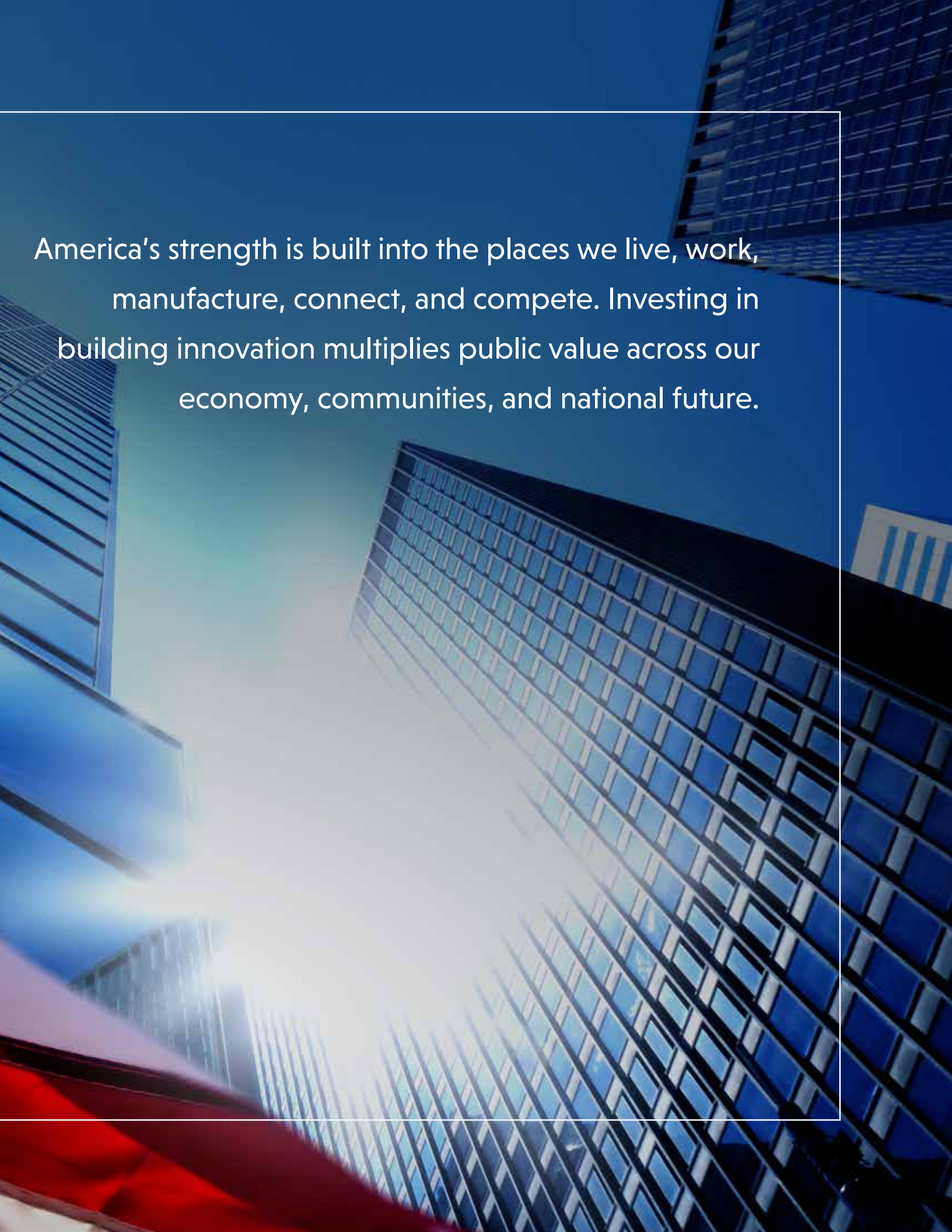


Building Innovation is American Innovation



2025 **ANNUAL REPORT**
to the President of the United States



A low-angle, upward-looking photograph of several modern skyscrapers with glass facades. The buildings are set against a clear blue sky. A very bright sun is positioned in the lower-left quadrant, creating a large, intense white and yellow flare that radiates across the scene. The perspective makes the buildings appear to converge towards the top of the frame. A white rectangular border is superimposed over the upper half of the image, containing the text.

America's strength is built into the places we live, work,
manufacture, connect, and compete. Investing in
building innovation multiplies public value across our
economy, communities, and national future.



Dear Mr. President,

The National Institute of Building Sciences is honored to submit its 2025 Annual Report. Congress created NIBS with the statutory mission to promote and protect the public interest by advancing America's built environment. We stand by our mandate to serve the nation by streamlining the adoption of innovation and applied research through the evaluation of building technologies, the development of performance criteria and standards, by investigating critical needs, and assembling, storing, and disseminating technical knowledge. That mandate remains urgent as America faces interconnected pressures across housing, infrastructure, public safety, workforce capacity, and technology adoption.

The systems on which communities depend must be safer, more reliable, more adaptable, and more affordable. Progress requires a neutral institution that can unite public agencies, private industry, researchers, standards bodies, and practitioners around practical paths from innovation to implementation. This report presents how NIBS advanced that responsibility in 2025 through three priorities: affordable housing, system-of-systems resilience, and public safety. It also documents the partnerships, research, standards work, policy engagement, and workforce initiatives that translate technical progress into public value.

In affordable housing, NIBS launched the Housing System Certification Program to create a performance-based pathway for innovative housing systems. In system-of-systems work, NIBS helped federal and industry partners strengthen digital infrastructure, data interoperability, lifecycle decision-making, and responsible artificial intelligence adoption. In public safety, NIBS continued its technical and policy leadership in earthquake, windstorm, mitigation, and functional recovery. These efforts return NIBS to the center of its congressional purpose: evaluate innovation rigorously, build consensus across sectors, and accelerate adoption so that research and investment produce safer, more resilient, higher-performing outcomes for the American people.

The value extends beyond buildings. Reliable infrastructure protects commerce. Resilient communities reduce disaster losses. Better housing systems expand opportunity. High-performing facilities improve health, productivity, and long-term operating value. The resources invested in moving innovation into practice generate returns across every sector of the economy. We respectfully submit this report and reaffirm NIBS' commitment to serve as the nation's independent authoritative source of findings, recommendations, and advances in building science for our nation.




George Guszcza
President & CEO
National Institute of Building Sciences




Charlie (Chuck) D. Curlin, Jr.,
PE, CEM, CPD
Chair
National Institute of Building Sciences

Contents

Executive Overview	9
Advancing Building Science. Strengthening America.....	10
National Challenges and Opportunities	13
Infrastructure and Building System Trends	14
Housing and Community Development.....	16
Federal Policy Landscape	19
Government Affairs.....	20
Affordable Housing	23
Housing System Certification: Advancing Innovation to Address the Nation's Housing Challenges.....	24
System of Systems	29
NIBS and NAVFAC Advance AI Adoption for Naval Facilities	30
Sustainable Facilities Tool (SFTool).....	31
Centralized BIM Transportation Library (CBTL)	32
Data-Centric Owners Drive Digital Transformation	33
Workforce Development	35
Training and Professional Development.....	36
Building Commissioning Professional Certification Modernization	37

Bridging Industry and Innovation 39

Building Innovation 2025: Advancing Resilience Through Collaboration.....40

Healthy Building Summit41

Design-Build Institute of America (DBIA)42

U.S. Green Building Council (USGBC) Real Estate & Insurance Roundtable at Climate Week NYC42

