

How healthy is your building?

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Last week we saw that as per Byelaw No. 157 of the Co-operative Housing Societies (CHS), the Secretary should inspect the property of the Society from time to time so that the Managing Committee can decide whether repairs are necessary. This inspection or "self survey" is an ideal starting point for repairs. Today we will discuss a ready to use form to carry out such a self survey.

Self Survey Form:

The suggested self survey form below lists 29 parameters (points) grouped under various areas of the building. A list of commonly associated distress observations (such as cracks, seepage etc) is also given for most parameters as guideline.

A) External building faces & stilts:

1. Columns & Beams ... Cracks, Bulging, Corrosion in RCC
2. Walls & Plaster (especially West & South) ... Cracks, Hollowness, Dampness
3. Chajjas, Porch, Balconies ... Cracks, Bulging, Corrosion in RCC
4. Drainage & Rainwater Pipes ... Leaking, Broken
5. Water Supply Pipes ... Corrosion, Low Pressure
6. Paint ... Weathering, Fading, Absence

B) Staircase, Lobby & Passage:

7. Columns, Beams, Slabs, Parapets ... Cracks, Bulging, Corrosion in RCC
8. Walls & Plaster ... Cracks, Hollowness, Dampness, Vegetation
9. RCC Jali ... Cracks, Broken
10. Flooring ... Looseness, Cracks
11. Paint ... Weathering, Fading, Absence

C) Terrace:

12. Terrace Slab ... Seepage into flats below
13. Waterproofing ... Cracks, Roughness, Absence
14. Staircase Cabin, Lift Room ... Cracks, Corrosion, Dampness in RCC & Walls
15. RCC Water Tank ... Cracks, Corrosion, Leaking
16. Parapet Wall & Plaster ... Cracks, Hollowness, Dampness, Vegetation
17. Loading ... Overloading

D) Flats: (especially ground & top floor)

18. Columns, Beams ... Cracks, Bulging, Corrosion in RCC
19. Slabs, Lofts ... Cracks, Bulging, Corrosion in RCC
20. Walls & Plaster ... Cracks, Hollowness, Dampness, Seepage
21. Toilets & kitchen ... Seepage from above

E) Other:

22. Termites (white ants)
23. Rodents (rats)
24. Water logging during monsoon
25. Choking of drainage
26. Cracks in compound wall
27. Cracks in Paving
28. Seepage, Cracks from Underground Tank
29. Cracks, Dampness in Pump room

Who can use?

While self survey is the responsibility of the Secretary (or the Managing Committee), it is also the duty of members to report important observations, pertaining to maintenance, to the Managing Committee. The self survey form is, therefore, useful to everyone who is concerned about the health of his/ her building.

How to use?

With a copy of the survey form in your hand, go around in your building visiting the area indicated. For each area, inspect the associated parameters. Using the associated distress observations as guidelines, grade the health condition of the parameter on the scale ... Very bad/ Bad/ Fair/ Good/ Very good.

Health Rating:

Using simple arithmetic, you can calculate a numerical Health Rating Index (HRI) for your building. First assign a score for each observation as follows: Very bad= 2, Bad= 4, Fair= 6, Good= 8 and Very good= 10. Then add up the scores for all the parameters and divide by 29. The result would be your building's HRI on a scale of 0 to 10.

Conclusion:

Depending on its HRI, on a consistent scale the general health of your building may be described as follows: Very bad= HRI upto 3.6, Bad= HRI upto 5.2, Fair= HRI upto 6.8, Good= HRI upto 8.4 and Very good= HRI greater than 8.4. If the general health is "Fair" or less than that, you should consult a repair consultant.
