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# A CRITICAL ANALYSIS OF BUILDING PILLARS CONSTRUCTION IN AKWA IBOM STATE: THE STRENGTH AND DEPENDABILITY FOR BUILDING SUSTAINABILITY

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#### ABSTRACT

The construction of building pillars is a fundamental aspect of structural engineering, playing a crucial role in ensuring the stability, strength, and sustainability of buildings. This critical analysis delves into the multifaceted nature of building pillars, examining their design, materials, and construction techniques to evaluate their contribution to the overall sustainability of structures. By focusing on the strength and dependability of building pillars, this study aims to provide a comprehensive understanding of how these elements underpin the longevity and resilience of buildings in the face of environmental, social, and economic challenges. The study also explores innovative construction techniques and technologies that enhance the efficiency and effectiveness of building pillars. Additionally, the integration of pillars within the broader context of building design, including their role in energy efficiency and climate resilience, is examined. A critical aspect of this analysis is the evaluation of building codes and standards that govern pillar construction. These regulations are crucial in ensuring that pillars are designed and constructed to meet stringent safety and performance criteria. In conclusion of the study, the critical analysis of building pillar construction underscores their pivotal role in ensuring structural integrity and sustainability. One of the recommendations provided was for design consideration: examine the design of the pillars, including their dimensions, shape, and reinforcement techniques.

# KEYWORD: Building pillar construction, dependability, strength and building sustainability

#### INTRODUCTION

Building pillars are essential components in the construction industry that stand for durability, strength, and stability. They serve as a structure's skeleton, bearing the weight above and providing protection from the elements and the passage of time. But

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the design of building pillars goes well beyond providing structural integrity—rather, it is a symbol of sustainability, demonstrating a dedication to robustness, dependability, and ecological awareness. This critical analysis embarks on a journey through the intricate world of building pillar construction, delving into the nuances of strength, dependability, and their profound implications for building sustainability. As we embark on this exploration, it becomes imperative to understand that the significance of building pillars transcends their tangible presence; they serve as conduits for architectural innovation, engineering precision, and societal progress.

The strength of building pillars goes beyond mere load-bearing capacity; it encompasses resilience in the face of seismic activity, resistance to environmental degradation, and adaptability to dynamic architectural designs. Dependability, on the other hand, embodies reliability over time, ensuring that building pillars withstand the test of years, if not centuries, without compromising structural integrity or safety (Ashby & Johnson 2019).

As we delve deeper into this analysis, it becomes evident that the quest for building sustainability intertwines with the quest for robust, dependable building pillars. In an era defined by climate change, resource scarcity, and rapid urbanisation, the imperative to construct buildings that endure, both physically and environmentally, has never been more pressing. Furthermore, this analysis acknowledges the intricate interplay between traditional construction practices and emerging technologies in shaping the landscape of building pillar construction. From ancient civilisations' mastery of stone and mortar to modern innovations in reinforced concrete and advanced composite materials, the evolution of building pillars mirrors the evolution of human ingenuity and technological prowess (Pacheco-Torgal, Jalali, & Fucic 2017). Ultimately, this analysis advocates for a holistic approach to building pillars, one that transcends conventional paradigms of strength and dependability to embrace the principles of sustainability, resilience, and harmonious coexistence with the natural world. In doing so, we aspire to build not just structures but legacies as testaments to human endeavour, creativity, and stewardship of the built environment for generations to come.

#### STATEMENT OF PROBLEM

In Akwa Ibom State, the construction industry plays a pivotal role in the region's development, with numerous buildings springing up to support residential, commercial, and infrastructural growth. However, there is growing concern about the quality and durability of these structures, particularly with respect to their pillars, which are crucial for the stability and sustainability of buildings. Despite advancements in construction technology and materials, incidents of structural failures, compromised building integrity, and shortened lifespan of buildings have been reported. These issues raise questions about the strength and dependability of building pillars, which are fundamental to ensuring the safety and longevity of constructions. This study aims to

address the critical need for a detailed assessment of building pillars in Akwa Ibom State, evaluating their strength and dependability and effect on the building sustainability. By identifying the gaps and weaknesses in current practices, the research seeks to provide actionable recommendations to enhance the sustainability and safety of future constructions in the region.

# OBJECTIVES

- To find out the various effects of building pillar strengths on building sustainability in Akwa Ibom State.
- To find out the extent to which building pillar dependability affects building sustainability.

