

BUILDING PATHOLOGY DAVID WATT

BUILDING PATHOLOGY DAVID WATT BUILDING PATHOLOGY A DAVID WATT PERSPECTIVE UNDERSTANDING AND ADDRESSING BUILDING FAILURES BUILDING PATHOLOGY THE STUDY OF BUILDING DEFECTS AND FAILURES IS A CRITICAL FIELD FOR ARCHITECTS ENGINEERS SURVEYORS AND CONTRACTORS IT INVOLVES DIAGNOSING THE ROOT CAUSES OF PROBLEMS UNDERSTANDING THEIR MECHANISMS AND RECOMMENDING APPROPRIATE REMEDIAL ACTIONS THIS ARTICLE EXPLORES THE CORE PRINCIPLES OF BUILDING PATHOLOGY THROUGH THE LENS OF ESTABLISHED BEST PRACTICES MUCH LIKE THE INSIGHTS ONE MIGHT GLEAN FROM A COMPREHENSIVE TEXT BY A LEADING EXPERT LIKE HYPOTHETICAL DAVID WATT A PROMINENT FIGURE IN THE FIELD UNDERSTANDING THE BUILDING ECOSYSTEM A BUILDING ISNT JUST A COLLECTION OF MATERIALS ITS A COMPLEX ECOSYSTEM WHERE VARIOUS COMPONENTS INTERACT THESE INTERACTIONS ARE INFLUENCED BY SEVERAL FACTORS INCLUDING DESIGN CONSTRUCTION QUALITY MATERIAL PROPERTIES ENVIRONMENTAL EXPOSURE AND EVEN HUMAN OCCUPANCY UNDERSTANDING THESE INTERACTIONS IS CRUCIAL TO IDENTIFYING THE ROOT CAUSE OF PATHOLOGY THINK OF A BUILDING LIKE A BIOLOGICAL ORGANISM A SINGLE COMPROMISED ORGAN EG A FAILING FOUNDATION CAN AFFECT THE ENTIRE SYSTEM COMMON TYPES OF BUILDING PATHOLOGY BUILDING PATHOLOGY ENCOMPASSES A WIDE RANGE OF PROBLEMS SOME COMMON EXAMPLES INCLUDE MOISTURERELATED PROBLEMS THESE ARE PERHAPS THE MOST PREVALENT RANGING FROM DAMPNESS AND MOULD GROWTH TO MORE SERIOUS ISSUES LIKE ROT DECAY AND STRUCTURAL DAMAGE IMAGINE A SPONGE CONSTANTLY ABSORBING WATER LEADS TO SATURATION SWELLING AND EVENTUAL DISINTEGRATION THIS IS ANALOGOUS TO THE EFFECT OF MOISTURE INGRESS ON BUILDING MATERIALS STRUCTURAL DEFECTS THESE INVOLVE ISSUES WITH THE LOADBEARING CAPACITY OF THE BUILDING INCLUDING CRACKING SETTLEMENT AND INSTABILITY A POORLY DESIGNED FOUNDATION FOR INSTANCE IS LIKE BUILDING A HOUSE ON SHIFTING SAND ITS PRONE TO COLLAPSE THERMAL PROBLEMS THESE CONCERN ISSUES WITH HEAT TRANSFER RESULTING IN THERMAL BRIDGING COLD SPOTS CONDENSATION AND INEFFICIENT ENERGY USE A POORLY INSULATED BUILDING ACTS LIKE A SIEVE LOSING HEAT OR COLD UNNECESSARILY LEADING TO HIGHER ENERGY BILLS AND DISCOMFORT FIRE SAFETY DEFECTS THESE RELATE TO THE BUILDINGS ABILITY TO RESIST AND CONTAIN FIRE INCLUDING INADEQUATE FIREPROOFING INSUFFICIENT ESCAPE ROUTES AND FAULTY FIRE DETECTION SYSTEMS MATERIAL DEGRADATION THIS ENCOMPASSES THE DETERIORATION OF BUILDING MATERIALS OVER TIME DUE TO WEATHERING CHEMICAL ATTACK OR BIOLOGICAL GROWTH THINK OF IRON RUSTING OXIDATION GRADUALLY WEAKENS THE MATERIAL REDUCING ITS STRENGTH AND LONGEVITY DIAGNOSTIC TECHNIQUES AND INVESTIGATIVE APPROACHES EFFECTIVE DIAGNOSIS IS THE CORNERSTONE OF SUCCESSFUL BUILDING PATHOLOGY THIS INVOLVES A SYSTEMATIC INVESTIGATION EMPLOYING VARIOUS TECHNIQUES VISUAL INSPECTION A THOROUGH VISUAL SURVEY IS THE FIRST STEP IDENTIFYING VISIBLE SIGNS OF DISTRESS SUCH AS CRACKS STAINS AND BULGING NONDESTRUCTIVE TESTING NDT TECHNIQUES LIKE RADAR ULTRASOUND AND INFRARED THERMOGRAPHY CAN REVEAL HIDDEN DEFECTS WITHOUT DAMAGING THE BUILDING STRUCTURE THEY ACT AS MEDICAL IMAGING FOR BUILDINGS ALLOWING US TO SEE BENEATH THE SURFACE DESTRUCTIVE TESTING IN SOME CASES DESTRUCTIVE SAMPLING IS NECESSARY TO OBTAIN MATERIAL SAMPLES FOR LABORATORY ANALYSIS THIS IS A LAST RESORT USED ONLY WHEN OTHER METHODS ARE INSUFFICIENT HISTORICAL REVIEW EXAMINING BUILDING PLANS SPECIFICATIONS AND MAINTENANCE RECORDS PROVIDES VALUABLE CONTEXT FOR UNDERSTANDING THE BUILDINGS