SAME Small Business Conference43

World Standards Day44

Resilience City Expo44

Volunteer Councils 47

BETEC and Building Enclosure Councils Advance Industry Best Practices.....49

Volunteer Councils.....50

Board of Directors 55

The National Institute of Building Sciences (NIBS) Board of Directors.....56

Our Mission 59

Returning to the Center of Our Mission60

Our Industry Partners62

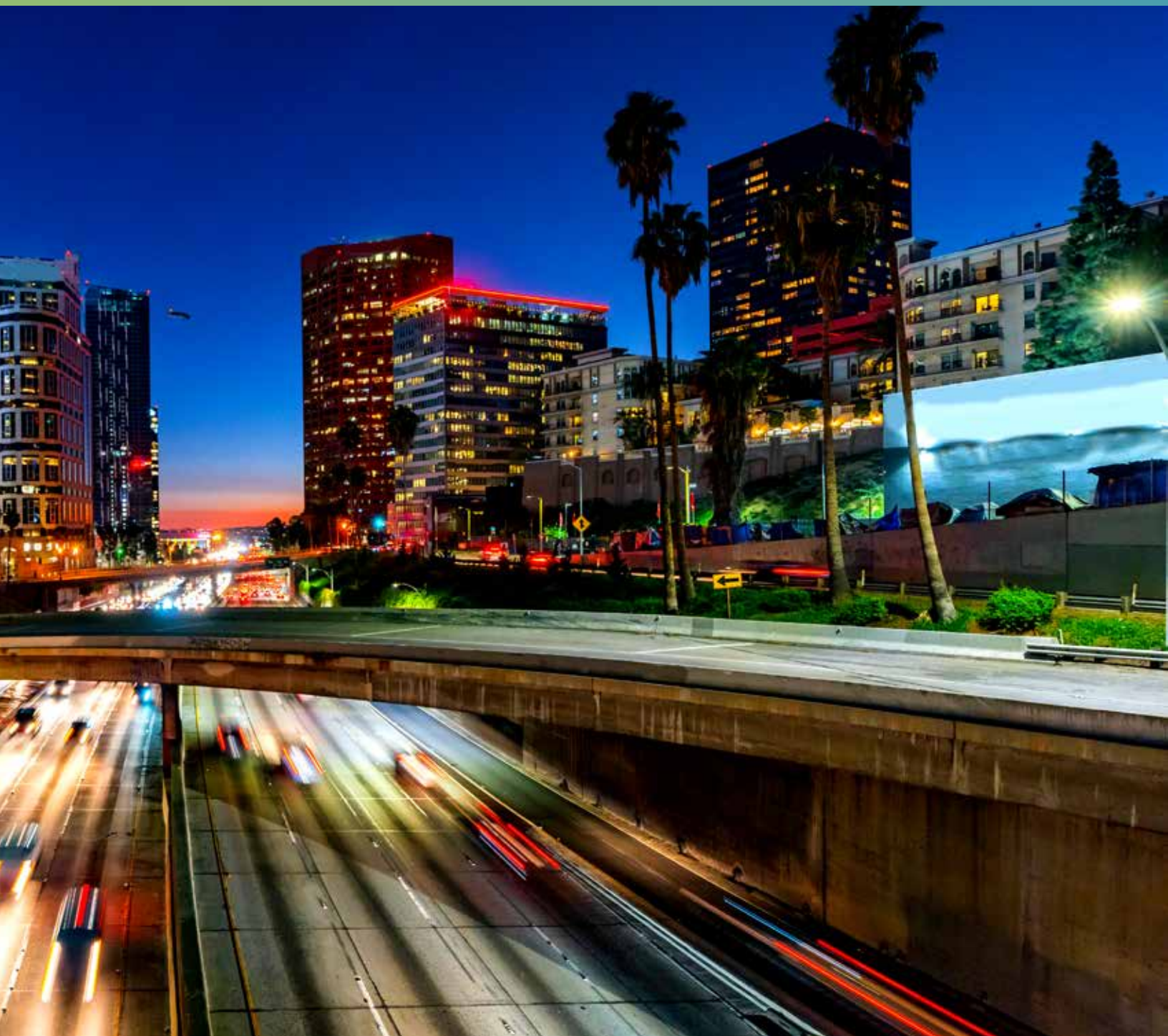
Appendices 65

Financial Summary.....66



Executive Overview

When American ingenuity moves from research into practice, stronger buildings become stronger communities and a stronger foundation for national prosperity.



Advancing Building Science. Strengthening America

Congress created The National Institute of Building Sciences (NIBS) through public law as an independent, nonprofit organization dedicated to advancing innovation, resilience, and performance across the nation's built environment. For more than 50 years, NIBS has advanced its public interest mission by bridging the gaps between government, industry, academia, and professional and nonprofit organizations to solve complex challenges that safeguard and sustain the prosperity of lives, livelihoods, and American communities.

In 2025, NIBS focused on three critical national priorities: Affordable Housing, System-of-Systems Resilience, and Public Safety. These interconnected challenges affect every aspect of the built environment, from housing availability and the reliability of critical infrastructure to the nation's ability to withstand and recover from natural hazards. Through research, standards development, workforce initiatives, policy engagement, and public-private collaboration, NIBS continued to serve as a trusted bridge between innovation and implementation.

A significant milestone in 2025 was the launch of the Housing System Certification Program (HSCP), an initiative to modernize housing delivery by advancing performance-based approaches to housing regulations. In collaboration with industry leaders, manufacturers, developers, code officials, and policymakers, NIBS laid the groundwork for a national certification framework to help accelerate housing production while maintaining high standards for safety, quality, and affordability.

NIBS also strengthened its leadership in resilience and infrastructure modernization. Through programs such as the Building Seismic Safety Council, the Lifeline Infrastructure Hub, and ongoing support for hazard mitigation policies, NIBS advanced efforts to reduce disaster risk, improve functional recovery, and enhance the performance of critical infrastructure systems. These activities reinforce the organization's longstanding commitment to protecting lives, strengthening communities, and protecting economic prosperity.

Recognizing that America's future competitiveness depends on digital innovation, NIBS expanded its work in digital transformation and emerging technologies. Key initiatives included supporting the U.S. Navy's implementation of artificial intelligence for facilities management, advancing the Centralized BIM Transportation Library with the Federal Highway Administration, transitioning and assuming full ownership of the Sustainable Facilities Tool (SFTool), and promoting data interoperability through national BIM standards. These efforts help ensure the built environment can leverage technology to improve efficiency, decision-making, and long-term asset performance.

Throughout the year, NIBS remained a respected, nonpartisan voice in federal policy discussions. The organization supported bipartisan legislation focused on earthquake resilience, disaster mitigation, and community preparedness, and convened stakeholders through congressional briefings, industry forums, and national events. By providing technical expertise and fostering cross-sector collaboration, NIBS helped advance policies that strengthen resilience, support economic growth, and improve public safety.

Workforce development remained a critical area of focus. Through initiatives such as ELEVATE 2025, NIBS brought together government leaders, educators, and industry professionals to address labor shortages, workforce training, and the skills needed to support the next generation of infrastructure investment and innovation.

As America faces mounting pressures from aging infrastructure, housing availability challenges, natural hazards, and rapid technological change, NIBS continues to fulfill the vision Congress set in 1974: serving as the nation's independent convener for building science and innovation. By connecting research to practice, technology to implementation, and stakeholders to solutions, NIBS is helping build a safer, more resilient, and more prosperous future for all Americans.

In 2025, NIBS demonstrated that building innovation is American innovation, advancing solutions that strengthen communities, modernize infrastructure, expand housing opportunities, and improve the systems that support everyday life nationwide.



National Challenges and Opportunities

America's greatest building challenges are urgent but they are also invitations to innovate, invest wisely, and build something stronger.

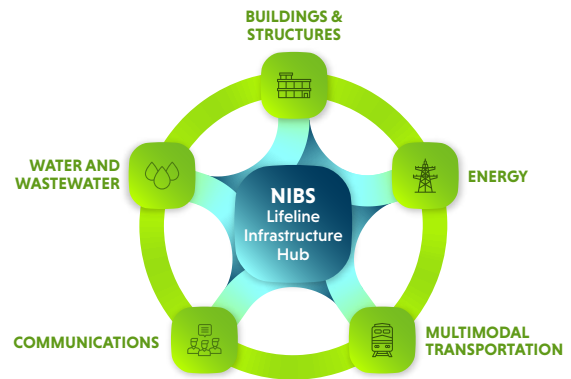


Infrastructure and Building System Trends

Much of the nation's infrastructure was designed decades ago and is being asked to perform under conditions that differ significantly from original design. Transportation networks, energy systems, water infrastructure, healthcare facilities, and public buildings face increasing demands for capacity, reliability, adaptability, and security.

At the same time, digital technologies are transforming how infrastructure is planned, constructed, operated, and maintained. Digital twins, building information modeling (BIM), advanced sensors, and data analytics can improve asset management and enable predictive maintenance. However, fragmented data systems and inconsistent standards continue to limit implementation across sectors.

The ongoing modernization of the electric grid represents a significant challenge. Growing electrification, distributed energy resources, battery storage, and renewable generation require new approaches to system planning and resilience. Future infrastructure investments must focus not only on replacing aging assets but also on creating integrated systems capable of adapting to changing conditions and emerging risks.



NIBS in Action

In 2025, NIBS Lifeline Infrastructure Hub led national discussions on lifeline infrastructure resilience and functional recovery at Building Innovation 2025, where public and private sector experts examined how aging infrastructure systems can be fortified to better withstand and recover from disasters.

