

Special Research Studies Title	A Study of Delay Causes and their Preventive Actions in Building Construction
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Abstract

In the construction environment, project delays are one of the common problems faced by project managers. This problem usually leads to conflicts and claims between the owner and contractor involved. To reduce the impact of these conflicts, one must understand the causes of project delays, and accordingly prepare necessary preventive actions in advance.

This research investigates the major causes of project delays usually encountered in a typical building construction as well as their associated preventive actions. Building construction works are subdivided into twenty-two categories. Information was gathered through a number of interview sessions with experts. Causes of project delay are grouped according to their ownership into five groups including: 1) contractor-caused delays, 2) owner-caused delays, 3) designer/supervision-caused delays, 4) subcontractor-caused delays, and 5) other delays beyond the contractor's control. In addition, this research also presents the causes of project delay associated with work in each category. The results of this finding can be used in the project risk management process for minimizing the impact of delays.