Text consolidated by Valsts valodas centrs (State Language Centre) with amending regulations of:

20 September 2011 [shall come into force from 30 September 2011];

7 January 2014 [shall come into force from 10 January 2014].

If a whole or part of a paragraph has been amended, the date of the amending regulation appears in square brackets at the end of the paragraph. If a whole paragraph or sub-paragraph has been deleted, the date of the deletion appears in square brackets beside the deleted paragraph or sub-paragraph.

Republic of Latvia

Cabinet

Regulation No. 907

Adopted 28 September 2010

**Regulations Regarding the Survey, Technical Servicing, Current Repairs and Minimal Requirements for Energy Efficiency of the Residential House**

*[20 September 2011]*

*Issued pursuant to*

*Section 6, Paragraph five of*

*the Law On Administration of Residential Houses*

**I. General Provisions**

1. This Regulation prescribes:

1.1. the procedure and conditions for the performance of the survey, technical servicing and current repair of a residential apartment house (hereinafter – residential house), the facilities and communications located therein;

1.2. the minimal requirements for ensuring the energy efficiency of a residential house.

*[20 September 2011]*

2. The survey, technical servicing and current repair (hereinafter – repair) of a residential house, the facilities and communications located therein (hereinafter – engineering communications) shall be performed in order to ensure the maintenance (physical preservation) of the residential house throughout its operation and to prevent the occurrence of threats.

3. The technical condition of a residential house, the facilities and engineering communications located therein shall be determined by a visual inspection. The fact of the inspection shall be recorded in the Residential House Survey Registration Log.

*[20 September 2011]*

3.1 The administrator of a residential house which is divided into apartment properties shall visually inspect the facilities contained in the common property and the parts of the engineering communications located in separate properties in accordance with the procedure specified by the administration contract. If an apartment owner does not ensure the administrator with the opportunity of performing a visual inspection, this fact shall be recorded in the Residential House Survey Registration Log.

*[20 September 2011]*

4. Repairs shall be performed in order to ensure the continuous operation of the residential house, the facilities and the engineering communications located therein. The repairs may be:

4.1. an emergency repair – the timely rectification of damage referred to in this Regulation;

4.2. a planned repair – the rectification of damage within the time period specified by the residential house administrator.

*[20 September 2011]*

5. The proprietary border of a residential house, the facilities and the engineering communications located therein shall be determined by regulatory enactments or the contracts entered into by the residential house administrator and the relevant service provider.

**II. Technical Servicing Intervals and Surveys of Residential Houses, the Facilities and the Engineering Communications Located Therein**

6. The residential house administrator shall ensure the technical servicing, visual inspection, technical survey and rectification of the damages of the residential house, the facilities and the engineering communications located therein.

7. If the facilities and engineering communications belonging to other persons are located in a residential house, the residential house administrator cannot prevent the owner of the respective engineering communications from ensuring the technical servicing, visual inspection and technical survey thereof.

8. The manufacturer or regulatory enactments shall determine the technical servicing intervals and technical servicing operations of a residential house, the facilities and the engineering communications located therein. If the manufacturer’s instructions are not available or the intervals and operations referred to are not determined by regulatory enactments, these shall be determined by the residential house administrator.

8.1 In order to use heating more effectively, as well as reducing payments, the residential house administrator shall monitor and regulate the heating regime depending on the time of day and the summer or winter season.

*[20 September 2011 / Paragraph shall come into force on 1 January 2012. See Paragraph 24]*

9. If the facilities and engineering communications belonging to other persons are located in a residential house, the technical servicing intervals and technical servicing operations thereof shall be determined by the owner of the respective facilities or engineering communications, unless otherwise prescribed by the manufacturer or regulatory enactments.

10. Within the scope of the visual inspection of land attached to a residential house, the following activities shall be performed:

10.1. on pavements and access roads, bridges, footbridges and stairs:

10.1.1. twice a year – the visual inspection of gutters;

10.1.2. twice a year – the visual inspection of the condition of coverings and edges;

10.2. on greenery:

10.2.1. twice a year – the visual inspection of the condition of tree foliage and roots;

10.2.2. twice a year – the visual inspection of the effect of greenery on the residential house, the facilities and the engineering communications thereof;

10.3. on fences, hedges, gates and supporting walls:

10.3.1. twice a year – the visual inspection of paintwork and other forms of treatment;

10.3.2. twice a year – a visual inspection in order to determine whether or not subsidence has occurred;

10.3.3. twice a year – a visual inspection in order to determine whether or not other damage has occurred;

10.4. twice a year – the visual inspection of the wastewater containers and individual wastewater treatment facilities, waste containers and the area or location thereof.

11. Within the scope of the preventive survey of the basic construction of a residential house and the buildings belonging thereto, the following activities shall be performed:

11.1. the visual inspection of the foundations in order to determine whether or not:

11.1.1. subsidence has occurred;

11.1.2. cracks have appeared;

11.1.3. the opening of joints between elements of the house (for example, the foundation blocks or panels) has occurred;

11.1.4. the plaster work has peeled away;

11.1.5. the cold and damp has caused damage;

11.2. the visual inspection of load-bearing walls, coverings and stairs in order to determine whether or not:

11.2.1. subsidence has occurred;

11.2.2. the opening of joints between elements of the house (for example, the foundation blocks or panels) has occurred;

11.2.3. deformities have occurred (for example, buckling, flexures);

11.2.4. damp or mould patches, damage caused by condensation or damage to paintwork have occurred;

11.3. a visual inspection of the roof and the roof overhang:

11.3.1. roof-bearing constructions;

11.3.2. roof covering;

11.3.3. roof joints;

11.3.4. roof hatches and junctions;

11.3.5. on the cleanliness of gutters;

11.4. the visual inspection of facade elements:

11.4.1. on facades, balconies, plinths and cornices;

11.4.2. on windows and doors, their frames, gaskets, locks, hinges, glazing or surface, as well as coverings of wood window and door frames;

11.5. the visual inspection of chimneys and flues, in order to determine whether or not cracks and damage caused by damp have occurred;

11.6. the visual inspection of cellar premises:

11.6.1. on walls, floors and ceilings in order to determine whether or not damp or mould stains or condensation have occurred;

11.6.2. in order to determine whether or not condensation has occurred on drainpipes or other structures in the cellar premises;

11.6.3. in order to determine whether water is seeping in.

*[20 September 2011; 7 January 2014]*

12. Once a year the visual inspection of the residential house and the floor, ceiling and wall surfaces of the internal premises belonging thereto shall be performed, in order to determine whether or not cracks, subsidence or condensation, or other mould promoting factors or mould fungi have occurred.

13. Once a month the visual inspection of the engineering communications shall be performed:

13.1. on the heating system;

13.2. on the water supply system;

13.3. on the drainage system;

13.4. on the ventilation system and air conditioning equipment;

13.5. on the gas supply system.

13.1 Within the scope of a visual inspection, a leakage test of the engineering communication entry points and the windows, doors, hatches, shafts and other facilities and elements in the common premises shall be performed, in order to determine whether or not damage or other circumstances leading to an escape of heat into the external environment has arisen. The visual inspection intervals for the winter and summer period shall be determined by the residential house administrator.

*[20 September 2011 / Paragraph shall come into force on 1 January 2012. See Paragraph 24]*

14. In addition to the inspections referred to in Paragraphs 10, 11, 12, 13, and 13.1 of this Regulation, a visual inspection shall also be performed following gales, floods, heavy precipitation, and other natural disasters which may cause damage to a residential house and the facilities and the engineering communications contained therein, as well as following emergency situations which may cause a threat.

*[20 September 2011]*

15. If damage to a residential house or the facilities and the engineering communications located therein are determined during a visual inspection, the administrator shall:

15.1. decide on the performance of emergency repairs, if any of the damages referred to in Paragraph 17 of this Regulation are determined;

15.2. decide on the arrangement for the performance of tasks for technical surveys, the performance of planned repairs and the additions to the administrative work plan or residential house renovation or reconstruction, if the residential house administrator is the residential house owner or administrator who is authorised to take such a decision;

15.3. prepare recommendations for the residential house owner (association of apartment owners) for the taking of the decision on the arrangement for the performance of tasks for technical surveys, the performance of necessary repairs and the additions to the administrative work plan or residential house renovation or reconstruction, if the residential house is managed by an administrator who is not authorised to take such a decision.

*[20 September 2011]*

15.1 If conditions which cause the escape of heat into the surrounding environment are determined during a visual inspection, the administrator shall ensure the performance of the measures referred to in Paragraph 23 of this Regulation for improving energy efficiency.

*[20 September 2011 / Paragraph shall come into force on 1 January 2012. See Paragraph 24]*

16. The technical survey of a building shall be performed if the average lifetime referred to in Annex 2 to this Regulation has passed since the residential house and the buildings (structures) belonging thereto were put into operation or in accordance with the relevant residential house solidity group (Annex 1) for the respective part of the building or built-in building wares.

16.1 The sample Residential House Survey Registration Log is indicated in Annex 3 to this Regulation.

*[20 September 2011]*

**III. Time Periods for the Rectification of Damages to a Residential House, the Facilities and the Engineering Communications Located Therein**

17. Emergency repairs shall be performed if the following damages to a residential house and the facilities and the engineering communications located therein are determined:

17.1. leaking of the roof covering;

17.2. damage to water downpipes, funnels, bends and the securing devices thereof;

17.3. there is no contact of the architectural elements of the facade or the bricks with the wall;

17.4. stratification of the plaster work or cornice elements;

17.5. the glass of windows or doors has been smashed or the window frame leaves have been removed;

17.6. instability of door leaves and closing devices;

17.7. leakages in the floor coverings in the sites of the sanitary facilities as a result of damage to the damp-proofing;

17.8. cracks and damage to stoves or flues, which may lead to the poisoning of persons by flue gases and threaten the fire safety of the house;

17.9. cracks and indensities in chimneys and the clamp sites thereof with stoves;

17.10. damage to pipes and the clamps thereof with fittings, armature and devices;

17.11. damage to the electricity supply cables of a residential house, which may cause interruptions to the electricity supply for lighting or cause malfunctions of devices and engineering communications;

17.12. damage to the heating system during the heating season;

17.13. damage to the gas supply system;

17.14. mould fungi and mould-promoting conditions;

17.15. other damage not referred to in this Paragraph, if regulatory enactments provide for the emergency rectification thereof or if they pose a significant threat;

17.16. damage to the damp-proofing of engineering communication inlets.

*[20 September 2011]*

18. The rectification of damages to a residential house, the facilities and the engineering communications thereof, which are not referred to in Paragraph 17 of this Regulation, shall be performed within a time period specified by the residential house administrator.

19. If circumstances are determined during a visual inspection or technical survey, which may cause the occurrence of damage, the residential house administrator shall perform the necessary measures for the rectification of the circumstances referred to.

