ICC Approval & Construction Accelerator – For Jurisdictions

Pre-approved plans that save money and time

The gaps with pre-approved plans today

Pre-approved plans work. Jurisdictions that offer them report faster permits, lighter plan-review workloads and savings of $10,000 or more per home for owners and builders. About a quarter of jurisdictions now run a program and another third are planning one; California requires one for ADUs; Oregon, Vermont and Kansas are building state programs; and newly enacted federal legislation directs HUD to offer further support.

However, because these programs generally apply to site-built construction, **they can leave gaps in what they deliver:**



A pre-approved model listed on accelerator.build

Gap #1: Approvals only apply in the offering jurisdiction. A site-built plan must be stamped by a design professional and approved by your department against your code. It cannot be reused by the jurisdiction next door and you cannot use theirs.

Gap #2: Someone pays for the designs and to keep them current – your jurisdiction commissions them or architects list them for per-use fees. The library only grows when you do it again and is only applicable until the code is updated.

Gap #3: A plan is not a home. The owner still has to find an architect to adapt the plan and a builder willing to build it, negotiate with both, and keep them coordinated. Many never get past this step.

Gap #4: Your inspectors still make every trip. Foundation, framing, rough-in, insulation and final inspections still land on their calendars, one at a time.

What The Accelerator changes

The **ICC Approval & Construction Accelerator is a national, ICC-hosted catalog of modular and panelized homes and ADUs** whose building plans are already approved under state off-site construction programs through delegated third-party plan review and in-factory inspection by ICC NTA, an accredited third-party agency approved under state off-site construction programs. **Each plan is approved for specific locations, accounting for the adopted code and site conditions such as snow, wind, seismic, and wildfire.** Where listed plans do not address site conditions, plan updates can be developed by the manufacturer for review by NTA. The catalog grows as manufacturers add and maintain plans for additional locations, at no cost to you. Selecting a plan connects the property owner directly to the manufacturer and its builder network, which removes the process friction that keeps projects from advancing.

What it means for your department

Building plan review is already done. Applicants arrive with the building plan approved. Your review is limited to site plan, zoning and site-specific elements — foundation, utilities, stormwater.	**Two site inspections instead of five.** Framing, rough-in and insulation are inspected in the factory under ICC NTA and the state program's oversight. Foundation and final (plus any utility work you require) are all that remain.	**Meet shot-clock and turnaround requirements.** The Accelerator alleviates plan review and inspection backlogs.
Turnkey compliance with plan-hosting mandates. Link to The Accelerator and you have a curated set of pre-approved plans that manufacturers maintain and update as codes change — no commissioning and no library for you to maintain.	**A delivery chain, not just drawings.** A ready supply of buildable, code-compliant designs with the manufacturer and builder attached is a practical tool for ADU, infill and workforce-housing goals.	**Your authority is unchanged.** You review site plan and zoning, issue permits, inspect on-site work and issue the Certificate of Occupancy. The Accelerator removes work you no longer need to repeat; it does not remove your role.

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accelerator.build

ICC APPROVAL & CONSTRUCTION ACCELERATOR

Pre-approved plans that save money and time – a national catalog your department can point to today

How Three Construction Approaches Compare

	Typical site-built permit	Pre-approved plans (site-built)	ICC Accelerator
Who designs the home	Owner hires an architect/designer	Jurisdiction commissions plans or architects list them	Manufacturer — plans already drawn
Who pays for design	Owner	Jurisdiction, consumer or builder (per-use fees)	Manufacturer
Building plan review	Full review by your department	Reviewed once by your department; reused within your jurisdiction	Approved for specific conditions under the state off-site program with delegated ICC NTA review
Where the plan can be used	That project only	Your jurisdiction only	Conditions in the state in which it is approved
Catalog growth	N/A	Only when you commission or accept new plans, obsolete with code update	Grows as manufacturers add and maintain plans for additional locations
What the owner needs to build	Find, vet and negotiate with an architect and a builder	Find, vet and negotiate with a builder	Pick a plan — manufacturer and builder network connected on selection
Your review	Building plan, site plan, zoning	Site plan, zoning	Site plan, zoning
Your site inspections	Foundation, framing, rough-ins, insulation, final	Foundation, framing, rough-ins, insulation, final	Foundation and final
Construction sequence	Sequential, on site, weather-dependent	Sequential, on site, weather-dependent	Factory build and site work in parallel
Code basis	Locally applicable code	Locally applicable code	Locally applicable code
Hosting	N/A	You build and maintain a web page	Link to the ICC portal, or a white-labeled page for your jurisdiction

A white-labeled experience for your jurisdiction

Work with ICC to stand up a dedicated Accelerator page — with your name, branding, and contact information — that hosts the plans approved for your location. Residents and builders get one place to start while you satisfy plan-hosting requirements.



Models listed in The Accelerator catalog

Join the launch – showcase your jurisdiction as a leader in faster, easier, code-compliant development

The Accelerator launched in preliminary form at HUD's 2026 Innovative Housing Showcase in September, with an initial focus on single-family and ADU plans from a select group of manufacturers. Expansion to additional states and building types will follow.

LINK TO THE PORTAL
from your ADU or pre-approved plans page with a customized url for your jurisdiction

REQUEST A WHITE-LABELED PAGE
by contacting accelerator@iccsafe.org

JOIN THE PILOT
to shape how the program works for building departments as it expands.

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