

Building Delivery

Phases In The Process

Predesign

Design & Documents

Preconstruction & Bidding

Construction

Postconstruction & Closeout

Predesign

Site selection and analysis

Budgetary considerations

Program

Selection of the design team members

Design

Schematic or preliminary design

Design development

Construction documents

- Drawings

- Specifications

- Specifications are developed using the 49 division CSI Format

Bidding

Private work – anything lawful that the owner wishes to do with private funds is OK

Public work

- Advertise for bids

- Bid must be responsive

- Contract to lowest qualified bidder

Construction

Designer will become the representative for the owner

Submittals prove that the materials and assemblies that will be used in the construction meet the requirements of the contract documents

Contract Administration

Observation of Construction

Change orders

Applications for payment

Interpretation of the documents

Project Close Out

Substantial completion

Punch list

Certificate of final completion

Codes

One and Two Family Dwelling Code

Prescriptive

Ohio Building Code

Performance

Model Code

Main determining factors in design

Occupancy

Construction type

Reference Standards

Trade organizations

Professional societies

ASTM (American Society for Testing and Materials)

ANSI (American National Standards Institute)

UL (Underwriters Laboratory)

Zoning

Local land use law

- Restricts location for differing building uses

- Establishes “setbacks”

- Restricts where on site and how much of site is covered with a building

- Parking

- Signs

ADAAG

Toilet rooms and baths

Door sizes and opening devices

Clearances

Counter heights

Alarm systems

Ramps

Railings

Live Loads

People, Desks, Chairs, Stacks, Etc.

Any Moveable Load On Roof Excluding
Those Due To Natural Causes

Dead Loads

Loads Caused By The Mass Of The Building Itself And Any Components Of The Building That Would Not Normally Move.

Walls

Ceilings

Fixtures

Ductwork

Finishes

Structural Reactions To Loads

Compression

Tension

Shear

Bending