**IV. Requirements for Ensuring the Energy Efficiency of a Residential House**

*[20 September 2011]*

20. The residential house administrator shall organise the installation of a meter for measuring the amount of thermal energy consumed, if such has not been installed for a residential house whose thermal energy is supplied by a person other than an energy supply merchant.

21. The residential house administrator shall plan measures for improving energy efficiency, including the changing of worn-out elements or constructions, if the average consumption of thermal energy of the residential house, in which thermal energy is used for heating of the residential house and preparation of hot water, within the last three calendar years exceeds 200 kWh/m2 per year or 150 kWh/m2 per year, if thermal energy is used for heating of the residential house only. In calculating the average consumption of thermal energy within the last three calendar years, the useful area to be heated in the building shall be taken into account.

*[7 January 2014]*

22. When planning the renovation of a residential house, the residential house administrator shall perform energy efficiency measures which:

22.1. ensure such reduction of the thermal energy consumption of the residential house, that the thermal energy consumption is lower than the thermal energy consumption level referred to in Paragraph 21 of this Regulation;

22.2. ensure a higher saving of thermal energy in relation to the funds required for the implementation of the measures.

*[Paragraph shall come into force on 1 January 2012. See Paragraph 24]*

23. If conditions which facilitate the escaping of heat into the surrounding environment are determined, the administrator shall perform the following measures to improve energy efficiency:

23.1. fit the exterior door with a closing mechanism;

23.2. provide thermal insulation for the heating system pipes and hot water pipes which are located in unheated premises;

23.3. equip the windows and external doors with sealant.

*[Paragraph shall come into force on 1 January 2012. See Paragraph 24]*

23.1 The administrator may decide on performance of energy certification of the residential house for planning of energy efficiency improvement measures.

*[7 January 2014]*

**V. Closing Provision**

*[20 September 2011]*

24. Paragraphs 8.1, 13.1, 15.1, 21, 22, and 23 of this Regulation shall come into force on 1 January 2012.

Prime Minister V. Dombrovskis

Minister for Economics A. Kampars

**Annex 1**

Cabinet Regulation No. 907

28 September 2010

**Classification of Residential Houses into Solidity Groups According to the Materials Used, Constructions and Average Lifetime**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Solidity group | Foundation construction, material | Material of load-bearing walls – frameless constructions; material of load-bearing frame constructions | Roof construction, material | Average lifetime of the residential house in years | Notes |
| I | Extra solid | Stone wall, monolithic concrete and reinforced concrete, including on a plate, premanufactured element or pile foundation | Stone (brick) or large blocks;Columns and beams (cross-bars) | Monolithic reinforced concrete or metal beam with a monolithic concrete infill | 150 |   |
| II | Common | Stone wall, monolithic concrete and reinforced concrete, including on a plate, premanufactured element or pile foundation | Stone (brick), large block or large panel;Columns and beams (cross-bars) | Monolithic reinforced concrete, reinforced concrete premanufactured or metal beam with monolithic reinforced concrete or a premanufactured infill | 125 |   |
| III | Light-weight type | Stone wall, monolithic concrete and reinforced concrete, including on a plate, premanufactured element or pile foundation | Stone (brick), large block or large panel | Timber beam, metal beam with a brick wall vault infill, mixed construction | 100 |   |
| IV | Mass production buildings | Monolithic concrete and reinforced concrete, including on a plate, premanufactured element or pile foundation | Stone (brick) or large panel | Reinforced concrete, premanufactured elements | 70 | Batches1-316;1-318;119 |
| V | Mass production buildings | Monolithic concrete and reinforced concrete, including on a plate, premanufactured element or pile foundation | Panel and large panel | Reinforced concrete, premanufactured elements | 60 | Batches103;104;1-464;1-467A;1-602;602P |
| VI | Low-rise buildings | Stone concrete, strip concrete | Brick wall or timber framework building and log buildings | Timber beam, reinforced concrete premanufactured elements, mixed construction | 50 | Batches M3;M4 |

Note. The solidity group for family houses and summer houses shall be applied according to the technical nature thereof.

