

---

# THE REFERENCE BUILDING PROCESS

## Special respect to sustainable certification and the mandatory BIM requirements management

H. A. Tan, J. Gantner, T. Kirmayr, Dr. T. Liebich, S. Homolka, P. Noisten

Fraunhofer Institute for Building Physics, Valley  
AEC3 Deutschland GmbH, München

---



**Fraunhofer**  
IBP

Lake Constance 5D-Conference 2015

---



---

# AGENDA

---

- Challenges today
- The Reference Building Process Map (RBPM)
- Sustainability certification and BIM
- Integration with the BIM Requirement Management (ReqCap)
- Summary and Outlook

# CURRENT CHALLENGES



### Cost Explosion: Price Tag Soars Again



The Berlin Brandenburg Willy Brandt Airport has

**The seemingly neverending story of much-delayed project is expected to be planning a return to the airport's**

railway-

The Sydney Morning Herald

Traveller

[Home](#) [Destinations](#) [Explore Australia](#) [Find a Holiday](#) [Activities](#) [Before you go](#) [Columnists](#) [Photos](#)

You are here: Home > Travel > Travel Planning > Travel News

## Berlin's new airport's problems an 'embarrassment' for Germany

March 14, 2013

Read later

submit  
 Email article Print



The terminal building at the construction site of the new 'Willy Brandt' Berlin Brandenburg International (BER) airport. The new airport has been plagued with problems, undermining Germany's reputation for engineering skill.  
Photo: Bloomberg

News & Features ▾ Jobs ▾ Housing ▾ Money ▾ Datin

New  
ind

t 21 project



is it also a criminal case? Photo: DPA

concert house 'possibly'

operator Deutsche Bahn (DB) will he controversial Stuttgart 21 station proving an additional €2bn.

21 project, which involves the f a new underground main station, l to cost €2.6bn when it was floated ts climbed to €4.5bn in 2009 and €6.5bn.

be completed by 2022, three years nally planned, the project would art's main terminus station with an rough-station that will be integrated

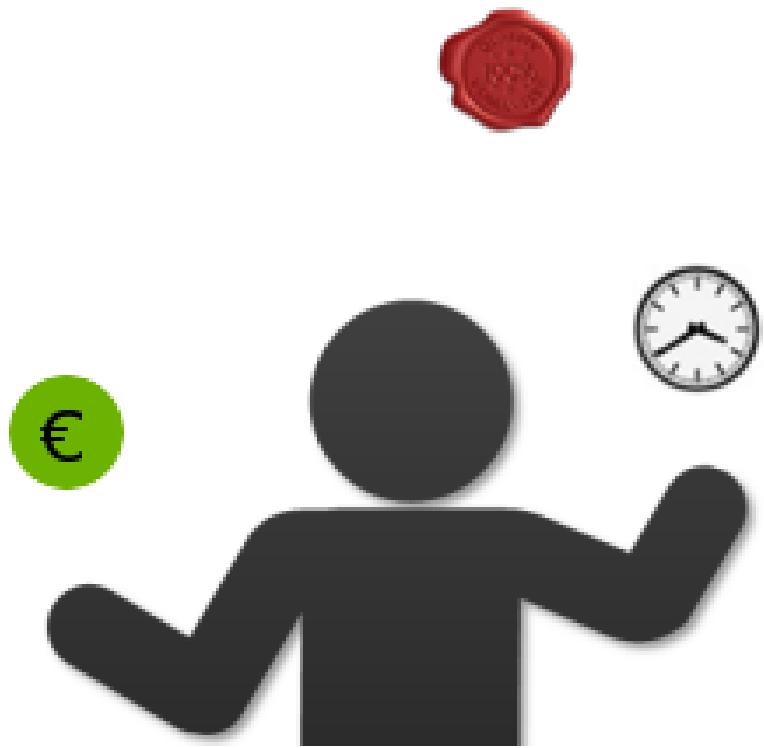
MT+02:00  
IT+02:00

Share reddit

Lamburg could open a criminal investigation eazzlement and fraud in the long-running ; €800-million concert house.

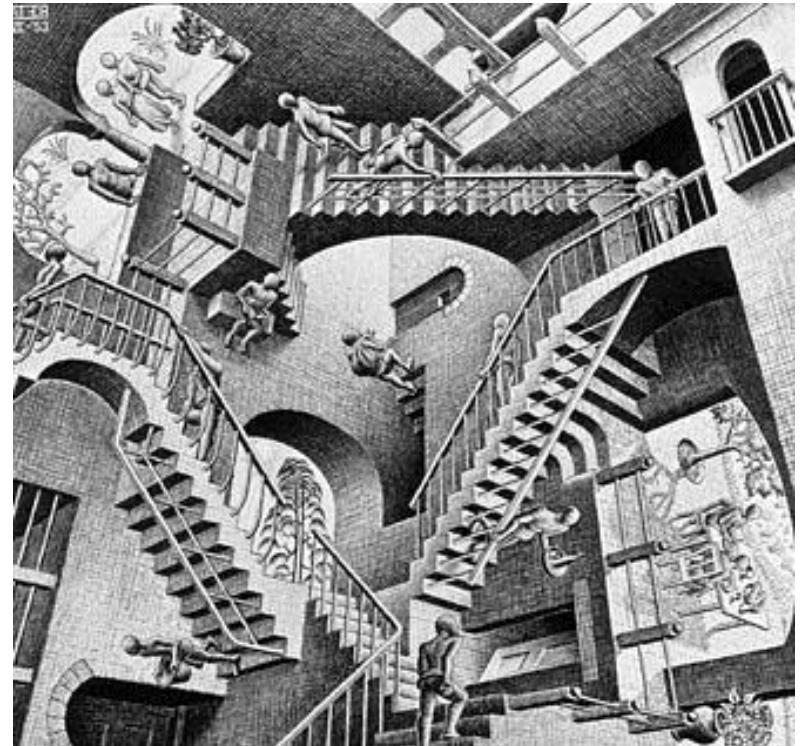
# Current Challenges

- More and more complexity for the buildings
  - Demanding design
  - Resource and energy efficiency
  - Social aspects
  - Etc.
- „One-of-a-kind“ projects
- Use of high-tech products
- Highly specialized experts
- Increase in the number of people involved



# Current Challenges

- Hard to assess the current state of planning
- Inefficiencies due to multiple capturing of data
- Collusion of tasks
- Loss of information during different stages



# Current Challenges

- Need for optimization of building processes and better communication
- Need for a holistic project planning **AND** management tool

**„We need a line of action“ \***

\*Peter Meijnen, Porsche Consulting  
BIMiD 3. Fachsymposium, Stuttgart, 23.04.2015

