Building Owners are seeing Benefits from detailed as-built information

States and municipalities across the U.S. are adopting building performance standards that require owners to measure, report, and sometimes meet energy-use and greenhouse gas targets. This policy shift turns compliance into ongoing performance management—and that demands accurate, continuously maintained as-built information.

Why as-builts matter for roofing, walls, fenestration, paving, and elevators

As Built Baselines: Detailed records of commercial roofing systems, exterior walls, glazing U-factors and SHGC, paving materials/albedo, and elevator drive/drive-control specs provide the accurate inputs energy models and compliance calculations need.

Improved Analysis: Component-level data helps determine whether poor performance stems from roof thermal losses, wall insulation gaps, window leakage/solar gain, pavement heat-island effects, or elevator efficiency and control settings.

Streamlined Stakeholder Access: Accurate documentation of roof assemblies, wall construction, glazing specs, paving surfaces, and elevator modernization details reduces uncertainty and cost in measurement & verification after upgrades.

Improved capital planning: Clear as-built records let owners prioritize retrofit investments—roof replacement, wall insulation, window upgrade, cool-paving, or elevator modernization—based on realistic energy and lifecycle savings.

Regulatory readiness: Verifiable, versioned documentation of envelope and vertical-transport assets simplifies updating records for audits and regulatory reporting.

Digital Twin integration: Structured as-built data enables analytics and controls to model envelope thermal behavior, pavement deterioration, and elevator energy forecasting.

Selected regulations that require or accelerate reliance on detailed as-built data

- New York City — Local Law 97 (Climate Mobilization Act): sets building-level GHG emissions limits for large buildings and requires annual benchmarking under Local Law 84; owners must verify emissions and often need component-level data (envelope, HVAC, elevators) to plan compliance and M&V.

Washington, D.C. : Building Energy Performance Standards (BEPS): requires covered buildings to meet emissions or energy targets on a multi-year schedule, driving owners to inventory envelope components, glazing, and equipment to comply and report.

Seattle: Building Emissions Performance Standard (BEPS): phases in emissions limits for large buildings and ties penalties to exceedances, increasing the need for accurate as-built records of roofs, façades, windows, paving impacts, and elevator systems.

Massachusetts: (Boston and other municipalities) and cities like Newton: local ordinances require benchmarking and emissions reductions for covered buildings, with compliance trajectories that make component-level data (fenestration U-factors, wall R-values, roof assemblies) essential for planning.

State and federal guidance and resources (DOE, IMT): the Department of Energy and Institute for Market Transformation provide BPS guidance and technical assistance emphasizing robust building data, measurement & verification, and component-level inputs to set targets and implement BPS.

Best Practice shifts owners should make

Treat as-built records for roofing, walls, fenestration, paving, and elevators as living assets and update them after repairs, replacements, or retrofits.

Assign governance for documentation, version control, and data quality across facilities teams and specialty contractors.

Move from PDFs and spreadsheets to systems that capture, normalize, and distribute structured component-level data.

Traditional documentation vs. mission-built facilities software

Traditional (PDFs, spreadsheets, siloed CAFM/BMS)

Pros: low upfront cost; Cons: error-prone, slow to update, limited analytics.

Mission-built facilities software (example: Digital Facilities Corp)

Centralized, versioned records for roof assemblies, wall and glazing specs, paving materials, and elevator assets.

Automated reporting & M&V support:** standardized data models and automated exports streamline BPS reporting and verification.

Component-level analytics: Identifies whether roof, wall, fenestration, paving, or elevator upgrades yield the best compliance ROI.

Operational efficiency: Collaboration with service providers on a shared platform, traceable changes, and role-based access reduce audit friction and speed remediation.

Bottom line

BPS laws—from Local Law 97 in NYC to BEPS programs in D.C., Seattle, and many other jurisdictions—make component-level as-built information for roofing, walls, fenestration, paving, and elevators essential for accurate modeling, compliant reporting, cost-effective retrofit planning, and defensible M&V; adopting a mission-based facilities platform reduces compliance risk, lowers verification costs, and unlocks clearer retrofit and operational decisions.