Minister for Economics A. Kampars

**Annex 2**

Cabinet Regulation No. 907

28 September 2010

**Average Lifetime of Structural Elements, Finish and Engineering Appliances**

*[7 January 2014]*

|  |  |  |
| --- | --- | --- |
| No. | Structural elements, finish and engineering appliances | Average standard lifetime in years depending on the house solidity |
| I | II | III | IV | V | VI |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| **1. House elements** |
| **1.1. Foundations** |
| 1.1.1. | Reinforced concrete pile | 150 | 125 | 100 | 70 | 60 | – |
| 1.1.2. | Timber pile, constantly submerged under water | 150 | 125 | 100 | – | – | – |
| 1.1.3. | Monolithic reinforced concrete slabs | 150 | 125 | 100 | – | – | – |
| 1.1.4. | Concrete and reinforced concrete premanufactured elements and monolithic strip | 150 | 125 | 100 | 70 | 60 | 50 |
| 1.1.5. | In a natural stone wall cement mortar – strip and post | 150 | 125 | 100 | – | – | 50 |
| 1.1.6. | In a natural stone wall lime mortar – strip and post | – | – | 100 | – | – | 50 |
| 1.1.7. | Brick wall strip and post | – | – | – | – | – | 50 |
| 1.1.8. | Timber chairs and ground plates | – | – | – | – | – | 50 |
| **1.2. Walls and Frames** |
| **1.2.1. Frames** |
| 1.2.1.1. | Monolithic reinforced concrete frames | 150 | 125 | – | – | – | – |
| 1.2.1.2. | Reinforced concrete premanufactured elements and steel frames | – | 125 | 100 | – | – | – |
| **1.2.2. Walls** |
| 1.2.2.1. | Monolithic reinforced concrete or concrete | 150 | 125 | – | – | – | – |
| 1.2.2.2. | Brick or hollow ceramic block wall, load-bearing walls of 2.5 bricks and thicker or non-bearing carcass infill wall | 150 | 125 | – | – | – | – |
| 1.2.2.3. | Brick or hollow ceramic block wall, load-bearing up to 2.5 bricks in depth | – | 125 | 100 | 70 | 60 | – |
| 1.2.2.4. | Light-weight brick or hollow ceramic block wall | – | – | 100 | – | – | – |
| 1.2.2.5. | Large panel load-bearing or non-bearing | – | – | – | 70 | 60 | – |
| 1.2.2.6. | Suspended panels | – | – | – | 70 | 60 | – |
| 1.2.2.7. | Small block, monolithic expanded-clay concrete or breeze concrete | – | – | 100 | – | – | – |
| 1.2.2.8. | Log buildings, lattice work or mixed (stone-timber) constructions | – | – | – | 70 | 60 | 50 |
| 1.2.2.9. | Timber framework or wooden panel buildings | – | – | – | 70 | 60 | – |
| 1.2.2.10. | Light-weight timber framework buildings | – | – | – | – | – | 50 |
| 1.2.2.11. | Premanufactured wall panel or block butt-joint | – | – | – | 10 | 10 | – |
| 1.2.2.12. | Brick wall and large panel external wall additional insulation of polystyrene with a thin layer of plaster rendering | 40 | 40 | 40 | 40 | 40 | – |
| 1.2.2.13. | Brick wall and large panel external wall additional insulation of rock wool with a thin layer of plaster rendering | 40 | 40 | 40 | 40 | 40 | – |
| 1.2.2.14. | Brick wall and large panel external wall additional insulation of polystyrene with cavity and sheet metal, stone slab cladding | 75 | 75 | 75 | 70 | 60 | – |
| 1.2.2.15. | Brick wall and large panel external wall additional insulation of rockwool with cavity and sheet metal, stone slab cladding | 100 | 100 | 100 | 70 | 60 | – |
| 1.2.2.16. | Wooden external wall additional insulation of polystyrene with a thin layer of plaster rendering | – | – | – | – | – | 50 |
| 1.2.2.17. | Wooden external wall additional insulation of rock wool with a thin layer of plaster rendering | – | – | – | – | – | 50 |
| 1.2.2.18. | Wooden external wall additional insulation of polystyrene with cavity and sheet metal cladding | – | – | – | – | – | 50 |
| 1.2.2.19. | Wooden external wall additional insulation of rock wool with cavity and sheet metal cladding | – | – | – | – | – | 50 |
| 1.2.2.20. | Monolithic reinforced concrete external wall insulation of polystyrene with a thin layer of plaster rendering | 75 | – | – | – | – | – |
| 1.2.2.21. | Monolithic reinforced concrete external wall insulation of rock wool with a thin layer of plaster rendering | 100 | – | – | – | – | – |
| **1.3. Balconies, Loggias and Porches** |
| 1.3.1. | Large-sized reinforced concrete slab loggias and balconies | 100 | 100 | 60 | 50 | 60 | – |
| 1.3.2. | Metal cantilever beam balconies | 70 | 70 | 50 | – | – | – |
| 1.3.3. | Porches with reinforced concrete and concrete steps | 70 | 70 | 50 | 40 | 40 | – |
| 1.3.4. | Porches with wooden steps | – | – | – | – | 20 | 20 |
| **1.4. Coverings** |
| 1.4.1. | Monolithic reinforced concrete | 150 | 125 | 100 | – | – | – |
