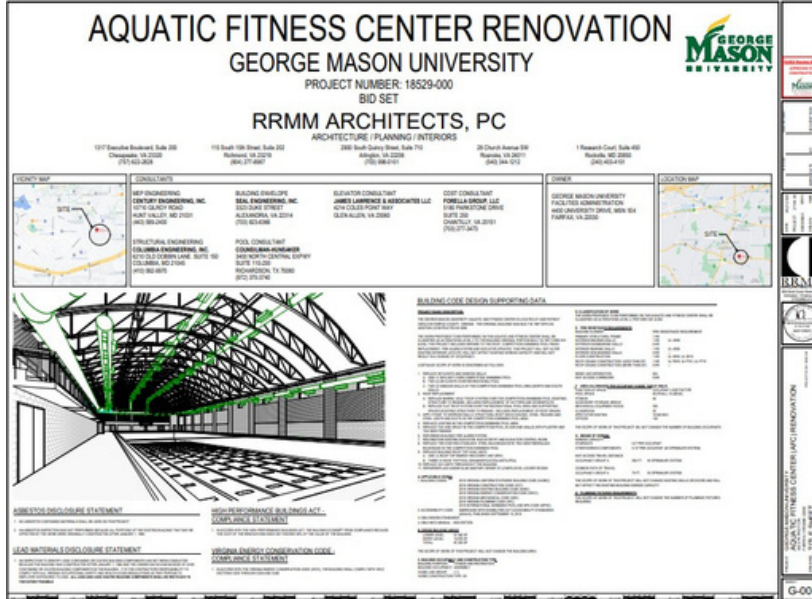
» **COLLABORATIVE  
APPROACH**



# PLAN REVIEWS

Having technical expertise and deep knowledge of Mason facilities means we identify problems and provide fast quality solutions. As Licensed professionals we hold the highest standard of integrity to ensure conformance with federal and state codes plus university standards.

When plans are reviewed by discipline specific professionals, we identify potential issues in projects that often don't reveal themselves until the end of the construction process, we then work with the design team and project management to ensure project success while meeting codes. On average our team of reviewers perform plan reviews daily and have completed 100% of reviews prior to project deadlines.



