

Basics of Open Building

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Open building focuses on an important characteristic of everyday environments that last a long time:

Design decisions transcend short-term uses. Therefore....

We must learn to make place-specific architecture (not just empty skeletons) without having floor plans on which to make decisions...and

We must learn how to inhabit such open buildings with a minimum of fuss, to meet changing programs of use and changing social and technical demands...

Architecture can contribute to a long-lasting and resilient building stock that supports diversity and change



Commercial / Retail



Residential



Healthcare



Education

Open Building is about architectural infrastructure



Base Building (100 year investment)

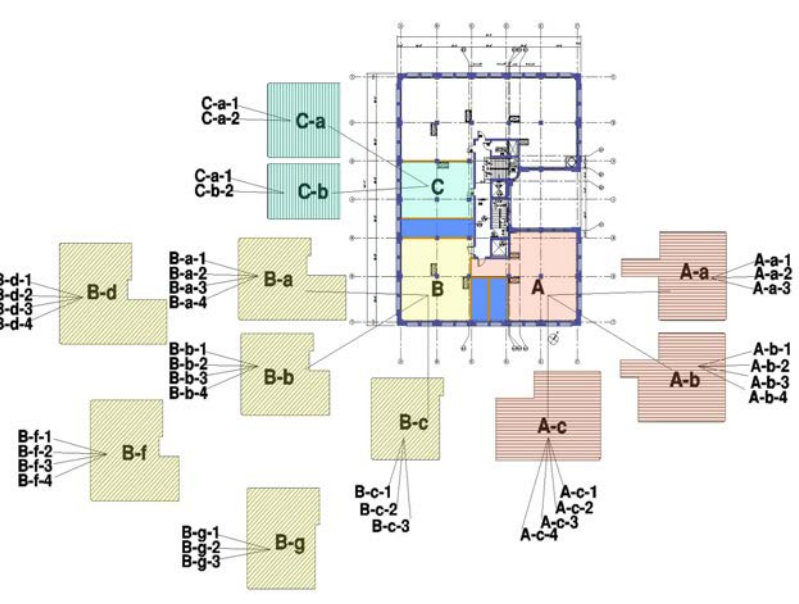


Fit-out (20 year investment +/-)

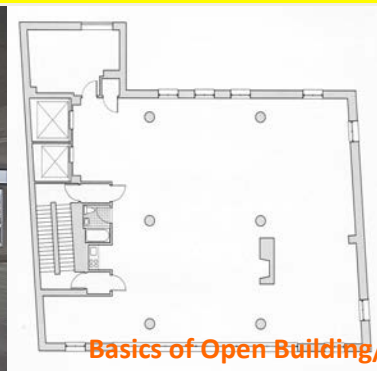


Furniture and equipment (5 year investment)