HISTORY AND POTENTIAL VULNERABILITIES REMEDIAL ACTIONS AND PREVENTATIVE MEASURES ONCE THE CAUSE OF THE PATHOLOGY IS IDENTIFIED APPROPRIATE REMEDIAL ACTIONS CAN BE IMPLEMENTED THESE COULD INCLUDE REPAIRING DAMAGED COMPONENTS THIS MAY INVOLVE REPLACING ROTTEN TIMBER REPAIRING CRACKS OR RESEALING JOINTS IMPROVING DRAINAGE ADDRESSING POOR DRAINAGE CAN SIGNIFICANTLY REDUCE MOISTURERELATED PROBLEMS IMPROVING INSULATION BETTER INSULATION REDUCES ENERGY CONSUMPTION AND PREVENTS CONDENSATION STRUCTURAL STRENGTHENING THIS MIGHT INVOLVE UNDERPINNING FOUNDATIONS ADDING SUPPORT BEAMS OR INSTALLING BRACING PREVENTIVE MEASURES ARE EQUALLY CRUCIAL PROPER DESIGN RIGOROUS QUALITY CONTROL DURING CONSTRUCTION AND REGULAR MAINTENANCE SIGNIFICANTLY REDUCE THE RISK OF PATHOLOGY THE DAVID WATT APPROACH ILLUSTRATIVE A HYPOTHETICAL DAVID WATT APPROACH WOULD EMPHASIZE A HOLISTIC AND SYSTEMATIC METHODOLOGY IT WOULD INVOLVE 1 THOROUGH INVESTIGATION UNDERSTANDING THE BUILDINGS CONTEXT AND HISTORY BEFORE JUMPING TO 3 CONCLUSIONS 2 ROOT CAUSE ANALYSIS IDENTIFYING THE UNDERLYING CAUSE RATHER THAN SIMPLY ADDRESSING SYMPTOMS 3 COSTEFFECTIVE SOLUTIONS BALANCING THE NEED FOR REPAIR WITH PRACTICALITY AND BUDGET CONSTRAINTS 4 LONGTERM PERSPECTIVE CONSIDERING THE LONGTERM IMPLICATIONS OF THE CHOSEN SOLUTION 5 COLLABORATION WORKING CLOSELY WITH ARCHITECTS ENGINEERS AND OTHER PROFESSIONALS FUTURE TRENDS IN BUILDING PATHOLOGY THE FIELD IS CONSTANTLY EVOLVING ADVANCEMENTS IN MATERIALS SCIENCE DIGITAL MODELLING AND DATA ANALYTICS ARE LEADING TO MORE SOPHISTICATED DIAGNOSTIC TOOLS AND PREDICTIVE MODELS THE USE OF DRONES AND AI IS ALSO TRANSFORMING THE WAY WE INSPECT AND MONITOR BUILDINGS THE INTEGRATION OF BUILDING INFORMATION MODELLING BIM WITH PATHOLOGY DATA WILL SIGNIFICANTLY ENHANCE OUR UNDERSTANDING AND MANAGEMENT OF BUILDING DEFECTS EXPERTLEVEL FAQs 1 HOW CAN I DIFFERENTIATE BETWEEN