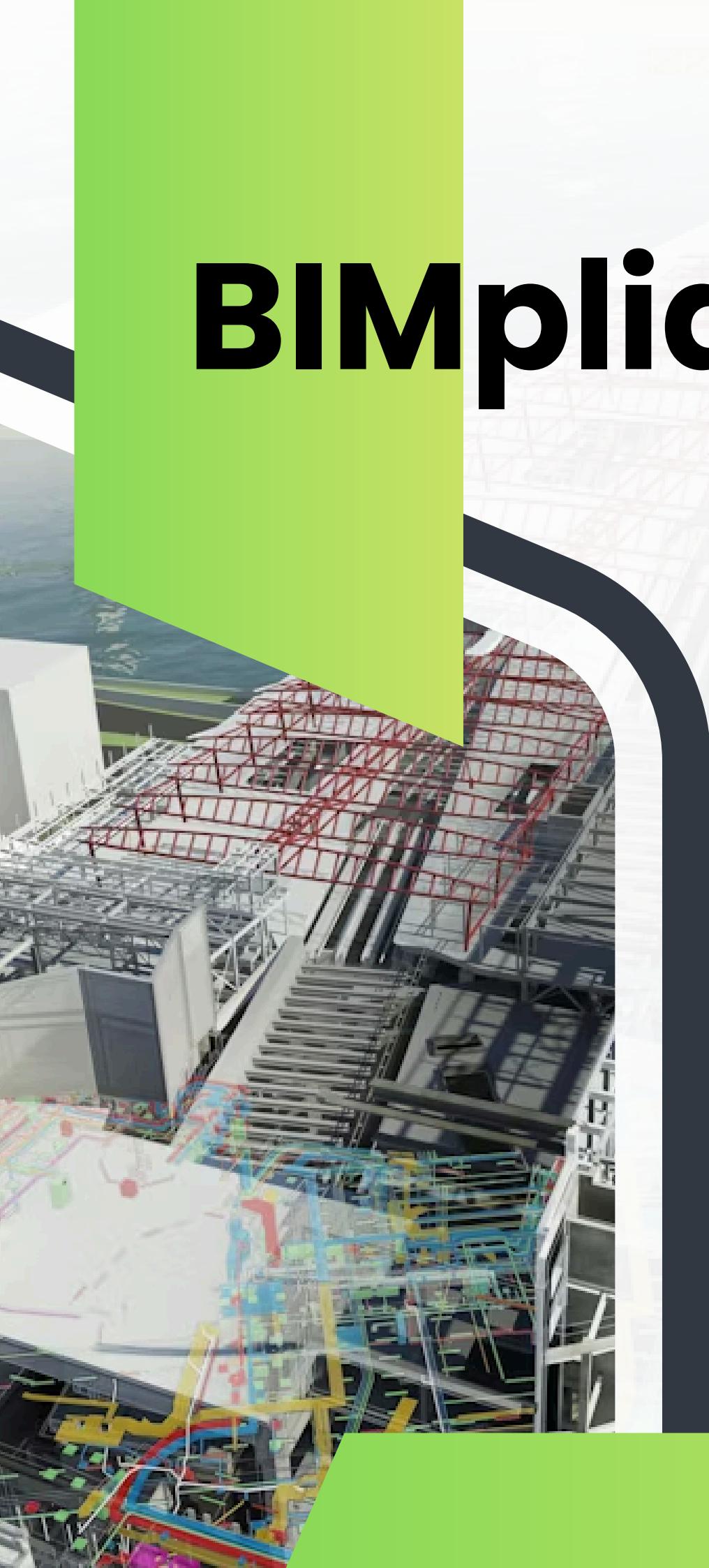


# BIMpliance

## Read Inside:

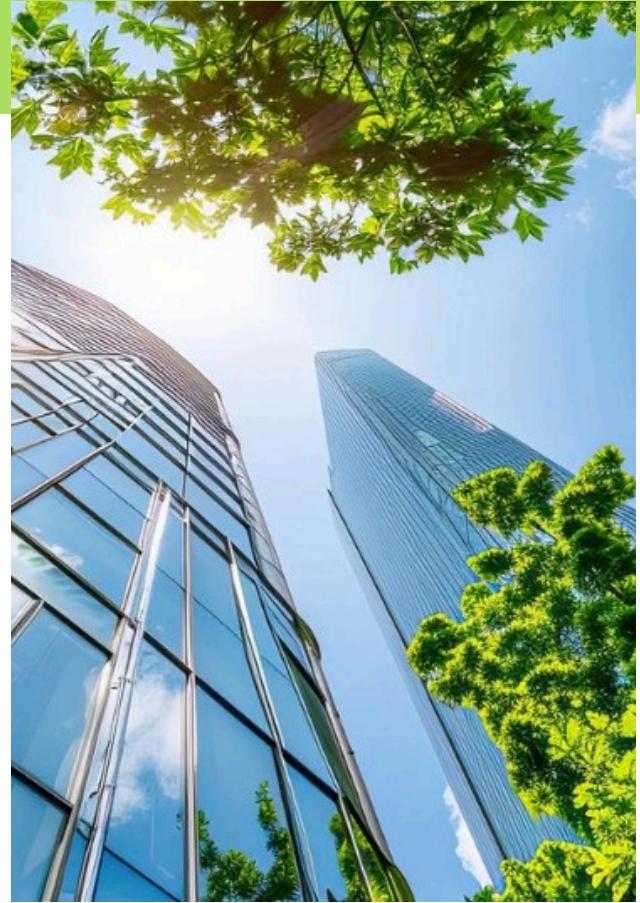
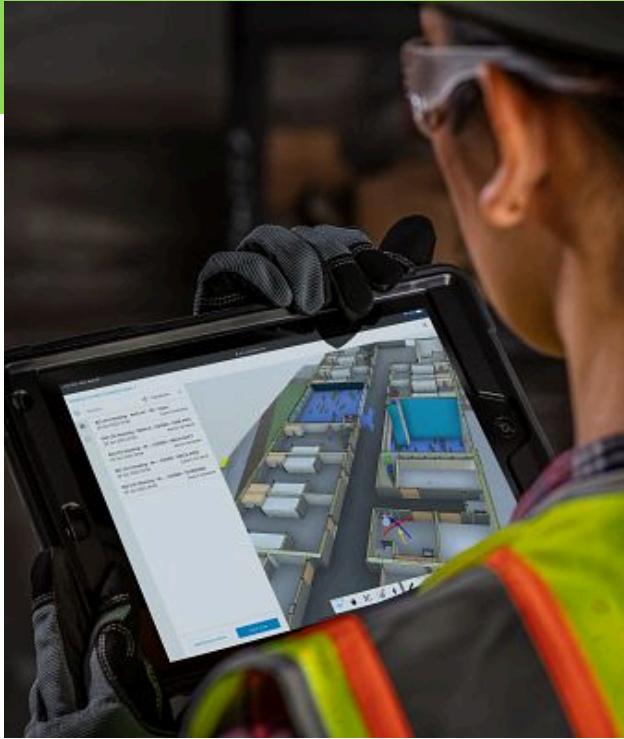
- Key Observations
- How BIM Aids Building Compliance
- Implementations
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- Significance





In today's ever-evolving U.S. construction environment, compliance can no longer be simply measured in regards to the building codes that must be followed; it is essential to quickly comply with safer, more sustainable, more precise value systems. As codes, such as **IBC**, **IECC**, and **ADA**, are increasingly enforced, Building Information Modelling (BIM) plays a very pivotal role in modern compliance. It enables engineers, architects, and code consultants to check, document, and coordinate every element on the project before any beam is set on site.





## Key Observations

- The **Building Code & Compliance Services** sector in the **United States** is projected to be worth **\$10.2 billion (2025)** with a continuing projected growth of **9% CAGR** over the next seven years, driven by sustainability goals and digital plan review requirements.
- Over **98% of large AEC firms** and many engineering consultancies are using BIM on more than **50%** of applied projects for more accurate and efficient design and code checking.

The United States General Services Administration (GSA) now requires **BIM deliverables (native + IFC)** for all federal projects and is effectively standardising digital compliance processes across the country.



# How BIM Aids Building Compliance



## 1. Automated Code Checking

BIM-rule engines analyse models for compliance with ADA, Fire Safety, and Egress codes and may shorten plan review cycles by as much as 40%.

## 2. Clash Detection and Early Resolution

Detecting clashes between the MEP, structural, and architectural design elements decreases costly mistakes in the field. DBIA data research shows that for every dollar spent on BIM coordination, there is an average savings of nine to eleven dollars.

## 3. Streamlined Permitting

BIM files that were verified digitally will get designs provincial approval quicker and reduce permitting time by 30% from when you are working under the GSA and state process.

## 4. Energy and Performance Validations

Integrations with EnergyPlus or IES allowed verification of compliance with the IECC (and possibly state energy codes) and license documentation for sustainable certifications.

## 5. Accessibility and Life-Safety

The BIM model validates the ADA routes, egress flow, and safe zones in real-time and avoids non-compliance before construction begins.

