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Nota di contenuto	THE FOURTH DIMENSION IN BUILDING: STRATEGIES FOR MINIMIZING OBSOLESCENCE -- Copyright -- PREFACE -- Contents -- EXECUTIVE SUMMARY -- 1 INTRODUCTION -- OBSOLESCENCE AND OTHER SERVICE INADEQUACIES -- SCOPE OF THE STUDY -- ORGANIZATION OF THE REPORT -- References -- 2 OBSOLESCENCE IN FACILITIES -- IDENTIFYING OBSOLESCENCE2 -- PROGRESSION OF THE SERVICE LIFE -- RISING EXPECTATIONS AND THE ONSET OF OBSOLESCENCE -- SCALE OF THE OBSOLESCENCE PROBLEM -- INCENTIVES TO AVOID OBSOLESCENCE -- References -- 3 ACTIONS AND STRATEGIES FOR AVOIDING OBSOLESCENCE -- ACTIONS IN PLANNING AND PROGRAMMING -- Scanning for Trends That May Foster Obsolescence -- Programming for the Possibilities of Future Functional Change -- Preparing for Design

Through Predesign Analysis -- ACTIONS IN DESIGN -- Assuring Currency of Design Guidance -- Targeting Obsolescence-Susceptible Building Types -- Making Flexibility a Design Goal -- Adopting Details That Enhance Flexibility -- Using Prototypes to Test Performance -- Sizing Components to Serve Demand Growth -- ACTIONS IN CONSTRUCTION -- Separating Procurement of Sensitive Components -- Commissioning -- ACTIONS IN OPERATIONS AND MAINTENANCE -- Using Postoccupancy Evaluation in Facility Management -- Adapting for Reuse -- Managing the Facilities Portfolio -- Making Do -- ACTIONS IN REUSE AND RETROFIT -- RESPONSIBILITY FOR ACTION -- References -- 4 AVOIDING OBSOLESCENCE IN PUBLIC FACILITIES -- PUBLIC FACILITIES PLANNING AND FISCAL PROGRAMMING -- Scanning for Change -- Strategic Planning -- Shortening the Development Process -- PUBLIC FACILITIES BUDGETING FOR FLEXIBILITY -- SETTING FACILITY DESIGN GUIDELINES AND OTHER PREDESIGN ACTION -- FACILITY PROGRAMMING, DESIGN, AND CONSTRUCTION -- OPERATIONS -- ACHIEVING OPTIMUM PUBLIC FACILITIES USE -- APPENDIX A BIOGRAPHICAL SKETCHES OF COMMITTEE MEMBERS AND STAFF -- STAFF. APPENDIX B GLOSSARY OF TERMS -- APPENDIX C WORKSHOP ON ENVIRONMENTAL AND HEALTH REGULATIONS ASSOURCES OF FACILITY OBSOLESCENCE -- THE WORKSHOP ON FORESEEABLE PROBLEMS -- PENDING CONCERNS -- ISSUE DEVELOPMENT -- HOW ISSUES COME TO INFLUENCE BUILDING PRACTICES -- ANTICIPATING NEW ISSUES AND REGULATIONS -- References -- APPENDIX D PREDICTING PERFORMANCE, SERVICE LIFE, AND PHYSICAL LIFE OF BUILDINGS AND THEIR COMPONENTS -- STATUS OF PREDICTION MODELS -- References -- APPENDIX E HOSPITAL BUILDING SYSTEMS -- APPENDIX F ANNOTATED BIBLIOGRAPHY.

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## Sommario/riassunto

Public facilities are valuable assets that can provide decades of high quality of service if they are effectively utilized. Despite effective planning, design, and management, sometimes users or owners change and have requirements different from those that the facility was initially intended to fulfill. In addition, the technologies sometimes change, making facilities obsolete before they have worn out or otherwise failed. This book explores the meaning of obsolescence as the term applies to buildings. It discusses the functional, economic, technological, social, legal, political, and cultural factors that can influence when obsolescence will occur and considers what design professional and building owners and users can do to delay and minimize the costs of obsolescence. The analyses apply to all buildings, but public facilities are given added attention because of their special management problems.

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