## OUR NUMBERS

3

### PRELIMINARY DESIGNS

3 AVG. REVIEW DAYS

212

### WORKING DRAWINGS

9.67 AVG. REVIEW DAYS

69

### ADMINISTRATIVE REVIEWS

4.69 AVG. REVIEW DAYS

5

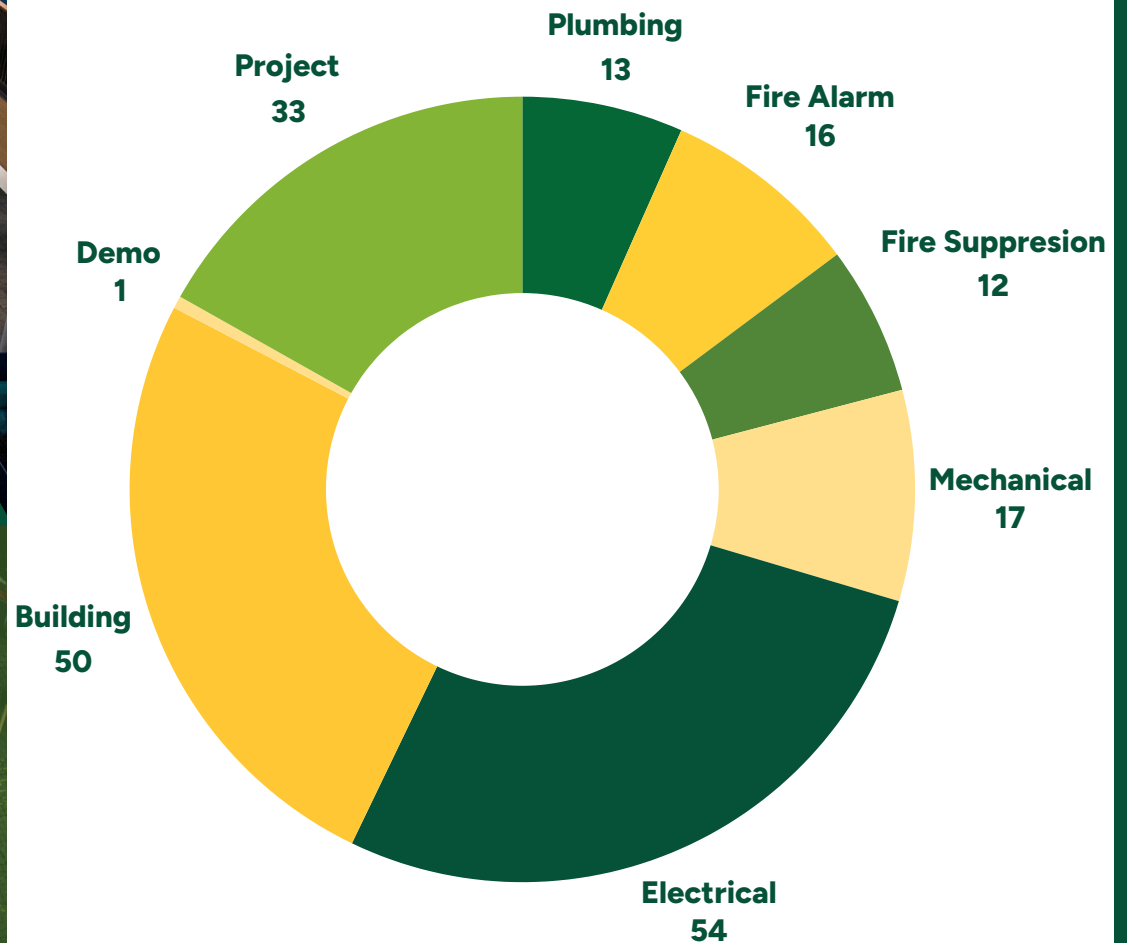
### SCHEMATIC/CONCEPT/ RE-EVALUATION DESIGNS

5.68 AVG. REVIEW DAYS



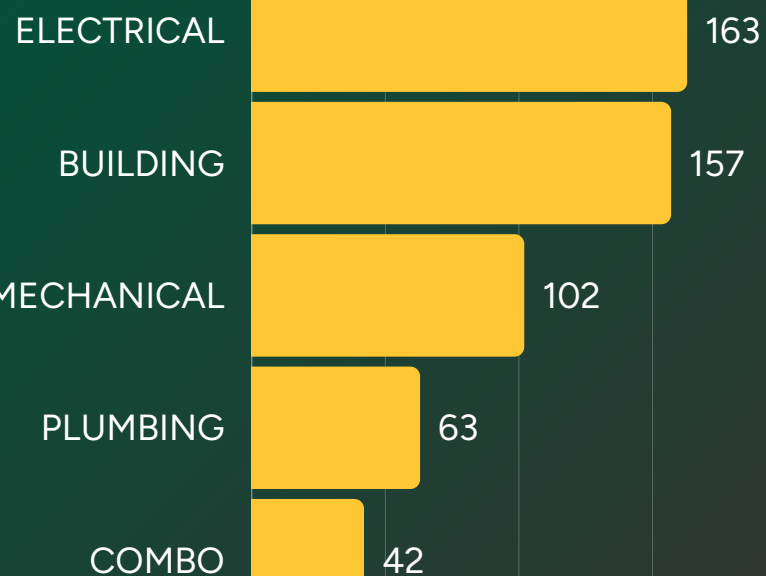
# PERMITS

While most building permits issued are for renovation work or new construction, we also issue demolition permits, early-site, foundation or structural work, temporary structures, and small projects. To expedite the start of construction on projects our office strives to provide excellent customer service and responsiveness.