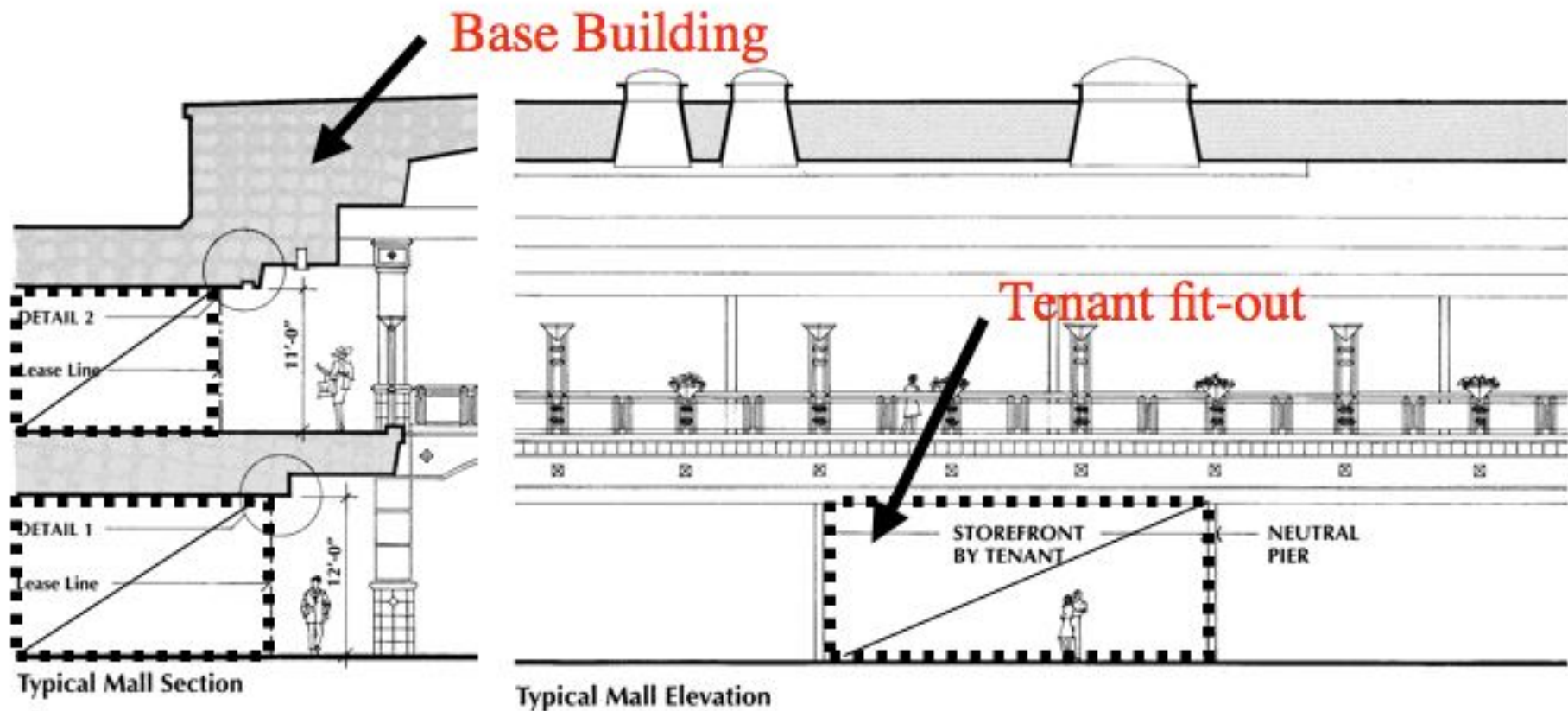
Courtesy Canton Bern OPB



Capacity replaces function, because functions change



Shopping Centers follow Open Building principles



All over the world



Office and mixed-use real estate assets follow these principles, too



New buildings set-up for future of change



Old buildings reactivated for future of change

Medical facility acquisition is moving in this direction

Base buildings (designed by
one A/E team...)

Mutable Fit-out (designed
by another team after
detailed programming with
the client/users...)