# **RESEARCH QUESTIONS**

- What are the various effects of building pillars strengths on building sustainability in Akwa Ibom State?
- What is the extent to which building pillar dependability affects building sustainability?

# LITERATURE REVIEW

# CONCEPT OF BUILDING PILLARS

One of the most often utilised structural elements in infrastructure, building, and architecture in contemporary life is the pillar. The majority of people know what a pillar looks like. Even though they are widely used, pillars have a special place in the annals of early human construction. Supporting both compressive and bending stresses, pillars transfer all of the structure's weight to the base. Since they are among the most crucial components for a structure's support, particular care must be used when executing them. According to Etheredge (2022), a building pillar is any isolated, vertical structure used in architecture or construction to serve an aesthetic or structural purpose in a building. They are often referred to as a pier, column, or post and can be built from a wide array of materials, including wood, stone, or bricks. In architecture, it is frequently used for aesthetic purposes but always has a stabilizing or structural purpose in load bearing and weight distribution. Pillars can stand-alone or be grouped.

Moreover, building pillars refers to fundamental principles or supports that underpin and stabilize structures, systems, or ideas. In architecture, pillars are crucial for distributing weight and ensuring structural integrity. These physical supports have a metaphorical counterpart in various disciplines, where "pillars" represent core principles or essential components that uphold and sustain larger frameworks. Category business (2023) mentioned that building Pillars are essential structural elements that support and stabilize various architectural structures, including buildings, bridges, and monuments. They have been used for centuries and are integral to architectural design. The construction techniques and materials used for pillars have evolved, reflecting advancements in engineering and the availability of different resources.

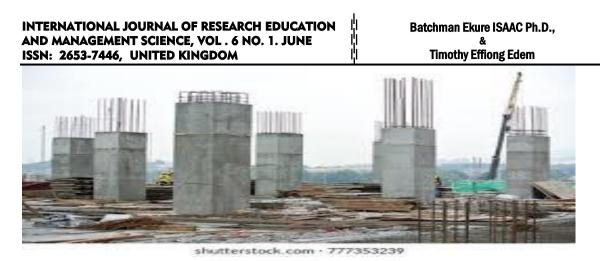


# Fig. 1: Building pillars

# CONCEPT OF BUILDING PILLARS CONSTRUCTION

The concept of building pillars in construction involves using vertical structural elements to support the weight of buildings and distribute loads to the foundation. These pillars, made from materials like concrete, steel, or wood, are fundamental to ensuring the stability and integrity of structures. In modern construction, the design and use of pillars have evolved to accommodate increasing architectural complexity and the need for sustainable building practices (Moehle, 2018). Innovations in materials and engineering have allowed for taller, more resilient buildings capable of withstanding various environmental stresses. Recent advancements in construction materials have significantly impacted the use of building pillars. High-performance concrete and composite materials have improved the strength and durability of pillars, allowing for more slender and efficient designs without compromising safety (Shah & Ahmad, 2018). These materials provide better resistance to compression, making them ideal for supporting the immense loads of modern skyscrapers and other large structures. Additionally, the incorporation of fibre-reinforced polymers has enhanced the flexibility and seismic performance of pillars, addressing the need for buildings to withstand earthquakes and other natural disasters (Sezen, 2019). However, pillar construction provides a means of transferring loads between decks and fastening together the structure in a vertical direction. Pillars are provided to reduce the need for heavy webs to support the hatch girders or end beams.

Sustainability has become a critical consideration in pillar construction, reflecting broader trends in green building practices. The use of recycled materials and eco-friendly composites in pillar construction reduces the environmental impact of new buildings (Zhang, 2020). These practices align with the global push towards more environmentally responsible construction methods.



# Fig 2: Building pillar construction

## THE MATERIALS USED TO MAKE BUILDING PILLARS

A multitude of materials may be used to make building pillars, sometimes referred to as columns, and each has its own benefits with regard to strength, longevity, cost, and aesthetic appeal. Numerous criteria, such as the kind of building, load requirements, environmental considerations, and architectural style, influence the choice of material. The following materials are frequently utilized in the construction of building pillars:

### • Concrete:

Concrete is one of the most commonly used materials for building pillars due to its excellent compressive strength, durability, and versatility. Reinforced concrete, which includes steel reinforcement bars (rebar), is particularly popular because it combines the compressive strength of concrete with the tensile strength of steel. Cardona (2023) mentioned that concrete is one of the most used construction materials. The mixture of cement, aggregates, and water gives it high compressive strength, impermeability, consistency, resistance to aggressive environments and conditions like fires, and is easy to handle, so all these characteristics make it one of the best materials.

