

of events that were not identical for each tower. To determine the sequence of events, likely root causes, and methods or technologies that may improve or mitigate the building performance observed, FEMA and ASCE formed a Building Performance Study (BPS) Team consisting of specialists in tall building design, steel and connection technology, fire and blast engineering, and structural investigation and analysis.

The Team conducted field observations at the WTC site and steel salvage yards, removed and tested samples of the collapsed structures, viewed hundreds of hours of video and thousands of still photographs, conducted interviews with witnesses and persons involved in the design, construction, and maintenance of each of the affected buildings, reviewed construction documents, and conducted preliminary analyses of the damage to the WTC towers.

With the information and time available, the sequence of events leading to the collapse of each tower could not be definitively determined. However, the following observations and findings were made:

The structural damage sustained by each of the two buildings as a result of the terrorist attacks was massive. The fact that the structures were able to sustain this level of damage and remain standing for an extended period of time is remarkable and is the reason that most building occupants were able to evacuate safely. Events of this type, resulting in such substantial damage, are generally not considered in building design, and the ability of these structures to successfully withstand such damage is noteworthy.

Preliminary analyses of the damaged structures, together with the fact the structures remained standing for an extended period of time, suggest that, absent other severe loading events such as a windstorm or earthquake, the buildings could have remained standing in their damaged states until subjected to some significant additional load. However, the structures were subjected to a second, simultaneous severe loading event in the form of the fires caused by the aircraft impacts.

The large quantity of jet fuel carried by each aircraft ignited upon impact into each building. A significant portion of this fuel was consumed immediately in the ensuing fireballs. The remaining fuel is believed either to have flowed down through the buildings or to have burned off within a few minutes of the aircraft impact. The heat produced by this burning jet fuel does not by itself appear to have been sufficient to initiate the structural collapses. However, as the burning jet fuel spread across several floors of the buildings, it ignited much of the buildings' contents, causing simultaneous fires across several floors of both buildings. The heat output from these fires is estimated to have been comparable to the power produced by a large commercial power generating station. Over a period of many minutes, this heat induced additional stresses into the damaged structural frames while simultaneously softening and weakening these frames. This additional loading and the resulting damage were sufficient to induce the collapse of both structures.

The ability of the two towers to withstand aircraft impacts without immediate collapse was a direct function of their design and construction characteristics, as was the vulnerability of the two towers to collapse a result of the combined effects of the impacts and ensuing fires. Many buildings with other design and construction characteristics would have been more vulnerable to collapse in these events than the two towers, and few may have been less vulnerable. It was not the purpose of this study to assess the code-conformance of the building design and construction, or to judge the adequacy of these features. However, during the course of this study, the structural and fire protection features of the buildings were examined. The study did not reveal any specific structural features that would be regarded as substandard, and, in fact, many structural and fire protection features of the design and construction were found to be superior to the minimum code requirements.