Disaster losses continue to increase as natural hazards place greater stress on communities and infrastructure systems. Floods, hurricanes, wildfires, severe storms, drought, and extreme temperatures increasingly expose vulnerabilities throughout the built environment.



The nation's resilience challenge extends beyond emergency response. Effective resilience planning requires proactive risk reduction, adaptation, and continuity of operations. A key priority is shifting from facility-level protections to system-level resilience that considers interconnected infrastructure networks and potential cascading failures across energy, transportation, communications, water, and healthcare systems.

Several strategies deserve particular emphasis:

- Risk-informed infrastructure investment, incorporating future hazard projections and lifecycle cost analysis into capital planning decisions.
- Adoption and enforcement of modern building codes, one of the most cost-effective means of reducing future losses.
- Investment in critical infrastructure resilience, including redundancy, hardening, microgrids, and backup systems for essential services.
- Advanced risk analytics and digital tools that support real-time monitoring, predictive modeling, and improved decision-making.

NIBS in Action



The most resilient communities are those that can anticipate disruptions, maintain critical functions during an event, and recover quickly afterward. In 2025, the fourth year of a five-year cycle, NIBS Building Seismic Safety Council members worked toward these goals by updating the National Earthquake Hazards Reduction Program (NEHRP) provisions, which form the technical basis of ASCE 7, the national standard for seismic design.

Housing and Community Development



Housing supply constraints continue to challenge communities across the country. In many markets, housing production has failed to keep pace with demand, increasing costs and limiting opportunities for households across the income spectrum.

The nation also faces the challenge of an aging housing stock. Many homes were constructed before modern standards for resilience, energy efficiency, and accessibility were established. As a result, communities must address both the quantity and quality of available housing.

Housing resilience has become increasingly important as disasters disrupt communities and prolong recovery efforts. Housing shortages can significantly hinder post-disaster recovery, contributing to displacement and economic instability. Strengthening housing resilience through improved design, construction practices, and hazard mitigation can reduce these impacts.

Emerging approaches such as industrialized construction, modular housing systems, digital permitting, and standardized housing designs offer opportunities to increase production while maintaining quality and safety. Policies that support innovation and streamline housing delivery can help communities meet growing demand more effectively.

NIBS in Action



In 2025, NIBS and strategic partner MODX, created the Housing System Certification Program Committee, some two dozen subject matter experts from radically different institutional vantages — Japanese industrialized housing, U.S. building products, startup and modular manufacturers, integrated multifamily developers, state building code and housing finance leadership, Swedish industrialized delivery, and Congressional testimony, with a mission to create a housing system certification standard by the end of 2026.



The common challenge across infrastructure and housing is the need to manage risk within increasingly interconnected systems. By prioritizing resilient design, modern codes and standards, performance-based investment, and technological innovation, the United States can strengthen the safety, reliability, and long-term sustainability of its built environment. NIBS stands ready to support federal leadership in advancing these objectives through research, standards development, and public-private collaboration.



Federal Policy Landscape

Where national priorities demand safer communities, stronger infrastructure, fiscal discipline, and economic growth, building science turns ambition into achievable outcomes.



Government Affairs

NIBS continued to strengthen its role as a trusted, nonpartisan advocate for building resilience and the built environment throughout 2025. We elevated the voice of the building industry and advanced bipartisan solutions to the nation's most pressing resilience challenges through strategic engagement with Congress, Federal and State agencies, and industry partners.

NIBS continued advancing policies that promote safer, more resilient, and higher-performing communities across the United States. A highlight of the year was the participation of U.S. Secretary of Labor Lori Chavez-DeRemer as a featured speaker at the NIBS Elevate 2025 event on September 4, 2025. Her remarks underscored the critical connection between workforce development, economic growth, and the future of the built environment, reinforcing the importance of collaboration between government and industry leaders.

NIBS also played a leading role during High Performance Building Week by organizing a congressional briefing on June 26, 2025, in partnership with the High Performance Building Coalition. The briefing showcased findings from the 2025 Moving Forward Report, Retrofitting for Resilience, and highlighted strategies to strengthen existing buildings against natural hazards while improving energy performance and long-term community resilience.

Throughout the year, NIBS continued its advocacy for policies that enhance disaster preparedness and mitigation. The organization supported the bipartisan introduction of the Earthquake Resilience Act by Representatives Vince Fong (R-CA) and Kevin Mullin (D-CA). The legislation seeks to strengthen national earthquake resilience efforts, and NIBS was recognized in the bill's press announcement for its expertise and support.





NIBS also supported the bipartisan Facilitating Increased Resilience, Environmental Weatherization and Lower Liability (FIREWALL) Act, introduced by Senators Tim Sheehy (R-MT) and Adam Schiff (D-CA). In addition to endorsing the Senate legislation, NIBS helped facilitate the introduction of the bipartisan House companion bill, led by Representatives Maria Elvira Salazar (R-FL) and Kevin Mullin (D-CA). The legislation provides communities with greater opportunities to invest in resilience measures that reduce the impacts of future disasters while helping to lower long-term recovery costs.

Further demonstrating its commitment to practical resilience solutions, NIBS supported the bipartisan, bicameral introduction of the SHELTER Act. Sponsored by Senators Bill Cassidy (R-LA) and Michael Bennet (D-CO), along with Representatives Maria Elvira Salazar (R-FL) and Brittany Pettersen (D-CO), the legislation would establish a disaster mitigation tax credit for homeowners and small businesses in disaster-prone regions. The proposed incentive would help families and business owners invest in protective measures before disasters occur, reducing risk and strengthening community preparedness.

Looking Ahead

Building on this momentum, NIBS will continue advancing policies that strengthen the nation's resilience to natural hazards. Key priorities include securing passage of the National Earthquake Hazards Reduction Program (NEHRP) Reauthorization Act and supporting the bipartisan, bicameral introduction of legislation to reauthorize the National Windstorm Impact Reduction Program (NWIRP). These efforts reflect NIBS' ongoing commitment to providing policymakers with the expertise, research, and industry collaboration needed to create safer, stronger, and more resilient communities nationwide.



Affordable Housing

Building innovation becomes personal when it puts safe, resilient, high-quality homes within reach of more American families.



Housing System Certification: Advancing Innovation to Address the Nation's Housing Challenges

The United States continues to face significant housing affordability and supply challenges. Communities across the country struggle to produce sufficient housing to meet demand, while rising construction costs, labor shortages, fragmented regulatory processes, and infrastructure constraints slow the delivery of new homes. In response, Federal, state, and local leaders are seeking innovative approaches that can increase housing production while maintaining safety, quality, resilience, accessibility, and sustainability.

For decades, national policymakers have recognized that fragmented building regulations can limit innovation and increase housing costs. Congress reinforced this concern through the Housing and Urban Development Act of 1968 and the Housing and Community Development Act of 1974, which ultimately established the National Institute of Building Sciences (NIBS) as an independent, authoritative organization to support innovation, performance standards, and evaluation of new building technologies. Unfortunately, many of the same challenges persist today. Even when housing is produced using advanced offsite and industrialized construction methods, projects are frequently reviewed and approved through processes designed for conventional site-built construction. This mismatch limits productivity improvements, increases soft costs, and slows the deployment of innovative housing solutions.



Housing Production, Delivery, and Community Infrastructure

Industrialized Housing Delivery (IHD), which integrates design, engineering, manufacturing, supply chain management, and onsite assembly, offers significant potential to increase housing production while improving efficiency and quality. However, the regulatory environment continues to evaluate most projects as individual buildings rather than as repeatable housing systems.

NIBS and its partners have been supporting HUD's efforts to identify pathways for accelerating offsite construction and modernizing housing delivery. Through a series of HUD-sponsored research initiatives, regional action plans, and industry collaborations, stakeholders have examined how performance-based approaches can complement traditional codes and create more predictable pathways for housing innovation.



A key finding emerging from this work is that housing production can benefit from a systems-based regulatory framework similar to approaches used in other complex industries such as transportation and aerospace. Such frameworks enable manufacturers and developers to demonstrate compliance at the system level, reducing duplicative reviews while maintaining rigorous performance standards.

Housing System Certification Initiative

In 2025, NIBS launched a major initiative to develop a Housing System Certification Program (HSCP), building on recommendations identified through HUD's Offsite Construction for Housing Action Plan. The concept represents an intermediate step between traditional prescriptive regulation and a future performance-based building code environment.

Housing System Certification is a streamlined form of regulatory compliance that treats housing as a configurable system or product rather than evaluating every project as a unique one-off building. Under this approach, a housing system consisting of structural, enclosure, mechanical, electrical, and other integrated components can be evaluated against established performance criteria and certified for use across multiple projects.

