



A New Economic-managerial Approach for the Whole Die of Building

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Environment, safety and again environment are the new priorities to which those working in the construction industry in the broadest sense must pay the maximum attention in future in order to ensure results that are at least acceptable from the point of view of the most important and delicate aspects of:

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Environment, understood as conservation of land as a resource which, if consumed, cannot be reproduced;

Safety in the work place, understood as a condition essential to ensure safety for all those working in construction and thus also including temporary and mobile construction

Environment again, understood as use of renewable resources and aimed also and above all at precise and systematic energy containment

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All these are topics of great current interest which, combined with the traditional problems linked to the world of construction, contribute to and enrich the concerns and preoccupations of all those involved, whether they be entrepreneurs, administrators, technicians or work force.

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In fact, in selecting an approach to the design and construction of any building or structure, those concerned must address their own activities with the required caution, with the consideration and evaluation that the specific case requires.

But how???? With what approach???

Let us try to analyse the problems enunciated above.

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THE ENVIRONMENT UNDERSTOOD AS SAVING A NON_REPRODUCIBLE ASSET

Many are the evaluations and decisions that must be made, such as rehabilitation and restructuring of existing buildings, discarded and/or unused, the recovery and rehabilitation of entire degraded neighbourhoods,

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the optimisation of the spaces and dimensions of buildings that are being erected, the conversion of structures in general, such as factories and plant, and the limitation of additional land use to the minimum essential.

An important example, recently adopted in two Italian Regions (Lombardy and Liguria), took the form of Regional legislation to promote rehabilitation of existing lofts for habitation.

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In these Regions, in fact, the Regional legislator has permitted the use for habitation of old lofts, attics or unused areas between ceiling and roof to create new dwellings or enlarge existing ones. All that comes with a "prize", the right to raise the existing building until it reaches a means useful internal height, obtained also by derogation to the previous regulations on internal height (2.30 m mean internal height as minimum and maximum permitted).

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The result has been positive, welcomed by public opinion and generally, in part because of the possibility of obtaining either additional space and/or a new dwelling unit. The regulation has made it possible to answer the needs of many families, some of which would not have been able to solve their problems in any other way

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for example if there is a son of daughter who is getting married and needs a house, or an elderly relative no longer self-sufficient or perhaps only partially so, who can be cared for in the expanded dwelling or live more autonomously in as so-called "granny flat" in the loft or attic.

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SAFETY IN THE WORK PLACE

In the world of construction, too, the question of the safety of workers and operators is a delicate and also very topical one, based on the conviction that "there must be no saving on safety".

A relatively recent law (Legislative Decree D.Lgs 494/1996 which recently attained its 10th birthday) introduced the concept of "safety in mobile and temporary construction sites" into the world of construction.

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In terms of safety, the world of construction differs from many others, presenting specific difficulties and requiring a special approach precisely because of the temporary and ever changing nature of construction sites.

To comply with the said law and relieve itself of the responsibility assigned to it by the law for the safety of workers, the Client is required to appoint two new technical figures

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the Safety Coordinator for Design (CSP) and the Safety Coordinator for Execution (CSE) to which it delegates responsibility for safety at the site in all its phases, from preparation of the site to carrying out of the construction work and to its completion.

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An important law, this one, which addresses a very delicate question, approached through study and the specialist training of a new professional figure, highly specialised in safety regulations, providing a guarantee for workers, constructor and client. A proof of seriousness and reasoned conviction on a question that is often one of saving a life.

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ENVIRONMENT AGAIN, UNDERSTOOD AS USE OF ALTERNATIVE AND RENEWABLE ENERGY SOURCES WITH A VIEW TO A HOPED FOR ENERGY SAVING

The new environmental emergencies, such as the increase in the temperature of the planet and the consequent 'mutations' of the ecosystem

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require the greatest attention and the proper respect in the production of energy with the use of new sources such as photovoltaic, wind power and others. Such actions and systems of production will have to be imposed - hopefully gradually for the existing building stock - so as permit a gradual decrease in the use of petroleum and other products that cause damage to the environment and in consequence to the ecosystem.

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The signals our planet is sending to mankind are clear, easily legible and very evident. Strategies and incentives must be studied. One effectively and objectively efficacious example is that by which the conversion of existing plant and the installation of new plant that uses renewable sources constitute conditions for tax concessions and economic incentives. (hopefully a reduction in Value Added Tax, or grants, and/or very low cost loans).

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If we want to pass on to our descendants a world that is still liveable, we must devote great energy and great conviction, at all levels, to convince everyone, even the most sceptical and/or reluctant, of the gravity of the situation and of the importance, including economic importance of using energy sources that safeguard the environment, making it possible to have better living conditions, or at least acceptable ones.

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**This is the message that must be
transmitted loudly and clearly to all.**

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Thank you very much for your attention!

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