| 1.4.2. | Reinforced concrete premanufactured decks in buildings with walls of 2,5 bricks and thicker | 150 | 125 | – | – | – | – |
| 1.4.3. | Reinforced concrete premanufactured decks in buildings with walls of up to 2,5 bricks thick | – | 125 | 100 | 70 | – | – |
| 1.4.4. | Reinforced concrete premanufactured coverings in large panel buildings and in buildings with light-weight stone walls | – | – | – | 70 | 60 | – |
| 1.4.5. | Stone, concrete or reinforced concrete vaults | 150 | 125 | 100 | – | – | – |
| 1.4.6. | Reinforced concrete small-sized premanufactured element or monolithic premanufactured element coverings | 150 | 125 | 100 | – | – | – |
| 1.4.7. | Metal beam coverings with reinforced concrete premanufactured elements, monolithic reinforced concrete, concrete or stone vault infill | – | 125 | 100 | – | – | – |
| 1.4.8. | Plastered metal or timber beam mezzanine floor coverings with a timber construction infill beneath the residential premises and auxiliary premises | – | 60 | 60 | – | – | – |
| 1.4.9. | Plastered metal or timber beam mezzanine floor coverings with a timber construction infill beneath the sanitary facilities and kitchens | – | 30 | 30 | – | – | – |
| 1.4.10. | Plastered metal or timber beam attic coverings with a timber construction infill | – | 30 | 30 | – | – | – |
| 1.4.11. | Non-plastered light-weight construction timber beam coverings | – | – | – | – | – | 50 |
| 1.4.12. | Additional insulation of polystyrene for attic covering | 70 | 70 | 70 | 70 | 60 | 50 |
| 1.4.13. | Additional insulation of rock wool for attic coverings | 100 | 100 | 100 | 70 | 60 | 50 |
| 1.4.14. | Additional insulation of polystyrene for cellar coverings (cellar ceiling), passages | 60 | 60 | 60 | 60 | 60 | – |
| 1.4.15. | Additional rock wool insulation for cellar coverings (cellar ceilings), passages | 70 | 70 | 70 | 70 | 60 | – |
| **1.5. Load-bearing Roof Elements** |
| 1.5.1. | Reinforced concrete premanufactured element decks | 150 | 125 | 100 | 70 | 60 | – |
| 1.5.2. | Reinforced concrete and metal load-bearing premanufactured elements (for example, rafters, purlins) | 100 | 100 | 100 | 70 | – | – |
| 1.5.3. | Timber load-bearing elements (for example, rafters, roof structure, purlins, roof boarding, sheathing) | 100 | 100 | 80 | 70 | – | 50 |
| **1.6. Roof Covers** |
| 1.6.1. | Corrugated and flat asbestos-cement sheets | – | 40 | 40 | 40 | – | 40 |
| 1.6.2. | Fibrous cement sheets | 80 | 80 | 80 | – | – | 50 |
| 1.6.3. | Corrugated synthetic material sheets | – | – | 50 | – | – | 50 |
| 1.6.4. | Corrugated bituminous material sheets | – | – | 40 | 40 | – | 40 |
| 1.6.5. | Clay tiles | 150 | 125 | 100 | – | – | 50 |
| 1.6.6. | Concrete tiles | 90 | 90 | 90 | – | – | 50 |
| 1.6.7. | Rolls of damp-proof course in 3-4 layers | – | 25 | 25 | 25 | 25 | – |
| 1.6.8. | Rolls of damp-proof course in 1-2 layers | – | – | 15 | – | – | – |
| 1.6.9. | Rubberised bitumen (shingle) covers | – | 50 | 50 | – | – | 50 |
| 1.6.10. | Reinforced mastic covers | – | 30 | 30 | 30 | 30 | – |
| 1.6.11. | Unreinforced mastic covers | – | 15 | 15 | 15 | 15 | – |
| 1.6.12. | Smooth galvanised sheet metal covers | 40 | 40 | 40 | 40 | – | 40 |
| 1.6.13. | Smooth black sheet metal covers | – | – | 20 | – | – | 20 |
| 1.6.14. | Fluted large-sized steel sheet covers | 50 | 50 | 50 | – | – | 50 |
| 1.6.15. | Fluted small-sized steel element (for example, tile) covers | 40 | 40 | 40 | – | – | 40 |
| 1.6.16. | Reed and straw covers | – | 125 | 100 | – | – | 50 |
| 1.6.17. | Chipboard, shingle and board covers | – | – | 30 | – | – | 30 |
| 1.6.18. | Sheet metal cover finishing coat (non *HAMMERIT* type) | – | 10 | 10 | 10 | – | 10 |
| 1.6.19. | Pitched roof snow barriers | 30 | 30 | 30 | 30 | – | 30 |
| **1.7. Roof Drainage System** |
| 1.7.1. | External plastic channels and drainage pipes | 50 | 50 | 50 | 50 | – | 50 |
| 1.7.2. | External industrially coated channels and drainage pipes, facade overhang covers | 50 | 50 | 50 | 50 | – | 50 |
| 1.7.3. | External galvanised sheet metal channels and drainage pipes, facade overhang covers | 35 | 35 | 35 | 35 | – | 35 |
| 1.7.4. | Internal cast iron drainage pipes | 60 | 60 | 60 | 60 | 60 | 50 |
| 1.7.5. | Internal polymer material drainage pipes | 70 | 70 | 70 | 70 | 60 | 50 |
| 1.7.6. | Channel and drainage pipe electric heating systems | 20 | 20 | 20 | – | – | 20 |
| **1.8. Stairs** |
| 1.8.1. | Monolithic reinforced concrete (load-bearing section) | 150 | 125 | 100 | – | – | – |
| 1.8.2. | Reinforced concrete premanufactured element (load-bearing section) | 150 | 125 | 100 | 70 | 60 | – |
