



## Factors Affecting The Speed of Certificate Acceptance of Functionality

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### ABSTRACT

Topic of this research was carried out in relation to the Regulation of the Minister of Public Works 25/PRT/M/2007 concerning the Certificate of Feasibility of Function (SLF). The factors affecting the speed of getting the certificate will be investigated. Each region is required to make further regional regulations that refer to the Regulation of the Minister of Public Works 25/PRT/M/2007. Such a regional regulation can affect the speed and quality of results. The case studies selected in this study were SLF at the Microbiology Building, FKMK UGM and Hotel de Braga, Bandung. This research based on the results of interviews and data obtained in the microbiology building UGM Yogyakarta and Hotel de Braga Bandung. The factors that influence the SLF application process are socialization related to SLF, human resources in the application and issuance process, and understanding of the main tasks and functions of each related human resource. The difference requirements and procedures of the regional regulations does not affect each process but does affect the duration of the SLF issuance process. Substantially, the regional regulations in Sleman Regency has no differences compared to the regional regulations in the city of Bandung regarding SLF but sequence.

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## 1. INTRODUCTION

Buildings, in addition to being a place for humans to carry out their activities, play an important role in the formation of character, embodiment, productivity, and identity. In addition, buildings function as a place for humans to carry out their activities, both for residential or commercial, religious, business, socio-cultural, and special activities (Abbot, et al., 2016; Parmelee, 2014; Penner, 1997). However, with the many occurrences of building damage at the age of the building, which can still be said to be new, it becomes a question about the safety standards of the building. Therefore, in order to anticipate that the occurrence of building damage does not recur or minimize damage, it is necessary to make arrangements that ensure the feasibility of the building (Lu, et al., 2009; Wong, et al., 2010). The feasibility of the building can be stated in a Function Feasibility Certificate (SLF).

The definition of SLF for buildings based on article 1 point 1 of the regulation of the Minister of Public Works Number: 25/PRT/M/2007 concerning Guidelines for SLF for Buildings is a certificate issued by the Regional Government for buildings that have been completed in accordance with the IMB and have met the administrative requirements and eligibility requirements (Fuadi, et al., 2021; Davenport, 2018). Technically, based on the function of the building and the results of the relevant agencies' inspections, the building cannot operate legally without SLF.

A step that was created by the government in issuing buildings that were built, namely in the form of a guideline contained in a regulation of the Minister of Public Works Number: 25/PRT/M/2007 concerning Guidelines for the Certificate of Feasibility of Building Functions. This guideline is intended to be a reference for local governments, in particular the technical agencies that guide building administrators in determining SLF operational policies for buildings.

The guidelines regarding building SLF aim to create buildings that are always reliable and meet the administrative and technical requirements of buildings according to their functions, in order to realize functional buildings in accordance with building arrangements that are harmonious and in harmony with their environment, which are organized in an orderly manner to ensure reliability (Gruber, et al., 2001; Syahnazaryan, et al., 2021). Technical building construction, as well as the realization of legal certainty in the management of the building.

One of the buildings that is being studied for the process of making SLF is the Microbiology Building FK-KMK Universitas Gadjah Mada, which is currently underway. There are many obstacles in the process, so one of the reasons why the author is taking this topic related to SLF is to find out what obstacles occur in the SLF application process. As a comparison, the author has also collected data related to buildings that already have SLF, namely the Hotel de Braga Bandung.

Based on the description above regarding SLF, it is important to serve as a study material in this thesis research to support government programs in implementing development in terms of security, comfort, convenience, and safety aspects for building users.

The objectives of this research are: 1) know the preparation of building owners related to applications for making SLF buildings; 2) know the obstacles faced in the preparation and application of SLF buildings; 3) Understand the procedures for implementing SLF in buildings. 4) Knowing the extent to which regional regulations are applied for the preparation of function-worthy certificates; 5) Identifying technical administration requirements in fulfilling the requirements for the creation of proper/decent buildings as mandated in the regional regulations of each region related to SLF.

## 2. LITERATURE REVIEW

### 2.1 Certificate of Function Worthiness

The SLF is the core of the building reliability standards issued by local governments, and starting in 2010, the SLF has become a mandatory document for every building, be it a new building or an old building. The government issues guidelines on SLF, which are regulated by Law No. 28 of 2002, to ensure the safety of building users. Guidelines on the Certificate of Feasibility of Building Functions have been issued since August 9, 2007, through a stipulation in the Regulation of the Minister of Public Works No. 25/PRT/M/2007 concerning "SLF for buildings", specifically followed by a newer regulation, namely the Regulation of the Minister of Public Works No. 27 of 2018 concerning "Certificate of Eligibility for Building Functions".

