

**IMPLICATIONS IN OPERATION AND MAINTENANCE
OF GREEN BUILDING IN SRI LANKA**

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DECLARATION

I declare that this is my own work and this dissertation does not incorporate without acknowledgement any material previously submitted for a Degree or Diploma in any other University or institute of higher learning and to the best of my knowledge and belief it does not contain any material previously published or written by another person except where the acknowledgement is made in the text.

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ABSTRACT

The Green Building concept has turned out to be one of the appropriate principles for the sustainable development over the world. According to the interviewees' perspectives, there aren't any studies that methodically classify waste generated during building maintenance based on volume, structure, composition, and level of hazard. In this regard, it is possible to look into how this waste might be managed in accordance with the concept of sustainable waste management and contrast it with real-world scenarios in case studies. Green buildings are intended at accomplishing grading levels in green certifications but, most of the developers neglect to maintain the obtained certification category due to various reasons.

Therefore, this study attempts to look into the effects of running and maintaining green buildings. A preliminary analysis of the study's significant green aspects was included. Following that, six green-certified buildings were carefully chosen, and a thorough survey was carried out. A qualitative technique to research was adopted for this study. Manual content analysis and cross-case analysis were used to compile and analyze the data related to the operation and maintenance of green buildings. Through the case study analysis, the significant green features of the green buildings with relevant to operation and maintenance, current operation and maintenance practices, benefits of green building O & M, positive and negative implications of green building O & M, causes for the negative implications and the strategies for better O & M are discussed.

The current study recommends, green building developers to understand and be aware of the implications in operation and maintenance of green buildings. Further, this research attempts to increase the public awareness to influence the government and the private sector to practice O & M procedures and experience their positive implications and to know how to strategically eliminate the causes of negative implications as well.

Key words: Green building, Green features, Green rating system, Operational and maintenance implications.

TABLE OF CONTENT

DECLARATION	I
ACKNOWLEDGEMENT	II
ABSTRACT.....	III
LIST OF FIGURES	VII
LIST OF TABLES	VIII
LIST OF ABBREVIATIONS	IX
CHAPTER 01	1
INTRODUCTION	1
1.1 Background	1
1.2 Research Problem.....	3
1.3 Aim & Objectives.....	5
1.3.1 Aim of study	5
1.3.2 Objectives of Study.....	5
1.4 Research Methodology	5
1.4.1 Literature Review	5
1.5 Scope and Limitations	6
1.6 Chapter Breakdown.....	6
1.7 Chapter Summary	7
CHAPTER 02	8
LITERATURE REVIEW	8
2.1 Introduction	8
2.2 Green buildings and Sustainable construction	8
2.2.1 Characteristics of Green Buildings.....	11
2.2.2 Benefits of Green Buildings	12
2.2.3 Role of Green Building Rating Systems.....	18
2.3 Operational & Maintenance Features in Green Buildings	22
2.3.1 Operation and Maintenance Practices of Green Buildings	22
2.3.1 Aspects to be concerned during the designing stage	25
2.3.2 Aspects to be concerned during the construction stage.....	27
2.3.3 Aspects to be concerned during the operational & maintenance stage	28
2.4 Green rating systems for green building operation and maintenance	37

2.5 Effects of Operational & Maintenance for Green Buildings.....	39
2.6 Chapter Summary.....	42
CHAPTER 03	43
RESEARCH METHODOLOGY.....	43
3.1 Introduction	43
3.2 Research Design	43
3.3 Research Approach.....	43
3.3.1 Quantitative Approach.....	44
3.4 Research Strategy	46
3.5 Data Collection Techniques	47
3.5 Data Collection Techniques	47
3.6 Data Analysis Techniques	49
3.7 Research Process	50
3.8 Chapter Summary.....	51
CHAPTER 04	52
DATA ANALYSIS AND RESULTS.....	52
4.1 Introduction	52
4.2 Preliminary Survey.....	52
4.2.1 Profile of the Interviewees for the Preliminary Survey	52
4.2.2 Findings of the Preliminary Survey	53
4.2.3 Summary of preliminary Interview Findings	55
4.3 Analysis of Case Study findings through Cross Case Analysis.....	55
4.3.1 Profile of Case Studies and Interview Administration	56
4.3.2 Current Operational and Maintenance Procedures in green buildings in Sri Lanka.....	56
4.3.3 Positive implications with operational & maintenance of the Green Buildings in Sri Lanka	60
4.3.4 Negative implications with operational & maintenance of the Green Buildings in Sri Lanka	63
4.3.5 Causes for negative implications with operational & maintenance of the Green Buildings in Sri Lanka	66
4.3.6 Strategies that can used for better operational and maintenance in Green Buildings in Sri Lanka	68

