

TECHNICAL INSPECTION OF BUILDINGS (I.T.E.)

Abstract: DECREE 187/2010, November 23rd, which regulates the Technical Inspection of Buildings, has been current and mandatory since February 28th, 2010.

1. Aim.

The decree aims to regulate the compulsory technical inspections in order to guarantee the quality standards to be met in housing.

2. Mandatory technical inspections programme of the Generalitat. I.T.E.

Multifamily residential buildings must undergo a technical inspection in accordance with their age. For the purposes of this Programme, a multifamily residential building is considered one that contains more than one dwelling, without prejudice to the fact that it may simultaneously contain other uses.

Those buildings which, according to the applicable town planning regulations, are considered to be single-family buildings do not have to undergo compulsory technical inspection, and remain subject to the current habitability regulations.

3. Deadlines.

The maximum deadline for requesting the corresponding certificate of aptitude from the competent administration, following the procedure foreseen in the Decree, are as follows:

Age of the building	Deadline to pass the inspection
Prior to 1930.	Until December 31 st of 2012.
Between 1931 and 1950.	Until December 31 st of 2013.
Between 1951 and 1960.	Until December 31 st of 2014.
Between 1961 and 1970.	Until December 31 st of 2015.
From 1971 onwards.	Until December 31 st of the year in which the building reaches 45 years of age.

The age of the building can be evidenced by any legally valid means.

4. Inspection report, deficiencies.

The inspection is the action of examining the building, carried out by the competent technician to whom it has been entrusted, and which gives rise to the report of the technical inspection of residential buildings. The report must detail all detected deficiencies in the different construction elements of the building, and must qualify them as follows:

“Serious deficiencies”: Those which, due to their importance, should be mentioned in the terms indicated. In the event that they represent a risk to people, this must be specifically indicated and the urgent safety measures to be adopted prior to the execution of the works must be detailed.

“Minor deficiencies”: These, although not serious, require maintenance work to be carried out to prevent deterioration of the building or part of it.

The inspection is visual, and is carried out on those elements of the building to which access has been gained. It is not part of the inspection to detect possible hidden defects, nor to foresee supervening causes.

When the data obtained in the visual inspection is not sufficient for the qualification of the deficiencies detected, the technician in charge of the inspection must propose the owner of the building to carry out a diagnosis of the affected building element or elements, as well as the tests that they consider necessary.

5. Inspection report conclusions.

The technician Will qualify the general state of the building as follows:

- a) **"With severe incidents"**: Generalized presence of serious deficiencies which, due to their importance, seriously affect the stability of the building and pose a threat to the safety of people. In this case, the report must specify the safety measures to be adopted immediately, the deficiencies to be repaired and the timeframe for doing so.
- b) **"With significant deficiencies"**: Existence of deficiencies that, due to their importance, need to be repaired. The report of the technical inspection of residential buildings specifies the deficiencies to be repaired and the time period for doing so. In the event that the deficiencies pose a risk to people, it is necessary to describe the urgent safety measures to be adopted prior to the execution of the works.
- c) **'With minor deficiencies'**: Presence of deficiencies caused by lack of conservation. Maintenance work must be carried out to prevent further deterioration of the building or part of it.
- d) **'Without deficiencies'**: There are no visible deficiencies.

In those cases, in which the technician detects the existence of deficiencies, whether generalized or not, that pose a risk to people, they must immediately notify both the owner and the town council of the municipality where the building is located, so that they can adopt the appropriate measures.

6. Certificate of suitability and content.

The certificate of suitability is the document issued by the competent administration based on the report of the technical inspection of residential buildings presented and of the verifications that the inspection may carry out, by virtue of which the suitability of the building for residential use is qualified.

Depending on the general state of the building according to the technical inspection report, the certificate of suitability qualifies it as suitable or unsuitable.

The certificate contains the suitable qualification:

- a) When the general state of the building is qualified as "Without deficiencies".
- b) When the general state of the building is qualified as "With minor deficiencies". In this case, the resolution awarding the certificate of aptitude must indicate the necessary maintenance work to be carried out to avoid the degradation of the building or part of it.
- c) When the general state of the building is qualified as "With significant deficiencies" and the deficiencies have been corrected, a certificate issued by a competent technician must be presented in which he/she certifies that the deficiencies indicated in the technical inspection report have been correctly corrected.

The certificate contains the unsuitable qualification:

When from the technical inspection report, it appears that the general state of the building is "With severe incidents". In this case, the competent administration has to adopt the applicable legal measures and, if necessary, arrange for the building to be abandoned and shut down.

COLLABORATION AGREEMENT

Construcció i Control S.L.P. has studied the Fee Contract for the drafting of technical reports with the aim of providing the appropriate service to the owner or community so that they can give a response to the DECRET 187/2010 of 23 November, which regulates the programme of mandatory technical inspections of the Generalitat.