# THE REFERENCE BUILDING PROCESS MAP (RBPM)

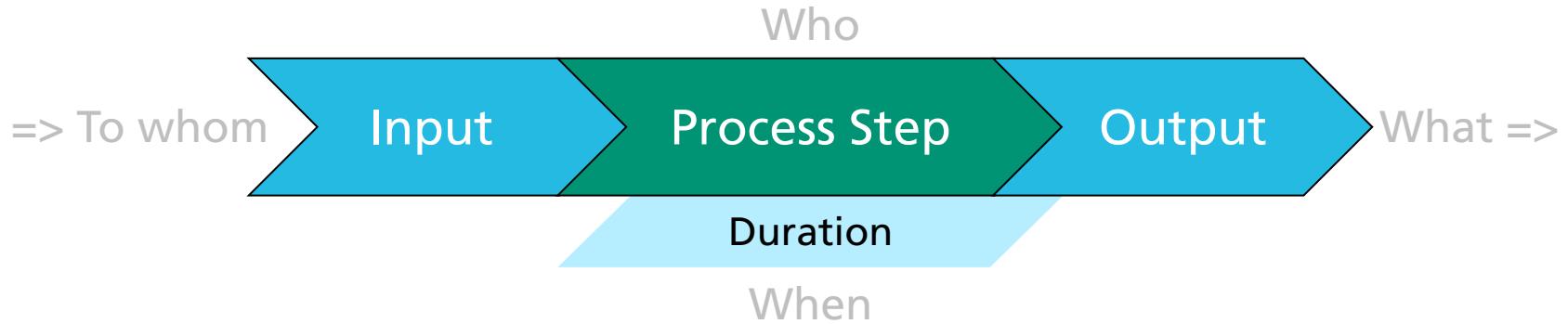
# What is the question?

***Who  
delivers  
when,  
what,  
to whom,  
and in  
which quality ? \****

\* Thomas Liebich, AEC3  
BIMiD 2. Fachsymposium, Braunschweig, 16.10.2014

# A Process Map

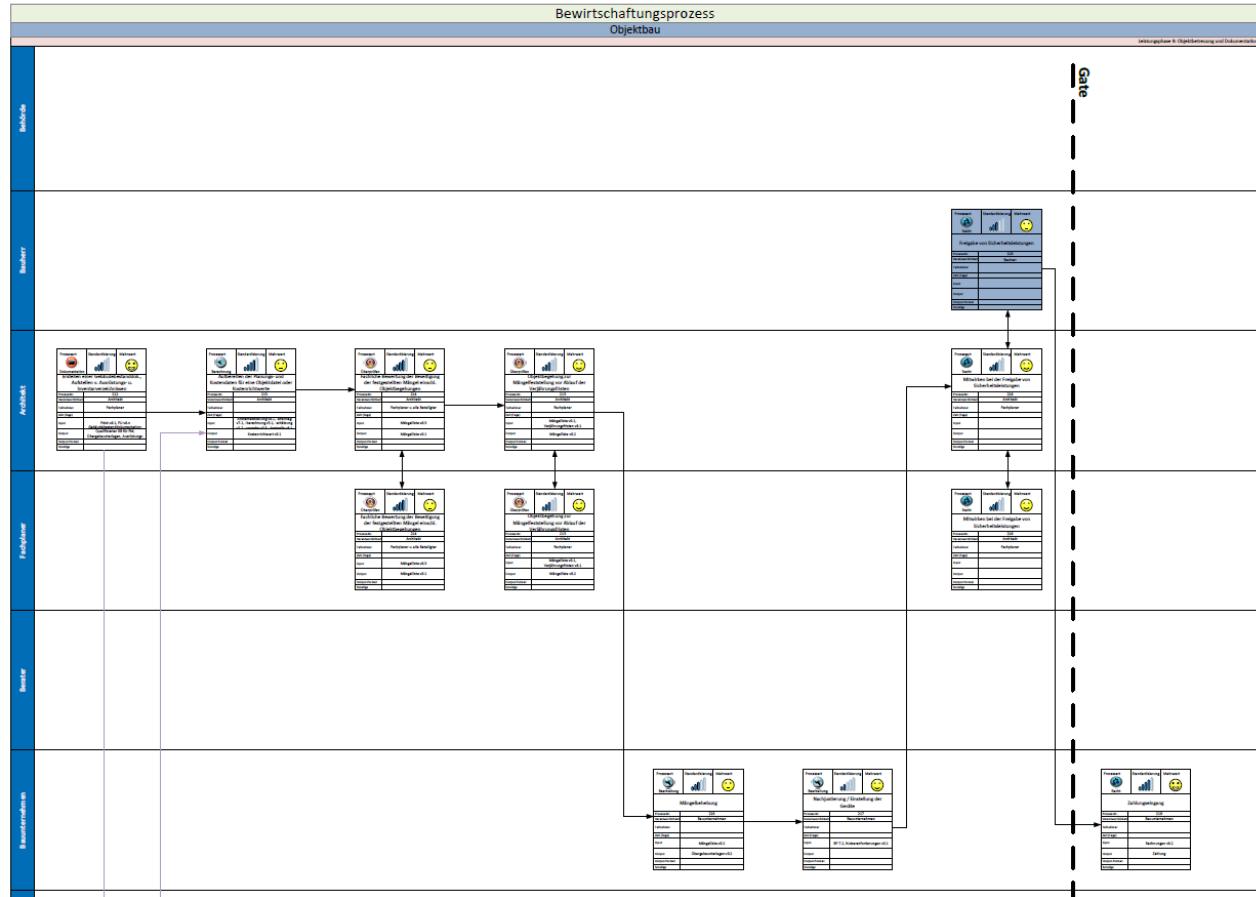
- **Process flow:** Direct sequence of events
- A process step is defined by:



- Effectivity of a process :
  - Time duration
  - To produce the result
  - In a defined quality

# The Building Process Map

©Fraunhofer IBP in Zusammenarbeit mit AEC3 Deutschland GmbH



Source: Fraunhofer IBP

# The Building Process Map

© Fraunhofer IBP in Zusammenarbeit mit AEC3 Deutschland GmbH

© Fraunhofer IBP Process type	Standard level	Added value
Process Nr.		
Responsible ent.		
Participants		
Duration		
Input		
Output		
Output format		
Others		

Bewirtschaftungsprozess  
Objektbau

Design Brief Evaluation

Project Identification	Test Project Jianan Road, Guangzhou High rise building
Project Purpose	Create an example for a well performed collaboration to realize a certified high rise building
Main reason for the project	• 4 Zeros - Zero complaints, Zero damages, Zero time delay, Zero cost exceed
Main aims of the project	• Lu Ban Award • 3 Star/SA, DGNB Certification • Optimized building process • German standard in planning, technology and energy efficiency
Tasks of the brief	Identify all necessary information, goals and requirements