SETTLEMENT CRACKING AND CRACKING DUE TO OTHER CAUSES SETTLEMENT CRACKS USUALLY FOLLOW PREDICTABLE PATTERNS OFTEN RADIATING FROM A SINGLE POINT OTHER CRACKS MAY BE MORE RANDOM OR LOCALIZED DETAILED ANALYSIS AND POSSIBLY NDT TECHNIQUES ARE NEEDED FOR CONCLUSIVE DIFFERENTIATION 2 WHAT ARE THE KEY INDICATORS OF RISING DAMP THE PRESENCE OF A DAMP STAIN TYPICALLY AT A CONSISTENT HEIGHT ABOVE GROUND LEVEL ALONG WITH EFFLORESCENCE SALT DEPOSITS ARE STRONG INDICATORS MOISTURE METERS CAN CONFIRM THE PRESENCE OF EXCESS MOISTURE 3 HOW DOES THE CHOICE OF REMEDIAL TREATMENT DEPEND ON THE AGE AND HERITAGE SIGNIFICANCE OF A BUILDING HISTORIC BUILDINGS REQUIRE SENSITIVE INTERVENTIONS REPAIRS MUST BE COMPATIBLE WITH ORIGINAL MATERIALS AND TECHNIQUES PRIORITIZING PRESERVATION OVER COMPLETE REPLACEMENT 4 WHAT ROLE DOES BUILDING PHYSICS PLAY IN UNDERSTANDING BUILDING PATHOLOGY BUILDING PHYSICS PRINCIPLES GOVERN HEAT MOISTURE AND AIR MOVEMENT WITHIN BUILDINGS UNDERSTANDING THESE PRINCIPLES IS ESSENTIAL FOR DIAGNOSING AND ADDRESSING MANY TYPES OF PATHOLOGY ESPECIALLY THOSE RELATED TO MOISTURE AND THERMAL PERFORMANCE 5 HOW CAN BIM CONTRIBUTE TO PREVENTING FUTURE BUILDING PATHOLOGY BIM ALLOWS FOR BETTER COORDINATION BETWEEN DESIGN AND CONSTRUCTION REDUCING THE LIKELIHOOD OF ERRORS IT ALSO FACILITATES BETTER DATA MANAGEMENT ENABLING PROACTIVE MONITORING AND PREDICTIVE MAINTENANCE 4 BUILDING PATHOLOGY IS A COMPLEX YET REWARDING FIELD BY UNDERSTANDING THE PRINCIPLES OUTLINED IN THIS ARTICLE COUPLED WITH PRACTICAL EXPERIENCE AND A METICULOUS APPROACH PROFESSIONALS CAN EFFECTIVELY DIAGNOSE AND ADDRESS BUILDING PROBLEMS ENSURING THE LONGEVITY AND SAFETY OF THE BUILT ENVIRONMENT THE HYPOTHETICAL DAVID WATT METHODOLOGY WITH ITS EMPHASIS ON THOROUGH INVESTIGATION AND HOLISTIC PROBLEMSOLVING SERVES AS A VALUABLE FRAMEWORK FOR NAVIGATING THE INTRICACIES OF THIS CRITICAL DISCIPLINE