INO Hospital / Bern



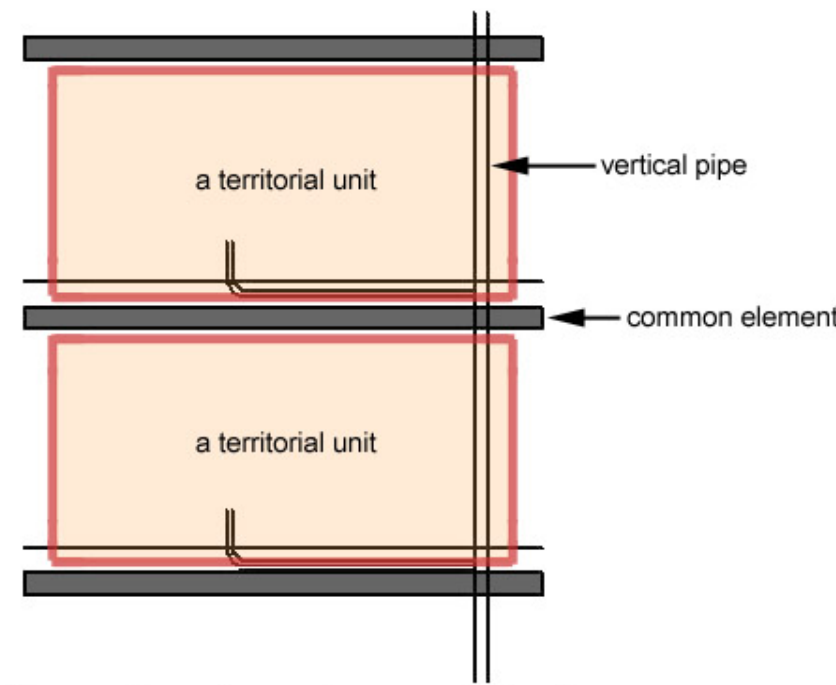
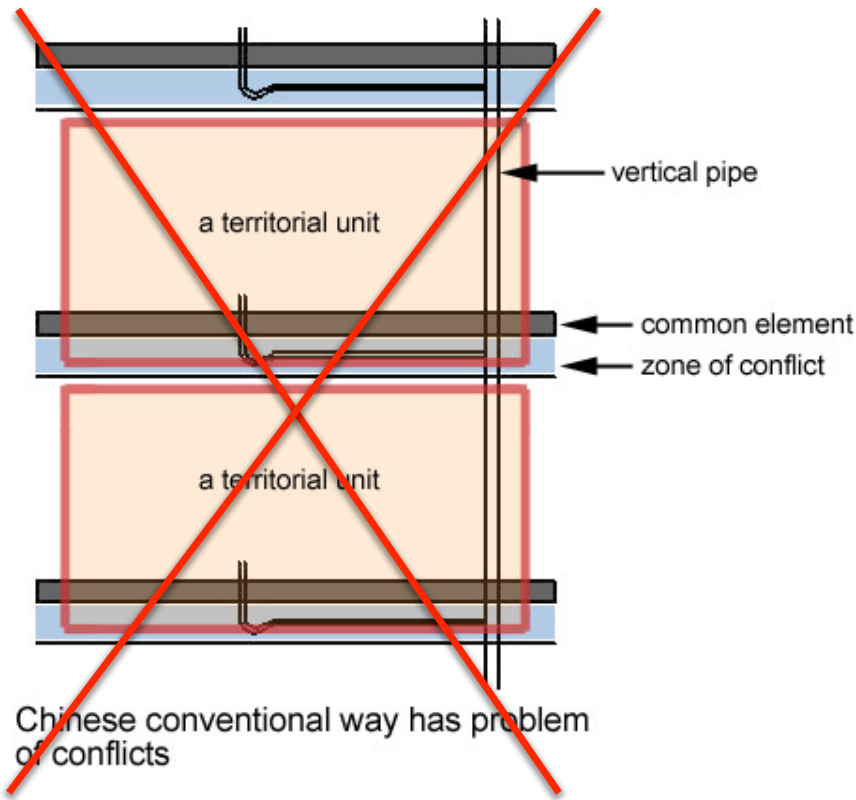


Residential developments are moving in this direction, too





Entanglement inhibits resiliency and change



OB way offers clean autonomy of dwelling unit decisions that avoids conflict

Diagram courtesy Dr. Qiong Huang, Tianjin University

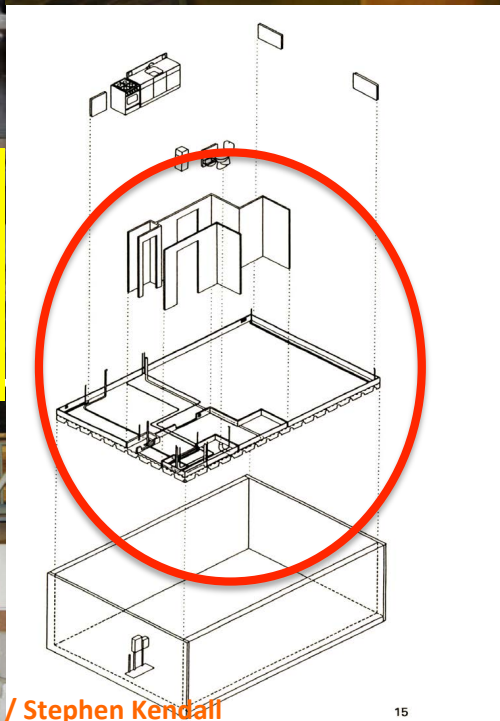
A fundamental principle



Utility systems serving individual units of habitation must not enter another **territory** on their route to the base building's utility system's components (i.e. vertical shafts)

