Introduction

Cities themselves as living in constant evolution, a physical life cycle Beyond that, so that they are born, they grow and their quantity increases, changes in raised and suggested the elderly and those suffering from burnout. Meanwhile, the man in an attempt to preserve the identity and origin of stability and keep the city, the city of texture and organs, especially the action starts to wear out. Pay special attention to developing countries advanced levels of technology and technology management, planning for it, but be creative in developing countries due to lack of technology, technology transfer with the aim of bridging the technology gap is inevitable path for the more successful in this area is necessary to prepare the existing infrastructure, the technology transfer process to a more focused management. Requires the utilization of appropriate construction technologies in community development and utilization of technology in other industries and the ability of the community is variable. Such needs, which often leads to innovations and technology transfer. Choose precursor manufacturing technologies and their transfer in the selection, coordination between the components of the environment is very important and requires sufficient study. Appropriate research methods and strategies in taking the right steps to transfer technology to build on the success of series like the selection and profitable is very important. Best transfer of manufacturing technology, process and transfer of technical knowledge and expand domestic production. Several barriers that impede the efficient transfer of manufacturing technologies that are recognizing and providing appropriate solutions to fix them is very important.

Materials and methods

The purpose of this study is the use of modern technology and construction pathology. With respect to the construction and development of new technologies in various aspects, to introduce the construction technology of non-selection should be made in other research.

In the first study investigating acquaintance with the literature, this library was done. This includes books, articles, and discussions of standards in the field of project

management, repair of worn out texture, the production of new technology, information systems through existing resources in libraries, universities and Thread institutions within the country and the Internet. After identifying the need and urgency of the subject investigation, the organization in charge of building new technologies and old texture were identified.

Tehran Renovation Organization selected as the main custodian of texture repair worn in Tehran. Building and Housing Research Center and a trustee were appointed within the main building of new technologies. Given that research focuses on construction projects in the area of texture repair worn textures. After the selection, the identification process of the modernization project as major construction projects were discussed. And subsequent interviews with experts and managers in the field of construction and renovation projects these texture was determined list of specific dangers. The statistical analysis of the results, the main root causes of construction was to use new technologies. Finally, the proposed model is more about the use of these technologies in these textures was examined. Because of the diversity and breadth of new technologies, this paper is not to introduce this kind of technology. Only major problem for all of these technologies have been evaluated.

Findings and Results

Before analyzing the survey data, it is necessary to note in that:

- Since one of the main things that makes limited use of new technologies in society. Hazards, risks and uncertainties that may develop due to the novelty of these technologies, in the process of data analysis is to investigate. The answer is that the risks arising from the use of new technologies in comparison with traditional methods of construction.

- The new technologies build those structures, systems and components in building the architecture of the building have been effective. Such as precast concrete systems, LSF, super-panels, three-dimensional panels, tunnel, etc. formats, has been approved by the competent authorities. Explain more about this technology is not the scope of this study.

- Projects studied in this research project is the renovation of Tehran worn texture. It should be noted that other projects as well as renovation projects on the agenda of the organization. Given the emerging nature of the matter and lack of executive experience in this regard, this research just survey the modernization projects in these research projects have been reviewed.

The information obtained from the questionnaires and computer data entry and data analysis, the following results were obtained.

Compare the risks of new technologies and traditional methods of construction can show that , in most cases studied, the risk of using new technologies to build more traditional methods of making and following a few of the more traditional methods of risk:

- The likelihood of design changes during the project;

- Probably unrealistic planning and scheduling;

- The possibility of defects in the detailed design before implementation;

- The possibility of bad weather and accidents force and

- The likelihood of problems arising from the commissioning of the project facilities.

Identified risks regarding the use of new technologies and their importance are as follows:

1. Weaknesses in the capacity of contractors;

2. Contractual terms and conditions and uncertainty in the application of duties and contractual obligations;

3. Lack of funding;

4. Weakness or difficulty of project feasibility (technical, financial, economic and social);

5. Poor performance management (during implementation);

6. Influence stakeholders (people, organization, employer, contractor, designer);

7. Problems arising from legal (environmental, land acquisition, system engineering, municipal);

8. Weak and is not clearly defined project objectives;

9. Non-qualified project team;

10. Unrealistic planning and scheduling;

11. Forms in the bidding and selection of qualified contractors;

12. Lack of timely access to essential equipment and materials considered for the project;

13. Inappropriate construction system employed;

14. Technical data for design defects;

15. Weaknesses in coordination and control;

16. Inappropriate design team;

17. Project procurement strategy, inadequate policies;

18. The low accuracy, poor reliability and poor design (including specifications and drawings);

19. Defects in the detailed design before implementation;

20. Not meeting performance expectations and objectives of the project;

21. Having the ability to build the project;

22. Executive Development Organization unsuitable for the project (including the type and definition of roles and responsibilities);

23. The ultimate test of the success of the project facility;

24. Design changes during the project;

25. Inadequate training facilities, the operation of the project;

26. Problems arising from the commissioning of the project facilities;

27. Poor weather conditions and force incidents and

28. Exposure to different ground conditions with the predictions made in the design.

Conclusions

Firstly, we study the new technologies of construction, and the localization of a specific technology, the building was provided a complete list of new technologies. Then, according to the study that was done in the literature. First, to identify projects in Tehran was carried out the area. Organization of Renovation of old texture in Tehran as the original trustee was studied. After this phase, a questionnaire was developed to quantify the factors identified in the previous step. The purpose of this questionnaire was developed to quantify the impact of each event and its probability of traditional and modern construction systems. After this part of the survey questionnaire were analyzed.

Since the use of new technologies involves greater risks than conventional construction methods. Only in a few cases the use of such technology to lower the risk that the project would:

- The likelihood of design changes during the project;

- Probably unrealistic planning and scheduling;

- The possibility of defects in the detailed design before implementation;

- The possibility of bad weather and accidents force and

- The likelihood of problems arising from the commissioning of the project facilities.

The main reasons for non-use of modern technology in the field of texture repair worn macro and strategic issues such as the selection of projects operating systems; select the systems of financing, selecting qualified contractors, feasibility studies, stakeholder influence and project influence.

The use of new technologies in development projects, and initial research phase of a major project zero project success are predetermined goals. If these studies are correct and the project specifications and special features to reject the technology employed. Probability of achieving a predetermined distance would be expected. The most important use of new technologies in the construction of the following projects:

- Weaknesses in the capacity of contractors;

- The possibility of applying the contractual terms and conditions and uncertainty in the job description and contractual obligations;

- Lack of funding;

- Weakness or difficulty of project feasibility (technical, financial, economic and social);

- The possibility of poor performance management (during implementation), and

- The possibility to influence stakeholders (people, organizations, employers, contractors, consultants.

As mentioned in the previous section, the use of new technologies in projects with such uncertainty. This risk is one of the main reasons for not using these technologies. Despite their higher efficiency and savings in time and cost compared to traditional methods of construction.

In this study we tried to all projects initially identify worn out texture and detect all processes running on this type of project. , If possible risks of using new technologies in the creation of this project are to be identified. And then compare it with the traditional methods of construction risks; the most important of them was identified. In the next step, fault finding, they also provide guidelines for the management of these risks. Hence, according to the studies done in this area is proposed.

– Select the appropriate operating system projects;

– Client teaching staff, contractors and consultants on the new contract system mentioned above;

– Legislation encouraging texture repair worn by the custodians and users of new technologies for building new technologies in old areas;

– Culture of the advantages of modern technology in a range of influential stakeholders and repair worn out texture and,

– Take more attention considered in the feasibility study and Phase Zero project.