The certification framework is intended to evaluate performance across a broad range of categories, including structural performance, fire safety, durability, energy performance, indoor environmental quality, resilience to natural hazards, accessibility, aging-in-place considerations, worker safety, spatial quality, and carbon footprint.

By creating a common performance-based framework, the program seeks to reduce regulatory uncertainty, encourage private-sector investment, support innovation, and help align housing production with broader public goals related to affordability, resilience, and sustainability.

Industry and Stakeholder Engagement

A hallmark of the initiative is its broad industry collaboration. In 2025, NIBS convened a Housing System Certification Program Steering and Technical Committees representing housing manufacturers, developers, architects, engineers, regulatory officials, housing finance experts, nonprofit organizations, and international leaders in industrialized construction. Participants included representatives from NIBS, MOD X, Saint-Gobain CertainTeed, Reframe Systems, Volumetric Building Companies, Sekisui House, Bensonwood, Van Metre, the U.S. Green Building Council, and numerous other organizations.

The committee's charge is to develop a pilot-ready certification framework by the end of 2026 that can be tested by forward-looking jurisdictions and innovative housing providers. Committee activities during 2025 included reviewing historical U.S. housing system programs, evaluating successful international models, particularly Japan's housing system certification framework, and identifying opportunities for adaptation within the U.S. regulatory environment.

Committee members also began exploring pilot structures, stakeholder incentives, implementation barriers, certification procedures, and strategies for engaging early-adopter jurisdictions. A key focus has been the development of practical pathways that can operate alongside existing code frameworks while generating the evidence needed for future regulatory modernization.



Accomplishments and Outcomes

During 2025, NIBS established the governance structure, technical committees, and work program necessary to advance a national Housing System Certification framework. The initiative created a forum for unprecedented collaboration among industry leaders, government stakeholders, and housing innovators focused on addressing housing affordability and production challenges through performance-based approaches.

The effort has already identified several paths forward for system certification, including faster and more predictable permitting, reduced project-level design and engineering costs, increased confidence among lenders and insurers, improved scalability of industrialized housing solutions, and stronger pathways for investment in manufacturing capacity. Certified systems may also serve as pre-qualified solutions for housing programs, incentives, and funding opportunities, helping to streamline housing delivery while maintaining high-performance standards.

Looking ahead to 2026, NIBS will continue developing a pilot-ready certification specification, identifying candidate jurisdictions for early implementation, and creating the data collection and evaluation framework necessary to support future adoption. The Housing System Certification Program represents a promising step toward a more efficient, innovation-friendly, and performance-based housing ecosystem capable of delivering safe, affordable, and resilient housing at the scale required to meet America's growing needs.



System of Systems

America works because countless systems work together.
NIBS brings the expertise to make their complexity perform as one.



NIBS and NAVFAC Advance AI Adoption for Naval Facilities

In partnership with the U.S. Navy's Naval Facilities Engineering Systems Command (NAVFAC), NIBS continued to advance the responsible adoption of artificial intelligence (AI) to improve the delivery of naval facilities and infrastructure.

As part of a 15-month initiative, NIBS and NAVFAC worked to move AI from experimentation to practical implementation by identifying mission-aligned business applications, establishing measurable performance targets, and evaluating commercially available AI solutions capable of supporting Navy construction programs.

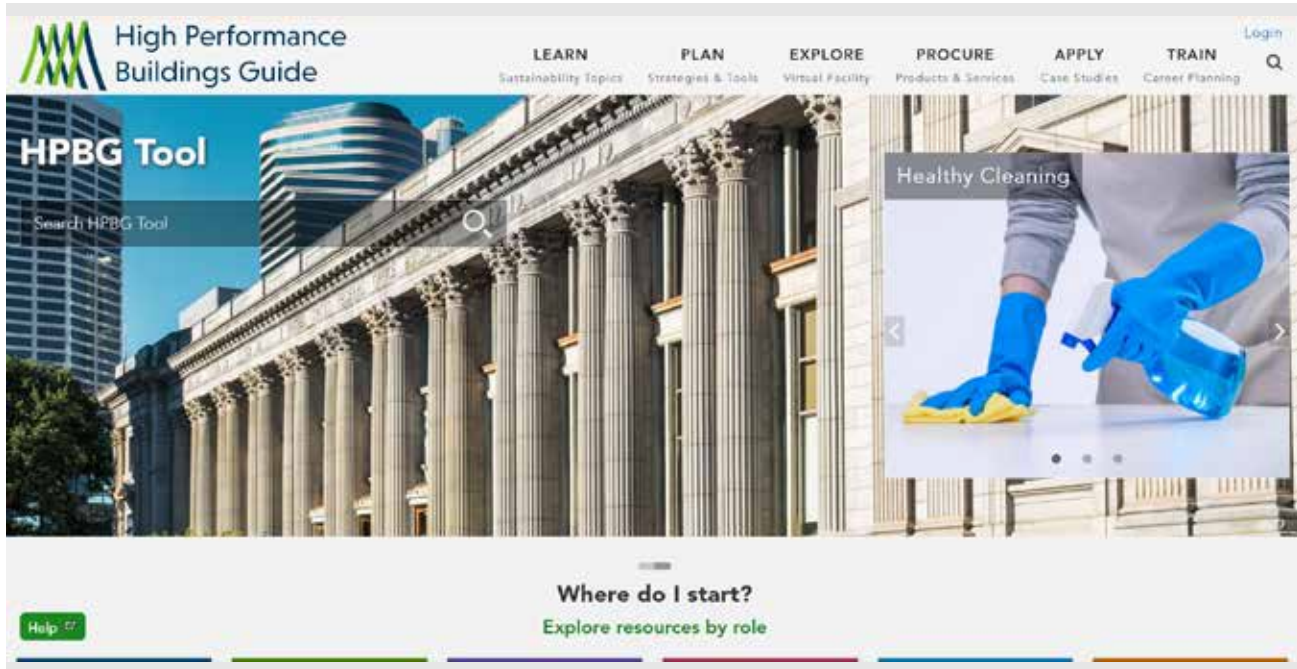
Key accomplishments included:

- Identifying and analyzing more than 50 business use cases for AI across facility delivery and asset management.
- Evaluating more than 100 commercial AI tools focused on design review, compliance, data analysis, and workflow automation.
- Piloting selected technologies with internal users to assess performance, usability, and organizational readiness.
- Identifying adoption barriers and change management requirements necessary for long-term success.
- Establishing a strategic roadmap for the next phase of implementation beginning in 2026.

This initiative highlights NIBS' role in helping federal agencies evaluate emerging technologies and develop practical pathways for modernization, efficiency, and improved project delivery.



Sustainable Facilities Tool (SFTool)



As federal agencies face increasing demands to deliver buildings that are efficient, resilient, and cost-effective, access to reliable decision-making tools has never been more important. In 2025, NIBS assumed management of the Sustainable Facilities Tool (SFTool), a digital resource originally developed by the U.S. General Services Administration to support high-performance building design, construction, and operations.

SFTool provides practical, evidence-based guidance on topics including indoor environmental quality, material selection, sustainability, resilience, and lifecycle performance. The platform helps building owners, facility managers, designers, and contractors make informed decisions early in the planning and design process, where the greatest opportunities exist to improve outcomes and reduce costs.

Under NIBS leadership, SFTool is being expanded and enhanced to better serve the needs of federal agencies and the broader built environment community. Future development will strengthen integration with other NIBS resources, including the Whole Building Design Guide (WBDG) and ProjNet, creating a more connected ecosystem of tools that support informed decision-making across the building lifecycle.

By combining sustainability, resilience, durability, and long-term performance, SFTool reflects NIBS' commitment to advancing a built environment that is not only more efficient, but also more reliable, adaptable, and prepared to meet future challenges. Through initiatives like SFTool, NIBS continues to provide the knowledge and resources needed to support high-performing buildings and infrastructure nationwide.

Centralized BIM Transportation Library (CBTL)



In partnership with the Federal Highway Administration (FHWA), NIBS released a groundbreaking report outlining the development of the Centralized BIM Transportation Library (CBTL), a nationally accessible framework designed to accelerate digital transformation across the transportation sector.

The CBTL provides a vision for a federated repository of Building Information Modeling (BIM) resources that will enable transportation agencies to manage, share, and standardize digital information across the infrastructure lifecycle. Built upon open standards, including Industry Foundation Classes (IFC) and ISO 19650, the framework promotes interoperability, data consistency, and secure information exchange while allowing organizations to maintain ownership and control of their data.