In the Regulation of the Minister of Public Works and Public Housing of the Republic of Indonesia Number 27/PRT/M/2018 concerning Certificates of Eligibility for Building Functions, it is explained that Certificates of Functional Eligibility for Buildings, hereinafter referred to as SLF, are certificates issued by local governments, except for buildings with special functions by the government center, to declare the function of the building as a condition for its use.

The issuance of building SLF is based on changes in function, changes in load, and changes in building form caused by natural disasters and public reports on buildings that are indicated to endanger public safety and the environment.

SLF is the core of building reliability standards issued by local governments, and starting in 2010, SLF will be a document that must be owned by every building, be it a new building or an old building (Lawlor, et al., 2015; Kuzina, et al., 2018). The provisions governing the issuance of SLF are governed by Law No. 28 of 2002, which was issued by the government to ensure the safety of building users. SLF guidelines for building own buildings have been issued since August 2007, through a stipulation in the Minister of Public Works Regulation No. 25/PRT/M/2007 concerning "Certificate of Eligibility for Building Functions", specifically followed by a newer regulation, namely Minister of Public Works Regulation No. 27 of 2018 concerning "Certificate of Lactating Building Functions".

The purpose of this certificate is to be given to the owner of the building that has been completed and meets the building reliability requirements (Ipek, et al., 2010; Arian, et al., 2013). Using the building according to its function is an obligation or obligation for building users or for building owners in order to achieve an orderly building from an administrative and technical point of view, intended to ensure the proper function of the building without causing damage to building materials or to humans and the environment around the building. Periodic inspection of buildings is an activity of checking the existing condition of part or all of the building, the location of building components, building materials, building supports, and or facilities and infrastructure during a certain time period so that the building is declared fit for function (Permen PU No. 16/PRT/M/2010). Attached below is an example of an SLF document.

## 2.2 Regulations Used

The legal basis for the implementation of Functional Eligibility Certificate activities in this study is

- a. Government Regulation Number 36 of 2005 concerning Implementing Regulations of Law Number 28 of 2002 concerning Buildings.
- b. Law Number 26 of 2007 Concerning Spatial Planning
- c. Law Number 1 of 2011 Concerning Housing and Settlement Areas
- d. Regulation of the Minister of Public Works No. 29/PRT/M/2006 concerning Guidelines for Building Technical Requirements;
- e. Regulation of the Minister of Public Works Number: 45/PRT/M/2007 Concerning Technical Guidelines for the Construction of State Buildings;
- f. The Regulation of the Minister of Public Works Number: 25/PRT/M/2007 dated August 9, 2007 concerning Guidelines for the Certificate of Feasibility of Building Functions;
- g. Regulation of the Minister of PUPR No. 27/PRT/M2018 Concerning Certificates of Eligibility for Building Functions.
- h. The regulations that require SLF are as follows:
  - i. Regulation of the Minister of National Education Number 24 of 2007
  - j. Regulation of the Minister of Tourism and Creative Economy Number: PM.53/HM.001/MPEK/2013 Concerning Hotel Business Standards

## 3. RESEARCH METHOD

This research method is a literature study which aims to analyze the application of regional regulations concerning Functional Eligibility Certificates in the Yogyakarta and Bandung areas to find out the Functional Eligibility Certification procedures carried out at the microbiological building UGM Yogyakarta and Hotel de Braga Bandung. A literature study is looking for theoretical references that are relevant to the cases or problems found. The references contain about:

- a. Local regulations related to SLF
- b. Building classification in SLF implementation;
- c. Inspection of the function of the building;
- d. Procedures for inspecting the function of the building
- e. Issuance and renewal of the SLF

Journals and research report articles can be searched for these references. The output of this literature study is the collection of references that are relevant to the formulation of the problem. The aim is to strengthen the problem as a theoretical basis for conducting studies and also to become the basis for understanding SLF according to the regulations.

The data collection techniques used consisted of observation, literature study, interviews, and questionnaires. Primary data in this study are the results of direct interviews with HRM and Chief Engineering Hotel de Braga. For secondary data are regional regulations on SLF in the cities of Sleman, Bogor, Surabaya, and Bandung; Bandung City Spatial Planning Service (data obtained is a list of names of buildings that already have SLF, as well as the rules used); Hotel de Braga.