Projektangaben

Bezeichnung Projekt:	WE-Nr.:	Adresse:
Client	Developer	
Occupiers/Users	International companies	
General Manager	Mr. X	
Briefing consultants	Fraunhofer	
General Planner		
Local Design Institute		
Other consultants		
Builder	Design & R. Certifications	

Identification of relevant groups

Central government	
National/international Agencies	

Gate

Energie-Checkliste

Hd. Kap.	Thema	liegt vor	Anmerkung
1	1a Tageslichtkonzept erarbeitet, Lichtumlenksysteme berücksichtigt	<input type="checkbox"/> ja <input type="checkbox"/> nein	(wenn nein, bitte Begründung und/oder Anlage beifügen)
2	1b Neubauten: Einhaltung des Passivhausstandards	<input type="checkbox"/> ja <input type="checkbox"/> nein	
3	1b Modernisierungsvorhaben: Passivhaus-Bauteile o. U-Werte nach Leitlinien	<input type="checkbox"/> ja <input type="checkbox"/> nein	
4	1b Wärmetechnisch verbesselter Randverlust bei Fenstern	<input type="checkbox"/> ja <input type="checkbox"/> nein	
5	1b Maßnahmen für sommerlichen Wärmeschutz vorgesehen	<input type="checkbox"/> ja <input type="checkbox"/> nein	
6	2 FernwärmeverSORGUNG möglich und geplant	<input type="checkbox"/> ja <input type="checkbox"/> nein	
7	2 Ermittlung der HeizwärmeverSORGUNG nach Rechenverfahren (ausführlich oder vereinfacht)	<input type="checkbox"/> ja <input type="checkbox"/> nein	
8	2 Auslegung der Systemtemperaturen auf eine Sprenzung von max. 60/40° C	<input type="checkbox"/> ja <input type="checkbox"/> nein	

Source: Fraunhofer IBP

# The Reference Building Process Map (RBPM)

- Based on: HOAI, Norms, Guidelines

Grundleistungen	Besondere Leistungen
LPH 1 Grundlagenermittlung	
a) Klären der Aufgabenstellung auf Grundlage der Vorgaben oder der Bedarfsplanung des Auftraggebers	- Bedarfsplanung - Bedarfsermittlung
b) Ortsbesichtigung	- Aufstellen eines Funktionsprogramms
c) Beraten zum gesamten Leistungs- und Untersuchungsbedarf	- Aufstellen eines Raumprogramms - Standortanalyse
d) Formulieren der Entscheidungshilfen für die Auswahl anderer an der Planung fachlich Beteiligter	- Mitwirken bei Grundstücks- und Objektauswahl, -beschaffung und -übertragung
e) Zusammenfassen, Erläutern und Dokumentieren der Ergebnisse	- Beschaffen von Unterlagen, die für das Vorhaben erheblich sind

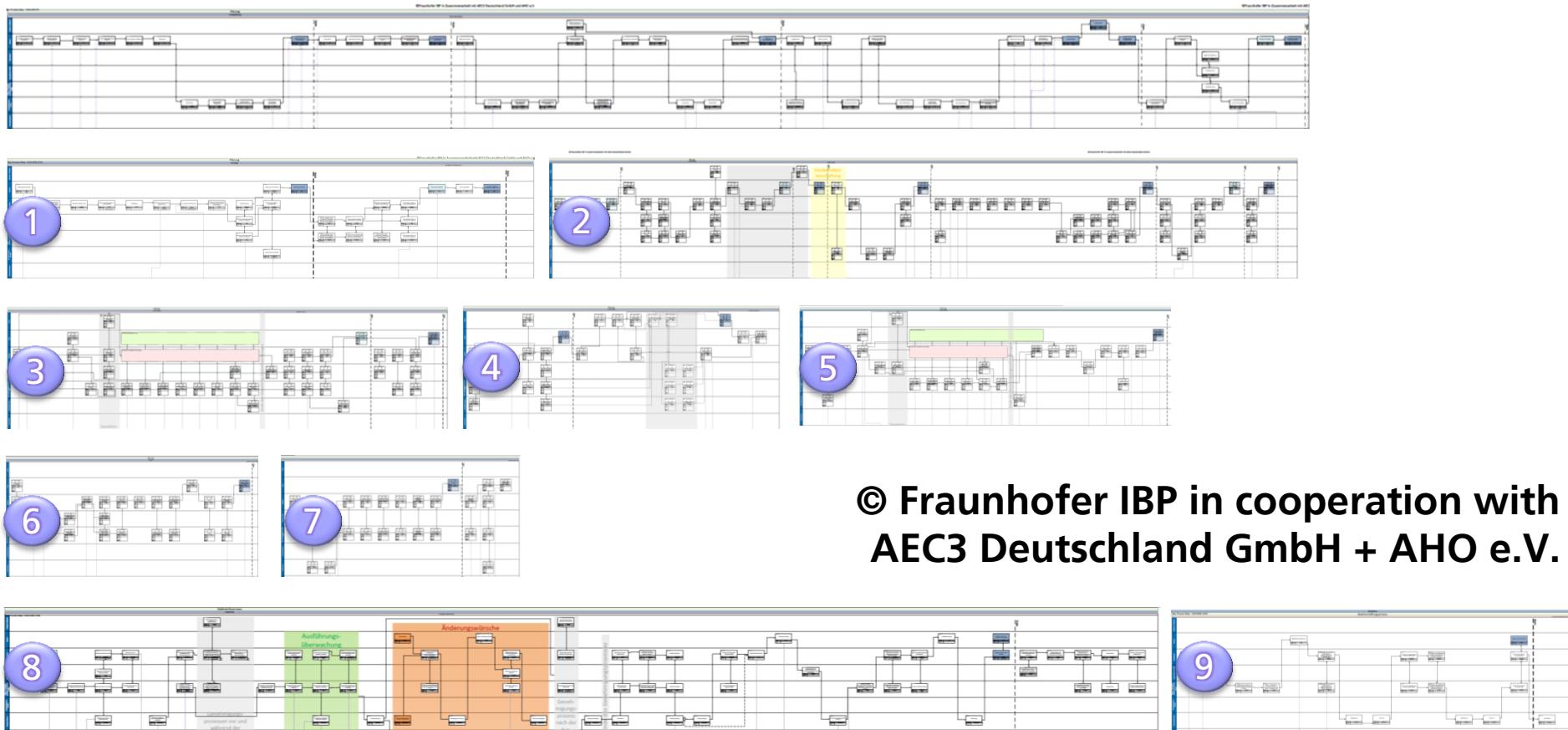
- General flow for a design and construction project
  - Logical sequence flow based on the state of the art
  - From the first idea (Phase 0)
  - To the operation phase (LPh 9 / HOAI)

