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Standardised Specifications Handbook for Prefabricated Block Buildings

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Summary

This paper will present a guideline of standardised services for repair and rehabilitation of residential panel buildings in former eastern Germany as a result of a co-operation between representatives of housing companies and public building authorities, planning engineering offices, builders and contractors, the industry and research faculties under general management of BMBau and the IEMB

1. The Handbook (StLB)

As early as in 1991 the Federal Ministry for Regional Planning, Construction, and Urban Design (BMBau) felt obliged to order the development of a new series of "branches of work" for the handbook of standardised services (StLB). The reason for that was the significant number of precast block slab buildings in the "neuen Bundesländer" (New Federal States) and in the eastern part of Berlin which mounts up to 2,17 Mio apartments, i.e. one third of the grand total of apartments, and the enormous efforts necessary for restoration and modernisation of these buildings.

For the acquirement of the descriptive texts of standardised specifications working groups were formed consisting of representatives of housing companies and public building authorities, of planning engineering offices, of builders and contractors, of the industry and of institutes like the German Institute for Construction Technology, Institute for Window Technology Rosenheim, Institute for Rehabilitation and Modernisation of Buildings (IEMB). The general management of this operation was taken over by the BMBau and the IEMB.

The working groups were instructed to include in the handbook only solutions that are generally applicable, neutral in aspects of brands and products, and particularly economical. Table 1 shows which branches of work have been acquired so far and which branches are actually under consideration.

Differing from the classification of the former handbook into branches of work (LBs), which are categorised according to "Trades", the General Technical Contractual Terms (AVT) and the German Contract Procedure in the building Industry (VOB) Part C, the new branches of work refer to measures of restoration and modernisation of buildings, as for instance

- curtain walls,
- restoration and renewal of balconies and loggias,
- entrances of houses and apartments,
- reconstruction of runs (kitchen and bathroom),

- reconstruction and renewal of roofs with covering,
- reconstruction and renewal of roofs with sealing.

Moreover proceeding and following processes are included into the branch of work. Thus the works for the restoration of a part of a building can be described completely by one branch of work. Of course, the new branches of work of the series 500 as well as the other series of the handbook of standardised specifications are in conformity with the VOB. But they were acquired in a modified systematic of the handbook. The text parts that make up a complete position text are reduced to three parts (T1 to T3) as opposed to five parts (T1 to T5) in the traditional handbook. Beside this new aggregation of text parts to T1 through T3 the new systematic achieved, that only technically correct combinations can be chosen for one position; false combinations are excluded by the way the texts are formulated.

For the acquirement of the new branches of work the form and working method of the standard handbook that have proven good are applied. The standard handbook is elaborated by the Joint Commission for Electronics in Construction (Gemeinsamer Ausschuß Elektronik im Bauwesen GAEB) together with the German Contract Committee for the building Industry (Deutscher Verdingungsausschuß für Bauleistungen DVA). It is edited by the German Institute for Standardisation (Deutsches Institut für Normung DIN) with Beuth Publishers. In past, present and future, parallel to the new branches of work of the series 500 explanations as supplements to the specific branches of work are elaborated as a joint effort of the IEMB and the BMBau and the working groups, they are also edited with Beuth Publishers. These supplements should help practitioners to get acquainted with the respective branches of work; besides basic explanations, examples and definitions of specialised terms they comprehend hints at:

- German Contract Procedure in the Building Industry (Verdingungsordnung für Bauleistungen VOB)
- construction details of standardised types of precast block slab buildings
- basic material.

What are the advantages of the new branches of work?

1. They cover the demand of competitive tendering actions for the high amount of restoration and modernisation of prefabricated block buildings
2. With the existing offer of standardised specifications texts about 80 per cent of the total of work involved can be described in competitive tendering actions. Further complementary texts and additional descriptions are possible.
3. They consider the state of the art in technology; they go conform with DIN and VOB. They contribute substantially to the qualitative execution of construction work at tolerable costs. The consideration of the actual manual of directions in the formulation of the texts of standardised specifications is guaranteed through the involvement of the working groups into the work of the German Institute for Standardisation, of the German Contract Committee for Construction Work and of the Joint Commission for Electronics in Construction.
4. Through the joint work of clients and contractors in the working groups a consensus is acquired concerning the definition of economical solutions.
5. They contribute to the reduction of costs by clearly defining the work and thus evading substantial follow-up claims.
6. The reliability of construction contracts is substantially improved by the quality of wording and of the definitions in the specifications. This is true for the whole process from contract preparations in one phase of the competitive tendering action to the settling of the accounts. The texts of the handbook of standardised specifications are the concise execution of the order and contract conditions for construction work (VOB) - that have proven good in the past - into object specific applicable descriptions of work.