## 4. RESULTS AND DISCUSSION

### 4.1. Preparation of Application for Making SLF

Influencing factors There are 14 factors in the processing time and issuance of SLF, which are grouped into 4 categories as follows:

Socialization	<ol style="list-style-type: none"> <li>1. implementation of SLF socialization for building owners;</li> <li>2. Coordination among agencies involved in issuing technical recommendations;</li> <li>3. Response of building owner to apply for SLF after receiving socialization</li> <li>4. The public's concern for SLF organizers is seen from the local government's perspective.</li> </ol>
Human Resources (HR)	<ol style="list-style-type: none"> <li>1. technical reviewers' quality/competence in carrying out technical assessments;</li> <li>2. Competence of human resources who understand SLF in the relevant agencies</li> <li>3. Adequacy of the number of human resources at the Technical Service for issuing SLF</li> </ol>
Main Tasks	<ol style="list-style-type: none"> <li>1. Availability of duties and functions for SLF services at the technical service providers of SLF</li> <li>2. technical reviewer's understanding of the procedures and stages of the SLF process;</li> <li>3. -Standardization of the mechanism for evaluating the results of the examination or testing;</li> </ol>
Administration	<ol style="list-style-type: none"> <li>1. Fulfillment of administrative and technical requirements</li> <li>2. Completeness of licensing and supporting documents</li> <li>3. Completeness of the tools for building feasibility testing and checking;</li> </ol>

## 4.2. SLF Socialization

Offices is actively engaged in socializing building owners about the importance of a building's having an SLF, or it could be through public advertisements. You can also visit the management of each building to promote regulations related to SLF.

SLF socialization in the Sleman district has been running. Many buildings have registered to get SLF but are constrained by the administrative completeness factor. This is evidenced by the results of the interview with the Public Works and Settlement Areas Office (DPUPKP) of Sleman district, namely Mr. Amperawan Kusjadmihandika with Antara Yogya media published on January 22, 2019. The contents of the interview are: "During 2018, his party has only issued 18 SLF certificates. Of this figure, the SLF issued is dominated by public service buildings or large buildings." As for the simple-category buildings, no one has pocketed the SLF. Including 175 exclusive boarding houses and boarding houses that thrive in Sleman. " Furthermore, the resource person explained that "there are those who have submitted an application to obtain SLF already, but they are still in the stage of completing environmental documents."

As for the City of Bandung, SLF socialization has also been running and quite a lot of people have received SLF. It's just that for this socialization should continue to be carried out regularly considering the importance of SLF that must be owned by every building. Each agency that handles SLF must have a public relations team that promotes the importance of SLF being owned through various media such as social media, electronics, and information. In addition, it could also be that SLF socialization is given to academics to be used as lecture material so that SLF is well understood.

## 4.3. Human Resources Related to SLF

Sony Sumarsono said that human resources have the following meanings: HR is a work business or service that is provided with the aim of carrying out the production process. HR can also be said to be the quality of the effort a person puts forth within a certain period of time in order to produce services or goods (Aigwi, 2020; Trumansyahjaya, 2013).

A sufficient number of HR personnel who handle SLF in the relevant agencies must have qualifications in their fields. In addition, the adequacy of the number of human resources is adjusted to regional conditions, the number of existing buildings, and the classification of buildings.

In carrying out its objectives, human resources in the relevant agencies that manage SLF have personnel who meet the requirements of the work, both in terms of the scope (size) of work and the level of complexity of the work. According to PERMEN PUPR No. 26/PRT/M/2007 concerning Guidelines for Building Expert Teams Membership of the Building Expert Team and elements of professional associations may cover areas of expertise, among others.

Building and urban architecture, structure and construction, utilities (mechanical and electrical), landscaping and landscape design, and indoor and interior design

- a. sector of custom construction;
- b. nuclear field;
- c. sector of information technology; and
- d. other areas of expertise as needed.

Elements of expertise possessed at least consist of expertise in the fields of architecture, structure, and utilities (mechanical and electrical). Meanwhile, the membership of the building expert team and elements of local government agencies includes the following tasks:

- a. road field;
- b. in the transportation/transportation field;
- c. telecommunications sector
- d. energy sector;
- e. Occupational Safety and Health (K3)
- f. in the field of fire prevention and suppression
- g. defense sector;
- h. and the security sector

Other related government duties. The number of members from each element of the building expert team is determined to be odd, and is adjusted to the level of complexity of the building whose technical substance is Each element or party that becomes a member of the Building Expert Team is represented by 1 person as a member, namely, each university is represented by 1 person, and each professional association is represented by 1 person.