Key accomplishments include:

- Development of a modular implementation strategy supporting directory, gateway, and repository models.
- Integration with industry resources such as the buildingSMART Data Dictionary (bSDD) and Secure Data Commons.
- Exploration of AI-enabled search capabilities, cloud-native deployment, and role-based security controls.
- Extensive stakeholder engagement with state departments of transportation, consultants, technology providers, and industry experts.
- Creation of a roadmap supporting future adoption, workforce development, governance, and implementation.

The CBTL initiative supports FHWA's BIM Strategic Roadmap and advances NIBS' mission to improve collaboration, interoperability, and lifecycle asset management across the built environment.

Data-Centric Owners Drive Digital Transformation

In 2025, NIBS partnered with Dodge Construction Network to release the Data-Centric Owner SmartMarket Report: How Owners Are Driving Digital Transformation in Design and Construction, with support from Autodesk, Esri, and Trimble. The report surveyed nearly 200 U.S. owners managing more than \$5 million annually in construction projects and examined how data practices influence technology adoption and project outcomes.

The research found that organizations with stronger data management practices realize significantly greater value from digital technologies. More than 70% of owners reported implementing at least one strategic approach across seven key data management categories, with 70% establishing internal processes and requirements for managing project delivery and asset data.

The report also highlighted widespread adoption of digital technologies, with more than 60% of owners using BIM, GIS, CAD, and project and asset management platforms. Emerging technologies continue to gain traction, with 28% of owners already using artificial intelligence and many more planning to adopt it in the coming years. The findings demonstrated that organizations with strong data foundations experience substantially greater benefits in planning, operations, and asset management.

As part of this effort, NIBS promoted the use of open industry standards, including the National BIM Standard-United States® Version 4 (NBIMS-US™ V4), helping advance collaboration, interoperability, and digital transformation across the built environment.





Workforce Development

The people who design, build, and operate America are building more than careers. They are building our capacity to prosper.



Training and Professional Development

ELEVATE 2025: Building the Workforce of Tomorrow

In September 2025, NIBS partnered with the National Building Museum and the International Code Council (ICC) to host ELEVATE 2025, bringing together industry leaders, policymakers, educators, and workforce experts to address the growing skilled labor shortage across the built environment.

With the construction and infrastructure sectors facing an estimated need for hundreds of thousands of additional workers, ELEVATE focused on identifying practical solutions to strengthen the talent pipeline and ensure the long-term success of the nation's infrastructure investments.

Key discussions explored:

- Expanding apprenticeships and workforce training programs
- Leveraging artificial intelligence to improve workforce development and productivity
- Creating pathways for veterans and military spouses to enter the industry
- Understanding labor market trends and the demographic shifts impacting workforce availability

The event featured a fireside conversation with U.S. Secretary of Labor Lori Chavez-DeRemer, who emphasized the importance of workforce-focused policies, public-private partnerships, and skills development in meeting national workforce needs.

Through ELEVATE 2025, NIBS reinforced its leadership in convening stakeholders and advancing solutions to build a stronger, more resilient workforce for the future.



Building Commissioning Professional Certification Modernization



NIBS completed a comprehensive update to the Building Commissioning Professional (BCxP) Certification Scheme, ensuring the credential remains aligned with current industry practice, evolving technologies, and internationally recognized accreditation standards. The initiative represented the first major update since 2014 and brought together a diverse coalition of leaders from NIBS, ASHRAE, the AABC Commissioning Group (ACG), the Building Commissioning Association (BCxA), and commissioning experts from across the profession. Through a rigorous, evidence-based process led by independent psychometric specialists from Quadterion, LLC, NIBS reviewed and validated the competencies required of today's commissioning professionals, reinforcing the credential as a trusted benchmark for excellence in building performance and system integration.

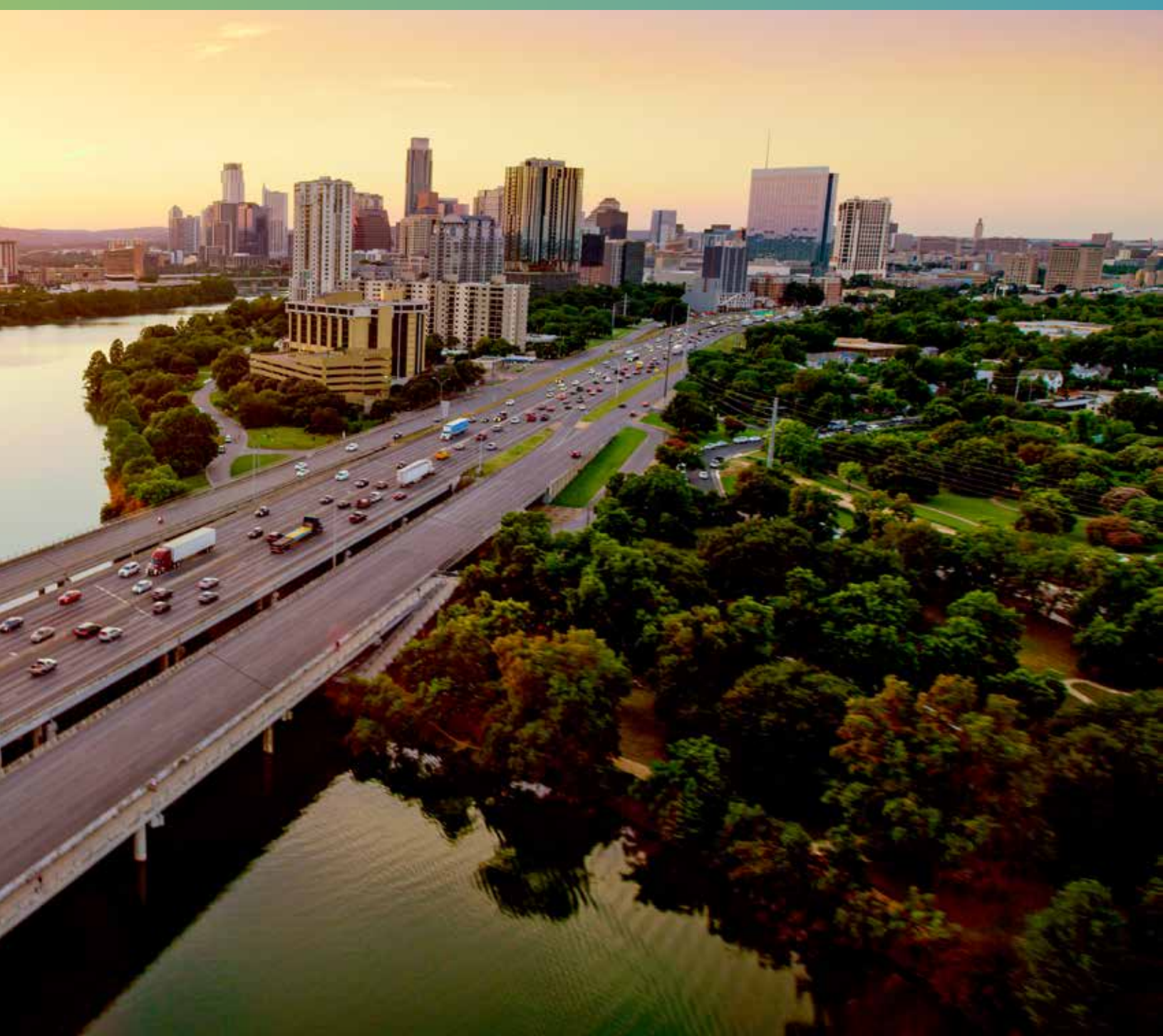
The project engaged commissioning professionals from throughout the United States and around the world to ensure the certification accurately reflects contemporary practice. Fourteen subject matter experts participated in an extensive Job Task Analysis process, while a national validation survey gathered input from 421 qualified commissioning professionals representing 44 states, the District of Columbia, and 25 additional countries. The results confirmed the continued importance of core commissioning functions while identifying emerging areas of emphasis, including post-occupancy operations, existing building commissioning, and ongoing building performance optimization. This stakeholder-driven effort produced an updated professional framework encompassing seven domains of practice, more than 50 validated duties and tasks, and an examination blueprint that directly reflects the realities of modern commissioning work.

By completing this update, NIBS strengthened the long-term sustainability, credibility, and market relevance of the BCxP credential while supporting workforce development across the building industry. The revised Certification Scheme establishes a clear pathway for professional competency, aligns examination content with validated job responsibilities, and maintains compliance with ISO/IEC 17024 accreditation requirements. As buildings become increasingly complex and performance-driven, the updated BCxP program helps ensure that commissioning professionals possess the knowledge and skills needed to improve building efficiency, occupant comfort, operational reliability, and long-term facility performance. This milestone reflects NIBS' commitment to advancing professional standards and fostering excellence throughout the built environment.



