

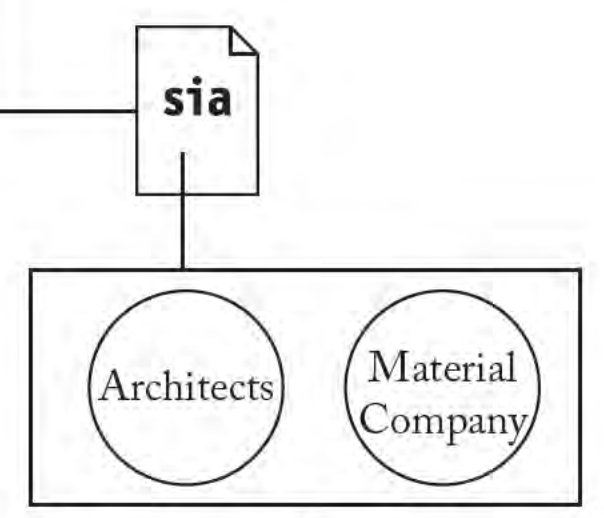
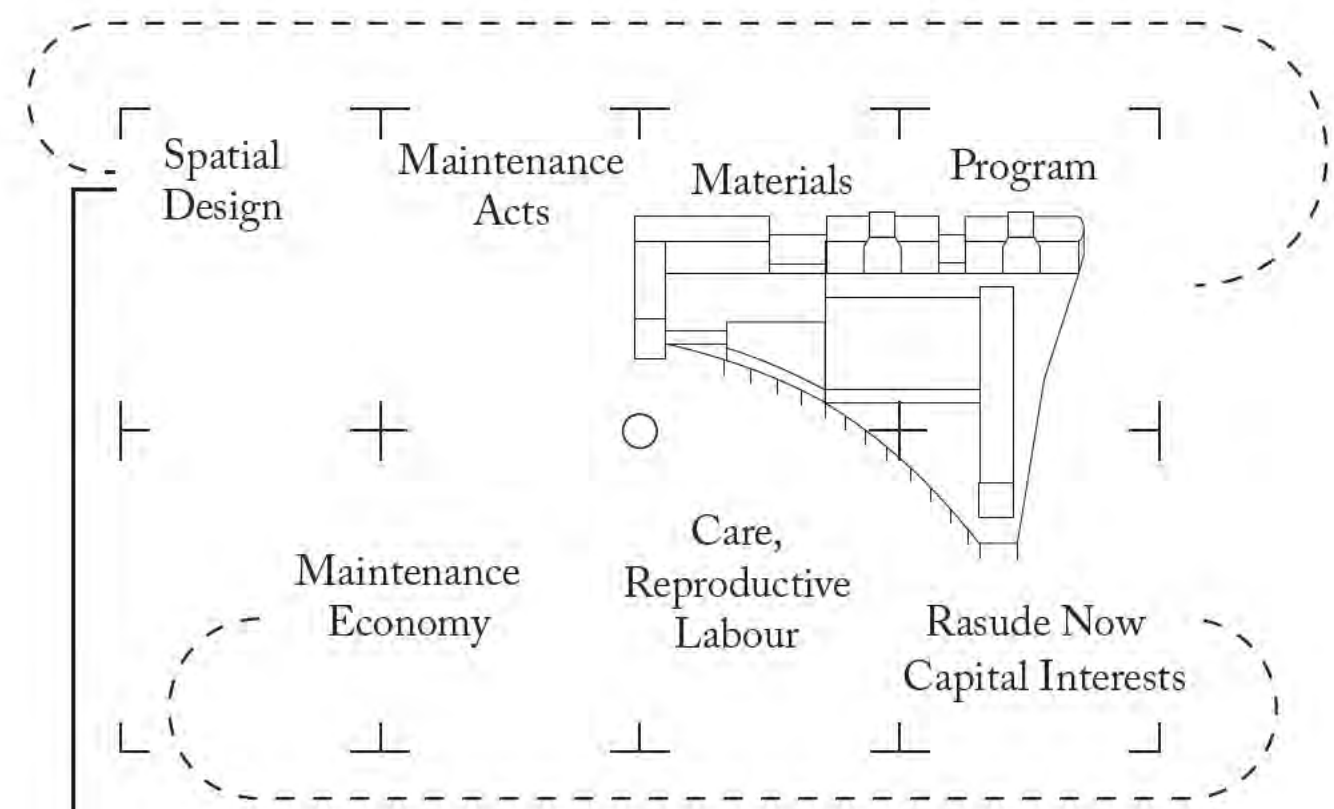
Matter of Care:
Planning norms for materials and
bodies toward a new (built) ecology
of maintenance
Lydia Genecand, Nicolas Gemelli,
Raúl Hansra Sartorius

Architecture is, fundamentally, a form of care. Yet tradition celebrates the autonomous architect and heroic design, sidelining the continuous labor of maintenance. Buildings come to life only through ongoing repair, cleaning, and adjustment-work carried out by invisible and undervalued hands.