#### • Steel:

Steel is an alloy of iron and carbon with improved strength and fracture resistance compared to other forms of iron (Wikipedia, 2024).Steel pillars are known for their high strength-to-weight ratio, making them suitable for both heavy and lightweight construction. Steel columns can withstand significant loads and provide flexibility in design due to their ability to be prefabricated and assembled on-site. They are commonly used in industrial buildings, commercial structures, and modern architectural designs where slender, unobtrusive supports are desired. Steel pillars are also resistant to fire, earthquakes, and extreme weather conditions when properly treated and maintained.

#### • Wood:

Wooden pillars have been used for centuries in construction and remain a popular choice for certain types of buildings, especially residential and historical structures. Wood is valued for its natural aesthetic, ease of handling, and renewable nature. However, wood pillars require proper treatment to resist pests, decay, and fire.

### • Brick and Masonry:

Brick and Masonry pillars are constructed using bricks, concrete blocks, or stone units bonded together with mortar. These pillars are often used in traditional and residential architecture due to their classic appearance and good compressive strength. Masonry pillars can be reinforced with steel or concrete to improve their load-bearing capacity and resistance to seismic forces. They are also valued for their fire resistance and thermal insulation properties.

• Stone:

Stone pillars, often made from materials such as granite, marble, limestone, or sandstone, and are renowned for their durability and timeless beauty. Stone is a natural material that provides excellent compressive strength and is often used in monumental and heritage buildings. While stone pillars can be labor-intensive and costly to construct, they offer unparalleled aesthetic appeal and longevity.

#### • Composite Materials:

Composite materials, such as fiberglass-reinforced polymer (FRP) and carbon fiberreinforced polymer (CFRP), are increasingly being used for building pillars due to their high strength, lightweight, and corrosion resistance. These materials are particularly useful in environments where traditional materials may deteriorate or where minimal maintenance is desired. Composite pillars can be moulded into various shapes and sizes, providing flexibility in architectural design.

## THE STEPS OF CONSTRUCTING BUILDING PILLARS

Constructing building pillars involves a series of well-defined steps to ensure they are strong, durable, and capable of supporting the structure's load. This process integrates planning, material selection, precise execution, and quality control. Here are the key steps involved in constructing building pillars, as highlighted by Moss and Haberl (2016).

## • Planning and Design

Structural Analysis: Engineers conduct a thorough structural analysis to determine the load-bearing requirements of the pillars. This includes

calculating the forces the pillars will need to withstand, such as weight from the structure, wind loads, and seismic forces.

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- Blueprints and Specifications: Detailed blueprints and specifications are prepared, outlining the dimensions, reinforcement details, and materials to be used. This ensures that the construction adheres to the design and meets safety standards.
- Site Preparation
  - Surveying and marking: The construction site is surveyed to identify the exact locations where the pillars will be built. Marking is done to outline the positions and dimensions of the pillars.
  - Excavation: The ground is excavated to the required depth for the pillar foundations. This depth is determined based on the load requirements and soil conditions.

# • Foundation Construction

- Formwork Installation: Formwork, or moulds, is installed to shape the concrete for the foundation. These forms can be made from wood, metal, or plastic and must be securely positioned to maintain their shape during concrete pouring.
- Reinforcement Placement: Steel rebars or mesh are placed within the formwork according to the design specifications. Proper positioning and spacing of the reinforcement are crucial for the strength and stability of the foundation.
- Concrete Pouring: Concrete is poured into the formwork, encasing the reinforcement. It is essential to ensure that the concrete is evenly distributed and free from air pockets. Vibrators may be used to achieve this.
- Curing: The concrete is allowed to cure, gaining strength over time. Curing is a vital step, typically involving keeping the concrete moist for a specified period to achieve optimal strength.
- Formwork for Pillars
  - Formwork Erection: Once the foundation is ready, formwork for the pillars is erected. This formwork defines the shape and dimensions of the pillars and must be aligned precisely to ensure verticality and uniformity.

Rebar Installation: Steel reinforcement bars are placed inside the pillar formwork. These rebars are tied together with wire and positioned according to the design specifications to ensure they are in the correct locations to handle tensile stresses.