Bridging Industry and Innovation

NIBS connects the people solving today's challenges with the ideas, expertise, and opportunities that will define what America builds tomorrow.



Building Innovation 2025: Advancing Resilience Through Collaboration

In May 2025, NIBS convened hundreds of industry leaders, policymakers, researchers, and practitioners at the Building Innovation 2025 Conference in Tysons Corner, Virginia. Centered on the theme “Thrive: Strategies for Resilient Communities,” the conference explored how the built environment can better prepare for and respond to evolving challenges through innovation, collaboration, and resilience-focused strategies.

The event featured thought-provoking keynote presentations, including remarks from former U.S. Representative Garret Graves on improving disaster recovery processes and discussions surrounding the newly released 2025 Moving Forward Report, which outlines strategies for reducing risk through smarter retrofitting and resilience investments.



Conference sessions addressed critical topics shaping the future of the built environment, including:

- Resilience strategies for coastal and waterfront communities
- Digital transformation, digital twins, and integrated infrastructure planning
- Future-focused building codes and standards
- Post-disaster and seismic recovery planning
- Public-private collaboration to strengthen community resilience

Beyond educational sessions, Building Innovation 2025 served as a platform for networking, partnership development, and knowledge sharing among industry leaders, federal agencies, and professional organizations.

The conference also celebrated excellence across the industry through the 2025 NIBS Built Environment Awards, recognizing individuals and organizations whose contributions are advancing innovation, leadership, and resilience in the built environment.

Healthy Building Summit



NIBS participated in the second annual Healthy Building Policy Summit, convened by the International WELL Building Institute (IWBI) and Georgetown University's Global Cities Initiative. The Summit brought together policymakers, public health leaders, industry experts, and government officials to explore how policy can accelerate the development of healthier, more resilient buildings and communities. As a longstanding advocate for evidence-based building performance, resilience, and occupant well-being, NIBS contributed to discussions on the built environment's critical role in supporting public health, safety, and community resilience. The event reinforced NIBS' commitment to fostering cross-sector collaboration and advancing policies that improve building performance while delivering meaningful benefits for occupants and communities nationwide.

Design-Build Institute of America (DBIA)



During DBIA's Federal Sector Design-Build Industry Days, George Guszczka, D.Eng, CPEM, CCM President & CEO of the National Institute of Building Sciences, was joined by Sandra Benson, Vice President of Federal Relations & Strategic Partnerships at Procore Technologies & NIBS Board Member, Gerald Morris, NML, Michael Baker International and Angela Poliskey, LEED AP BC+D, PMP, DCIS, Northeast Government Services Lead, Project & Development Services, Cushman & Wakefield, for a forward-looking panel "How Design-Build Can Support Repurposing Federal Buildings."

U.S. Green Building Council (USGBC) Real Estate & Insurance Roundtable at Climate Week NYC

NIBS participated in the USGBC Real Estate & Insurance Roundtable during Climate Week NYC, joining leaders from the insurance, finance, and real estate sectors to discuss strategies for advancing resilience across the built environment. As highlighted in the NIBS Resilience Incentivization Roadmap, resilience investment requires a layered approach that engages stakeholders across multiple sectors. By working together, industry leaders can help build a resilience economy where responsibility, risk, and reward are shared, creating stronger and more sustainable communities.



SAME Small Business Conference

NIBS participated in the 2025 Society of American Military Engineers (SAME) Small Business Conference (SBC), one of the nation's premier events connecting federal agencies, industry partners, and small businesses supporting the federal built environment marketplace. The conference provided opportunities to strengthen partnerships, explore emerging technologies, and engage with stakeholders involved in federal facility and infrastructure programs.

As part of the conference program, NIBS joined representatives from the U.S. Navy's Naval Facilities Engineering Systems Command (NAVFAC) to present progress on a 15-month initiative focused on advancing the practical adoption of artificial intelligence (AI) across naval facilities programs. The effort evaluated more than 50 business use cases and assessed over 100 commercial AI solutions to identify opportunities for improved efficiency, decision-making, and project delivery. Findings from the initiative are helping shape the next phase of implementation planned for 2026.

Conference attendees visiting the NIBS exhibit booth also received an exclusive preview of the upcoming Whole Building Design Guide (WBDG) Building Intelligence Tool, designed to help users quickly access and analyze building-related guidance, standards, and technical information.

Key capabilities include:

- Streamlined submittal review workflows
- Instant document version comparisons
- Built-in cost and schedule impact insights
- Integration of updated Unified Facilities Guide Specifications (UFGS)

The strong interest and positive feedback received during the conference reinforced the value of innovative digital tools that support better decision-making across the building industry and federal sector.



World Standards Day

This past October, NIBS proudly sponsored and attended World Standards Day, hosted by the American National Standards Institute (ANSI) and the National Institute of Standards and Technology (NIST). This year's theme, "Standards for Public Health and Safety," highlighted how standards protect the water we drink, the buildings we live in, and the communities we share. The celebration recognized the individuals and partnerships advancing safety, innovation, and resilience through standards.



Resilience City Expo



NIBS participated in the Resilience City Expo in Houston in November 2025, where a NIBS representative spoke on Building Resilient Cities through Standards, Lifelines, and Smart Investment. One theme resonated throughout the conversations: buildings alone do not make cities resilient; lifelines do. True resilience requires more than strong structures; it depends on reliable water, wastewater, energy, transportation, and communications systems working together. To move from vulnerability to resilience, communities must adopt and enforce modern, hazard-resilient building codes and advance toward functional recovery, ensuring that buildings and systems are not only safe but quickly usable after disasters; plan and coordinate across lifeline systems rather than in silos; and mobilize public-private investment that rewards resilience before disasters strike. Resilient communities are built by design, not by chance.

2026 Event Outlook

- Public-Private Collaboration
- Supporting organizations
- Industry partnerships
- Strategic collaborations





Volunteer Councils

America's building expertise lives in the field; NIBS brings those voices together to turn hard-won experience into national progress.





BETEC and Building Enclosure Councils Advance Industry Best Practices

In FY25, NIBS' Building Enclosure Technology and Environment Council (BETEC) and local Building Enclosure Councils (BECs) continued to strengthen industry collaboration and advance building performance nationwide.

During a national planning meeting in Chicago, BETEC leaders and council members established priorities for FY26, including:

- Evaluating opportunities to strengthen and reorganize the Building Enclosure Council network.
- Revising NIBS Guideline 3-2012, Building Enclosure Commissioning (BECx) Process.
- Advancing the Durability Project: Designing 100-Year Buildings initiative.
- Exploring the creation of a national coalition of building enclosure organizations and associations to improve coordination across the industry.

The gathering also celebrated excellence within the council network, recognizing BEC Austin as the inaugural recipient of the Best of the BECs Award.

The meeting was followed by the BEC National Symposium on Building Sciences and Enclosure Technology, which brought together experts from across the country to share lessons learned and emerging best practices in enclosure design, durability, retrofits, and resilience.

Through BETEC and the Building Enclosure Councils, NIBS continues to provide a forum for technical leadership, knowledge exchange, and the development of guidance that improves the performance and longevity of buildings.



Volunteer Councils

NIBS Councils are where national progress in the built environment takes shape. Each Council focuses on a unique and critical aspect of building science—ranging from hazard mitigation to digital transformation—creating specialized forums where innovation becomes implementation. These Councils are more than discussion groups; they are engines of progress, uniting the nation’s top experts from government, industry, and academia to confront pressing challenges, build consensus, and drive change.




Building Enclosure Technology and Environment Council

The Building Enclosure Technology and Environment Council (BETEC) fosters a better understanding of how building components interact with each other and with the environment in order to optimize energy use and minimize carbon expended.

Chair: Keith A. Simon, FAIA

Vice Chair: Brian Stroik, FABAA, CABS, CRIS

Secretary: Nathan Seney, RA

Member-at-Large: Theresa A. Weston; Stephen Shanks, CxA, BECxP, NDT Level III



The Building Enclosure Councils (BECs), created in 2004 as a joint venture between The American Institute of Architects (AIA) and NIBS under the aegis of BETEC, have grown from seven to 34 local chapters that carry out BETEC’s mission and support some 4,000 members.