# BIM Implementations

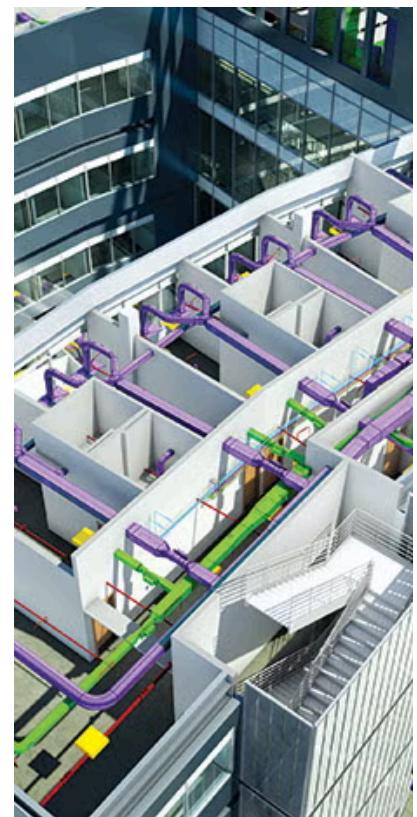
## GSA Federal Projects

The GSA mandates federated BIM submissions for multiple facilities and expects metadata to verify compliance, energy performance, and FM handover. Project teams using these standardised BIM models have seen review of plans approved for construction begin 20-30% faster than similar projects using more traditional means



## Healthcare ADA Frameworks

Through academic literature/studies and proof-of-concept projects in U.S. hospitals, semi-automated checks for dimensions in restrooms and corridors and accessibility in emergency egress have been utilised with BIM. Results show most of the accessibility non-conformities identified occurred at the design phase, rather than well into the construction phase, when it could incur substantial change costs.



## Haskell / DBIA BIM ROI Study

Large-scale design-build projects not part of FEMA assistance, using BIM for compliance, reduced the number of RFIs by more than 60% and the number of field change orders by 50%. This significantly reduced project costs, project schedule risk and resource waste

## Commercial Retrofit Projects

Projects with Tejji Inc. and various contractors who engaged in the BIM method of coordination of HVAC, lighting, and structural and other components significantly reduced the potential for clashes and conflicts across disciplines. These BIM-coordinated projects saved weeks of reconstruction time, also applied for permit-ready documentation after approvals.

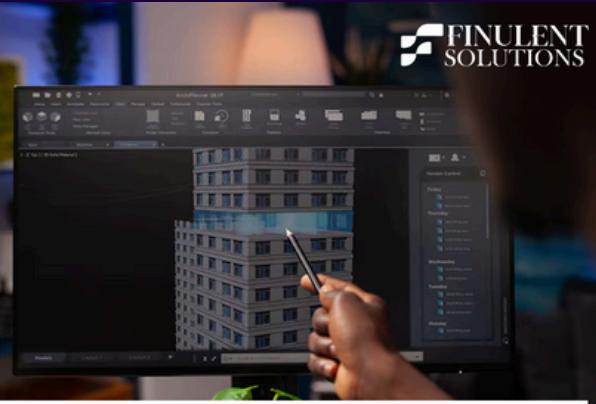
# The Impact

- **Cost Savings:** Organizations cite 10-20% savings in construction costs on large projects because of early clash detection and rule-based code checking.
- **Time Savings:** Automating compliance checks with BIM can reduce the permitting cycle time by a number of weeks and save up to 25-30% of the time that permeates the planning phase of working through permitting issues with code officials.
- **Error Reduction:** Studies suggest that BIM-enabled projects have 50-60% fewer RFIs and subsequent field change orders compared to traditional project workflows.
- **Energy Compliance:** When energy modelling tools are used in conjunction with BIM tools, teams can verify if the project complies with IECC/state energy code compliance at least 2-3 weeks sooner than calculating manually.
- **Accessibility & Safety:** The majority of healthcare and public facilities will use BIM for ADA and egress validation. Importantly, during design, BIM resolved nearly 80% of non-compliance issues, thus eliminating costly retrofitting.
- **Adoption Trends:** The overwhelming majority of the top 100 contractors in the U.S. have used BIM-based methods for at least half of their projects, thus instituting BIM as a system for resolving compliance concerns.

# The Significance of Compliance

Building compliance extends beyond compliance; integrity and safety are an assurance of how the designs will be constructed. Using BIM tools and processes as part of a compliance workflow allows project teams in the USA to assess risk, increase efficiencies and shorten approval timelines, therefore establishing a new intelligent and compliant construction paradigm.

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