- Stirrup Placement: Stirrups, or ties, are added around the vertical rebars to provide lateral support and prevent buckling.
- Concrete Pouring and Compaction
  - Concrete Mixing: Concrete is mixed to the required grade and consistency. This mix must meet the specifications outlined in the design to ensure the pillar's strength and durability.
  - Pouring Concrete: Concrete is poured into the pillar formwork in layers. It is vital to pour the concrete in a controlled manner to avoid displacing the reinforcement.
  - Compaction: Each layer of poured concrete is compacted using vibrators to eliminate air pockets and ensure a dense, homogenous structure. Proper compaction enhances the concrete's strength and bonds with the reinforcement.
- Curing
  - Moist Curing: The poured concrete is kept moist to ensure proper hydration and curing. This can be done using water sprays, wet burlap, or plastic sheeting. Proper curing is essential for the concrete to achieve its designed strength.
  - Curing Time: The curing process typically lasts for several days to weeks, depending on the concrete mix and environmental conditions. This step is critical to the long-term performance of the pillars.
- Formwork Removal
  - Demolding: After the concrete has sufficiently cured, the formwork is carefully removed. This process, known as demolding, must be done gently to avoid damaging the newly formed pillars.
  - Inspection: The pillars are inspected for any defects or irregularities. This includes checking for cracks, voids, or misalignments. Any issues are addressed promptly to ensure structural integrity.
- Finishing

- Surface Treatment: The surface of the pillars is finished to the desired texture and appearance. This can involve smoothing the surface, applying coatings, or adding decorative elements.
- Protective Measures: Additional protective measures, such as applying sealants or coatings, may be taken to enhance durability and resistance to environmental factors.

# THE STRENGTH OF BUILDING PILLARS

Developments in building materials, construction methods, and computer modelling have greatly increased the strength of building pillars. Another noteworthy development is the use of fiber-reinforced polymers, or FRPs, into concrete pillars. Together with concrete's compressive strength, FRPs contribute tensile strength, creating a composite material that performs better overall. Benmokrane (2020) demonstrated that FRP-reinforced concrete pillars exhibited increased load-bearing capacity and improved resistance to cracking and deformation under stress. This hybrid approach leverages the strengths of both materials to create pillars that are more resilient and durable.

Another critical development in the strength of building pillars is the use of selfcompacting concrete (SCC). SCC flows easily into moulds and around reinforcement without the need for mechanical vibration, reducing the risk of voids and defects within the pillar. According to Okamura and Ouchi (2019), SCC pillars showed excellent mechanical properties and homogeneity, contributing to their strength and longevity. The use of SCC is particularly beneficial in complex pillar designs and densely reinforced sections where traditional concrete placement might be challenging.

Nanotechnology has also played a pivotal role in enhancing the strength of building pillars. The incorporation of nanoparticles, such as nanosilica and carbon nanotubes, into concrete mixes can significantly improve the microstructural properties of the material. Li (2021) indicated that nano-modified concrete pillars exhibited superior compressive strength, durability, and resistance to environmental factors. These improvements at the nanoscale level translate into stronger and more resilient pillars capable of supporting greater loads and withstanding harsh conditions.

# THE DEPENDABILITY OF BUILDING PILLAR

A key component of structural engineering that guarantees the stability and lifetime of structures is the dependability of building pillars. These pillars must be strong, resilient, and able to bear a variety of loads and environmental factors. The material chosen is one of the main variables affecting how reliable construction pillars are. Because of its exceptional strength and longevity, sophisticated composites and high-performance concrete have grown in popularity. Abdalla (2017) demonstrated that FRP-

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reinforced concrete columns exhibit improved load-bearing capacity and ductility, making them more resilient to earthquakes and other dynamic loads. This improvement in material properties directly contributes to the dependability of building pillars.

Additionally, the incorporation of self-healing materials in pillar construction has gained attention for its potential to extend the lifespan of structures. Self-healing concrete, which can autonomously repair cracks and damages, reduces the need for frequent maintenance and repairs. Ferrara (2018) noted that self-healing concrete pillars showed significant improvements in durability and longevity under various stress conditions. This innovation not only enhances the dependability of the pillars but also contributes to sustainability by reducing maintenance costs and material waste. The design and construction processes also play a crucial role in ensuring the dependability of building pillars. The use of advanced computational modelling and Building Information Modelling (BIM) has revolutionized the way pillars are designed and analyzed. BIM allows for precise simulation of structural behaviour under different loading conditions, enabling engineers to optimize pillar design for maximum dependability. Volk (2017) highlighted the effectiveness of BIM in improving the accuracy of structural designs and reducing the risk of construction errors. This technological advancement ensures that building pillars meet the required safety and performance standards. Environmental factors, such as exposure to extreme weather conditions and chemical environments, can significantly affect the dependability of building pillars.

