

The CfOC-ICC Alliance – A New Deployment in the Standards Campaign

ICC Press Release: April 10, 2025

International Code Council and Center for Offsite Construction Collaborate to Establish Modular Interface Standards

The publication is expected to be finalized and made publicly available by May 31, 2026

Washington, D.C.— The International Code Council and the Center for Offsite Construction (CfOC) at the New York Institute of Technology (NYIT) announced their collaboration to develop critical standards for modular construction through the creation of the *“CFOC/ICC 1220 Standard on Configurations and Connections for Off-Site Construction.”* This groundbreaking effort aims to enhance quality, sustainability, resilience and affordability in the construction industry by establishing clear guidelines for the connection and configuration of modular components.

The standard will address requirements for configuration and connections in off-site construction, including the location and specifications of module-to-module and building-to-module connections for essential building systems, the standardization of dimensions for modular components and coverage for componentized, panelized and modularized elements. This effort is expected to significantly advance the use of modular construction methods by providing a framework for ensuring consistent quality and compatibility across projects.

“The Code Council is pleased to partner with the Center for Offsite Construction to create a standard that helps address some of the key challenges in advancing the deployment of off-site construction including supporting a project pipeline for factories, bringing certainty to developers through the availability of multiple sources for components and increasing efficiency of the fabrication and approval processes,” said Ryan Colker, Executive Director, Energy, Resilience & Innovation for the Code Council.

“We are excited to collaborate with the Code Council on developing a standard that will transform how modular components are designed and connected,” said Jason Van Nest, Director of the CfOC at NYIT. “This partnership will support the growth of industrialized construction methods and ensure that off-site construction systems meet the highest standards of performance and interoperability.”

By promoting compatibility and interoperability, the new standard is expected to accelerate the adoption of off-site construction practices in various applications, including multifamily housing, commercial developments, and institutional projects.

Once published, the standard will be available on the Code Council’s [Digital Codes platform](#).

For more information about the development of the CFOC/ICC 1220 Standard and how to participate in the standards development process, please visit the [CFOC/ICC 1220 Standard webpage](#).

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About the International Code Council

The [International Code Council](#) is the leading global source of model codes and standards and building safety solutions. Code Council codes, standards and solutions are used to ensure safe, affordable and sustainable communities and buildings worldwide.

About the Center for Offsite Construction

The [Center for Offsite Construction](#) (CfOC) at the New York Institute of Technology is dedicated to advancing the field of off-site construction through research, standards development, and educational initiatives. As an ANSI-accredited Standards Developer, the CfOC is committed to fostering innovation and collaboration to address the construction industry's most pressing challenges.

[Source](#)

Forward Operating Base: New York Institute of Technology

While the main legions of model-code influence have long marched under familiar banners, a new auxiliary force has established its position at the **Center for Offsite Construction (CfOC)** within the School of Architecture & Design at the **New York Institute of Technology (NYIT)**.

Positioned as an academic research hub, CfOC presents itself as a collaborative, open-source-oriented standards developer. Yet its first major offensive reveals a classic flanking maneuver: **co-branding a new national standard directly with the International Code Council (ICC)**.

The Co-Branded Standard: CfOC/ICC 1220-202x

In April 2025, CfOC and ICC jointly announced the development of **CfOC/ICC 1220-202x – Standard on Configurations and Connections for Off-Site Construction**.

This standard targets the critical interfaces of modular construction: module-to-module and building-to-module connections for structural, plumbing, electrical, mechanical, fire protection, and data systems. It also standardizes dimensions for components across panelized, componentized, and volumetric approaches.

Public materials emphasize its intent to serve as design criteria for owners, designers, manufacturers, lenders, and governments—promising efficiency, certainty, quality, sustainability, resilience, and affordability. The Consensus Committee was seated in December 2025, with

meetings continuing through 2026 and a target release around May 2026. Development follows CfOC's ANSI-accredited procedures, with ICC as the collaborative partner.

The Battle Formation: Co-Branding as Strategic Alignment

This is not a mere technical partnership. It is a deliberate **co-branding** that deploys NYIT/CfOC's academic legitimacy and ANSI credentials as forward scouts, while the ICC supplies the heavy logistical train of its established model-code infrastructure.

The formation mirrors historical campaigns where dispersed units appear independent yet converge on unified objectives: harmonized national standards that facilitate offsite scaling. CfOC handles the "open consensus" narrative and stakeholder outreach. ICC provides the code-adoption pathways, technical references, and market reach that accelerate implementation—particularly in jurisdictions already aligned with ICC I-Codes.

Public documents invite broad participation, yet the co-branding inherently channels outcomes toward compatibility with ICC's ecosystem. This includes potential reliance on ICC tools, training, evaluation services, and compliance pathways—services that are proprietary or closely controlled by the ICC network.

Promoting ICC Proprietary Services Under Joint Colors

By co-branding, the alliance positions ICC's services as the natural infrastructure for the new standard. Manufacturers seeking to demonstrate compliance, designers integrating interfaces, or jurisdictions adopting the criteria will find the path of least resistance flows through ICC-aligned processes.

This extends the broader interlock observed in HUD-funded research (involving NIBS project management, MOD X analysis, and recommendations for federal award criteria and housing system certification). What appears as decentralized innovation—academic center + code council—functions as coordinated reinforcement of dominant standards infrastructure.

Strategic Implications on the Field

- **For Scaling Offsite:** The standard could deliver useful interface harmonization, supporting demand aggregation and certification goals.
- **For Market Dynamics:** It risks reinforcing a central command structure where ICC maintains de facto influence over the "rules of engagement" for offsite components, potentially raising barriers for independent or alternative pathways (e.g., ASTM-based approaches).
- **For Advocates:** This deployment underscores the need for vigilant monitoring of committee rosters, public comment periods, and final language to ensure true openness and performance-based (rather than proprietary) outcomes.

The NYIT/CfOC-ICC co-branding is a sophisticated addition to the campaign: academic flank supporting the main force, wrapped in collaborative language. As with prior engagements, transparency, evidence of balanced stakeholder input, and safeguards against capture will determine whether this advances genuine housing innovation or consolidates existing positions of strength.

A Federal Agenda That Aligns With the CfOC's Roadmap

HUD's report places offsite construction within a broader transition toward industrialized construction, industrialized housing delivery, high-technology housing, and a national innovation system. That language shifts the conversation away from isolated demonstrations and **toward market formation**. A high-performing offsite sector a surrounding ecosystem that can support factories: standards bodies, certification pathways, building officials, finance and insurance partners, trained professionals, public agencies, digital tools, and contracting practices that understand how manufactured building products move from design intent to physical delivery.

[Article New York Institute Of Technology](#)