

# A Guide to the Management of Building Refurbishment (CIRIA Report)

4th Triennial International Conference Rethinking and Revitalizing Construction Safety, Health, Environment and Quality  
Port Elizabeth – South Africa, 17-20 May 2005, ISBN 0-620-33197-3, pp. 151-163

## Towards a Decision Support System For Health and Safety Management in Refurbishment Projects

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### Abstract

The refurbishment project involving structural alterations, facade retentions and demolition are high risk activities. There is evidence which shows that construction industry lacks appropriate management system to cope up with the risks and hazards on refurbishment. The safe building refurbishment, is quite complex and decision making plays a significant role. The decisions taken during the refurbishment process not only have an impact on the choice of material, level of quality achieved, but also a direct impact on health, safety and environment. The domain of refurbishment works is ideal for the deployment of a decision support system as there are numerous safety problems leading to the conclusion that the management and technical solutions often adopted in these projects are inadequate and refurbishment works require a considerable degree of expertise and experience that is often not present. The involvement of the project team to share the responsibilities and decision making abilities are most important and essential aspect of refurbishment projects. The proposed paper presents the development of a generic safety integrated refurbishment process model based on Process Protocol to identify the various activities during different stages of the refurbishment project. The developed process model has then been used to develop a practical Decision Support System for project participants involved in refurbishment projects to make timely decisions to ensure that safety considerations are taken into account.

### Keywords

Decision Support System, Refurbishment, Health and Safety, Process.

### Introduction

Refurbishment remains one of the least understood (Quah, 1988; Egbu, 1994) and most under-researched sectors of construction, especially with regard to the management and health & safety areas (Egbu, 1994; CIRIA, 1994). There is evidence that the

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