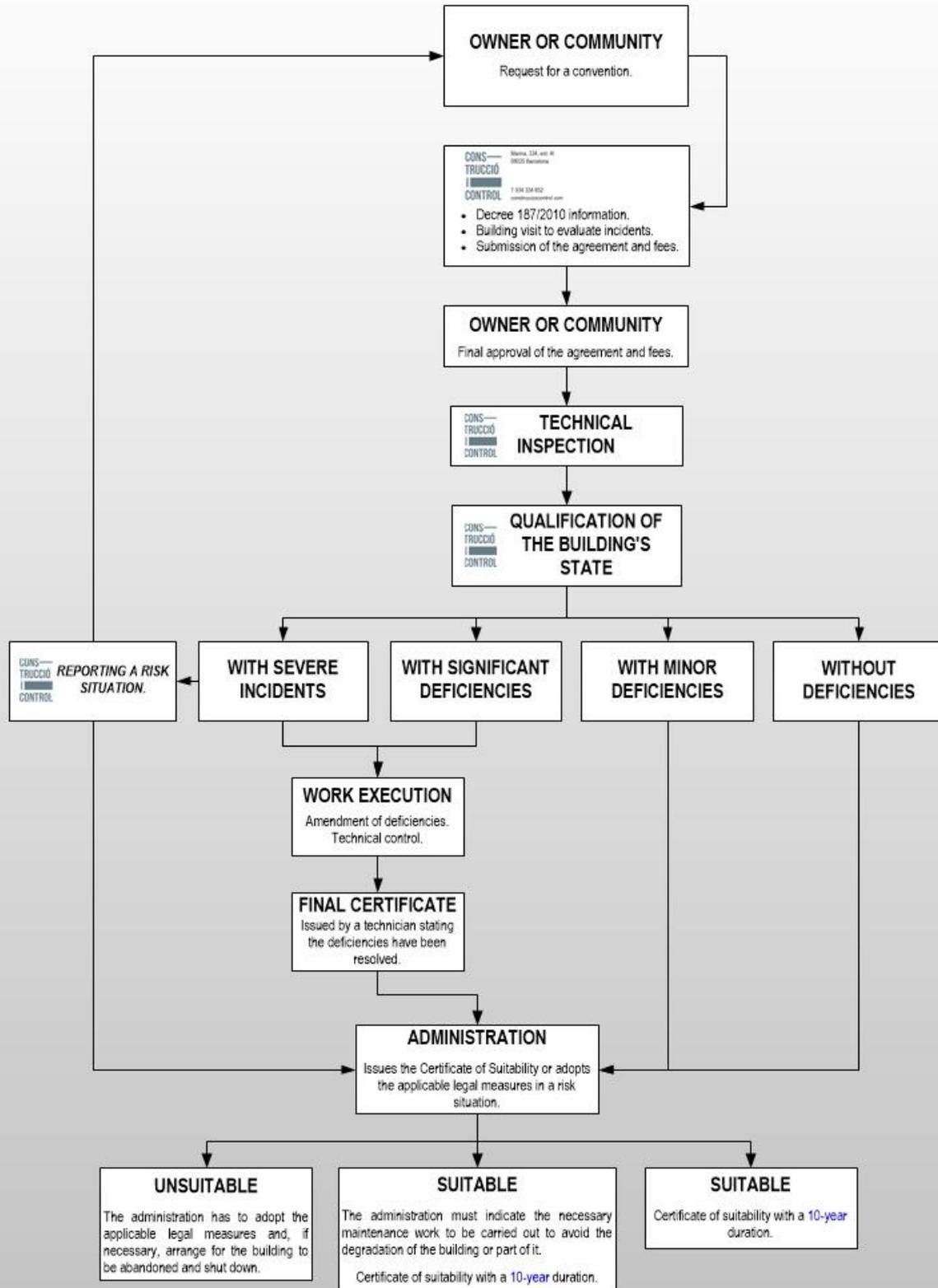
ITE information, Collaboration agreement and definitive fees. Contemplates the following items.

1. Information to the owner or the community representative about the content of the Decree and its application.
2. A Building visit for a preliminary evaluation of the possible list of issues that could affect the acquisition of the Certificate of suitability. Informing the owner or the community representative of the results of the visual analysis of the building.
3. Collaboration agreement and economic evaluation of the fees regarding the report, in accordance with the characteristics of the issues and number of entities.

ITE technical report. Contemplates the following sections:

1. ITE report, complete in order to comply with the Decree.
2. Collegiate visa of the report.
3. When the technical report qualifies the status of the building as "Without deficiencies" or with "With minor deficiencies". Management procedures to obtain the Certificate of Appropriateness.
4. When the technical report qualifies the state of the building as "With significant deficiencies".
 - a. List of corrective measures to be adopted and the deadline for their fulfilment.
 - b. List of safety measures for people, if needed, that the owner or community representative must adopt urgently.
5. When the technical report qualifies the state of the building as "With severe incidents".
 - a. Immediate submittal of the technical report to the administration.
 - b. List of safety measures for people, if required, that the owner or community representative must adopt urgently.

PROCESS DIAGRAM



CONSTRUCCIÓ CONTROL. Facultatius associats. S.L.P. CIF B62757372 Inscrita al Registre Mercantil de Barcelona, Tom 34.524, foli 1, fullnm. B-249.460