The human resources who manage the SLF application process at the UGM Microbiology Building are handled directly by academics in the field of civil engineering buildings on the UGM campus. Furthermore, the process of issuing the SLF is submitted to the HR in the relevant department. For HR who manages the SLF application at the Hotel de Braga, namely the hotel's chief engineering and Human Resource Management division, which will then be submitted to the relevant agency.

#### 4.4. Main Duties and Functions of HR Related to SLF

The Team of Building Experts has the general task of providing advice, opinions, and professional considerations to assist local governments or the government in the administration of buildings. In the process of legalizing the technical plan document for a particular building, the document is examined, assessed (evaluated) and approved by the government, provincial government or district/city government for approval in the form of an IMB.

An assessment (evaluation) of the fulfillment of technical requirements is carried out after receiving technical considerations from the Building Expert Team based on the study conducted. Requirements assessment is carried out selectively on aspects based on the assessment of the Building Expert Team as a priority and strategic in accordance with the level of complexity of the technical problems of a particular building.

#### 4.5. Obstacles in SLF Preparation and Application

Apply for SLF, there are several obstacles found in the field. The obstacles that the authors encounter when conducting interviews in the field are as follows:

"Throughout 2015 to 2021, in the city of Bandung, there are only 32 buildings that already have SLF and 1 building that has been extended." From the number of buildings in Bandung, it can be seen from the data that shows that there are still very few buildings in the city of Bandung that have SLF. Bandung City Spatial Planning Office, 2021-2022.

"The process of applying for an SLF is still too complicated, so we, as building owners, are still overwhelmed." In addition, there are too many related agencies that have to issue permits or recommendations to be a condition for the issuance of the SLF. -Lalxmi, Human Resource Management (HRM), Hotel de Braga, 2021-

Since the issuance of regulations related to SLF in the field, there are still many problems in its implementation. In addition to the problems that have been stated above, there are several problems that arise in the field, such as:

- a. The public does not understand the importance of SLF.
- b. No or no sanctions if a building does not have an SLF.
- c. In the process, the requirements are:
- d. Many buildings lack comprehensive planning documents.
- e. There are still many buildings that do not meet the technical requirements of building planning.

The solutions provided by the government to problems that arise in the field during the process of obtaining SLF are to conduct socialization to related professional organizations about the obligation of a building to have an SLF.

The advantage of having SLF itself is to ensure the safety, health, comfort, and convenience aspects of the building so that human work activities in it can be guaranteed to be safe. SLF can be regarded as a legal sign of a building that has been assessed for reliability. Without this SLF, of course, the reliability of the building is still in doubt. What is meant by "guaranteed reliability" here means that the building has complied with the requirements regulated in the Act, such as having a strong building structure, having safety requirements according to standards, having a good sanitation and ventilation system, having comfortable

space for movement and a good view, and has complete facilities and infrastructure for utilization according to standards.

#### **4.6. Alternatives to The Obstacles Faced In The Preparation And Application Of Building SLFs**

##### **4.6.1 SLF**

Consultant The SLF Consultant acts as an intermediary between the building owner and the relevant agencies that issue SLF (Banihashemi, 2017)(Nicolletti, Maschietto, and Moreno., 2020). So that the owner/building owner is facilitated by the presence of this consultant, and it is possible that the SLF issuance time can run according to regulations, which is approximately 4 months (excluding administration that must be completed).

Consultants in the field of providing SLF services are deemed necessary to help take care of obtaining SLF starting from administrative and technical collection, assisting in issuing recommendations from related offices, and assisting in managing the SLF issuing offices. Therefore, for building owners who are interested in obtaining SLF, this SLF consultant is an option so that the process saves more time.

##### **4.6.2 The Building Management Information System (SIMBG)**

The Building Management Information System (SIMBG) is a website-based application system designed to provide convenience to the public, especially in the service of building construction permits (IMB) and functional certificates (SLF) by local governments. Especially for applications for IMB and SLF, which are made through the Online Single Submission (OSS) application, SIMBG is used as an application in fulfilling business licensing commitments that require IMB and SLF.

##### **4.6.3 Recommendations from relevant agencies in the SLF application process**

In the process of completing the documents, there are several relevant service agencies that provide recommendations to complete the requirements for obtaining SLF, including;

- a. Spatial Planning Service
- b. Integrated Licensing and Investment Office;
- c. Housing and Settlement Areas, Defense, and Parks;
- d. Transportation Department;
- e. Labor offices
- f. Department of Environment and Hygiene
- g. Service for Fire and Disaster Management;
- h. Elements of PDAM's Drinking Water Division;
- i. Elements of PDAM's Dirty Water Division

Some of the recommendations issued are as follows:

- a. Supervisor/MK recommendation: carry out building works.
- b. Recommendations for fire protection systems
- c. Recommendations for the safe use of vertical transport systems and boilers
- d. Recommendations for the results of wastewater treatment
- e. Recommendations for the installation of electrical networks/transformers, lightning rods, and grounding systems in buildings.