HOAI – Fassung 2013



Source: HOAI 2013

# The Reference Building Process Map (RBPM)

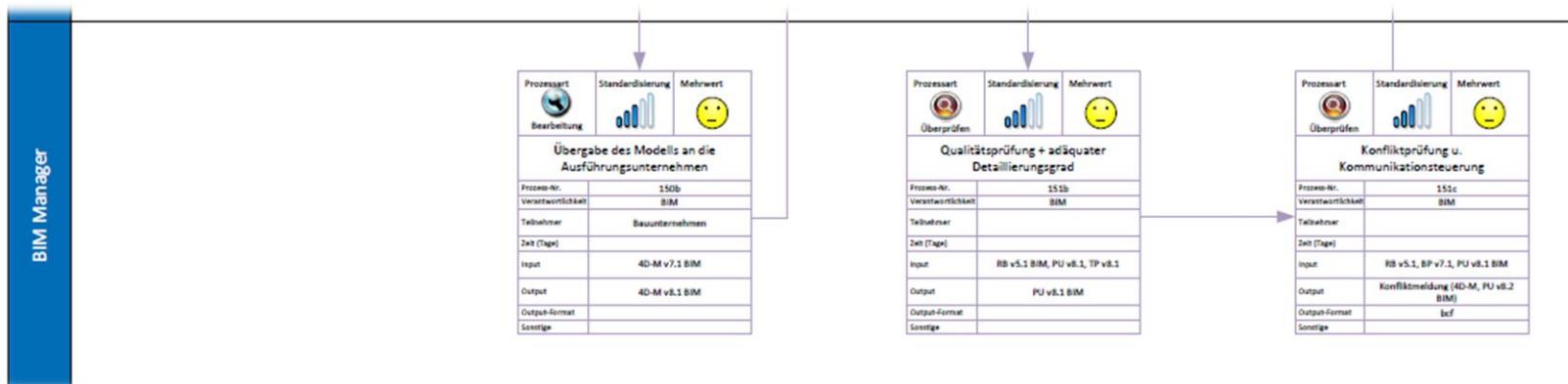


© Fraunhofer IBP in cooperation with  
AEC3 Deutschland GmbH + AHO e.V.

Source: Fraunhofer IBP

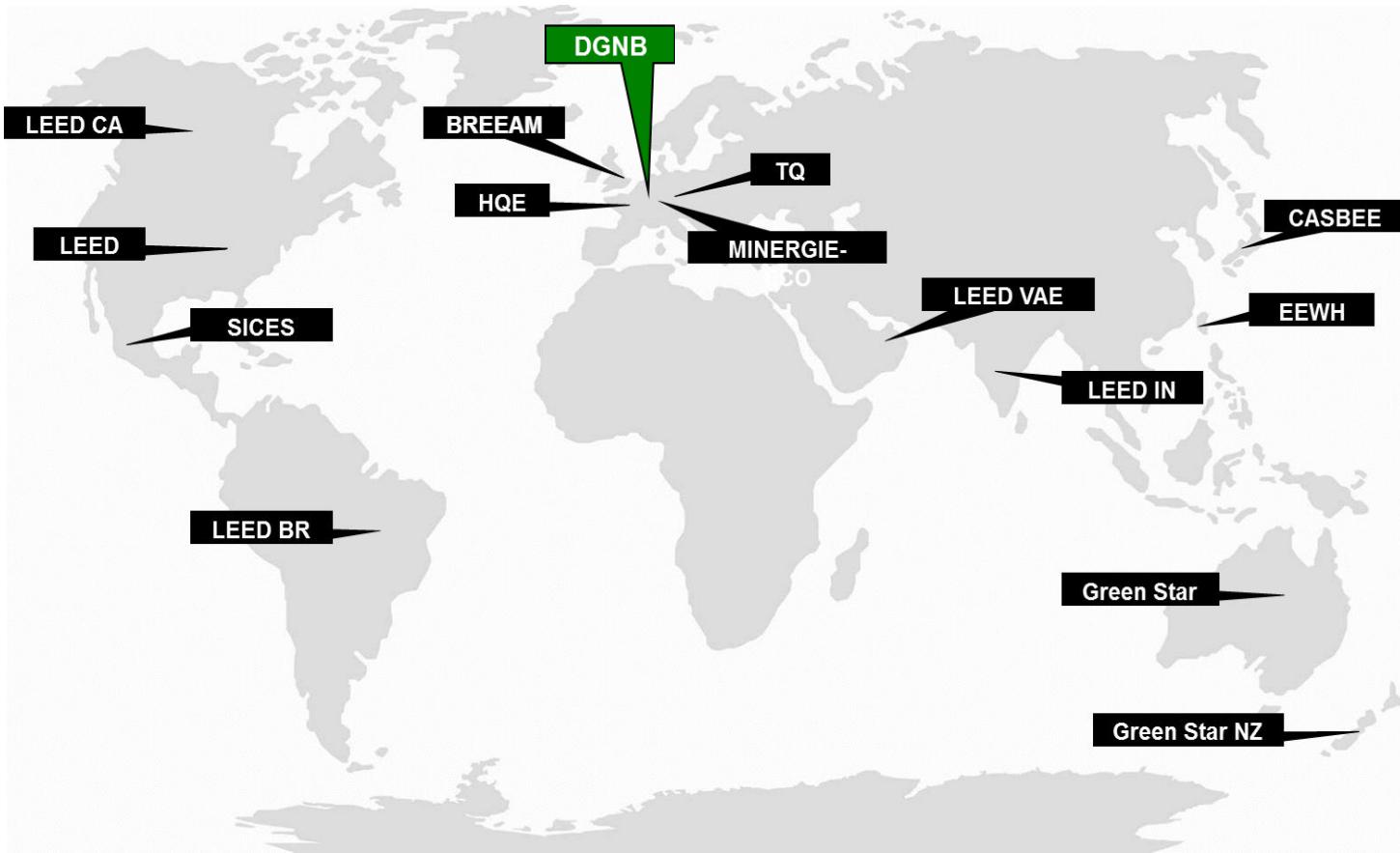
# The BIM Reference Building Process Map (HOAI+BIM)

- What is different using BIM?
  - New process steps
  - Output formats
- BIM-Manager?
  - Roles and responsibilities