The Rasude acts as a new ground, where building experiences inform norms, while care practices and materials are explored within this framework. The reciprocal process guarantees spatial rights for bodies of care, offering new systems of maintenance to conventional programs.

Inglorious Bastard
Matter of Care

Lydia Genecand, Nicolás Gemelli & Raúl Hansra Sartorius



- Employment Condition
- Contractor
 - Employee
 - Interim
 - Undeclared

- Physical Strain
- Low demand
 - Moderate demand
 - High demand
 - Very high demand

- Working Hours
- "Nine-to-five"
 - "Early Shifts"
 - "Late Shifts"
 - "Week-End"
 - Irregular Hours

- Hourly Salary
- Unpaid
 - ≤ 22 chf/hour
 - [23-50] chf/hour
 - [51-80] chf/hour
 - [81-120] chf/hour
 - ≥ 121 chf/hour

- Home2Work Distance
- ≤ 5 km
 - [6-10] km
 - [11-25] km
 - [26-50] km
 - ≥ 51 km

- Work Pattern
- 'Desk based'
 - 'Surface-based'
 - 'Point-based'
 - 'Radial-based'
 - 'Flux-based'
 - 'Cycle-based'

- Building Maintenance
- Concrete Floor
 - Marble Cladding
 - Tiles
 - Metal Windows
 - Wood Windows
 - PVC Windows
 - Ventilation Shafts
 - Steel Structure
 - Plumbing
 - Electric Circuit
 - Lifts
 - Sanitaries
 - Heathers
 - Photovoltaic
 - Blinds

