FAÇADE RENTAL OFFICE DESIGN FOR OPTIMIZATION MAINTENANCE

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ABSTRACT

A building facade is designed with the aim to fulfill two aspects, appearance and performance. Appearance and performance on the facade needs to be considered because it serves as the appealing aspect of the building. There are so many influencing factors which disturb the aesthetic of a building’s façade during the operational period, causing the necessity of any periodic maintenance activities. There are also any interaction between the building and local climate which can affect the performance of façade elements. Both aspects need to be considered because those two are the important aspects for buildings quality in the future.

Ease of maintenance is the main focus of this research and design. The method of design exploration is applied to enrich the ideas and concepts, as well as the alternative design solutions. Some alternative designs are selected for further evaluation of the design through a comparative study of design parameters to obtain an optimal design, which is able to answer the problem.

The result is a design which consider the shading devices as the multifunctional elements. They are functioned not only to minimize the direct penetration of sunlight and rain, but also to be served as an access for any maintenance activities of building facade. In addition, maintenance access is also achieved by providing exiting access through the wall on the facade design. Access is the key to reach ease of maintenance building façade.

Keywords: Facade, Rental Office, Ease of Maintenance