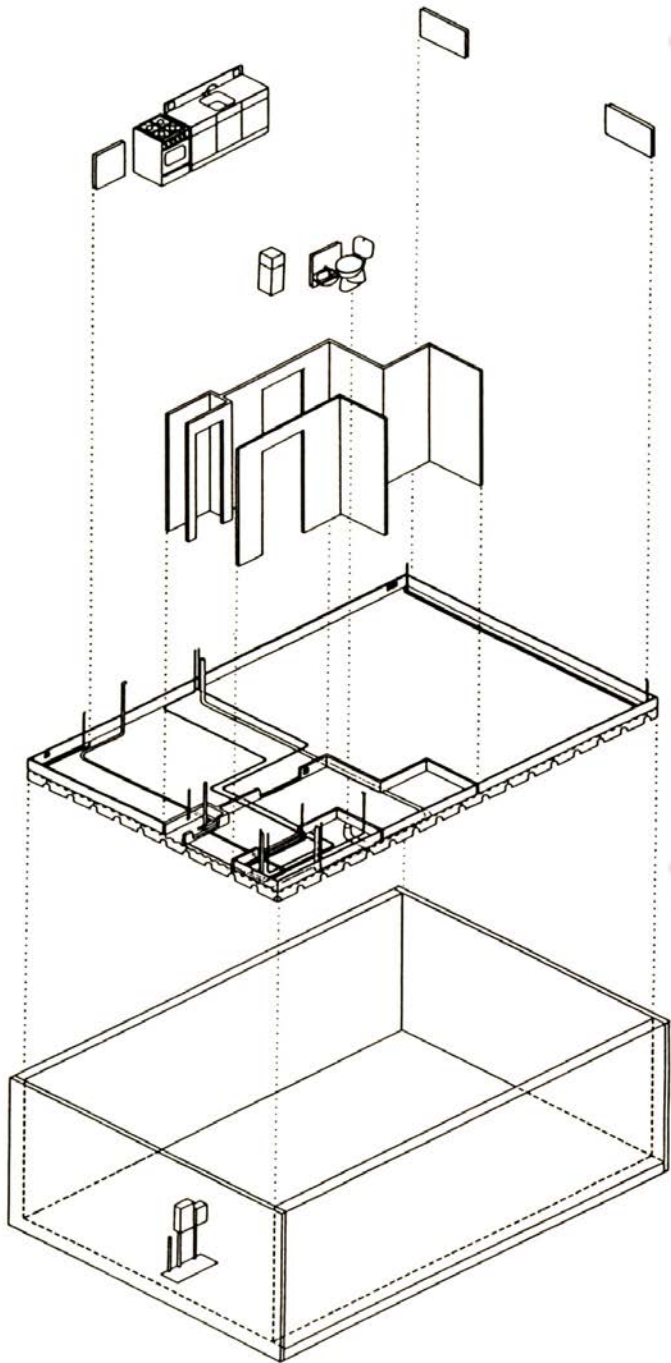


Disentanglement points to new solutions for handling MEP subsystems



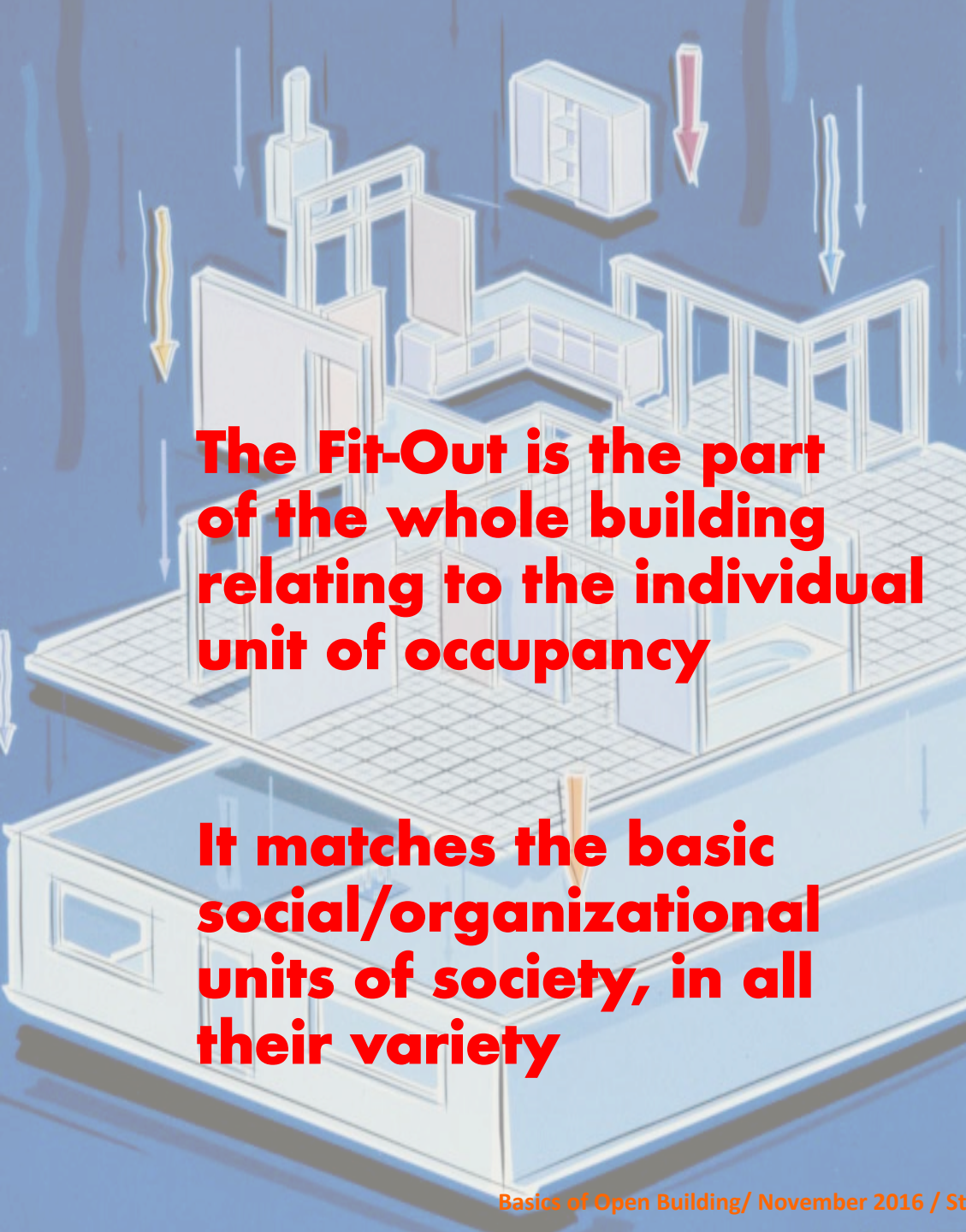


Solutions for entanglement are needed in both upgrading and new construction



A distinct fit-out or tenant improvement industry can deliver what is needed...

offering product/services distinct from base building design and construction, serving changing inhabitant/user decisions