| 1.8.3. | Reinforced concrete, concrete step to reinforced concrete and metal stringers (load-bearing section) | 100 | 100 | 100 | – | – | – |
| 1.8.4. | Reinforced concrete, concrete, stone, brick wall step (surface) | 70 | 70 | 70 | 70 | 60 | – |
| 1.8.5. | Timber constructions in the section above ground | – | 40 | 40 | – | – | 50 |
| 1.8.6. | Timber constructions in cellars | – | 30 | 30 | – | – | 40 |
| **1.9. Partition Walls** |
| 1.9.1. | Convertible | 50 | 50 | 50 | – | – | 50 |
| 1.9.2. | Reinforced concrete | – | – | – | 70 | 60 | – |
| 1.9.3. | Brick wall, concrete and ceramic block | 150 | 125 | 100 | 70 | – | – |
| 1.9.4. | Glass block or fluted glass | 70 | 70 | 70 | – | – | – |
| 1.9.5. | Gypsum concrete large panel, gypsum concrete or aerated concrete panels or blocks | – | 70 | 70 | 70 | 60 | – |
| 1.9.6. | Wooden panel and timber, plastered, between rooms | – | 50 | 50 | – | – | 50 |
| 1.9.7. | Wooden panel and timber, plastered, in sanitary facilities and kitchens | – | 20 | 20 | – | – | 20 |
| 1.9.8. | Timber frame, panelled, blocked | – | 40 | 40 | – | – | 40 |
| 1.9.9. | Metal frame, with gypsum board sheet panelling | 50 | 50 | 50 | 50 | 50 | 50 |
| **1.10. Floors** |
| 1.10.1. | Concrete screed | – | 50 | 50 | 50 | 50 | – |
| 1.10.2. | Cement screed | – | 30 | 30 | 30 | 30 | 30 |
| 1.10.3. | *Teraco* screed | 60 | 60 | 60 | – | – | – |
| 1.10.4. | Brick screed | – | – | – | – | – | 50 |
| 1.10.5. | Mastic (polyvinylacetate) | 15 | 15 | 15 | 70 | 60 | – |
| 1.10.6. | Mastic (for example, polyester, polyurethane) | 20 | 20 | 20 | 20 | – | – |
| 1.10.7. | Cement, ceramic and stone mass tiles | 70 | 70 | 70 | 70 | 60 | 50 |
| 1.10.8. | Polymer material tiles (for example, polyvinylchloride) | – | 10 | 10 | 10 | 10 | 10 |
| 1.10.9. | Linoleum or rubber linoleum | 20 | 20 | 20 | 20 | 20 | 20 |
| 1.10.10. | Timber boarding on soils | – | 20 | 20 | – | – | 20 |
| 1.10.11. | Timber boarding on coverings | 30 | 30 | 30 | – | – | 30 |
| 1.10.12. | Gypsum board floor foundations | 70 | 70 | 70 | 70 | 60 | 50 |
| 1.10.13. | Fibre board panels | – | – | 15 | 15 | 15 | 15 |
| 1.10.14. | Chipboard slab floor foundations | 40 | 40 | 40 | 40 | 40 | 40 |
| 1.10.15. | Parquetry floor panels | 80 | 80 | 80 | 70 | 60 | 50 |
| 1.10.16. | Parquet blocks, mosaic parquet or parquet panel, hardwood laminate parquet | 70 | 70 | 70 | 70 | 60 | 50 |
| 1.10.17. | Laminate parquet | 25 | 25 | 25 | 25 | 25 | 25 |
| 1.10.18. | Plywood floor foundations | 40 | 40 | 40 | 40 | 40 | 40 |
| 1.10.19. | Carpet-type - textile | 15 | 15 | 15 | 15 | 15 | 15 |
| **1.11. Heating Devices** |
| **1.11.1. Fixed and Central Heating Devices** |
| 1.11.1.1. | Stoves with solid heating fuel | 100 | 100 | 100 | 70 | 60 | 50 |
| 1.11.1.2. | Fireplaces with solid heating fuel | 100 | 100 | 100 | 70 | 60 | 50 |
| 1.11.1.3. | Ranges with solid heating fuel | 50 | 50 | 50 | – | – | 50 |
| 1.11.1.4. | Ranges with heating wall and solid heating fuel | 50 | 50 | 50 | – | – | 50 |
| 1.11.1.5. | Floor heating system with polymer material pipes | 40 | 40 | 40 | 40 | 40 | – |
| 1.11.1.6. | Floor electric heating cable system | 40 | 40 | 40 | 40 | 40 | – |
| **1.11.2. Portable Heating Devices** |
| 1.11.2.1. | Portable ranges, stoves and fireplaces with solid heating fuel | – | 20 | 20 | 20 | 20 | 20 |
| **1.12. Windows and Doors** |
| 1.12.1. | Wood frame windows and balcony doors | 20 | 20 | 20 | 20 | 20 | 20 |
| 1.12.2. | PVC windows in plastic frames | 20 | 20 | 20 | 20 | 20 | 20 |
| 1.12.3. | PVC windows in glued wood frames | 20 | 20 | 20 | 20 | 20 | 20 |
| 1.12.4. | PVC windows in aluminium/wood frames | 20 | 20 | 20 | 20 | 20 | 20 |
| 1.12.5. | Doors in apartment premises | 40 | 40 | 40 | 40 | 40 | 40 |
| 1.12.6. | Entry doors of apartments | 40 | 40 | 40 | 40 | 40 | 40 |
| 1.12.7. | External wood doors of houses | 30 | 30 | 30 | 30 | 30 | 30 |
| 1.12.8. | External steel doors of houses | 50 | 50 | 50 | 50 | 50 | 50 |
| 1.12.9. | External PVC doors of buildings in plastic frames | 10 | 10 | 10 | 10 | 10 | 10 |
| 1.12.10. | External PVC doors of buildings in aluminium frames | 25 | 25 | 25 | 25 | 25 | 25 |
| 1.12.11. | Closing mechanisms for external doors | 15 | 15 | 15 | 15 | 15 | 15 |
| 1.12.12. | Garage doors | – | – | – | – | – | 30 |
| **1.13. Interior Finish** |
| 1.13.1. | Wall surface plaster | 60 | 60 | 60 | 50 | 50 | – |
| 1.13.2. | Timber surface plaster – walls, ceilings on a wooden lath lattice | 40 | 40 | 40 | – | – | 40 |
| 1.13.3. | Ceramic tile finish | 60 | 60 | 50 | 50 | 50 | 50 |
