

Schramm, Dr. Ulrich

Professor of Architecture, University of Applied Sciences, Bielefeld, Germany

**“Setting an Example as a Client:
Quality Assurance in German Federal Government Buildings”**

The Federal Government is an important contracting authority in the German building sector, having a special responsibility: its buildings at home and abroad are very much in the public eye. Therefore, the buildings of the Federal Government do not only have to be functional, safe and cost-effective; according to the Federal Ministry they should reflect other important building policy goals like quality of the architecture, sustainable construction, or the use of innovative building processes (www.bmvbs.de).

In order to achieve these goals and to reach the expected quality of the buildings, the existing ‘Guidelines for the Realization of Federal Building Measures (RBBau)’ were reworked and amended with the ‘Guideline for Sustainable Buildings’ which had been reintroduced in 2011 by means of a decree in a revised form. Thus, not only ecological and economical dimensions but also social criteria like comfort, hygiene, safety or barrier-free accessibility have become obligatory for federal buildings.

Both guidelines address the issue of ‘facility programming’ at the very beginning of the building life cycle and refer to the federal evaluation system for sustainable buildings (BNB), mandatory in parts for new governmental buildings. Nevertheless, in practice, there seems to be a lack both of methodology and procedure with regard to the programming process, as well as some sort of building-in-use evaluation.

This paper will offer insights into the Federal Government’s attempt to optimize the practical application of the processes mentioned above and thus to improve and assure the quality of its buildings, which are prominently in the public eye at home and abroad.

Keywords:

Quality Assurance, Facility Programming, Building Performance Evaluation; Building Life Cycle; Sustainability, Policy.

Contact Info:

Dr. Ulrich Schramm
Artilleriestrasse 9, 32427 Minden, Germany
Phone: + 49-571-8385-179
Fax: + 49-571-8385-250
E-Mail: ulrich.schramm@fh-bielefeld.de