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BUILDING PATHOLOGY PROVIDES A DETAILED KNOWLEDGE OF HOW BUILDINGS ARE CONSTRUCTED USED OCCUPIED AND MAINTAINED AND THE VARIOUS MECHANISMS BY WHICH THEIR STRUCTURAL MATERIAL AND ENVIRONMENTAL CONDITIONS CAN BE AFFECTED THIS BOOK INTRODUCES THE CONCEPT OF BUILDING PATHOLOGY AND BRIDGES THE GAP BETWEEN CURRENT APPROACHES TO THE SURVEYING OF BUILDINGS AND THE DETAILED STUDY OF DEFECT DIAGNOSIS PROGNOSIS AND REMEDIATION

FIRST MULTI YEAR CUMULATION COVERS SIX YEARS 1965 70

PAR 4 IS A TUMOR SUPPRESSOR PROTEIN FIRST DISCOVERED AND IDENTIFIED IN 1993 BY DR VIVEK RANGNEKAR S LABORATORY IN PROSTATE CANCER CELLS UNDERGOING APOPTOSIS PAR 4 LATER ALSO KNOWN AS PAWR IS A NATURALLY OCCURRING TUMOR SUPPRESSOR STUDIES HAVE INDICATED THAT PAR 4 SELECTIVELY INDUCES APOPTOSIS IN CANCER CELLS WHILE LEAVING NORMAL HEALTHY CELLS UNAFFECTED MECHANISMS CONTRIBUTING TO THE CANCER SELECTIVE ACTION OF PAR 4 HAVE BEEN ASSOCIATED WITH PROTEIN KINASE A ACTIVATION OF INTRACELLULAR PAR 4 IN CANCER CELLS OR GRP78 EXPRESSION PRIMARILY ON THE SURFACE OF CANCER CELLS PAR 4 IS DOWNREGULATED INACTIVATED OR MUTATED IN DIVERSE CANCERS THIS FIRST OF TWO VOLUMES WILL BE THE FIRST ON THE MARKET ON THE TOPIC OF PAR 4 AND WILL PROVIDE THE OPPORTUNITY FOR RESEARCHERS TO DISCUSS THE FUTURE DIRECTION OF STUDIES BROADEN THE SCOPE OF RESEARCH AND CONTRIBUTE A MORE COMPLETE UNDERSTANDING OF THE MOLECULE S STRUCTURAL FEATURES KEY FUNCTIONAL DOMAINS REGULATION AND RELEVANT BASIC AND CLINICAL TRANSLATIONAL FACETS

RESIDENTIAL PROPERTY APPRAISAL VOLUMES 1 AND 2 ARE HANDBOOKS NOT ONLY FOR STUDENTS STUDYING RESIDENTIAL SURVEYING BUT ALSO FOR

THOSE INVOLVED IN THE APPRAISAL OF RESIDENTIAL PROPERTY VOLUME 1 HAS BEEN UPDATED AND COVERS THE VALUATION PROCESS AS IT RELATES TO RESIDENTIAL PROPERTIES PARTICULARLY WHEN VALUATION IS UNDERTAKEN FOR SECURED LENDING PURPOSES IT ADDRESSES THE BASIC SKILLS REQUIRED THE RISKS POSED IN A VALUATION THE KEY DRIVERS OF VALUE EMERGING ISSUES THAT IMPACT VALUATION AND THE KEY LEGAL AND RICS REGULATORY CONSIDERATIONS THAT A VALUER NEEDS TO UNDERSTAND VOLUME 2 OF THE SERIES GOES ON TO CONSIDER THE PRACTICAL ASPECTS OF THE SURVEY AND INSPECTION OF RESIDENTIAL PROPERTIES IN MORE DETAIL NOT ONLY DOES THIS INCLUDE UPDATED SECTIONS ON THE MOST COMMON DEFECTS FOR EXAMPLE BUILDING MOVEMENT MOISTURE PROBLEMS WOOD ROT AND WOOD BORING INSECTS IT ALSO COVERS EMERGING CHALLENGES INCLUDING ASSESSING PERSONAL SAFETY HAZARDS MODERN CONSTRUCTION TECHNOLOGIES AND MATERIALS AND INVASIVE PLANTS THE VOLUME ALSO TAKES ACCOUNT OF THE HOME SURVEY STANDARD RECENTLY PUBLISHED BY THE RICS AND THE CHANGES RESULTING FROM CLIMATE CHANGE THE ENERGY CRISIS AND CONCERNS ABOUT FIRE SAFETY BUILDING SERVICES IN DOMESTIC RESIDENTIAL PROPERTIES IS ANOTHER AREA OF RAPID CHANGE ESPECIALLY WITH THE DEVELOPMENT OF LOW CARBON AND RENEWABLE TECHNOLOGIES TO ENSURE THAT THIS ASPECT IS COVERED IN SUFFICIENT DETAIL THE CONTENT IS TO BE INCLUDED IN VOLUME 3 ASSESSING BUILDING SERVICES AN ESSENTIAL BOOK FOR STUDENTS STUDYING TO ENTER THE RESIDENTIAL SURVEY AND VALUATION PROFESSION AND FOR EXISTING PRACTITIONERS WHO WISH TO IMPROVE THEIR KNOWLEDGE OF CURRENT PRACTICES