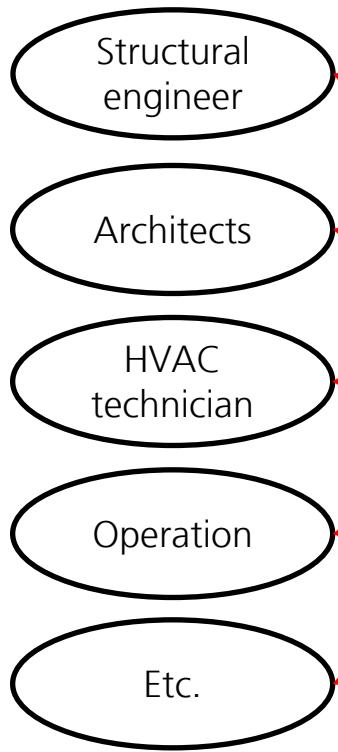


Source: Fraunhofer IBP

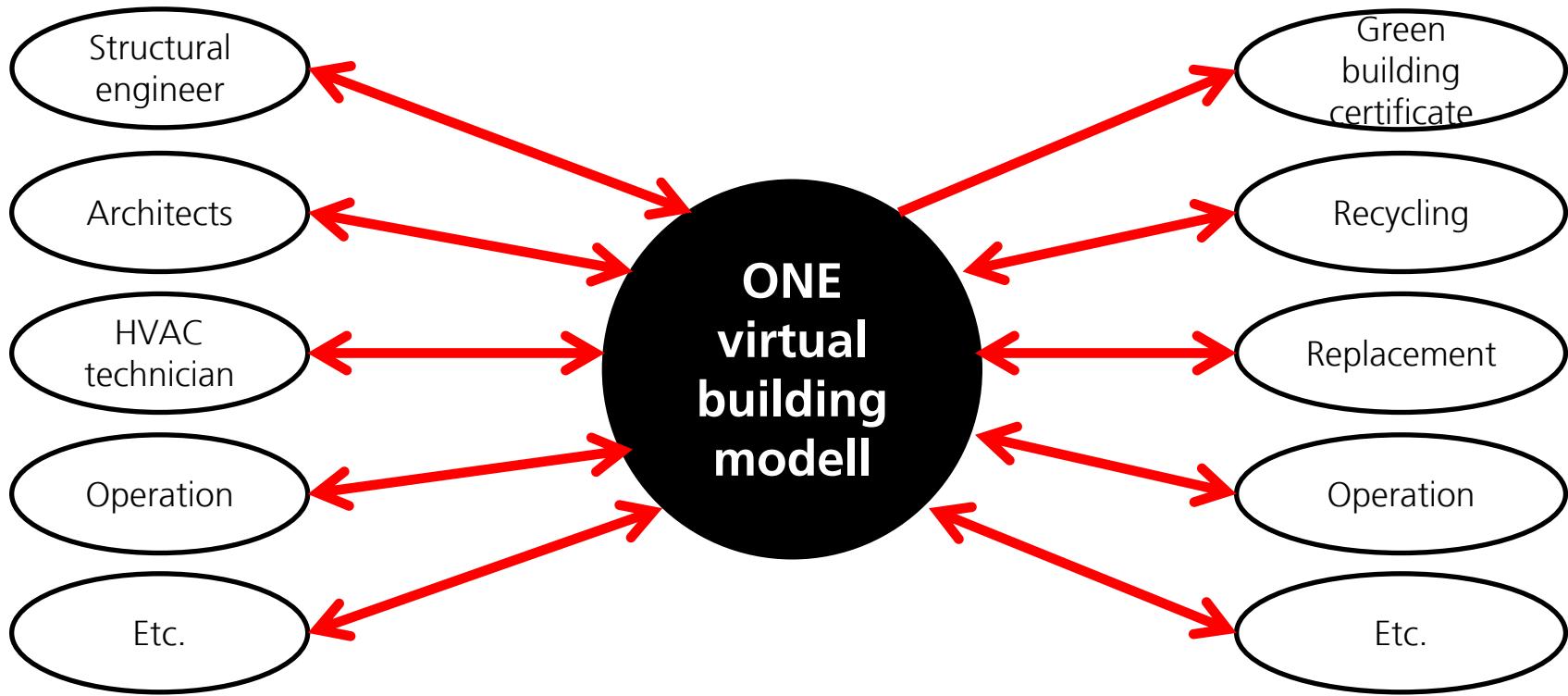
# CERTIFICATION SCHEMES AND BIM AS A POSSIBLE SOLUTION

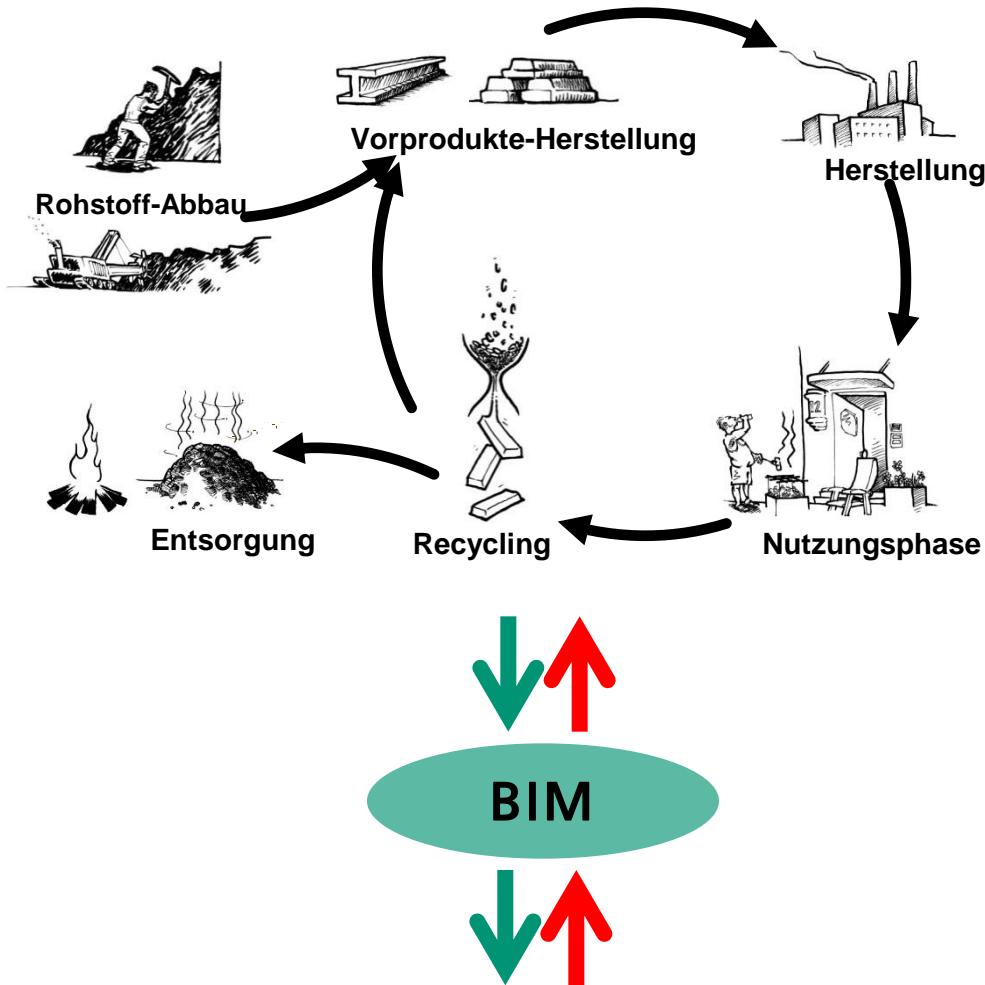


## People involved



## Field of application





## Green building certification schemes

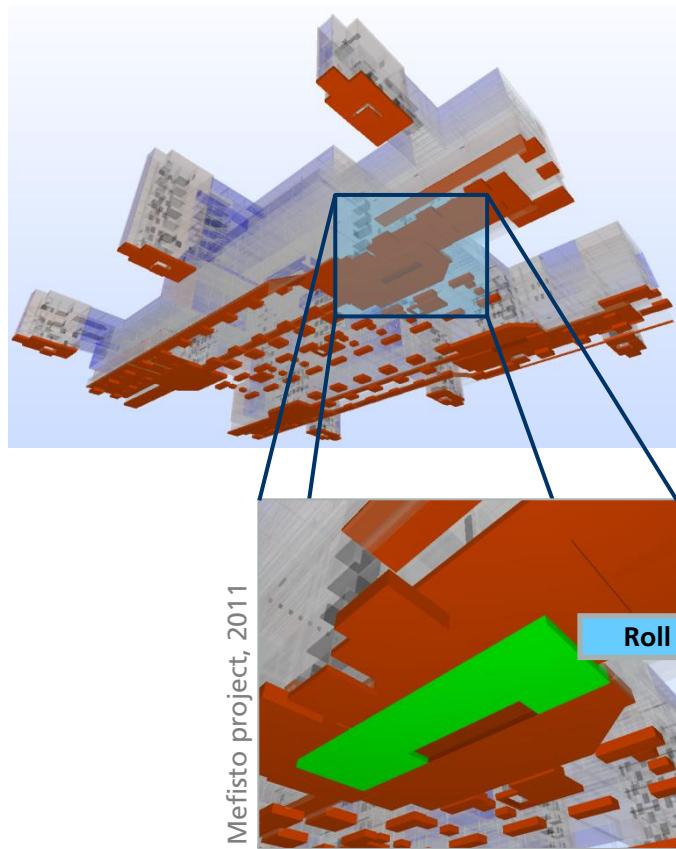
# Advantages of a combined BIM - building certification approach

- BIM as centralized communication platform
- Ease of the documentation effort for green building certification schemes
- Effects on the overall sustainability rating can be instantly illustrated
- Information from green building certification process can be included into the virtual building modell and used in other life cycle stages (e.g. for facility management)