Technical Maintenance

Reproductive Labour

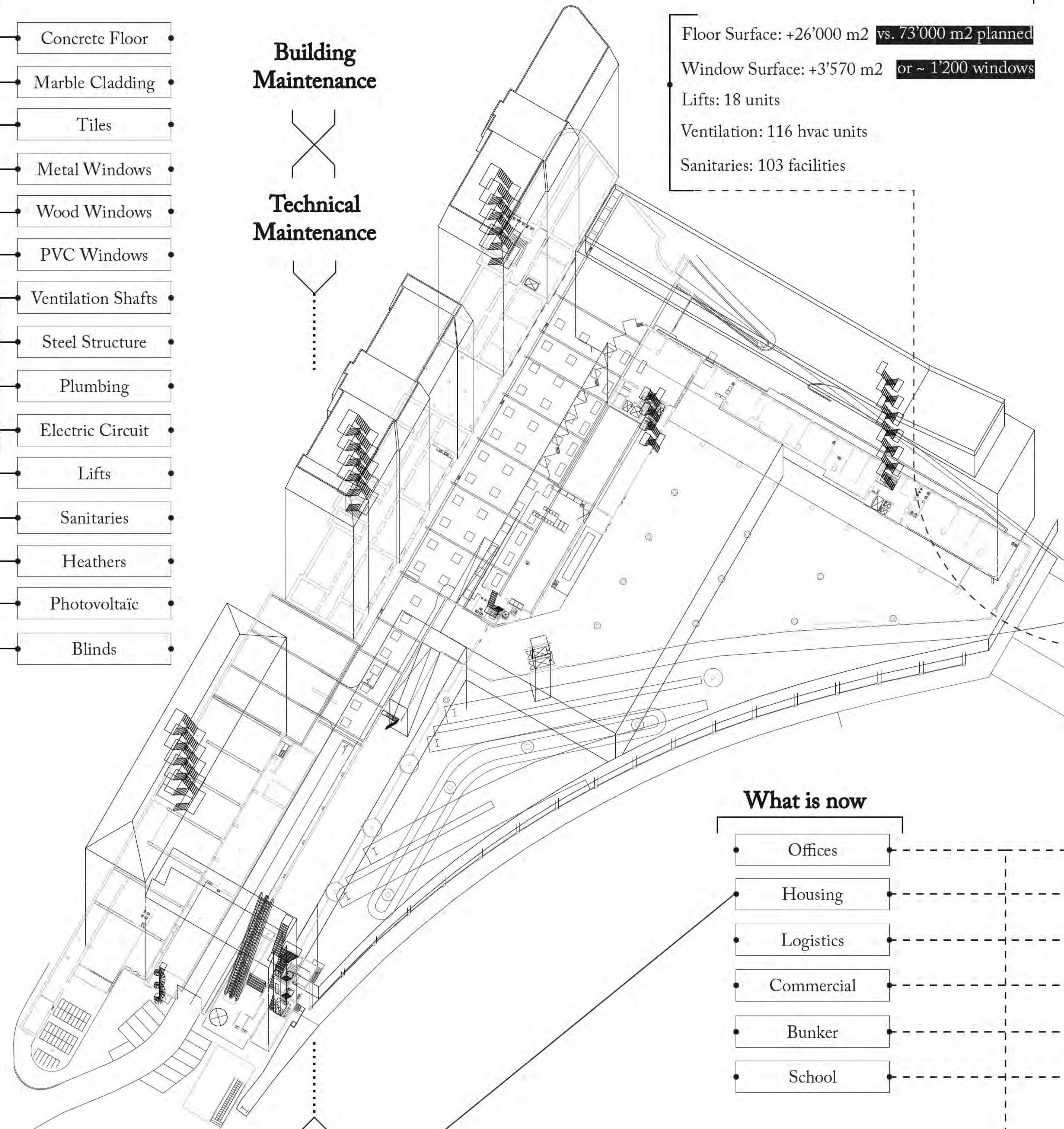
Care Labour

- Trash
- Cooking
- Washing
- Laundry
- Groceries
- Deliveries

- Community
- Special needs
- Loneliness
- Younger
- Older

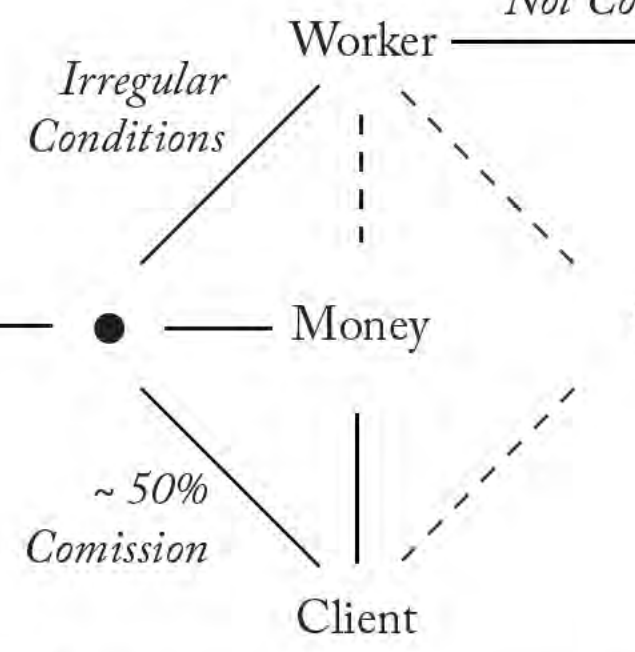
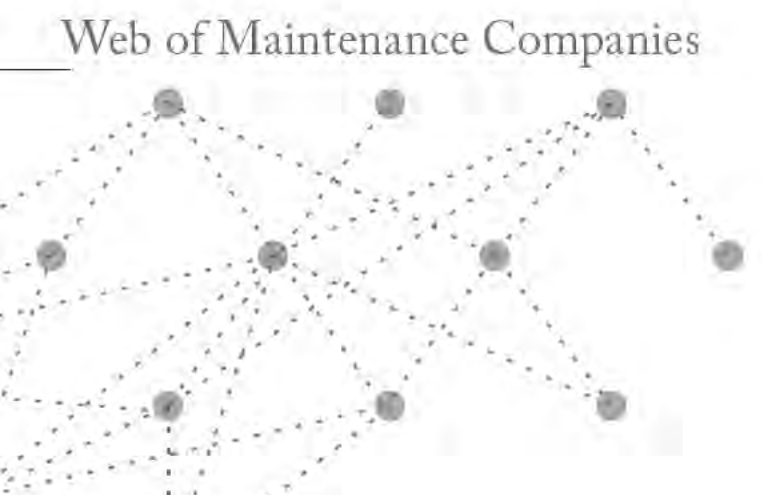
Location in La Rasude

Floor Surface: +26'000 m2 vs. 73'000 m2 planned
Window Surface: +3'570 m2 or ~ 1'200 windows
Lifts: 18 units
Ventilation: 116 hvac units
Sanitaries: 103 facilities

