

IS SUSTAINABILITY IN THE HOUSING SECTOR IN YOUR COUNTRY

COUNTRY	SPEAKER
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This presentation aims to compare the idea of “sustainability” in different EU countries, defining the basis to get our own definition of it in the social housing sector.

Please fill the template trying to use information not only specific to your company but representative for your country.

If you need any further slides to explain some concepts feel free to add.

You'll have about 10 minutes to present the slides during the meeting



In your country is the concept of sustainability mainly linked to the **environmental** aspects or **social and economic** ones?

Talking about the big audience the word “sustainability” is mainly linked to environmental issues. Experts and people who deal with the topic are aware that there is a wider meaning in the word and that all aspects are known.

Does your country have a **national definition** of sustainability in construction?

No, we have some requirements for public buildings, but doesn't exist a specific definition

Does a specific and homogenous legal framework and/or guidelines for sustainability in the (social) housing sector exist? If it exists please summarize the main requirements

There is a quite scattered legal framework about sustainability in the housing sector.

For private housing there are some national requirement regarding specific aspects (i.e. energy saving).

There are also local rules (linked to the local strategic plan or to the municipal building code) and can provide some limits on the green areas, on the percentage of social housing on a development site, on materials, water use, etc.

There is a national green public procurement guideline, that can be applied to social housing sector, and deals with many aspects of the sustainability in construction, such as energy saving, materials, etc.

REQUIREMENTS: ENVIROMENT

the following aspects, related to environment, there is some regulation regarding sustainability in (social) housing sector?

TOPIC	EXISTS REGULATION (Y/N)	MAIN REQUIREMENTS
energy saving	Y	Limits for new constructions and renovation. Minimum amount of renewable energy. Many local regulations
life cycle analysis	N	
carbon footprint	N	
Land use	Y	There are some regional requirements for the soil consumption reduction
mobility infrastructure	N	
building envelop quality	Y	Indirectly: linked to thermal, acoustic and fire protection topics
water consumption	Y	Only at a local level
water emergence	?	?
electric waste production	Y	It's compulsory for retailers to get rid of the e. waste that private bring them
reuse/waste reduction	Y	Only for green public procurement, % of recycled material in building components
energy technical systems	Y	Limits on energy consumption for elevators and escalators
Energy and Maintenance	Y	Heating system maintenance is compulsory
deconstruction and Disassembly	N	
light pollution	Y	Local (regional) limits in light emission
noise pollution	Y	National regulation about noise emission and "passive" requirements of buildings
social impact of construction	N	
Other?		

REQUIREMENTS: ECONOMY

the following aspects, related to economy, there is some regulation regarding sustainability in (social) housing sector?

TOPIC	EXISTS REGULATION (Y/N)	MAIN REQUIREMENTS
Life cycle costs	N	
Flexibility and adaptability of building	Y	Only about handicap
Commercial viability	N	
Affordability	Y	Regional limits on the construction cost for social housing
Public procurement	Y	Suppliers have to comply with some prescription on several environmental aspects
Carbon tax	N	
Subsidies for "green buildings"	Y	Tax discount for energy refurbishment (65% for every building, up to 75% multi apartment) subsidies "conto termico" (40 to 50%)
Other?		

REQUIREMENTS: SOCIAL

the following aspects, related to social aspects, there is some regulation regarding sustainability in (social) housing sector?

TOPIC	EXISTS REGULATION (Y/N)	MAIN REQUIREMENTS
Involvement in design process	N	
in the single building	N	
mix at district level	N	
l (elderly, handicapped)	Y	Three level of requirement: visitability, adaptability, accessibility
layout quality	Y	Minimum dimensions of rooms, window/surface ratio, inner height
thermal Comfort	Y	Temperature and humidity to be guaranteed for different building use
indoor air quality	Y	Weak regulation: only a theoretical air change to be considered
Acoustic Comfort	Y	Minimum level of acoustic insulation for facades, separation between flats and system n
Visual Comfort	N	
User Control	Y	Compulsory to have individual control also in centralized systems
of Outdoor Spaces	N	
safety and Security	N	
access / cyclist facilities	N	(only in some local building codes)
al environment	N	
and Urban Planning	Y	At a urban level
Other?		

What kind of **certification systems** for sustainable buildings are in use in your country (i.e. LEED, BREEAM, etc.)? Please fill the table below.

CERTIFICATION NAME	COMPULSORY	MAIN CHARACTERISTICS
LEED	No	Site sustainability, water management, energy and atmosphere, material, indoor quality, innovation, regional priority
CasaClima	No	Former local adaptation of leed, almost no more in use
CasaClima	Yes (only in Bolzano)	Mainly energy aspects, but there are specific protocols (such as CasaClima Nature) and a holistic approach



CERTIFIED
40-49 points



SILVER
50-59 points



GOLD
60-79 points



PLATINUM
80+ points