

Performance Based Building Design and Operations: a New Path to Reshape the Building Design/Construction Industry

Buildings 2.0 – Reshaping an Industry
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Tom Hartman
The Hartman Company
www.hartmanco.com

Status Of The Industry

- Poor building performance is crippling the future of the current industry
- Network convergence has the capacity for greatly increasing building system operating efficiency & reducing greenhouse gas emissions.
- Network convergence has the capacity for vast improvements in managing building operations and improving comfort and performance of occupants

Why “Performance Based” Design?

- Current bottoms-up approach is like pushing with a rope
 - Design Intent is derailed by the lack of connection and continuity between design, procurement, construction, turnover, and operation.
 - Lack of accountability makes newer technology systems nearly impossible to implement

What is “Performance Based” Design?

- Design and construction documents are focused on system performance criteria instead of on individual components.
- Many design details are developed after construction contract is let.
- Designer certifies that performance criteria is met prior to contract closeout.
- A method of long term operating performance assurance is included in each project.