# **INTEGRATION WITH BIM REQUIREMENT MANAGEMENT (AEC3 REQCAP SYSTEM)**

# Remember the question ?!



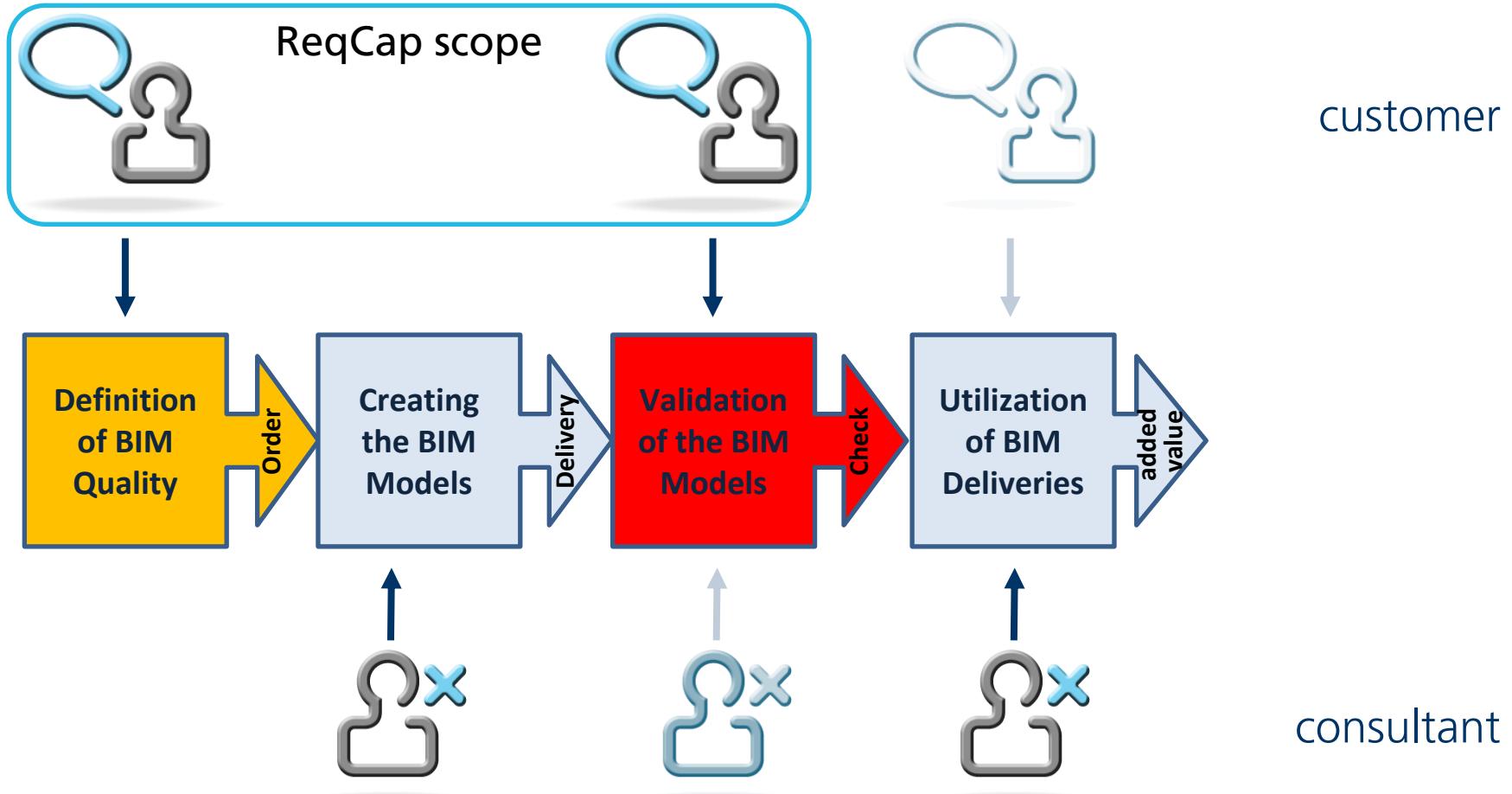
Objektdataen	Liniemuster	Verdikt	Objektdataen	Montage_Aabweichung
Sdk! Abdichtung Dickbeschichtung	0	Linienstärke	Analysieren als	9999
Sdk! Abdichtung Vertikaldränmatte	0	MB_Bauteilgruppe	Ansicht unten	Montage_JST-erfolgt
Sdk! Abdichtung zweilagig	0	MB_Neigung_Geschosdecke_Bodenplat	-6.7500 [m]	0
Sdk! Betonklasse	C30/37	MB_Neigung_Rampe	Auslieferung_JST-erfolgt	0
Sdk! Bewehrung FT kg pro m2	0.0000	MaterialID	BWG Spann kg_m <sup>2</sup>	0.0000
Sdk! Bewehrung Liste kg pro m3	0.0000	MaterialName	Beton - Stahlbeton	0.0000
Sdk! Bewehrung Matte kg pro m2	0.0000	Name	4.0G	Basisbauteil
Sdk! Bewehrung Matte kg pro m3	125.0000	Neigung	0.0000 [deg]	Ebene : EU2
Sdk! Bewehrung Spann kg pro m2	0.0000	NrLayers	Bearbeitungsbereich	5288
Sdk! Bewehrung Stab kg pro m2	0.0000	Phase erstellt	Bewehrungsüberdeckung	Bewehrungsüberdeckung 1
Sdk! Bewehrung Stab kg pro m3	0.0000	Raumbegrenzung	Bewehrungsüberdeckung	Bewehrungsüberdeckung 1
Sdk! Deckenüberhöhung	0	RevitCategoryBuiltIn	- Untere Fläche	- Obere Fläche
Sdk! Plattengröße	0.0000 [m <sup>2</sup> ]	RevitCategoryName	Breite	Breite
Sdk! Flügelglätten	0	RevitFamilyName	Europa	5.0000 [m]
Sdk! IndBoPla Brecopac	0	RevitID	Fundament	RevitLevelName
Sdk! IndBoPla Brecoplan	0	RevitLevelID	Stahlbeton - Ortbeton	RevitLevelID
Sdk! IndBoPla Feinplanum	0	Projektname::04fb13a6-bf	Geschnitten_JST-erfolgt	RevitLevelName
Sdk! IndBoPla Genaugkeit	0	H	0	RevitLevelName
Sdk! IndBoPla Hartstofffeinstreuung	0	Standarddicke	2011-06-29_H090017_ARGE Rohbau	RevitLevelName
Sdk! IndBoPla Stahlarbeitsbeton	0	Stärke	Flugsteig_Vertragsmodell.cpmxl	RevitLevelName
Sdk! IndBoPla Vakuumbehandlung	0	Symbol bei Ende 1 Standard	0.0000 [m]	RevitLevelName
Sdk! Mobiliran	0	Symbol bei Ende 2 Standard	Foundation	RevitLevelName
Sdk! Sauberkeitschicht	0	Beschriftung Ebene	F2-003/U02	RevitLevelName
Sdk! Schalhöhe	0	0	Stahlbeton - Ortbeton	RevitLevelName
Sdk! Sichtbeton	0	1		RevitLevelName
Sdk! Trennlage	0	2		RevitLevelName
Sdk! Typ	0	3		RevitLevelName