Chair: Janna Alampi, AIA, NCARB, BECxP, CxA-BE, CABS, CPHC, *Principal Architect and Owner, EPICx Studio*

Vice Chair: John Posenecker, PE, *Senior Principal Consultant, Terracon*



The Building Seismic Safety Council (BSSC) manages complex technical, regulatory, social and economic issues involved in developing and promulgating building earthquake risk mitigation provisions that form the source material for the nation’s model building codes.

The council convenes the top seismic experts from across the United States as well as relevant public and private interests to resolve issues related to the seismic safety of the built environment through authoritative guidance and assistance backed by a broad consensus. It enhances public safety by providing a national forum that fosters improved seismic planning, design, construction and regulation in the building community.

BSSC was established in 1979, as one of the important initiatives under the National Earthquake Hazards Reduction Program (NEHRP).

Chair: Kent Yu, PhD, SE, *Principal, SEFT Consulting Group*

Vice Chair: JoAnn Browning, PhD, PE, *Dean, College of Engineering, University of Texas, San Antonio*

Secretary: Iris Tien, PhD, *Williams Family Associate Professor, Georgia Tech*

Member-at-Large: Roberto Leon, C.E., *Via Department of Civil and Environmental Engineering, Virginia Tech*

Member-at-Large: Bill Earl, S.E., PE, *National Structural Engineering Program Manager, GSA*

Past Chair: Charles J. Carter, SE, PE, PhD, *President, American Institute of Steel Construction*



The Consultative Council assembles high-level building community representatives to make recommendations directly to the executive and legislative branches of government to improve our nation’s buildings and infrastructure.

Chair: Brian Pallasch, *CEO & Executive Vice President, IIBEC*

Vice Chair: Thomas W. Smith, III, ENV SP, CAE, F.ASCE, *Executive Director, American Society of Civil Engineers*

 Digital Technology
Council

The Digital Technology Council builds on the work and foundation of building information management and modeling and reflects the rapid expansion of digital technology in the built environment.

Chair: Alex Belkofer, CM-BIM, *Senior Director, Virtual Design & Construction, McCarthy Building Companies, Inc.*

Vice Chair: David Morales, *Associate Vice President, BIM Manager, Salas O'Brien*

 Facility Management and
Operations Council

The Facility Management & Operations Council (FMOC) is focused on the use of technology for existing buildings and aims to be an authoritative resource for integrated life-cycle maintenance and operations information.

Chair: Keith Bryan, *Director, Federal Advisory – Sustainability, Environmental, & Climate, KPMG LLP*

Vice Chair: Brandon Meinert, *U.S. Army Engineering Research & Development Center*

 Off-Site Construction
Council

In 2013, the National Institute of Building Sciences established the Off-Site Construction Council (OSCC) to serve as a research, education and outreach center for relevant and current information on off-site design and construction for commercial, institutional, and multifamily facilities.

Chair: Ryan Colker, *Vice President, Innovation, ICC*

Vice Chair: Marc Bielas, *Founder and CEO, Quilt Group*

Member-at-Large: Ryan Smith, *Founding Member, MOD X*



The Multi-Hazard Mitigation Council (MMC) brings together a body of experts in a multitude of related fields that address the challenges associated with identifying and implementing effective mitigation and community resilience practices.

The work of the MMC has informed thousands of mitigation decisions that led to effective public policy on many levels. Its goal is simple: promoting disaster resilience, while becoming a focal point of credible information and whole-building strategies that strengthen individual buildings, businesses, communities and the nation.

Committee on Finance, Insurance, and Real Estate (CFIRE)

Multi-Hazard Mitigation Council - Committee on Finance, Insurance, and Real Estate (CFIRE) examines the intersection of finance, insurance, investment and design, construction, and ownership to encourage the development and assist in the affordability of high-performance buildings.

Banks, insurance companies, appraisers and real estate firms all play a significant role in how buildings are procured, designed, and constructed. How these segments evaluate the risk associated with particular projects, technologies and practices can have an enormous impact on whether an idea gets the funding and insurance needed to move forward to fruition.

However, banks, insurance companies, appraisers and real estate firms often lack the necessary data to support building industry efforts to go beyond “business as usual.”

CFIRE works to address these challenges by promoting a cooperative process and open dialogue among the different parties to support the achievement of cost-effective high-performance buildings.

Chair: Dr. Anne Cope, *Chief Engineer, IBHS*

Vice Chair: Russ Strickland, *Secretary, Maryland Department of Emergency Department*

Secretary: Natalie F. Enclade, PhD, *Executive Director, BuildStrong America*

Member-at-Large: Alice Yates, *Director of Government Affairs, ASHRAE*

Past Chair: Sara Yerkes, *International Code Council (retired)*

Chair: Daniel Kaniewski, PhD, *Managing Director, Public Sector, Marsh McLennan*

CFIRE Steering Committee:

- Timothy Judge, *SVP, Chief Climate Officer, Fannie Mae*
- Michael Newman, *Senior Director, Law and Public Policy, IBHS*
- Bill Garber, *Director, Government and External Relations, Appraisal Institute*
- Cassandra Skidanov, *Affordable Lending Manager, Housing Insights and Solutions, Freddie Mac*
- Natalie Enclade, *Executive Director, BuildStrong Coalition*
- Jamie Woodwell, *Vice President, Research & Economics, Mortgage Bankers Association*



Board of Directors

Exceptional leadership begins with exceptional perspective bringing together accomplished voices from across the built environment to guide NIBS forward.



The National Institute of Building Sciences (NIBS) Board of Directors



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The National Institute of Building Sciences Board of Directors currently has 18 members and may have up to 21 members. The President of the United States, with the advice and consent of the U.S. Senate, appoints six members to represent the public interest. The remaining 15 members are elected from the nation's building community and include both public interest representatives and industry voices. A majority of board members is required by the authorizing legislation to be in the public interest category.



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Rockefeller Group, Sparta, NJ



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Natural Hazards Center and
Department of Sociology,
University of Colorado Boulder,
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DOMINIC SIMS

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BOB SWAIN

Department of Engineering
Leadership and Program
Management, School of
Engineering, The Citadel,
Charleston, SC



Our Mission

America cannot lead tomorrow from yesterday's foundations; NIBS exists to turn building innovation into enduring national advantage.