Because many relevant agencies have to provide recommendations, this stage becomes difficult because it takes a long time to wait for the results to come out.

##### **4.6.4 Implementation of SLF-Related Regional Regulations**

All SLF requirements have been met. although the implementation is a bit complicated. The obstacles faced as described do indeed occur in the field.

If the Bandung City SLF regional regulation is applied to the SLF application process at the Sleman Microbiology Building, it will not be a problem because the content of the regulation is editorially the

same. There is no significant difference. The difference if the regulation is applied in another city is in terms of time. During the preparation time for the administrative and technical processes, which usually depend on the readiness of the owner or applicant, there is also a verification process factor in each local government itself which will determine the smoothness of the process or not.

#### 4.6.5 Impact of Differences in the Application of Regional

The impact of differences in the application of SLF Regional Regulations does not have much effect, both in the process and in the results. At the stage of completing administrative requirements, additional costs may be required, and this is the impact of differences in the application of regional regulations.

Table 2 Differences in the application of regional regulations (Author, 2021)

	<b>Yogyakarta</b>	<b>Bandung</b>
<b>Condition</b>	Old Building	New Building
<b>Time</b>	± 1.5 Years *Still in the repair stage	± 4-5 Months
	There is no time limit	according to the schedule
<b>Building Designations</b>	Campus facilities	Commercial Building
<b>Publishing Time</b>	2015	Year 2007

The condition of the microbiology building of FK-KMK UGM is that it is an old building. The time required for obtaining SLF in this building is quite long, about 1.5 years. This is because there is no time limit for each stage. This also happened because the building was an old building, which in the early stages of the administrative process of collecting data, had a lot of incomplete data. As for the condition of the Hotel de Braga building, which is a new building after its construction, the owner immediately submitted an application to obtain SLF. The advantage for the new building is that the required data is still complete, so obtaining SLF is still very easy. Judging from the different building designations, the Microbiology building of FK-KMK UGM is a campus facility building where the funds used are according to a predetermined budget, while for Hotel de Braga, it is a commercial building whose budget is definitely available. Because it is intended for commercial purposes (tourism), the financial cycle also affects the speed of the SLF application process. Judging from the time the Bandung City Perda was issued in 2007 and the Sleman Regency Perda was published in 2015,

In the application of regional regulations, there is no difference from the SLF preparation process because all regional regulations related to SLF are derivatives of PERMEN PUPR No. 27 of 2018. For the application of regional regulations in the microbiology building of FK-KMK UGM, the stages of the process are in accordance with existing provisions; it's just that at each stage there is no time limit, so the process is long. As for the implementation of regional regulations related to SLF at Hotel de Braga Bandung, the stages are also in accordance with the rules issued. The difference between the implementation in Sleman and Bandung is that each stage of SLF in Bandung has a time limit, so that SLF is issued according to the time regardless of the condition of the building itself. So it can be concluded that although regional regulations vary in each region, the implementation process is the same.



## 5. CONCLUSION

### 5.1 Conclusion

Based on the analysis of the research, it can be concluded that:

- a. The factors that affect the time required for the process and results of SLF are grouped into 4 important aspects, namely: SLF socialization, Human Resources (HR) related to SLF, and Main Tasks and Functions of Human Resources Related to SLF.
- b. SLF management from administrative and technical requirements to SLF issuance. Socializing existing SIMBG applications can help speed up the SLF issuance process.
- c. One-stop integrated services can speed up the process of issuing SLF.

### 5.2 Suggestion

- a. In the process of preparing the SLF, all data should be integrated so as to facilitate the process of making the SLF.
- b. Each building owner should keep important documents related to the results of the building construction process, starting from the planning, construction, and maintenance stages.
- c. Aspects of socialization related to SLF should be carried out intensively and routinely by the relevant agencies so that the awareness of building owners and managers increases. A sufficient number of HR personnel who handle SLF in the relevant agencies must have qualifications in their fields. In addition, the adequacy of the number of human resources is adjusted to regional conditions, the number of existing buildings, and the classification of buildings.
- d. For new buildings, the cost of SLF should have been budgeted during the construction process.

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