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**BUILDING DEFECTS AND REMEDIES FOR SPECIAL
BUILDING (SEAPORT)**

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1.0 Introduction

Building defects are lack or failure which the buildings do not achieve such as comfortable, safety, and function. Most of building should be occurs defects.

Normally, building defects occur because many of factors that effect influence the buildings. There are four main reasons for the existence of defects in buildings. Firstly, inadequacy of the client brief. The architect as a professional is expected to assist the client in developing an adequate brief. Secondly, inadequacies of design. Most design errors of specification or choice of materials, juxtaposition of incompatible materials or components and inadequate provision of safe access for maintenance. Third, construction errors due to ambiguity or inadequacy of specification or supervision. Lastly, defects in materials and components can make defects occur.

Generally, type of common defect occur are plaster cracks and associated with poor design. Many of the plaster cracks were found in wet areas and exposed to high temperature. Continuous wetting and drying of concrete walls in the wet areas encouraged contraction and expansion. Movements from contraction and expansion cracked plaster. Poor waterproofing caused moisture to travel from the floor onto the wall and plaster also cracked as a result. Moisture trapped inside the concrete forced cracks to

form on the surface when moisture tried to find a way out. The moist environment further encouraged the painted wall surface to expand and contract, thus, leading to cracks. Poor workmanship especially when plastering materials were not mixed properly before installation and lack of expansion joints further worsen the cracks. Plasters cracked from the continuous wetting and drying alongside the extreme heat from the external environment. There are many solutions to these problems, like avoid using plaster on walls that had frequent contact with moisture and heat, increasing the thickness of plaster and provide movement joints.

Building defects can give bad effect to occupants. Effectuated by building defects are uncomfortable and dangerous to occupants. Effects of building defects are much more defects and it will decrease a building and investment value. Besides that, it will less an investment and consumer and also decrease a organization of productivity and building. It also will increase maintenance cost and will less a building achievement.

Defects can be treated and avoided using several methods. Specific failure needs a detailed examination to decide on the most appropriate repair, for this depends not only upon technical considerations but also upon the type of building and its age and upon related economic and social considerations. There are few standard solutions to problems of repair.