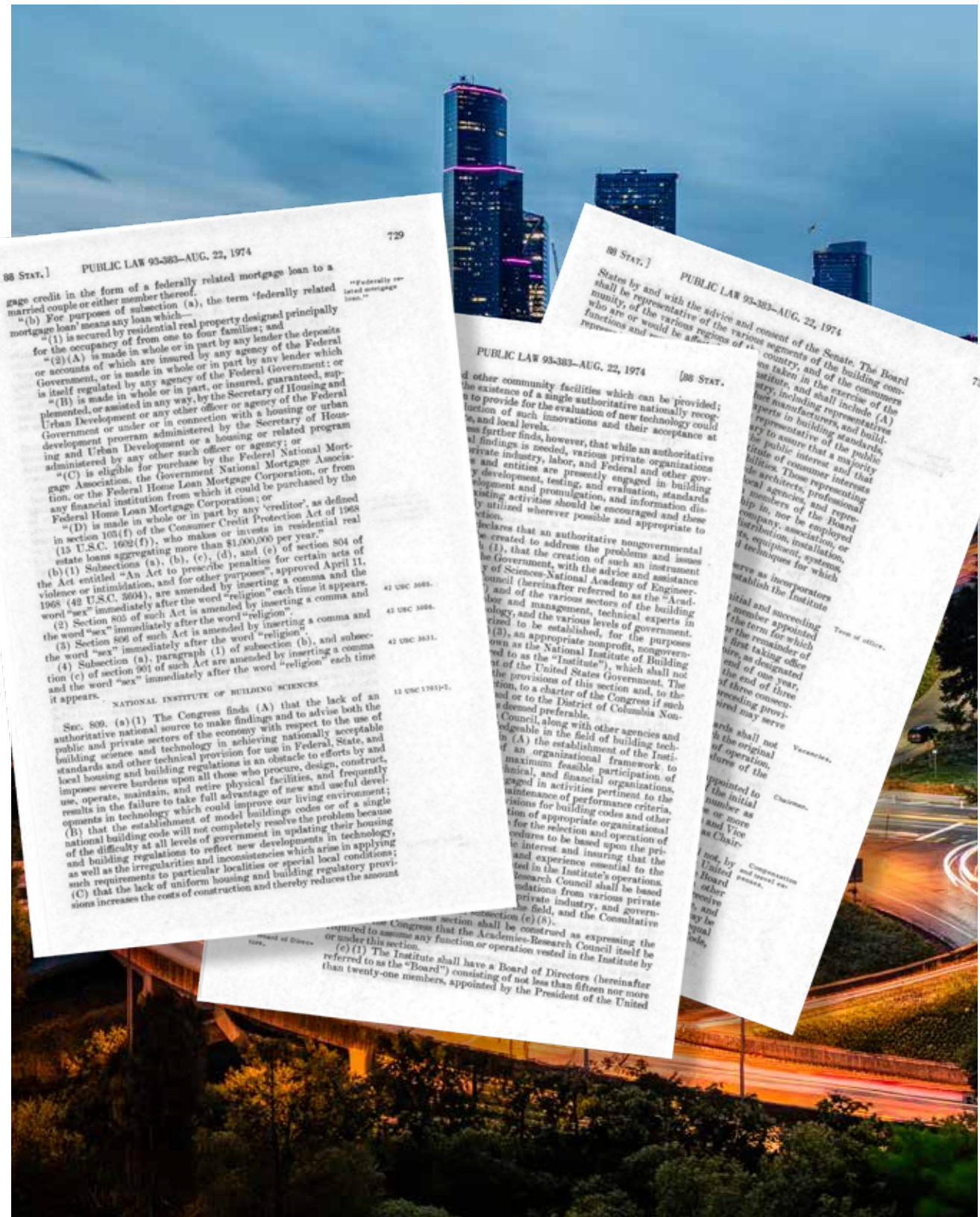
Returning to the Center of Our Mission

The National Institute of Building Sciences (NIBS) was created by the U.S. Congress in 1974 through the Housing and Community Development Act of 1974. For more than 50 years, NIBS has fulfilled the congressional vision established in the National Institute of Building Sciences Act: to serve the public interest by evaluating building technologies, developing performance criteria and standards, investigating critical national needs, and bringing together stakeholders to advance innovation across the built environment. In 2025, NIBS recommitted itself to that founding purpose by focusing its work on three priorities that directly reflect its congressional mandate: Affordable Housing, System-of-Systems Resilience, and Public Safety.

At a time when the nation faces mounting challenges related to housing affordability, aging infrastructure, natural hazards, workforce shortages, and technological change, NIBS serves as a trusted, nonpartisan convener bringing together government agencies, industry leaders, researchers, standards organizations, and practitioners to move innovation from concept to implementation. Throughout 2025, NIBS demonstrated how technical expertise, consensus-building, and public-private collaboration can translate research into solutions that create measurable public benefit.

A defining achievement of 2025 was the launch of the Housing System Certification Program (HSCP), a national effort to modernize housing delivery through performance-based approaches that support innovation while maintaining high standards for safety, resilience, quality, and affordability. By convening experts from across the housing ecosystem, NIBS established the foundation for a certification framework designed to accelerate housing production, reduce regulatory barriers, and promote long-term housing resilience. This initiative captures the essence of NIBS' mission: bringing stakeholders together to solve complex challenges through standards, evaluation, and innovation.





Our Industry Partners

Our sincere thanks to the industry partners who align with our passion and support our mission.



PROCORE

Michael Baker
I N T E R N A T I O N A L





Appendices

Behind every bold vision is the evidence, discipline, and accountability that turns ambition into progress America can trust.



Financial Summary

Fiscal Year Ending September 30, 2025

The National Institute of Building Sciences operates as a financially independent 501(c)(3) nonprofit. Our work is made possible through a combination of government contracts, private sector partnerships, and mission-driven initiatives that support a stronger, safer, and more resilient built environment.

Every \$1 invested in NIBS programs advances innovation with measurable return through standards, resilience, and national competitiveness.

	2025	2024
Total Assets	\$25,936,607	\$20,100,000
Net Assets (Unrestricted)	\$13,728,031	\$13,400,000
Board-Designated Reserves	\$5,710,363	\$5,300,000
Total Liabilities		\$6,700,000
Revenue		
Total Revenue	\$23,672,841	\$24,000,000
Federal & Commercial Contracts	\$22,722,547	\$22,200,000
Investment Income	\$483,314	\$968,000
Events & Other	\$466,980	\$776,000
Expenses		
Total Expenses	\$23,342,601	\$25,100,000
Program Services	\$22,333,753	\$24,100,000
Supporting Services	\$1,008,848	\$947,000
Change in Net Assets	\$330,240	\$(1,100,000)
Program Efficiency Ratio	96%	96%

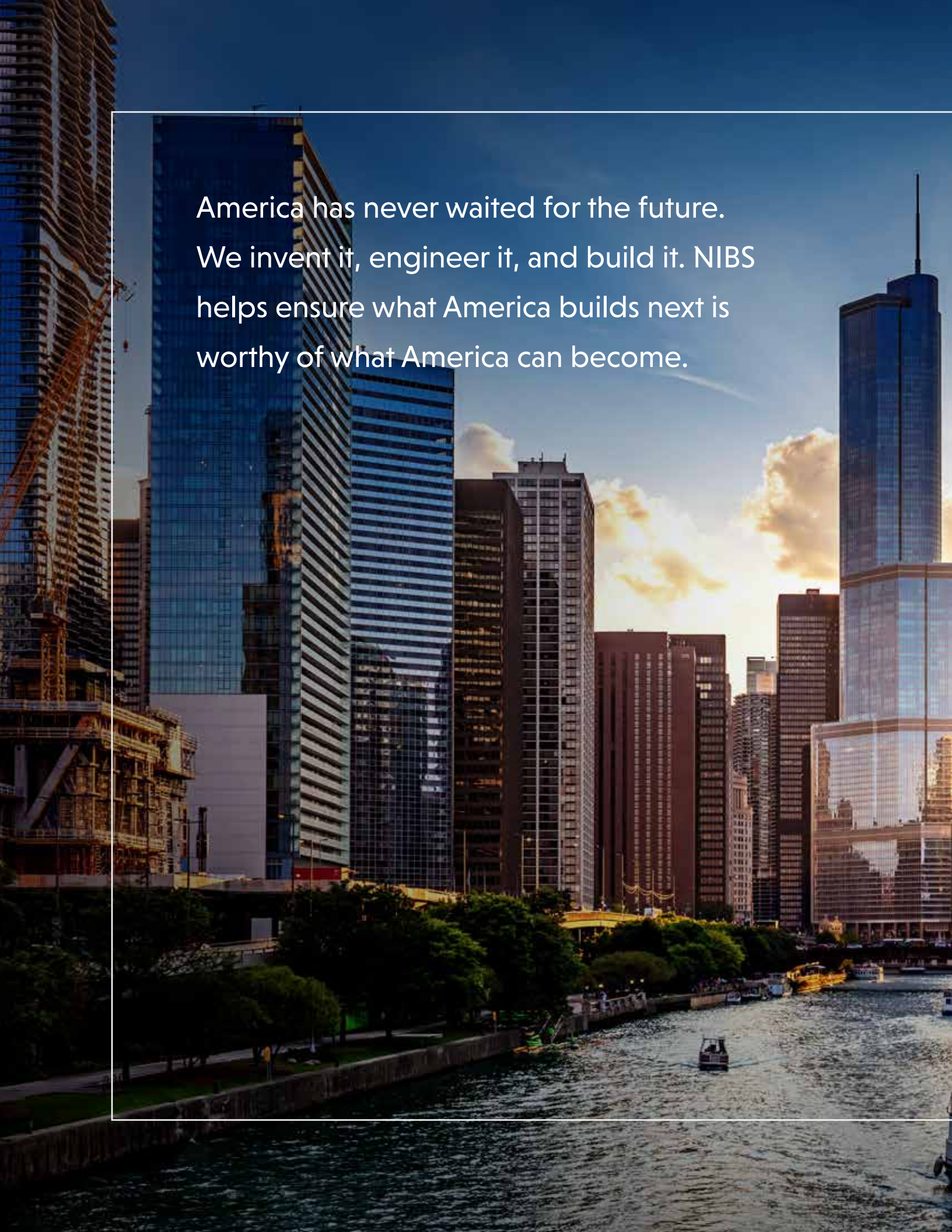
Federal Support

95% of NIBS revenue is derived from federal agencies-evidence of strong mission alignment and trusted execution.

Auditor's Opinion

The 2025 independent audit issued a clean opinion with no material weaknesses or findings.



A photograph of a city skyline at sunset. Several tall skyscrapers are visible, including a prominent one with a glass facade on the left and another with a distinctive antenna on the right. The sky is a mix of blue and orange, with some clouds. In the foreground, there is a body of water with a small boat and a walkway with trees.

America has never waited for the future.
We invent it, engineer it, and build it. NIBS
helps ensure what America builds next is
worthy of what America can become.





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