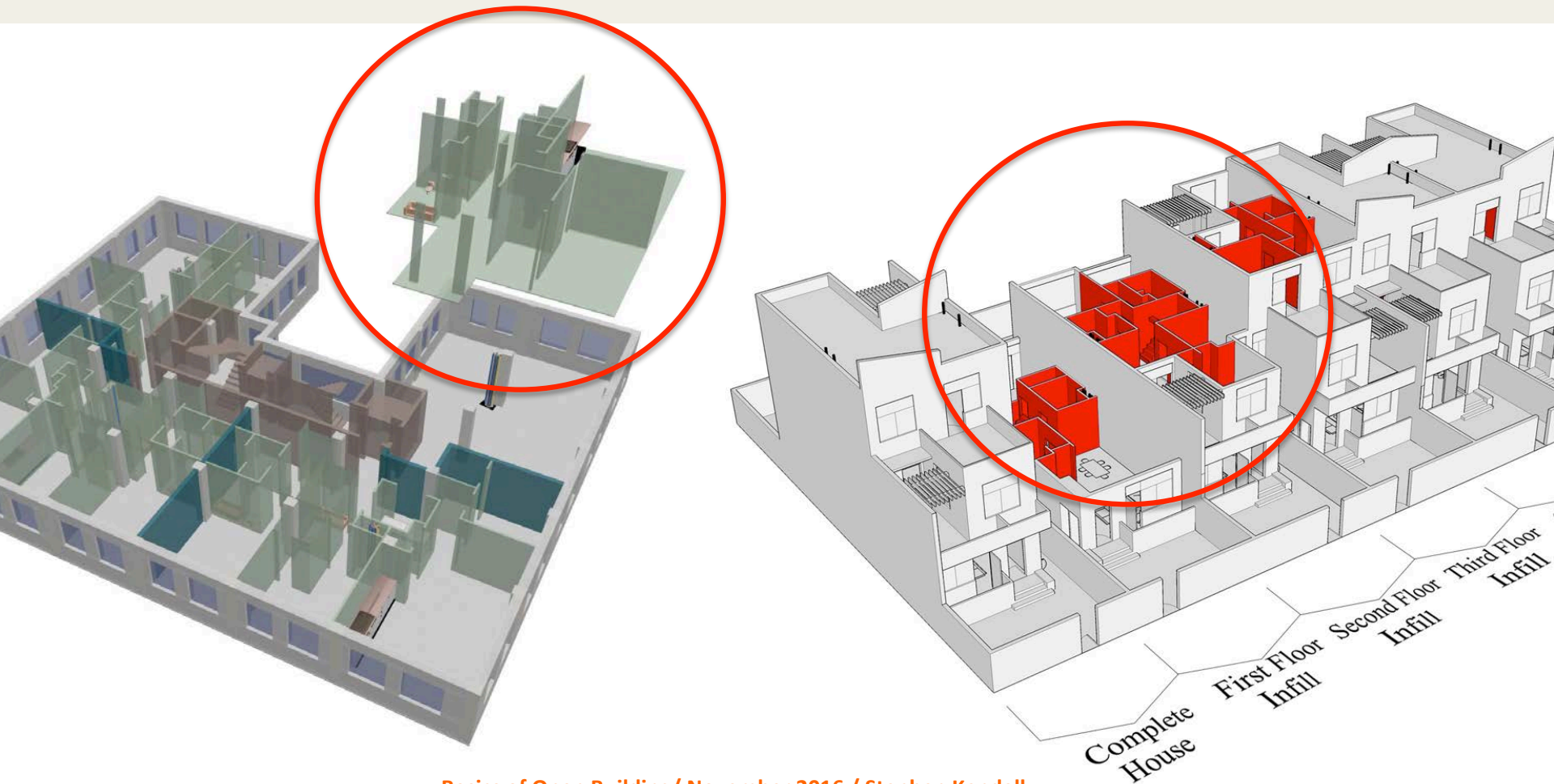


**The Fit-Out is the part
of the whole building
relating to the individual
unit of occupancy**

**It matches the basic
social/organizational
units of society, in all
their variety**



Fit-Out needs its own financing, regulations and service companies





SHOWROOMS



FABRICATION



INSTALLATION



DELIVERY

HOW FIT-OUT COMPANIES WILL WORK



We are familiar with built-environment imperatives:

Fire Resistive Construction



Earthquake and Climate Change Resiliency



Net-Zero Energy Buildings

Photo Credit BE Architects
Office Building “2226” in Austria

**In the near future, Open Building will be
the new imperative**

All of this entails a shift of perspective

*shift perspective

From monuments to
From static form to
From function to
From unified design to

everyday environment
dynamic form
capacity
distributed design

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