## THE EFFECT OF BUILDING PILLAR STRENGTH ON BUILDING SUSTAINABILITY

Building pillar strength is a critical factor that significantly impacts the overall sustainability of a structure. Pillars, or columns, are primary load-bearing elements that provide essential support and stability to buildings. Their strength directly influences the building's ability to withstand various stresses, environmental conditions, and the test of time. The following are ways in which building pillar strength affects building sustainability, as mentioned by Moss and Haberl (2016).

- Structural integrity and longevity
  - Enhanced Durability: Strong pillars ensure that a building can resist wear and tear over extended periods. This durability reduces the need for frequent repairs or replacements, which conserves resources and reduces the environmental impact associated with construction activities.
  - Resistance to Natural Disasters: Buildings with strong pillars are better equipped to withstand natural disasters such as earthquakes, hurricanes, and floods. This resilience is crucial in minimizing damage, thereby enhancing the building's lifespan and reducing the need for extensive reconstruction efforts.

#### • Resource Efficiency

Material Optimization: Strong pillars, designed and constructed using optimal materials and techniques, ensure efficient use of construction materials. This efficiency translates into fewer resources being consumed over the building's life cycle, which is a core aspect of sustainability.

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Energy Conservation: Buildings with strong and well-designed pillars contribute to energy efficiency. Properly supported structures have improved insulation properties, leading to better thermal performance and reduced energy consumption for heating and cooling.

### • Environmental Impact Reduction

- Minimized Waste Generation: By constructing durable pillars that require less maintenance and fewer replacements, the amount of construction waste generated is significantly reduced. This waste reduction is vital for lowering the environmental footprint of building operations.
- Lower Carbon Emissions: Sustainable buildings often aim to reduce their carbon footprint. Strong pillars contribute to this goal by reducing the frequency and extent of renovations, which in turn lowers the emissions associated with material production, transportation, and construction activities.

## • Economic Benefits

- Cost Savings: Strong pillars lead to long-term cost savings by minimising repair and maintenance expenses. These savings can be redirected towards other sustainability initiatives within the building, such as renewable energy installations or water-saving technologies.
- Value Retention: Buildings with robust structural elements, including strong pillars, tend to retain their value better over time. This value retention is attractive to investors and owners who priorities sustainable and economically viable properties.

## THE EFFECT OF BUILDING PILLAR DEPENDABILITY ON BUILDING SUSTAINABILITY

The dependability of building pillars has a profound impact on the sustainability of structures, influencing various aspects from structural integrity to environmental performance. Pillars, or columns, are fundamental load-bearing elements in buildings, providing support and stability. The durability and reliability of these pillars directly affect a building's lifespan and maintenance requirements, which are key considerations in sustainable design (Kensek, 2020). Structural dependability ensures that pillars can withstand loads and environmental stresses over time without significant degradation or failure. This resilience is crucial for maintaining safety, reducing the risk of structural collapse, and minimizing the need for frequent repairs or replacements. Sustainable buildings aim to minimize resource consumption and waste, and durable pillars contribute to this goal by reducing material use and construction waste associated with frequent replacements (Huang, 2019).

Moreover, dependable pillars facilitate adaptive reuse and renovation, which are central to sustainable building practices. Buildings with robust structural elements can be more easily repurposed or upgraded to meet changing needs, extending their functional lifespan and reducing their overall environmental impact (Bauer, 2018). In terms of energy efficiency and environmental performance, building pillars play a role in supporting sustainable design strategies. Pillars that are strategically placed and designed can optimize natural lighting, ventilation, and thermal comfort within a building, reducing the need for artificial lighting, heating, and cooling systems (Cuce, 2021). Building pillar dependability is a critical factor in promoting building sustainability across multiple dimensions, including structural resilience, resource efficiency, adaptability, energy performance, and sustainable material choices, architects and engineers can contribute significantly to creating more resilient, resource-efficient, and environmentally friendly built environments.

