Third Party AND the Energy Code

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Agenda

- Current DC Process
- Third Party Plusses and Minuses
- Play a Third Party Game!
- Suggestions for TPP Implementation

Objectives

- Understand the benefits and drawbacks of Third Party

- Understand how one jurisdiction implements Quality Assurance on Third Party

- Identify possible methods to avoid common pitfalls when setting up a new Third Party Program.

What is a Third Party Program?

- A company or organization usually compensated by financial means that certifies to the local jurisdiction a set of plans or a building is compliant with codes or regulation.
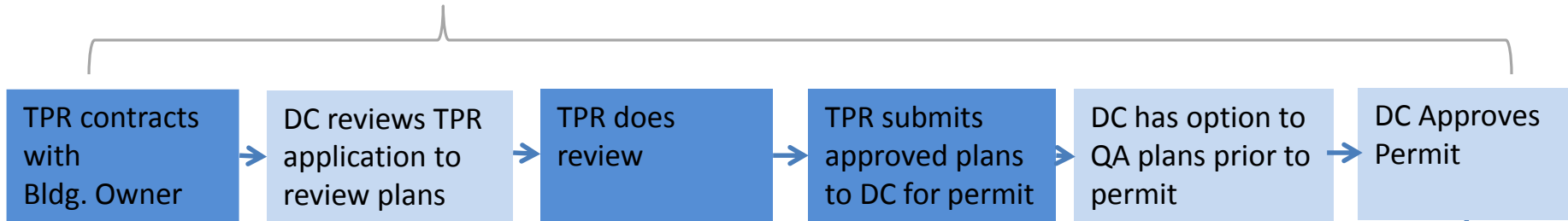
Plusses and Minuses

- Plusses
  - \+ Short lead time
  - \+ Review can occur any time of the week; GC flexibility
  - \+ Reduces burden on the general tax base
  - \+ Potentially more collaborative than punitive

- Minuses
  - – Difficult to Track
  - – Not a lot of time to Quality Assure
  - – Conflict of Interest
  - – Management challenge to coordinate, communicate, and control

DCs Energy TPR/ TPI Process

Plan Review

| TPR contracts with Bldg. Owner | → | DC reviews TPR application to review plans | → | TPR does review | → | TPR submits approved plans to DC for permit | → | DC has option to QA plans prior to permit | → | DC Approves Permit |

GC starts Construction

| TPI contracts with Owner to complete inspection | → | DC reviews TPI application to conduct inspections | → | TPI completes inspections | → | TPI submits inspection reports to DC | → | DC approves CO |

Inspections

Key:
DC = District of Columbia
GC = General Contractor
TPR = Third Party Plan Review
TPI = Third Party Inspection
CO = Certificate of Occupancy

DCs Energy TPI Process: Game Time!

Key:
DC = District of Columbia

TPI = Third Party Inspector

Owner =

Building =

TPI Bid on Time, Max 60 seconds

Gift Card = Payment to TPI

Code Errors =

GC starts Construction

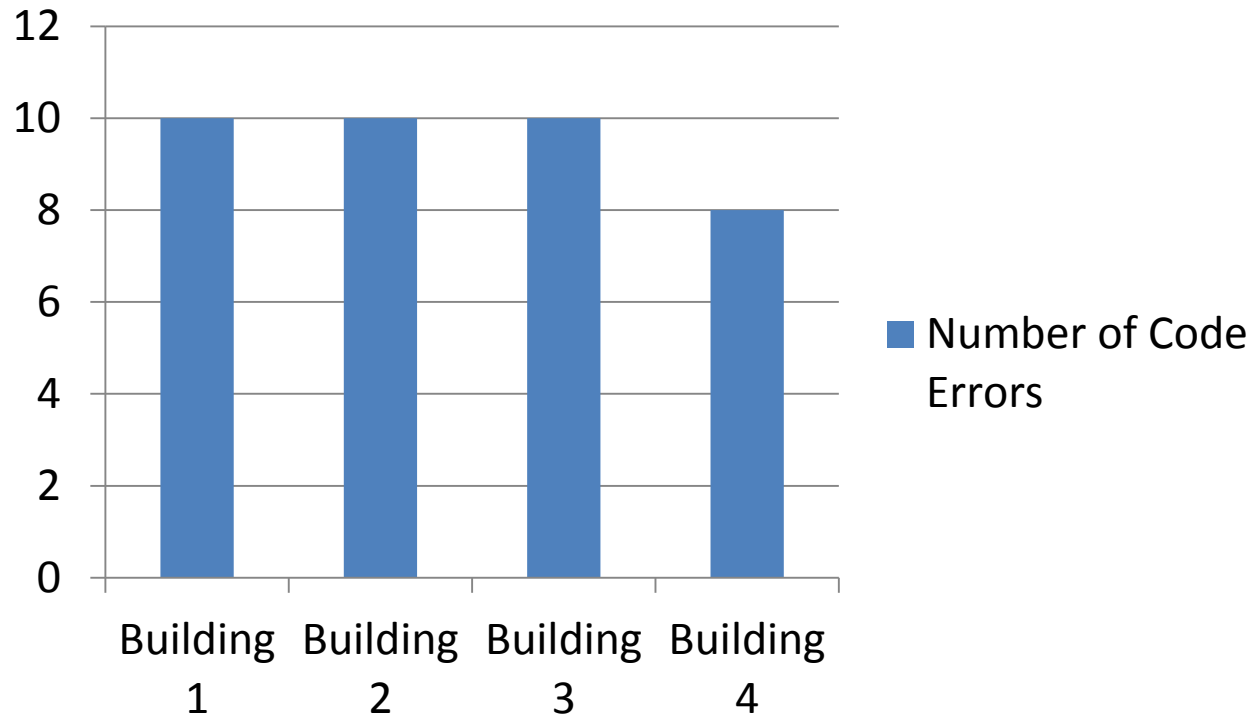| TPI contracts with Owner to complete inspection | DC reviews TPI application to conduct inspections | TPI completes inspections | TPI submits inspection reports to DC | DC approves CO |

DCs Energy TPI Process: Game Time!

Rules of the game:

- Buildings bottoms must stay on the table.
- One skittle may be removed at a time with spoon.
- Inspectors bid on the amount of time to obtain all the errors.
- Maximum bid is 60 seconds.
- Bids submitted face down to owner.
- Code official may work as fast or slow as they want for the same pay.

DC Energy TPI Process

Number of Code Errors

Plusses and Minuses

- Plusses
  + Short lead time

  + Review can occur any time of the week; GC flexibility

  + Reduces burden on the general tax base

  + Potentially more collaborative than punitive

- Minuses
  – Difficult to Track
  – Not a lot of time to Quality Assure
  – Conflict of Interest
  – Management challenge to coordinate, communicate, and control
  – Might result in less rigorous code compliance

New Third Party Program Suggestions

- Have enough staff to quality assure TPP & Energy Code, not just immediate life-safety.

- Create a flow chart of the process & docs.

- Have all Third Parties use common software provided by authority having jurisdiction.
    - Scheduling of inspections and
    - Review of Plans

- Set up comprehensive plan including discipline, expectations, if-then situations etc.

- Expect to do much more communicating

Questions?