

Table - Building Transformation
HEAVY AND/OR EXTENSIVE WORKS

Activity	Works	Administrative framework	Start of works	Law references	Competent authority
BUILDING RENOVATION	Heavy renovation works that can lead to a building partially or completely different from the original one (often involving the renewal or replacement of its systems and components); demolition and re-building of the construction, maintaining the same volume of the previous one.	<u>Building SCIA</u> (Art. 22, par.1, let. c) D.P.R. no. 380 of 2001 It is a “certified notification”, stating the beginning of the activity. It is submitted by the applicant (investor/owner) and includes attached documents and certifications, the project and a statement both signed by a technician	Starting from 30 days after the submission of the SCIA.	Art. 3, par.1, let. d) and Art. 22, par.1, let. c) D.P.R. no. 380 of 2001 as amended or added.	SUE - Sportello Unico Edilizio (a dedicated office of each Municipality which is in charge of managing requests and issuing the related building authorisations)
	Heavy renovation works that lead to a building partially or completely different from the original one and which increase or decrease the original volume of the building and/or modify its facades or that, concerning only assets included in homogeneous zones A, lead to a change of use. Furthermore, any other work that leads to the change of the shape of such assets subject to limitations pursuant D.L. no. 42 of 22/01/2004 as amended.	<u>SCIA replacing a building permit</u> (Art. 23, par.01, let. a) D.P.R. no. 380 of 2001) \\ \\	Starting from 30 days after the submission of the SCIA.	Art. 10, par. 1, let. c) and Art. 22, par.1, let. c) D.P.R. no. 380 of 2001 as amended or added.	\\ \\
		<u>BUILDING PERMIT</u> (*)	Following the issuance of the permit by the SUE, and after the notice stating the start of works has been sent	Art. from 10 to 20 D.P.R. no. 380 of 2001 as amended or added.	

NEW CONSTRUCTIONS	New buildings or extensions of existing buildings (more than 20% of the original volume), urban infrastructures involving the permanent transformation of the areas, containers or light structures as caravans, campers or ships permanently used as houses, offices, warehouses. Warehouses for goods or stocks, plants for manufacturing which lead to the enduring transformation of the soil.	<u>BUILDING PERMIT</u> (*) or <u>AGREED BUILDING PERMIT</u>	Following the issuance of the permit by the SUE, and after the notice stating the start of works has been sent	Art. from 10 to 20 D.P.R. no. 380 of 2001 as amended or added.	\\ \\
	All the transformations in direct execution of detailed plans or as specifically forecasted by the town plan	<u>SCIA replacing a building permit</u> (Art. 23, par.01, let. a) D.P.R. no. 380 of 2001)	Starting from 30 days after the submission of the SCIA	Art. 23, par.01, let. a) of D.P.R. no. 380 of 2001 (as amended by art. 3 d.lgs. n. 222 of 2016); art. 3 par. 1.let. e) of D.P.R. no. 380 of 2001	\\ \\
TOWN PLANNING RENOVATIONS	Re-building of entire blocks, including the re-design of roads net	<u>BUILDING PERMIT</u> (*)	Following the issuance of the permit by the SUE, and after the notice stating the start of works has been sent	Art. from 10 to 20 D.P.R. no. 380 of 2001 as amended or added.	\\ \\

(*) According to the cases, a new building permit or SCIA will be submitted in case of variations of the original project

Table – Regularization procedures
WORKS COMPLETED NOT COMPLIANT WITH/WITHOUT BUILDING AUTHORISATION

Activity	Works	Administrative framework	Start of works	Law references	Competent authority
REGULARISATION MEASURES	<p>Works carried out without building permit or SCIA or not compliant to the project submitted.</p> <p>In order to regularize the current configuration, have to comply with the building and town planning regulations both at the time of its construction and at the time of submission of the request</p>	<p><u>According to the cases:</u></p> <p><u>BUILDING PERMIT, Building SCIA or CILA</u></p>	Works completed	Art. 36 and 37 of D.P.R. no. 380 of 2001 as amended or added	SUE - Sportello Unico Edilizio (a dedicated office of each Municipality which is in charge of managing requests and issuing the related building authorisations)