

# BUILDING DESIGN FACTSHEET

## What are as-built drawings and why are they important?

Construction projects are challenging with issues arising during construction and contractors having to adjust to deviations from the original design to achieve the finished product. This is where as-built drawings become necessary. For a building project to be successful after completion and throughout its lifecycle, it is important for the owners to have a complete set of as-built drawings at the conclusion of the project which become extremely useful for operations and maintenance and future renovations. Consequently, contractors must be familiar with the creation of reliable as-built drawings.

An as-built drawing is a revised drawing which contains all changes made from the initial design during the construction process and should represent an exact rendering of the property as it is upon handing over. These drawings should include all the details of the original design and any modifications or changes should be made accordingly to all elements within the scope of the project. For the accuracy of the as-built drawing, it is important to document changes as they occur throughout the construction process.

### Why are they important?

For building owners and clients, a complete and detailed set of as-built drawings is essential. As-built drawings provide critical information such as location and sizes of all components, concealed elements, pipe and duct routes, sensors, and controls location, etc. They are therefore very important when problems arise, and the facilities management team needs to troubleshoot and resolve issues in less time. The Operations and Maintenance activities also become more effective. As-built drawings also provide all the required details for better planning future expansions, additions, and renovations of a building. As-built drawings give buyers a clear testament of what exactly is being sold and can be used as a base for them to maintain and modify their property.

Traditional methods of creating a set of as-built drawings used to require a tedious and resource-intensive procedure but with technological advancement and digitalisation, the process is now greatly simplified. In our next issues, we will discuss the difference between traditional and new methods of creating these drawings and the emergence of 3D as-built drawings.



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