

BIM , an eight-dimensional universe

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04 de Noviembre de 2019

The word BIM is an acronym for Building Modeling Information , It constitutes the methodology used in the construction sector in many of the most advanced countries around the world and It is starting to gain progressive relevance in many others and some of their main characteristics are presented below.

The dimensions. Being 1D the starting point or current state and 2D the usual drawings 3D It is the graphical interface that holds all the information. 4D corresponds to the cost estimation 5D adds the time variable and planning. 6D stands for the sustainability, 7D is about maintenance and facility management and 8D is related to health&safety procedures.

All the features introduced above work coordinated each other. For instance, a good 3D representation might help a better facility management assessment, or a better 5D scheduling might result in a lesser cost at the construction stage.

But for all of this to work properly It is necessary prior commitment from all the parties that take part in the process. Architects, engineers of several disciplines, contractors and owners are all connected by means of which is referred as the Common Data Environment (CDE) a platform where all the workload is placed to share the up-to-date state of the project and from where all the main participants gather or drop deliverables for the other parties in order to progress in the work meaning that the flow of information is not interrupted from start to end.

In conclusion, BIM is a colaborative methodology that covers all the life cycle of a project. It address the root of the cause of many problems by moving them to the design phase where they can be assesed and resolved easier and faster and avoids them to turn up at construction or in operation phases where a solution is harder and might result in much higher costs.