This report is intended to review the current state of the Building Documentation Industry based on responses and opinions from stakeholders.
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INTRODUCTION

Introduction

PRESIDENTS MESSAGE

I am pleased to present to you the eighth issue of the USIBD’s Cornerstone Report. This issue of the Cornerstone Report is focused on the State of the Industry. This issue takes a look at some of the broader aspects of Building Documentation such as; what are the most common tools used to perform Building Documentation, at what stage of a project is Building Documentation likely to be performed and what are the most challenging aspects of performing Building Documentation?

The cost of Building Documentation always seems to be at the top of the list of reasons why projects go without proper building documentation. However, you may be surprised to find that the results of our survey point to a couple of other items beating it out.

If you are a service provider do you know who holds the most influence and decision making power on awarding Building Documentation projects? You will see that the answer may depend on at what stage of the project the Building Documentation services are procured. This report will shed some light on both.

We hope you will continue to participate in future Cornerstone Report surveys and invite your friends and colleagues to participate as well. On behalf of the USIBD’s Board of Directors and the Technology Committee, we hope you will enjoy this issue of the USIBD’S Cornerstone Report.

John Russo, AIA
President, USIBD
December 13, 2016
Interpretation of Data

1) THE MOST COMMON TOOLS USED FOR BUILDING DOCUMENTATION

- For projects, the majority of respondents (51.5%) say that 3D scanning is the primary tool for building documentation on projects. Photo documentation is the second most prominent method at 20.3% of respondents, followed by field measurements (10.9) and other miscellaneous methods. 17.1% of respondents use a combination of different technologies. This reflects the diversity in membership of the USIBD and other stakeholders of the Building Documentation process.

2) THE CHAMPIONS OF BUILDING DOCUMENTATION EFFORTS ON PROJECTS

- Understanding who holds the influence and decision-making power on projects is key to winning opportunities to perform Building Documentation on projects. Respondents have indicated that the most common title for a person who pushes for building documentation is tied between the VDC/BIM Manager, and Project Manager (both at 28.1%).

It’s important to understand the distinction here: More often than not, VDC/BIM Managers are involved in multiple projects at a time within their given region or company, however they tend not to make the financial decisions on projects. Project Managers on the other hand are typically based on individual projects at a time, and have full control over the project’s budget, and thus make the final decisions on how much of the budget will be needed to get allocated to Building Documentation.

The next in line is the Architect/Designer at 21.8%. Altogether, construction-oriented decision makers outnumber design-oriented decision makers by a ratio of 2:1.
Owners represent the smallest group of Building Documentation promoters at 9.3%. The Building Documentation industry as a whole needs to do a better job at educating owners on the merits of performing Building Documentation on their projects.

3) THE MOST COMMON STAGE OF A PROJECT AT WHICH BUILDING DOCUMENTATION IS PERFORMED

- The majority of respondents at 50% believe that the best time to document buildings is before construction has started for as-built documentation and renovations. 25% of respondents would prefer to do Building Documentation during the project delivery process, while the rest like to document buildings during both processes, however documentation of the building after construction has been completed has very low representation at 3%.

As an industry, we are still not fully aware of the broad uses cases for Building Documentation technologies. We are still building awareness around what you can do with it, it’s still most commonly looked at as a “BIM tool” for design teams rather than a continuous source of feedback for the ongoing construction process that includes various use cases such as quality control and building code compliance.

4) THE MOST COMMON TYPES OF BUILDINGS BEING DOCUMENTED

- USIBD members document a wide variety of building types, however Office Buildings represent the largest number of projects that are documented, followed by education and healthcare. Less common are Science/Biotech and warehouses, followed by high rises, transportation facilities and datacenters.
INTERPRETATION OF DATA

5) REASONS FOR NOT PERFORMING BUILDING DOCUMENTATION

• The lack of education on the technology, and disagreement on the perceived lack of ROI is cited as the majority reason for why projects go without proper building documentation, at 50.0%. The second biggest reason has to do with actual absolute cost for performing Building Documentation in the first place at 25%. Negative experiences with previous projects represents a minority at 3.1%.

6) MOST COMMON COORDINATE SYSTEMS FOR DELIVERING DOCUMENTATION

• State Plane Coordinates are the top delivery method at 31.2%, however a close second is an agreed-upon 0,0,0 origin at 29.6%. Alignment to an existing model or CAD drawing represents 20.2% of projects, while the rest at 15.6% use different methods depending on project requirements.

   It is interesting to note that State Plane Coordinates continue to be commonplace, despite popular modeling software such as Revit being unable to handle large coordinate transformations very well.

7) MOST CHALLENGING ASPECTS OF BUILDING DOCUMENTATION

• Modeling is viewed as the toughest aspect of Building Documentation, hence the need for the LOA (Level of Accuracy) specification that has been developed by the USIBD Standards Committee. Other common responses include keeping actual costs within budget, ensuring smooth field coordination/communication, and delivering things on schedule. The most common user-entered custom responses were maintaining expectations with clients, and convincing clients to perform Building Documentation in the first place.
8) WHO ARE OUR STAKEHOLDERS?

### INDUSTRY TYPE

- **Service Provider**: 27%
- **Architect**: 19%
- **Surveyor**: 17%
- **Contractor**: 17%
- **Engineer**: 6%
- **Software Provider**: 3%
- **Other**: 11%

### COMPANY SIZE (# OF EMPLOYEES)

- **100+**: 38%
- **1-25**: 47%
- **51-100**: 9%
- **26-50**: 6%
INTERPRETATION OF DATA

REGIONS REPRESENTED

- International: 13%
- Canada: 3%
- US - Southwest: 28%
- US - Northeast: 19%
- US - Midwest: 12%
- US - Northwest: 6%
- US - Southeast: 19%
- Canada: 3%
- International: 13%

POSITION WITHIN COMPANY

- Executive/Owner: 45%
- Manager: 38%
- Technician: 8%
- Other: 9%
Contact Information

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