

QUALITY ASSURANCE AT REHABILITATION SITES

Background:

The construction boom of the early eighties and nineties saw our industry at its peak. At its height, number of construction projects took place in the form of infrastructure development as well as mass housing projects. Demand being more than the supply, every project was a fast track project in late eighties. A large number of projects came into existence. All these housing complexes and buildings, in late nineties had been in existence for over twenty years and the question of their maintenance came up in a big way. The economy situation added to the need to rehabilitate rather than rebuilt. Main thrust was given on maintaining these structures and using them to its fullest capacity. In achieving this, repairs and rehabilitation of these structures became of paramount importance. The large number of rehabilitation projects started taking place. During the same time the need to maintain quality also started taking roots in the construction industry. Builders came up with very good specifications and ensured they constructed better quality of buildings. Quality became a hallmark of certain project. This same urge also needs to be taken to the rehabilitation projects. During rehabilitation projects quality of the work is an important issue. As a consultant to various projects it is always important to have the quality assurance and quality control systems for these projects in place. Chemicals came into the rehabilitation projects in a big way and most or repairs started being done using various types of chemicals. Most of the chemicals were tested products in America and Europe. Introduction of such products initially brought to the front the need to ascertain that these products were compatible in the given tropical climate, our environment and construction systems. Large number of testing projects were undertaken and today, the chemical find acceptance, not because they are in vogue in America but because they have been tested and used in India for over a decade. Chemical were used sparingly initially, later as they found acceptance, their usage increased and today they constitute about 20- 25 percent in terms of cost on any rehabilitation project. Chemicals need to be specified and used after ascertaining their relevance to the need. The need to have better quality does not end at specifying the best product. It begins at that point. It was essential that correct chemicals were specified. Correct method of rehabilitation was used. Specification to achieve desired results was specified. Proper drafting of specification was essential. Even after all this it is essential to have in place proper quality assurance and control system to ensure the rehabilitation achieves the desired purpose and goal. The goal of any rehabilitation project is always to ensure that the structure provides trouble free life for its designed life span. QA and QC system on a rehabilitation project requires proper tender and contractual condition to enforce quality checks. Proper guidelines for material selection are essential. Most important is post repair testing as a means of completion to check the desired results are achieved

are required to be set as acceptance criterion. The authors have assumed that all required technical checks needed to define and design the rehabilitation system are in place. The specifications and guidelines to repairs have been properly drafted and specified. This papers deals with the question of QA and QC post these essentials have been completed.