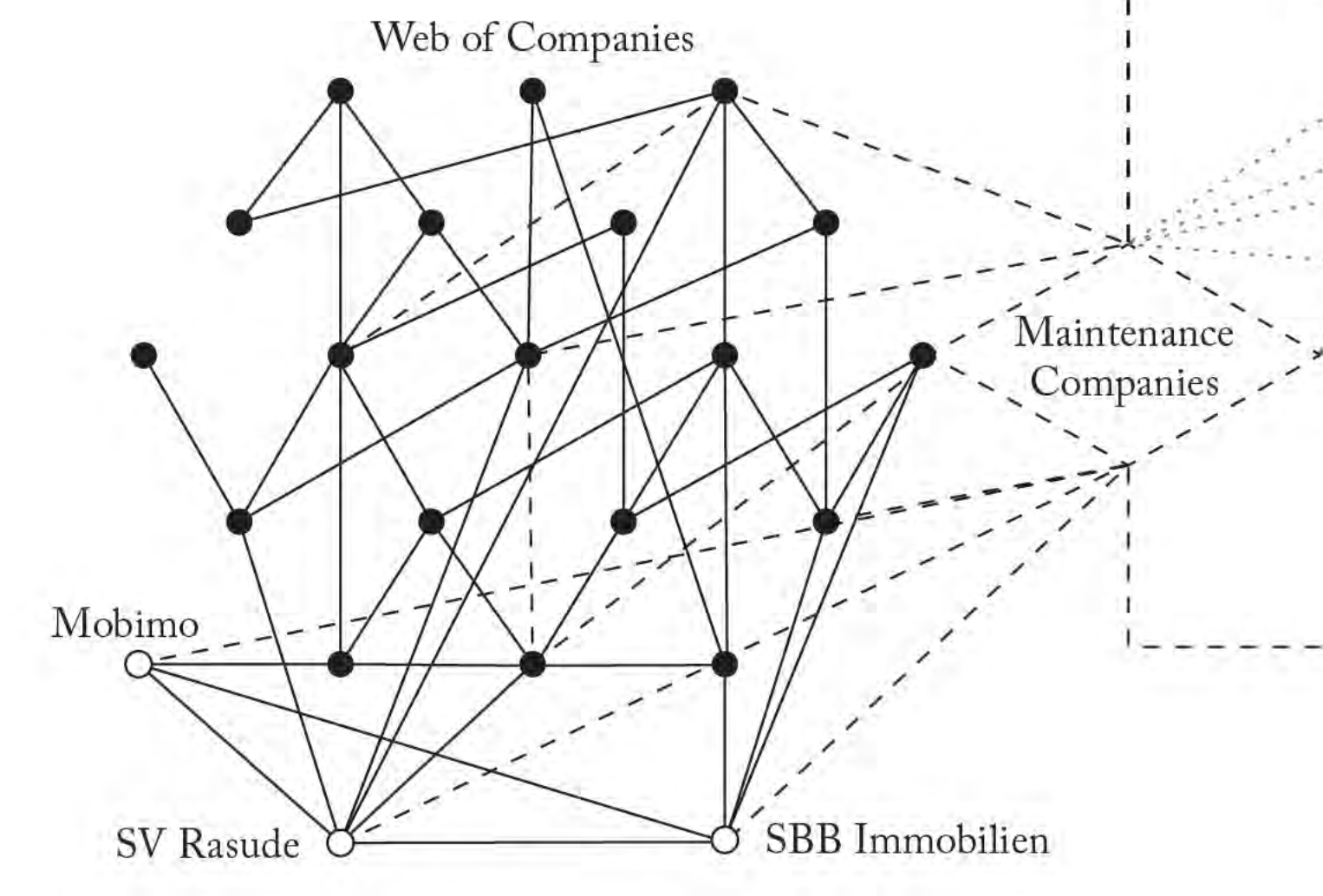


What is now

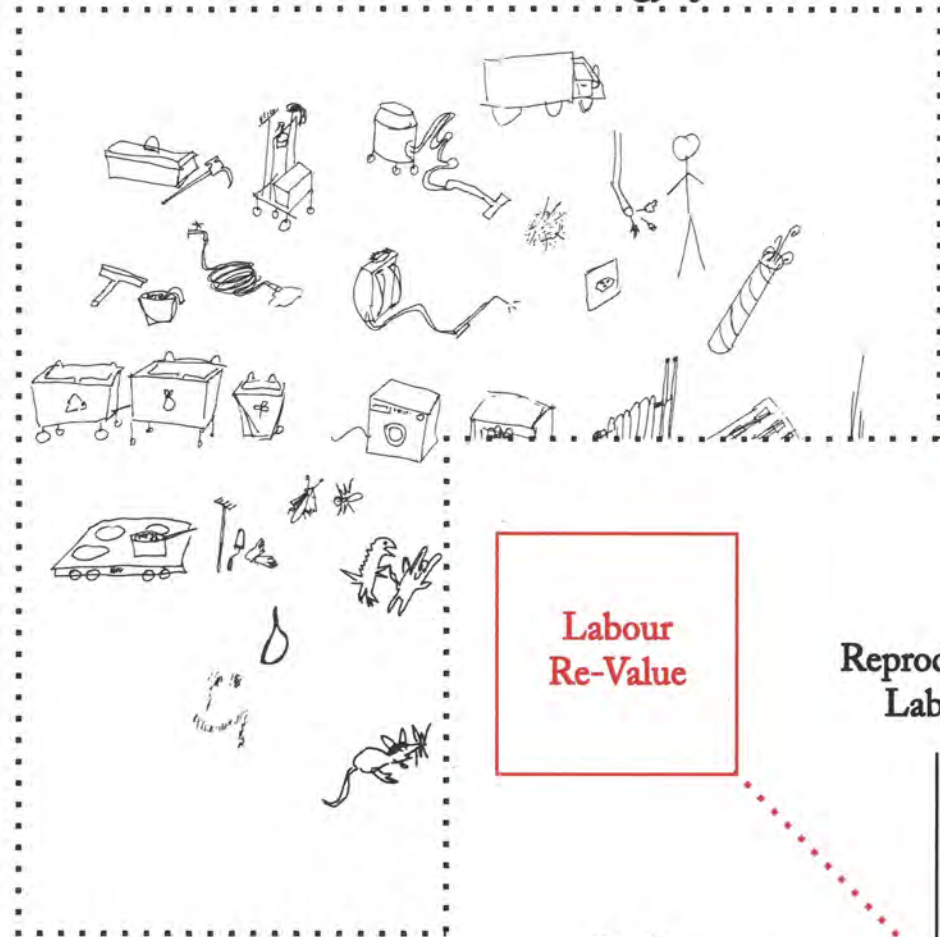
- Offices
- Housing
- Logistics
- Commercial
- Bunker
- School



Maintenance Companies:
An Extractive Middleman,
The Batmaid Example



Hidden Ecology of Maintenance



Dimension of Maintenance Maintenance as design

Labour
Re-Value

Reproductive
Labour

Design
for
Maintenance

Built
Maintenance

In-House
Care system

Technical
Maintenance

Maintenance
Companies

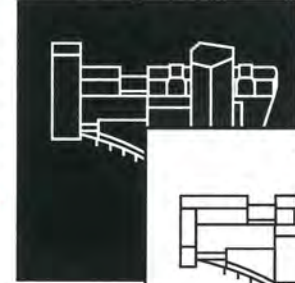
ISS

Batmaid

RIOT
(PAPER)
WORK

Maintenance as materials

What is planned



What is now

Inside you
are 2 Rasudes

Maintenance as part of the built environment

Material
Company

Material
Liabilities:
A Right to
Complain

SIA
New norm
SIA 3000

Building
Company

Architects

Rasude:
A State of
Things

Mobimo

SV Rasude

City of
Lausanne

SBB Immobilien

City Office
for Maintenance
in the Built
Environment

Entangled interests

5 Specific equipments

5.1 Design and location

- 5.1.1 Specific equipment must be clearly visible or visualized. Additional necessary information might be provided at the relevant points.
- 5.1.2 Specific equipment which, for safety or operational reasons, must be lockable should preferably be fitted with "universal-key" type locks or any other type which allows common access with other users.
- 5.1.3 Accessibility to specific equipments must be mindful of the maintenance tools and workers mobility.
- 5.1.4 Materials in specific equipments must be mindful of the maintenance tools and workers mobility.

5.2 Guest rooms

- 5.2.1 Guest rooms must be equipped with lightweight bed mattresses.
- 5.2.2 Daily cleaning during same guest stay should be only on demand, unless unforeseen sanitary needs. Otherwise clean every 3rd day for same guest stay.
- 5.2.3 Include hangers for furniture and objects on wall for easier cleaning.
- 5.2.4 If furniture are lightweight make them hangable.
- 5.2.5 On heavy furniture, include wheels to move them for easier cleaning.

Figure 4 Guest rooms