Sdk! WU	0	Umfang	2011-06-29_H090017_ARGE Rohbau	RevitLevelName
Sdk! kalkulierte Mindestöffnungsgröße	0.0000 [m <sup>2</sup> ]	Volumen	Flugsteig_Vertragsmodell.rvt::e5e960dd-d8fa-4b05-9e20-795ce9924e3d-000000011	RevitLevelName
Sdk! Länge	15.9200 [m]			RevitLevelName
Sdk! Breite	0			RevitLevelName
Sdk! Höhe	0			RevitLevelName
Sdk! Querschnitt	1.0000			RevitLevelName
Bearbeitungsbereich	0			RevitLevelName
Ebene	4.0G			RevitLevelName
Farbe	16711680			RevitLevelName
Farbfüllung für groben Maßstab	0			RevitLevelName
FloorLayer_00_MaterialID	Projektname::31e3ad7d-6545-4987-b006-f622ba43f524-00046d0a			RevitLevelName
FloorLayer_00_MaterialName	Beton - Stahlbeton			RevitLevelName
FloorLayer_00_Thickness	0.3500 [m]			RevitLevelName
Fläche	640.6077 [m <sup>2</sup> ]			RevitLevelName

who everybody ?  
when anytime ?  
what ever ?  
which requirement ?

Source: AEC3 Deutschland GmbH

© Fraunhofer (ReqCap © AEC3)

# Definition of BIM Quality



Source: AEC3 Deutschland GmbH

# Definition of BIM Quality



REQCAP Guides Requirements Filter Settings Components Signed in as user@testserver.de

bSN-Guide (Prototype 1)

Show Mass Update Form Clear Filter

Concept Definition

**IFC binding**

Datastructure: IFC4

**Role**

Owner

**Task**

	S04-P01	S05-P01	S06.1-P01	S07-P01	S08-P01	S09-P01
IfcPipeSegment.###.###	R3-01 : RIV - Rør	OPT	OPT	MANC	MANC	MANC
Pset_PipeSegmentTypeCommon	?	?	?	?	?	?
Qto_PipeSegmentBaseQuantities	?	?	?	?	?	?
IfcPipeSegment.IfcpPipeSegment	R3-01 : RIV - Rør	OPT	OPT	MANC	MANC	MANC
Pset_PipeSegmentTypeCommon	?	?	?	?	?	?
Qto_PipeSegmentBaseQuantities	?	?	?	?	?	?
IfcChimney.###.###	R2-03 : RIBrann	?	?	?	?	?
IfcChimney.###.###	R2-03 : RIBrann	?	?	?	?	?
IfcPipeSegment.IfcpPipeSegment	R3-01 : RIV - Rør	OPT	OPT	MANC	MANC	MANC
Pset_PipeSegmentTypeCommon	?	?	?	?	?	?
InnerDiameter	?	?	?	?	?	?
NominalDiameter	?	?	?	?	?	?
OuterDiameter	?	?	?	?	?	?
PressureRange	?	?	?	?	?	?
Reference	?	?	?	?	?	?
Status	?	?	?	?	?	?
TemperatureRange	?	?	?	?	?	?
WorkingPressure	?	?	?	?	?	?
Qto_PipeSegmentBaseQuantities	?	?	?	?	?	?
IfcPipeFitting.IfcpPipeFittingType	R3-01 : RIV - Rør	OPT	OPT	MANC	MANC	MANC
Pset_PipeFittingTypeCommon	?	?	?	?	?	?

