



INTERNATIONAL  
ACCREDITATION  
SERVICE®

**Update on Revisions to IAS Accreditation Criteria for  
Building Departments, Code Enforcement  
Departments and Third Parties Providing Building  
and/or Property Maintenance Code Enforcement  
Services  
(AC251 Effective 01.01.2021)**

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# Incorporating ISO BCEGS Classifications into AC251

## ISSUE

- Both ISO Building Code Effectiveness Grading Schedule (BCEGS®) and IAS Building Department Accreditation (BDA) program assess the effectiveness of local building departments.
- ISO uses its *BCEGS Questionnaire* and IAS uses its *Accreditation Criteria AC251* to assess building departments.
- Both ISO and IAS require substantial amounts of information that is similar or duplicative, costly, and time-consuming for building departments to generate.

# Incorporating ISO BCEGS Classifications into AC251

## ISSUE (Continued)

- Local building officials requested some form of mutual ISO-IAS recognition to reduce the time and cost of generating duplicative information for both organizations.
- Local building officials have suggested that departments with more favorable BCEGS Classifications be required to submit less documentation to IAS for BDA accreditation than less-favorably classified departments.

# Incorporating ISO BCEGS Classifications into AC251

## AC251 CHANGES OVERVIEW

- AC251 required documentation is now based upon the BCEGS commercial and residential Classifications.
- Departments with more favorable BCEGS Classifications would be required to submit less AC251 documentation than less-favorably Classified departments.
- All existing AC251 requirements remain unchanged and in effect.

# Incorporating ISO BCEGS Classifications into AC251

## Basic Premise of Proposed AC251 Changes

“It is a basic premise of the proposed AC251 revisions that where there are similar or duplicative documentation requirements in the BCEGS Questionnaire and AC251 requirements, those building departments that have attained more favorable BCEGS commercial and/or residential Classifications can be assumed to be in substantial conformance with the similar requirements contained in AC251.” Accordingly, submittal of duplicative documentation to IAS for identified AC251 requirements should not be required for those jurisdictions with more favorable BCEGS Classifications.

# Incorporating ISO BCEGS Classifications into AC251

## ISO BCEGS Classifications (Commercial and Residential)

Classification	Score Point Range
1	93.00-100.00
2	85.00-92.99
3	77.00-84.99
4	65.00-76.99
5	56.00-64.99

Classification	Score Point Range
6	48.00-55.99
7	39.00-47.99
8	25.00-38.99
9	10.00-24.99
10	0.00-9.99

# Incorporating ISO BCEGS Classifications into AC251

## AC251 GROUP DESIGNATIONS BASED UPON THE LESS FAVORABLE OF THE BCEGS CLASSIFICATIONS RECEIVED

<b>AC251 GROUP DESIGNATIONS BASED UPON BCEGS CLASSIFICATIONS</b>		
<b>BECEGS CLASSIFICATIONS (Score Range)</b>		<b>AC251 GROUP DESIGNATION</b>
<b>Commercial</b>	<b>Residential</b>	
1, 2, 3 (Score Range 77.00–100.00)	1, 2, 3 (Score Range 77.00–100.00)	<b>Group A</b>
4, 5, 6 (Score Range 39.00–76.99)	4, 5, 6 (Score Range 39.00–76.99)	<b>Group B</b>
7, 8, 9 (Score Range 10.00–38.99)	7, 8, 9 (Score Range 10.00–38.99)	<b>Group C</b>
10 (Score Range 0.00–9.99)	10 (Score Range 0.00–9.99)	



# Incorporating ISO BCEGS Classifications into AC251

## AC251 GROUP REQUIRED INITIAL DOCUMENTATION

- Identified in table in new [Annex E](#) of AC251.
- Group A – 34 Clauses require documentation (57% of Existing Clauses).
- Group B – 44 Clauses require documentation (76% of Existing Clauses).
- Group C – 58 Clauses require documentation (100% of Existing Clauses).



# Incorporating ISO BCEGS Classifications into AC251

## **ALL EXISTING AC251 REQUIREMENTS REMAIN UNCHANGED**

During assessments, if a question arises as to whether a department meets an AC251 requirement for which no documentation was required to be submitted based upon Group designation, *the Assessment Team may still require documentation and information to verify conformance to the requirement.*

**LINK TO UPDATED AC251**

**LINK TO UPDATED AC251 EFFECTIVE 01.01.2021**

<https://www.iasonline.org/wp-content/uploads/2020/11/AC251-20201029.pdf>

# IAS BUILDING DEPARTMENT ACCREDITATION COST REDUCTIONS



1. Reimbursable rates for Assessors' time have been reduced;
2. All assessments are currently conducted virtually online thereby eliminating any reimbursable travel-related expenses;
3. Incorporation of BCEGS Classifications into AC251 will typically reduce the costs of jurisdictions' initial documentation submittals to IAS.

# ADDITIONAL INFORMATION CONTACT



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