4.4 Chapter Summary	72
CHAPTER 05	73
CONCLUSIONS AND RECOMMENDATIONS	73
5.1 Introduction	73
5.2 Conclusions under the research objectives.....	73
5.2.1 Analyze the operational and maintenance features of green buildings according to green rating systems.....	73
5.2.2 Investigate current operational and maintenance practices in Green Buildings in Sri Lanka	74
5.2.3 Analyze the positive and negative implications in operation and maintenance of green buildings in Sri Lanka	75
5.2.4 Investigate the causes for negative implications with O & M of the green buildings in Sri Lanka.....	76
5.2.5 Explore the strategies for better operational and maintenance of Green Buildings.....	77
5.3 Recommendations	78
5.4 Chapter Summary	79
REFERENCES	80
APPENDIXES	91

LIST OF FIGURES

Figure 2. 1: Component of sustainable development.....	9
Figure 2. 2: A Typical Building life cycle and Sustainable Construction	10
Figure 2. 3: Components of Green Building Design	26
Figure 2. 4: LEED V4 for Operations & Maintenance	38
Figure 2. 5: The Points of LEED V4.1 O & M Rating	39
Figure 3. 1: Unit of Analysis.....	47
Figure 3. 2: Research Process	50
Figure 4. 1: Summary of Operational and maintenance procedure of each case.....	60
Figure 4. 2: Positive implications in O & M of the selected cases	62
Figure 4. 3: Negative Implications in O & M of the Selected Cases.....	65
Figure 4. 4: Causes for the negative implications of the selected cases	67
Figure 4. 5: Strategies used for better O & M of the selected cases	71

LIST OF TABLES

Table 2. 1: Benefits of Sustainable design.....	16
Table 2. 2: GREEN SL Assessment Categories	20
Table 2. 3: LEED Assessment Categories	21
Table 2. 4: Effects from O & M – I	41
Table 2. 5: Effects from O & M - II.....	42
Table 4. 1: Details of interviewees for the preliminary survey.....	53
Table 4. 2: Profile of Case Studies.....	56
Table 4. 3: Details of interviewees.....	56
Table 4. 4: Summary of Operational and maintenance Procedures	59
Table 4. 5: Positive implications of O & M of the green buildings.....	61
Table 4. 6: Negative Implications of Operational and Maintenance	64
Table 4. 7: Causes for Operational and Maintenance Negative Implications.....	67
Table 4. 8: Strategies used for a better operational and Maintenance in Green Buildings	70

LIST OF ABBREVIATIONS

O & M	- Operational & Maintenance
GB	- Green Building
GBCSL	- Green Building Council of Sri Lanka
BREEAM	- Building Research Establishment Environmental Assessment Method
LEED	- Leadership in Energy and Environmental Design
UNEP	- United Nations Environment Programme
GBCSL	- Green Building Council of Sri Lanka
LCD	- Life Cycle Design
HVAC	- Heating, Ventilating & Air Conditioning
CO ₂	- Carbon Dioxide
ICP	- Integrated Construction Process
BMS	- Building Management System
USGBC	- United States Green Building Council
LED	- Light Emitting Diode
VFD	- Variable Frequency Drive
ISO	- International Organization for Standardization
AC	- Air Conditioner
IEQ	- Indoor Environmental Quality
CEB	- Ceylon Electricity Board
BOD	- Bio Oxygen Demand
IAQ	- Integrated Air Quality
VOC	- Volatile Organic Compound