**Model element**

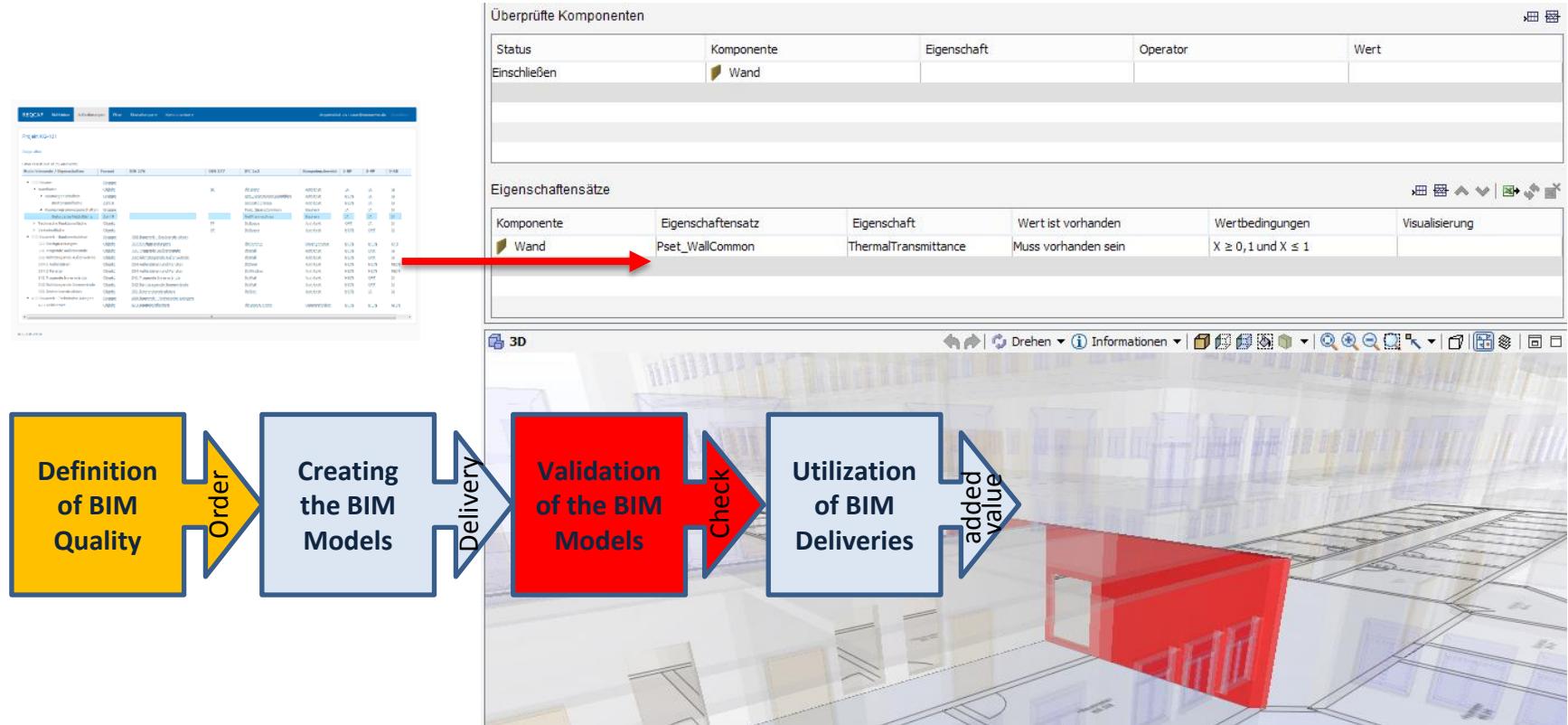
**Property**

**Requirement**

Source: AEC3 Deutschland GmbH

# Validating the BIM Quality

- Automatic generation of checking rules from the Level of Development



Source: AEC3 Deutschland GmbH

# SUMMARY AND OUTLOOK

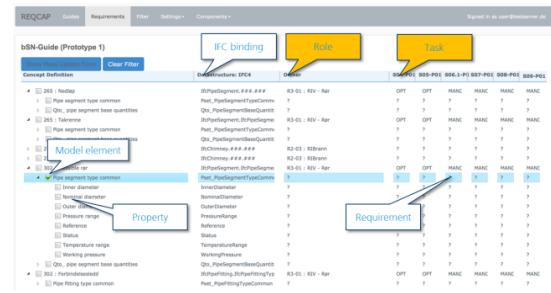
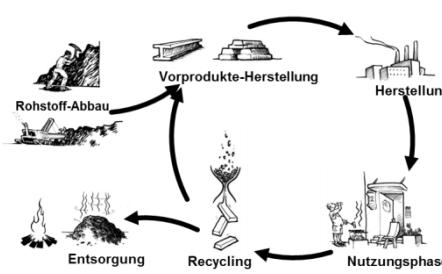
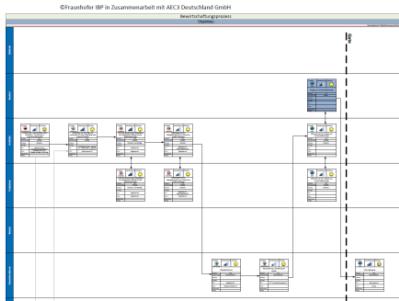
# Outcomes

- ***Who delivers when, what to whom, and in which Quality?***
    - “I have delivered my dataset!”
    - Essential as guidance for the design and building phases
  - Use of the RBPM:
    - Transparency
    - Clearly defined roles
    - Assume one’s own responsibilities
- More efficient communication and collaboration

# Outlook

- Combination of BIM & sustainable certification
  - Proof of concept needed (suitable tools and processes)
- Lean Construction
  - Continuous improvement using the **Reverse Process Design (RPD)**
- Provide a continuous status as decision-support
  - For all phases incl. tendering, operation, dismantelment
  - For better services: sustainability rating consultancy, Facility Management, collaboration with equipment producers

# QUESTIONS?



## Contact:

[aude.tan@ibp.fraunhofer.de](mailto:aude.tan@ibp.fraunhofer.de)

[johannes.gantner@ibp.fraunhofer.de](mailto:johannes.gantner@ibp.fraunhofer.de)

[thomas.liebich@aec3.de](mailto:thomas.liebich@aec3.de)

Lake Constance 5D-Conference 2015