PERMIT APPLICATION  
APPROVALS GRANTED IN  
**AN AVERAGE OF  
0.3 DAYS**

LICENSE VERIFICATIONS  
GRANTED IN  
**AN AVERAGE OF  
1.5 DAYS**



OUR NUMBERS



# INSPECTIONS

The inspection program provides customer-focused services through collaboration and clear communication with project managers, construction field representatives and contractors. Our on-site inspection team provides immediate response to inspection requests to ensure compliance with life safety, accessibility, structural, mechanical, electrical, and plumbing codes.

In addition, we are able to share our expertise with contractors and provide solutions for issues that may arise during the project inspections to avoid delays and cost to projects.

0.24  
DAYS

TO ASSIGN  
INSPECTOR

0.58  
DAYS

TO SCHEDULE  
INSPECTION

1.89  
DAYS

FOR  
INSPECTION



# TRAINING VALUE TO MASON

“

When working with clients and stakeholders we believe it is important to educate and train our customers and colleagues while seeking feedback for improvement of services

”

**DAVID M. KIDD**  
Building Official



The Office of University Building Official plays a crucial role in assisting project managers, architects, engineers and contractors performing construction in new and existing facilities. Our highly qualified team exemplifies lifelong learning and strives to stay current on building codes and industry standards to better serve the University as code professionals. The Office of University Building Official provides training opportunities to all stakeholders.

## The OUBO Training

- **3 Training sessions** offered by OUBO in support of Building Safety Month:
  - Building Code Updates & American Disabilities Act Compliance
  - Roofing & Special Inspections
  - Question & Answer Session with Panel of Mason's Building and Compliance Stakeholders
- **125 Attendees** (project managers, architects, engineers, contractors, construction inspectors, emergency management personnel, information technology personnel, and facilities maintenance trades staff ).
- Scheduled **individual meetings** with term Contractors.
- **54 project meeting requests** with project managers, architects, engineers, contractors, and construction inspectors.
- Training provided **over 48 hours** of continuing education credits to Architects & Engineers.



# COLLECTIVE CONNECTIONS

The OUBO supports the creation of vibrant campuses that foster, enrich and creates inclusive communities through enforcing the highest standards of code enforcement on the George Mason campuses.

We have established ongoing meetings with stakeholders, University Departments and Partners to continue working toward improvement of services through partnerships, training and collaboration.

## OUR PARTNERSHIPS

- UNIVERSITY SENIOR LEADERSHIP
- BUILDING/SAFETY COMPLIANCE COMMITTEE
- ADA COMMITTEE
- FACILITIES LEADERSHIP TEAM
- EMERGENCY MANAGEMENT
- PROJECT MANAGERS
- ARCHITECTS, ENGINEERS & GENERAL CONTRACTORS
- VIRGINIA TECH & UNIVERSITY OF VIRGINIA BUILDING OFFICIALS
- FIRE MARSHAL
- VIRGINIA DIVISION OF ENGINEERING & BUILDINGS
- UNIVERSITY DEPARTMENTS







## OUR PURPOSE

- » The OUBO looks to the future by seeking challenges in current processes, questioning current practices and creating opportunities to engage diverse perspectives to improve pathways for the overall safety of our community.
- » Certifications offer OUBO flexibility in succession planning as well as cross-training which provides improved services during limited disruptions or increased workloads. All staff members are encouraged to seek ICC certification as Master Code Professional (MCP), of which David Kidd and Justin Biller currently hold.
- » Partnerships with state & local officials including building officials from Virginia Tech and University of Virginia to foster new or improved relationships which will help the University community thrive through collective connections.
- » We actively encourage constructive observations from all stakeholders with the purpose to provide education and training while gaining insight and feedback for improvements to our methods and service to the University community.

# BENEFITS AND GOALS

The OUBO determination, ability and vision are the driving force in seizing opportunities to create and improve standards of construction for the future of George Mason's continued growth and excellence.



- Accurate, responsive, and effective services to all stakeholders
- Improved quality & accuracy of construction documents
- Reduced liability and fewer change orders
- Greater Energy Efficiency and less utility costs
- Improved construction quality
- Fewer warranty and service calls after completion
- Improved University built environment