WASHINGTON INFORMATION DIRECTORY IS THIS ESSENTIAL ONE STOP RESOURCE FOR INFORMATION ON U S GOVERNMENTAL AND NONGOVERNMENTAL AGENCIES AND ORGANIZATIONS THIS THOROUGHLY RESEARCHED GUIDE PROVIDES CAPSULE DESCRIPTIONS THAT HELP USERS QUICKLY AND EASILY FIND THE RIGHT PERSON AT THE RIGHT ORGANIZATIONS WASHINGTON INFORMATION DIRECTORY OFFERS THREE EASY WAYS TO FIND INFORMATION BY NAME BY ORGANIZATION AND THROUGH DETAILED SUBJECT INDEXES IT ALSO INCLUDES DOZENS OF RESOURCE BOXES ON PARTICULAR TOPICS AND ORGANIZATION CHARTS FOR FEDERAL AGENCIES AND NGOS WITH MORE THAN 10 000 LISTINGS THE 2016 2017 EDITION OF WASHINGTON INFORMATION DIRECTORY FEATURES CONCISE ORGANIZATION DESCRIPTIONS AND CONTACT INFORMATION FOR FEDERAL DEPARTMENTS AND AGENCIES CONGRESSIONAL MEMBERS COMMITTEES AND ORGANIZATIONS NONGOVERNMENTAL AND INTERNATIONAL ORGANIZATIONS COURTS AND JUDICIARY ORGANIZATION AS WELL AS CONTACT INFORMATION FOR GOVERNORS AND OTHER STATE OFFICIALS U S AMBASSADORS AND FOREIGN DIPLOMATS NEARLY 200 HOUSE AND SENATE CAUCUSES

WELL ILLUSTRATED INTRODUCTION TO BUILDING PATHOLOGY BRIDGING THE GAP BETWEEN BUILDING SURVEYING AND THE DETAILED UNDERSTANDING OF BUILDING DEFECTS THEIR PROGNOSIS AND REMEDIATION BUILDING PATHOLOGY INTRODUCES THE CONCEPT OF BUILDING PATHOLOGY AND AIMS TO GIVE THE READER A GREATER AWARENESS AND UNDERSTANDING OF BUILDINGS AND THEIR USERS TO ASSIST IN DEFECT DIAGNOSIS AND THE DESIGN AND IMPLEMENTATION OF SPECIFIC AND APPROPRIATE REMEDIAL MEASURES BY FOCUSING ON THE PROCESS RATHER THAN SPECIFIC SOLUTIONS THE BOOK HELPS THE READER TO USE THE INFORMATION IN THEIR PRACTICE IN A WIDE VARIETY OF SITUATIONS THE NEW THIRD EDITION FEATURES NEW CASE STUDIES WHICH HAVE BEEN INTEGRATED INTO THE TEXT WRITTEN BY A HIGHLY QUALIFIED AUTHOR WITH SIGNIFICANT EXPERIENCE IN THE FIELD THE THIRD EDITION OF BUILDING PATHOLOGY CONTAINS INFORMATION ON BUILDING PERFORMANCE COVERING ENVIRONMENTAL FACTORS USER REQUIREMENTS BUILDING STRUCTURES AND MATERIALS DEFECTS DAMAGE AND DECAY COVERING ATMOSPHERIC AND CLIMATIC ACTION EXCESS MOISTURE CHEMICAL PHYSICAL AND BIOLOGICAL ACTION MOVEMENT FIRE AND HUMAN FACTORS SURVEY AND ASSESSMENT COVERING BUILDING INSPECTIONS AND SURVEYS HOW TO PRIORITIZE DEFECTS UNOCCUPIED BUILDINGS AND SITES AND REDUNDANT AND RUINED BUILDINGS REMEDIATION IN PRACTICE COVERING REAL

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