

## ABSTRAK

*Dalam pembangunan gedung bertingkat harus di perhatikan setiap aspeknya sesuai peraturan yang sudah ditetapkan dalam Undang – Undang. Pada Pasal 7 Ayat 3 UU 28/02 menyatakan pembangunan gedung harus memenuhi empat aspek yaitu keselamatan, kesehatan, kenyamanan, dan kemudahan. Untuk mendukung terwujudnya aspek – aspek tersebut, maka perlu adanya utilitas bangunan. Gedung Kuliah Bersama (GKB) Universitas Islam Sultan Agung Semarang, adalah bangunan yang memiliki 10 lantai dan merupakan bangunan yang sibuk karena digunakan oleh beberapa fakultas, seperti Fakultas PGSD, Fakultas Bahasa, Fakultas Ilmu Komunikasi, dan Fakultas Keperawatan. Dalam beropersinya bangunan GKB, terdapat beberapa keluhan yang terjadi di GKB seperti listrik yang sering mati, beberapa ruangan memiliki pencahayan yang kurang / gelap, antrian pengguna lift yang menumpuk serta secara visual, bangunan GKB memiliki potensi tersambar petir karena memiliki tinggi diatas rata-rata.*

*Melihat kondisi tersebut, penulis melakukan penelitian untuk mengevaluasi keandalan bangunan berdasarkan utilitas bangunannya dengan metode yang sudah pernah digunakan dalam penelitian lain yaitu dengan metode skoring yang di dasari dari pemeriksaan visual serta dengan menambahkan metode pengukuran, dan perhitungan. Dari hasil tersebut didapati nilai keandalan bangunan GKB pada kriteria keslematan mendapat skor 81, kriteria kesehatan dan kenyamanan mendapat skor 99, kriteria kemudahan mendapat skor 98. Sehingga keandalan bangunan GKB mendapat skor 92 dan masuk kedalam kategori kurang layak.*

***Kata kunci:*** *Bangunan bertingkat tinggi, Utilitas bangunan*

## **ABSTRACT**

*In the construction of multi-storey buildings, every aspect must be considered in accordance with the rules set out in the Act. Article 7 Paragraph 3 of Law 28/02 states that building construction must meet four aspects, namely safety, health, comfort, and convenience. To support the realization of these aspects, it is necessary to have a building utility. The Joint Lecture Building (GKB) of Sultan Agung Islamic University in Semarang, is a building that has 10 floors and is a busy building because it is used by several faculties, such as the PGSD Faculty, Language Faculty, Communication Faculty, and Nursing Faculty. In the operation of the GKB building, there are several complaints that occur in the GKB such as electricity that often goes out, some rooms have less lighting / dark, queues of elevator users are piling up and visually, the GKB building has the potential of being struck by lightning because it has high above average.*

*Seeing these conditions, the authors conducted a study to evaluate the reliability of buildings based on the utility of the building with methods that have been used in other studies, namely the scoring method that is based on visual inspection and by adding measurement methods, and calculations. From these results found the reliability value of the GKB building on the criterion of health scores got a score of 81, the health and comfort criteria scored 99, the ease criterion scored a score of 98. So the reliability of the GKB building got a score of 92 and was included in the unfit category.*

**Keywords:** *High-rise buildings, Building utilities, Evaluation of building utilities*