

## BUILDING STATIC ELIGIBILITY CERTIFICATE

Information on the contents of the obligations introduced by art. 11.6 of the Building Regulations of the Municipality of Milan

In summary,

- Buildings that do not have a static test completed more than 50 years or that will reach 50 years of age within that year must be submitted to a static eligibility test by 2019.
- Buildings that already have a static test certificate issued for more than 50 years, or that will reach 50 years in this period, will have to undergo a static eligibility test by 2024.

The modalities to implement the verification of static eligibility of buildings, within the framework of the provisions introduced by art. 11.6 of the Building Regulations of the Municipality of Milan have been defined by guidelines set up by the Order of Engineers of Milan. The positive results of the tests of static suitability, conducted by a qualified technician, will be reported in a document called Static Eligibility Certificate (CIS- Certificato di Idoneità Statica) of the building.

Regarding the execution of the static checks of the building, it should be pointed out that:

- For the purposes of implementing the static Eligibility checks, the Property or the Administrator will appoint a technician qualified to carry out the checks;
- The building certification of static Eligibility has a maximum validity of 15 years
- The responsibility for the implementation of the checks is with the owner or the administrator of the building;
- In case of sale, notaries must attach the CIS at the time of sale;
- Failure to issue the CIS within the terms indicated in art. 11.6 eliminates the viability of the building or part of it if it is a pertinence distinct from the entire building;

The Guidelines provide that the verification of Eligibility is based on two levels of investigation, corresponding to two levels of study.

Based on the results of the checks carried out, different situations may be presented with respect to the possibility of issuing the CIS.

### FIRST LEVEL CHECKS

Based on the outcome of the first level checks, various situations may arise regarding the issue of the Static Eligibility Certificate:

1. THE OUTCOME OF THE VERIFICATION IS POSITIVE IF
  - Visually the building structure does NOT show signs of deterioration or failure, and the conditions for which it is necessary to carry out the safety checks according to point 8.3 of the D.M. 14-01-2008;
  - The structure of the building in actual fact corresponds substantially to the original one. No substantial changes have taken place that may have led to an alteration of the general and local structural functioning of the building itself or if these modifications have been carried out they are well documented and the documents allow to express a suitability judgment on the work performed;
  - There is no evidence of external hazards caused by factors independent of the building;
  - Visual inspection of non-structural elements, concerning ancillary structures, allows to exclude dangers and / or damages to things or people caused by their collapse / fall;

If the above conditions exist, the building's CIS can be issued, and will have a maximum validity of 15 years from the date of issue.

## 2. ISSUE OF THE CIS WITH REQUIREMENTS

Following the first level checks, the visual inspection of the non-structural elements and of the accessory structures highlighted the presence of risk situations for these same elements. In these circumstances the CIS is issued "with prescriptions", in the sense that it is valid for a period of two years, within which the highlighted danger situations must be remedied. The Property / Administration will then request the technician in charge or another professional to proact and implement the actions aimed at restoring the security conditions of the building. Once these works have been carried out, it will be possible to extend the validity of the CIS for a further period of 13 years. In the case of the lapped execution of the provisions, the CIS will lapse and the habitability of the building or parts thereof.

## 3. LIMITATIONS OF USE OF THE BUILDING

The intended use of the fabric or parts of it has changed with respect to the original design, without significant variation of the variable load and without passage to a higher use class. In this case the CIS can be issued with a maximum validity of 15 years. In the event that these conditions are not verified, it may be necessary to limit the use of the entire building or parts thereof.

## 4. 2-YEAR LIMITED VALIDITY FOR EXTERNAL HAZARDS

If the presence of external danger caused by factors not dependent on the analyzed building is found, the CIS will be issued with a limited validity of two years, indicating the dangers deriving from causes external to the building.

It is the responsibility of the Property / Administrator to report those factors to those responsible for the causes of danger to be removed within two years, so that it is possible to extend the validity of the CIS for a further period of 13 years.

## 5. IMPOSSIBILITY TO EMIT THE CIS

If the first level verifications give one of the following results:

- the visual inspection of the load-bearing structures showed clear signs of deterioration and instability (point 1);
- the current state of the structures does not correspond to the original one since, during the life of the building, interactions and substantial changes occurred and made possible an alteration of the general and local structural functioning of the

building itself; these modifications are not accompanied by the documentation necessary to express a suitability judgment on the work performed (point 2);

- the intended use of the building has undergone changes leading, in some areas, to an increase in load not accompanied by a specific verification of the structures involved.

In these cases the emission of the CIS is not possible; The technician in charge must indicate for which structural elements cannot be declared a physical suitability judgment, reporting to Property / Administration of the building the need to carry out second level checks, as well as any temporary limitation of use the parts of the building.

## SECOND LEVEL CHECKS

Based on the outcome of the second level checks, various situations may arise regarding the issue of the Static Eligibility Certificate:

### 6. ISSUE OF THE CIS OR OF THE CIS WITH REQUIREMENTS

Having carried out the second-level checks, one of the cases mentioned in points 2, 3 and 4 could re-emerge with the consequent issue of the CIS with a validity of 15 years and any prescription of execution of interventions within 2 years from the issue.

### 7. ISSUE OF THE CIS SUBORDINATED TO THE EXECUTION OF STRUCTURAL INTERVENTIONS

Second level checks identify the need for structural measures; the CIS cannot be issued temporarily). The Property / Administration will therefore ensure that the interventions identified as necessary for safety are carried out; once these operations have been completed, the normal CIS issue is issued with a maximum validity of 15 years, limited only to the verification of secondary structures and accessory parts, as well as of the parts not subject to intervention.

Depending on the case, the interventions may be of a local nature to restore the load-bearing capacity or may involve a sturdy project referring to the entire construction, with the implementation of improvement interventions.

In the case of building adaptation interventions, with consequent testing of the inexperienced structures, the CIS will concern only the non structural elements and the accessory structures.

#### 8. IMPOSSIBILITY TO EMIT THE CIS FOR LACK OF SAFETY

The second level checks highlight the lack of security of the building and the impossibility of using it. The viability of the building or its parts therefore declines. The Appointed Technician communicates this to the Property / Administration and to the Order of Engineers.

The Technician in charge of issuing the CIS will respond specifically to what has been verified and cannot be attributed responsibility for defects attributable to the design and implementation of the original intervention or for hidden defects, the causes of which cannot be detected by the inspections carried out during the checks.

All statements must be adequately motivated.

Finally, the Property / Administrator or the building manager, in relation to the limits of competence, will be held liable for civil and criminal liability for events due to situations of danger deriving from diseases found on primary, secondary and / or accessory structures or deriving from external danger, which have been reported in the technical report issued by the appointed technician.