## METHODOLOGY

In carrying out the study, descriptive survey design was adopted for this study. The study was carried out in Akwa Ibom State. The targeted population for the study comprised all Architects, civil Engineers, building technologists in Akwa Ibom State. A stratified random sampling technique was used to select 60 Architects, 60 Civil Engineers and 60 Building technologists which gave a total of 180 respondents used for the study. The instrument used for data collection was a structured questionnaire titled "Building Pillars Strength, Dependability and Sustainability Questionnaire (BPSDSQ)". Face and content validation of the instrument was carried out by an expert in test, measurement, and evaluation in order to ensure that the instrument has the accuracy, appropriateness, and completeness for the study under consideration. The reliability coefficient obtained was 0.91, and this was high enough to justify the use of the instrument. The researcher subjected the data generated for this study to appropriate statistical technique such percentage analysis to answer research questions and simple regression to answer hypothesis.

#### **Research Question 1**

The research question sought to find out the effect of building pillar strength on building sustainability. To answer the research percentage analysis was performed on the data, (see table 1).

Table	1:	Percentage	analysis	of	the	effect	of	building	pillar	strength	on	building
		sustainabi	lity.									

EFFECTS	FREQUENCY	PERCENTAGE
Structural integrity and longevity	62	29.52**
Economic Benefits	54	25.71
Resource Efficiency	48	22.86
Environmental Impact Reduction	46	21.91*
TOTAL	210	100%

\*\* The highest percentage frequency

\* The least percentage frequency

### **SOURCE: Field survey**

The above table 1 presents the percentage analysis of the effect of building pillar strength on building sustainability. From the result of the data analysis, it was observed that the effect tagged "Structural integrity and longevity" 62(29.52) was rated as the highest effect of building pillar strength on building sustainability, while "Environmental Impact Reduction" 42(21.91) was rated the least effect of building pillar strength on building sustainability. The result therefore is in agreement with the research findings of Haberl (2016), who noted that building pillar strength is a critical factor that significantly impacts the overall sustainability of a structure. Pillars, or columns, are primary load-bearing elements that provide essential support and stability to buildings.

## **Research Question 2**

The research question sought to find out the extent to which building pillar dependability affect building sustainability . To answer the research percentage analysis was performed on the data, (see table 2).

# Table 2: Percentage analysis of the extent to which building pillar dependability affect building sustainability.

EXTENT	FREQUENCY	PERCENTAGE
Very High Extent	126	60**
High Extent	84	40*
TOTAL	210	100%

\*\* The highest percentage frequency

\* The least percentage frequency

#### **SOURCE: Field survey**

The above table 2 presents the percentage analysis of the extent to which building pillar dependability affect building sustainability. From the result of the data analysis, it was observed that the highest percentage (60%) of the respondents affirmed that the extent to which building pillar dependability affect building sustainability is very high, while the least percentage (40%) of the respondents stated that the extent to which building pillar dependability affect building sustainability is high. The result therefore is in agreement with the research findings of Kensek (2020), who noted that the durability and reliability of these pillars directly affect a building's lifespan and maintenance requirements, which are key considerations in sustainable design.

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### CONCLUSION

The critical analysis of building pillar construction underscores its pivotal role in ensuring structural integrity and sustainability. Through meticulous examination, it becomes evident that the strength and dependability of these pillars are paramount for the longevity and resilience of buildings. Their strategic placement and quality materials are fundamental to withstanding environmental stresses and enhancing overall safety. Moreover, advancements in construction techniques and materials offer promising avenues for further improving the sustainability of building pillars. However, challenges such as cost-effectiveness and environmental impact must be carefully addressed to achieve truly sustainable outcomes.

#### RECOMMENDATIONS

- For material section assess the materials used in pillar construction, evaluate the sustainability, durability, and environmental impact of materials such as concrete, steel, wood, or composite materials. Opt for materials with low embodied energy and those sourced sustainably, considering factors like carbon footprint and resource depletion.
- For design consideration, examine the design of the pillars, including their dimensions, shape, and reinforcement techniques. Utilize design principles that maximize structural integrity while minimizing material usage. Consider factors such as load-bearing capacity, seismic resilience, and the integration of sustainable design practices like passive cooling or heating.
- For construction, techniques evaluate construction methods employed in pillar construction. Ensure that practices prioritize efficiency, minimize waste generation, and adhere to sustainable construction standards. Techniques such as prefabrication or modular construction can reduce material waste and construction time while improving quality control.

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