| 1.13.4. | Gypsum board sheet finish | 30 | 30 | 30 | 30 | 30 | 30 |
| 1.13.5. | Paintwork with water colours | 5 | 5 | 5 | 5 | 5 | 5 |
| 1.13.6. | Paintwork with emulsion paints | 7 | 7 | 7 | 7 | 7 | 7 |
| 1.13.7. | Paintwork with oil or synthetic paints, enamels and varnishes | 10 | 10 | 10 | 10 | 10 | 10 |
| 1.13.8. | Finish with wallpaper or textile | 10 | 10 | 10 | 10 | 10 | 10 |
| **1.14. External Finish** |
| 1.14.1. | Natural stone finish | 150 | 125 | 100 | – | – | – |
| 1.14.2. | Finish with cement (MINERIT type) or ceramic plates | – | 70 | 70 | 70 | 60 | – |
| 1.14.3. | Finish with carpet mosaic tiles | – | 30 | 30 | 30 | 30 | – |
| 1.14.4. | Terrazzo plaster | 70 | 50 | 50 | – | – | – |
| 1.14.5. | Brick wall finish in gauged mortar | 70 | 50 | 50 | 50 | – | – |
| 1.14.6. | Brick wall finish in lime mortar | – | 50 | 50 | – | – | – |
| 1.14.7. | Stone or finish lime paint | – | 20 | 20 | – | – | – |
| 1.14.8. | Stone or finish silicate paint | 20 | 20 | 20 | – | – | – |
| 1.14.9. | Stone or finish polymer paint | 20 | 20 | 20 | – | – | – |
| 1.14.10. | Stone or finish silicone-treated paint | 25 | 25 | 25 | – | – | – |
| 1.14.11. | A thin layer of plaster on lath along the external layer of effective thermal insulation | 40 | 40 | 40 | 30 | 30 | – |
| 1.14.12. | Wooden surface oil paint (on southern facades) | 3 | 3 | 3 | 3 | 3 | 3 |
| 1.14.13. | Wooden surface oil paint (on northern facades) | 10 | 10 | 10 | 10 | 10 | 10 |
| **2. Engineering Communications and Associated Engineering Installations** |
| **2.1. Cold Water-Pipe and Sewerage** |
| 2.1.1. | Galvanised tube piping (with threaded sockets) (galvanised sockets are not recommended) | 30 | 30 | 30 | 30 | 30 | 30 |
| 2.1.2. | Piping from black steel gas pipes | 15 | 15 | 15 | 15 | 15 | 15 |
| 2.1.2.1. | Multi-layer piping | 15-20 | 15-20 | 15-20 | 15-20 | 15-20 | 15-20 |
| 2.1.2.2. | Plastic piping (with chlorine elements) | 15-20 | 15-20 | 15-20 | 15-20 | 15-20 | 15-20 |
| 2.1.3. | Sewerage piping with cast iron pipe fittings | 60 | 60 | 60 | 60 | 60 | 60 |
| 2.1.4. | Sewerage piping with plastic pipe fittings | 70 | 70 | 70 | 70 | 70 | 70 |
| 2.1.5. | Toilet taps | 30 | 30 | 30 | 30 | 30 | 30 |
| 2.1.6. | Ceramic washbasins | 30 | 30 | 30 | 30 | 30 | 30 |
| 2.1.7. | Ceramic toilets, bidets | 30 | 30 | 30 | 30 | 30 | 30 |
| 2.1.8. | Flushing cisterns | 150 | 125 | 100 | 70 | 60 | 50 |
| 2.1.9. | Polymer material baths | 30 | 30 | 30 | 30 | 30 | 30 |
| 2.1.10. | Enamelled cast-iron baths | 60 | 60 | 60 | 60 | 60 | 60 |
| 2.1.11. | Enamelled metal baths | 50 | 50 | 50 | 50 | 50 | 50 |
| 2.1.12. | Shower cabins with enamelled metal trays | 30 | 30 | 30 | 30 | 30 | 30 |
| 2.1.13. | Dishwashers and stainless steel kitchen sinks | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.1.14. | Cast iron dampers and valves | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.1.15. | Brass valves | 40 | 40 | 40 | 40 | 40 | 40 |
| **2.2. Hot-Water Pipe** |
| 2.2.1. | Galvanised piping systems (only with threaded sockets) with a vent and water filtration (galvanised pipes not recommended) | 20 | 20 | 20 | 20 | 20 | 20 |
| 2.2.2. | Galvanised piping systems (only with threaded sockets) without water preparation (galvanised pipes not recommended) | 15 | 15 | 15 | 15 | 15 | 15 |
| 2.2.2.1. | Multi-layer piping | 15-20 | 15-20 | 15-20 | 15-20 | 15-20 | 15-20 |
| 2.2.2.2. | Plastic piping (with chlorine elements) | 15-20 | 15-20 | 15-20 | 15-20 | 15-20 | 15-20 |
| 2.2.2.3. | Black steel gas pipes | 10 | 10 | 10 | 10 | 10 | 10 |
| 2.2.3. | Mixing valves (globe) | 30 | 30 | 30 | 30 | 30 | 30 |
| 2.2.4. | Towel airers (galvanised piping, nickel-plated, only with threaded sockets, on hot water pipes) | 30 | 30 | 30 | 30 | 30 | 30 |
| 2.2.5. | Cast iron dampers and valves |  |  |  |  |  |  |
| 2.2.6. | Brass valves and cone-shaped taps | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.2.7. | Bath stoves (with solid heating fuel) | 25 | 25 | 25 | 25 | 25 | 25 |
| **2.3. Central Heating** |
| 2.3.1. | Radiators (cast iron) | 50 | 50 | 50 | 50 | 50 | 50 |
| 2.3.2. | Calorifers in stairwells | 40 | 40 | 40 | 40 | 40 | – |
| 2.3.3. | Convectors | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.3.4. | Risers | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.3.4.1. | Heating element connection leads, copper risers | 50 | 50 | 50 | 50 | 50 | 50 |
| 2.3.4.2. | Heating element connection leads, multi-layer risers | 50 | 50 | 50 | 50 | 50 | 50 |
