

Building code of the City of Rome

Summary

This ordinance, issued by Rome City Council in 2006, introduced some modifications in the city building code, dealing with energy and water saving measures, as well as renewable energies.

The text of the ordinance could be downloaded from:

http://www.fonti-rinnovabili.it/attach/28_A_RegolamentoEdilizioRoma.pdf



Ordinance Facts

Ordinance title	Modification of the building code of the City of Rome.
Type of ordinance	renewable heat law
Starting date	February 20th, 2006
Duration	Permanent
Geographical area	Municipality of Rome
No. of inhabitants	2,700,000; 1,285 km ²
Scope	Building scope: both new and refurbished, both public and private (different rules foreseen for the different building categories); Exemptions: in the historical or protected areas, it is necessary to check the compatibility of the measures with the specific requirements in terms of historical value, shape of the buildings, etc.
Technology priorities	Minimum contribution from renewables to cover the global building energy consumption and also a specific minimum requirement for domestic hot water; no specification about allowed technologies, even though solar thermal collectors and photovoltaic are explicitly mentioned; some mandatory water savings measures are included.
Size of the solar heating system required	Not specified
Alternative measures	See "Technology priorities"
Executing authority	Municipality of Rome
Execution mechanism	The ordinance is a modification of the City Building Code, so its management falls within the building code management, done by the Municipality of Rome; it is not clear which kind of refurbishments are included; a document on technical requirements was developed by RomaEnergia, basing on the "best class" method for building energy certification, but it was never implemented.

Development and Implementation

Background

This ordinance puts into practice a proposal done by the end of 2005, following the Regional Law no. 15 by Region Lazio (see the relative case study).

In the introduction of the ordinance text, it is also stated that it is a consequence of Law Decree 192/2005, which is in turn the reception of the European Directive on the Performance of Buildings.

Objectives	New buildings shall cover 15% of their overall energy demand by passive energy saving measures and further 15% by renewables. 50% of the domestic hot water demand shall be produced by renewables.
Process	This ordinance puts into practice a proposal done by the end of 2005, following the Regional Law no. 15 by Region Lazio. ACER, the Roman Association of Building Companies, has been involved in several meeting of a "Commission on Energy Certification of Buildings". Their general attitude was a complete opposition to this solution.
Timing	This ordinance was issued by Rome City Council in February 2006, after the 6 months foreseen by Region Lazio to fulfil the requirements. The duration of the Ordinance is permanent.
Quality schemes product	no
Quality schemes installation	no
Quality schemes other	no
Flanking measures	No flanking measures have been put into practice.
Supervision	The documentation for submitting the request of building permission must include a technical report, signed by a professional, assuring that the above described requirements are fulfilled.
Sanctioning fees	Not foreseen
Costs for implementing	Since the Ordinance just modified the City Building Code, no additional checks are needed. No data available for the surplus cost of the building realised under the new provisions.

Monitoring and Results

Monitoring	No specific monitoring of the Ordinance was planned by the Municipality of Rome.
Quantitative results	No information available.
Costs borne by the enduser	No data available.
Effects on other sectors	No information available.
Communication	Except for a workshop on this subject, where also ACER and RomaEnergia were invited, no specific communication of the Ordinance was planned by the Municipality of Rome.
Future outlook	No changes foreseen.

Lessons Learned

Barriers faced and overcome	<ul style="list-style-type: none"> - no rules for calculation are given, so everything depends on the honesty and on the fears of the professional who signs the technical report and of the building companies - lack of communication policy - lack of flanking measures - lack of a monitoring plan
Success factors	<ul style="list-style-type: none"> - it is a powerful ordinance, since it directly affects the City Building Code; - the Municipality personnel actually ask for the technical report, showing that the project is fulfilling the requirements.
Potential for improvement	<ul style="list-style-type: none"> - implementation of a technical annex for calculation and checks - design and planning of an overall approach, including training, information and dissemination, monitoring
Recommendations	When such modifications are introduced in the building code, they should

come together with consistent flanking measures.

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