

Several building design features have been identified as key to the buildings' ability to remain standing as long as they did and to allow the evacuation of most building occupants. These included the following:

- robustness and redundancy of the steel framing system
- adequate egress stairways that were well marked and lighted
- conscientious implementation of emergency exiting training programs for building tenants

Similarly, several design features have been identified that may have played a role in allowing the buildings to collapse in the manner that they did and in the inability of victims at and above the impact floors to safely exit. These features should not be regarded either as design deficiencies or as features that should be prohibited in future building codes. Rather, these are features that should be subjected to more detailed evaluation, in order to understand their contribution to the performance of these buildings and how they may perform in other buildings. These include the following:

- the type of steel floor truss system present in these buildings and their structural robustness and redundancy when compared to other structural systems
- use of impact-resistant enclosures around egress paths
- resistance of passive fire protection to blasts and impacts in buildings designed to provide resistance to such hazards
- grouping emergency egress stairways in the central building core, as opposed to dispersing them throughout the structure

During the course of this study, the question of whether building codes should be changed in some way to make future buildings more resistant to such attacks was frequently explored. Depending on the size of the aircraft, it may not be technically feasible to develop design provisions that would enable all structures to be designed and constructed to resist the effects of impacts by rapidly moving aircraft, and the ensuing fires, without collapse. In addition, the cost of constructing such structures might be so large as to make this type of design intent practically infeasible.

Although the attacks on the World Trade Center are a reason to question design philosophies, the BPS Team believes there are insufficient data to determine whether there is a reasonable threat of attacks on specific buildings to recommend inclusion of such requirements in building codes. Some believe the likelihood of such attacks on any specific building is deemed sufficiently low to not be considered at all. However, individual building developers may wish to consider design provisions for improving redundancy and robustness for such unforeseen events, particularly for structures that, by nature of their design or occupancy, may be especially susceptible to such incidents. Although some conceptual changes to the building codes that could make buildings more resistant to fire or impact damage or more conducive to occupant egress were identified in the course of this study, the BPS Team felt that extensive technical, policy, and economic study of these concepts should be performed before any specific code change recommendations are developed. This report specifically recommends such additional studies. Future building code revisions may be considered after the technical details of the collapses and other building responses to damage are better understood.

Several other buildings, including the Marriott Hotel (WTC 3), the South Plaza building (WTC 4), the U.S. Customs building (WTC 6), and the Winter Garden, experienced severe damage as a result of the massive quantities of debris that fell on them when the two towers collapsed. The St. Nicholas Greek Orthodox Church just south of WTC 2 was completely destroyed by the debris that fell on it.