| 2.3.5. | Main pipelines (polymer material) | 50 | 50 | 50 | 50 | 50 | 50 |
| 2.3.6. | Internal main pipes, steel, industrially insulated | 50 | 50 | 50 | 50 | 50 | 50 |
| 2.3.7. | Main pipelines (polymer material) | 50 | 50 | 50 | 50 | 50 | 50 |
| 2.3.8. | Pipe insulation (rock wool) | 50 | 50 | 50 | 50 | 50 | 50 |
| 2.3.9. | Dampers | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.3.10. | Valves | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.3.11. | Individual heating unit heat exchanger | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.3.12. | Individual heating unit hot water heat exchanger | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.3.13. | Individual heating unit automatic regulating device | 40 | 40 | 40 | 40 | 40 | 40 |
| **2.4. Premise Vents and Ventilation** |
| 2.4.1. | Electric fans | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.4.2. | Vent channels (in walls) | 100 | 100 | 70 | 70 | 60 | 50 |
| 2.4.3. | Fixed conditioners | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.4.4. | Ventilation air pipes, tin, industrially manufactured | 50 | 50 | 50 | 50 | 50 | 50 |
| **2.5. Dry Waste Pipes** |
| 2.5.1. | Waste shafts, valves, dampers | – | – | – | 30 | 30 | – |
| 2.5.2. | Waste collection chamber | – | – | – | 70 | 60 | – |
| 2.5.3. | Ventilation | – | – | – | 30 | 30 | – |
| 2.5.4. | Shaft | – | – | – | 70 | 60 | – |
| **2.6. Natural Gas and Liquid Gas Installations** |
| 2.6.1. | Natural gas pressure reduction device | 50 | 50 | 50 | 50 | 50 | 50 |
| 2.6.2. | Internal piping | 50 | 50 | 50 | 50 | 50 | 50 |
| 2.6.3. | Gas ranges | 20 | 20 | 20 | 20 | 20 | 20 |
| 2.6.4. | Gas water heaters | 15 | 15 | 15 | 15 | 15 | 15 |
| 2.6.5. | Gas heating devices | 20 | 20 | 20 | 20 | 20 | 20 |
| **2.7. Electric Installations** |
| 2.7.1. | Electricity supply inlet switching station devices | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.7.2. | Main electricity supply copper cables | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.7.3. | Apartment electricity supply copper cables | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.7.4. | Electricity supply for the stand-by lighting in communal premises | 30 | 30 | 30 | 30 | 30 | 30 |
| 2.7.5. | Manufacturing and technical premises lighting supply | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.7.6. | Elevator and hoist mains supply | 30 | 30 | 30 | 30 | 30 | 30 |
| 2.7.7. | Mains supplies for built-in appliances | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.7.8. | Household electric ranges | 30 | 30 | 30 | 30 | 30 | 30 |
| **2.8. Low-Intensity Current Devices** |
| 2.8.1. | Supply installation for house internal communications and security, fire-fighting and alarms | 30 | 30 | 30 | 30 | 30 | 30 |
| 2.8.2. | Supply installation for house internal communications and security, sensors, measuring devices etc. | 30 | 30 | 30 | 30 | 30 | 30 |
| 2.8.3. | Intercom supply installation | 30 | 30 | 30 | 30 | 30 | 30 |
| 2.8.4. | Intercom elements in apartments | 30 | 30 | 30 | 30 | 30 | 30 |
| 2.8.5. | Portable intercom elements (by entrances) | 30 | 30 | 30 | 30 | 30 | 30 |
| 2.8.6. | Electric switches for intercom installations | 30 | 30 | 30 | 30 | 30 | 30 |
| 2.8.7. | Building management system (*BMS)* | 50 | 50 | 50 | 50 | 50 | 50 |
| **2.9. Passenger Elevators** |
| 2.9.1. | Passenger elevators | 30 | 30 | 30 | 30 | 30 | – |
| **2.10. External Water Pipe, Sewerage and Heating Supply Engineering Networks** |
| 2.10.1. | Water pipe inlet, cast iron pipes | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.10.2. | Water pipe inlet, steel pipes | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.10.3. | Water pipe inlet, polymer material pipes | 50 | 50 | 50 | 50 | 50 | 50 |
| 2.10.4. | Courtyard household, rainwater drainage system and building sewer, cast iron pipes | 40 | 40 | 40 | 40 | 40 | 40 |
| 2.10.5. | Courtyard household, rainwater drainage system and building sewer, ceramic, polymer material or asbestos-cement pipes | 50 | 50 | 50 | 50 | 50 | 50 |
| 2.10.6. | Draw-off taps | 35 | 35 | 35 | 35 | 35 | 35 |
| 2.10.7. | Centralised heating supply circuit | 35 | 35 | 35 | 35 | 35 | 35 |
| 2.10.8. | Courtyard gas pipe | 50 | 50 | 50 | 50 | 50 | 50 |
| 2.10.9. | Foundation drainage | 50 | 50 | 50 | 50 | 50 | 50 |
| **2.11. External Landscaping** |
| 2.11.1 | Bituminous concrete covering of roads | 20 | 20 | 20 | 20 | 20 | 20 |
| 2.11.2. | Bituminous concrete covering of pavements, covering along the building perimeter | 20 | 20 | 20 | 20 | 20 | 20 |
| 2.11.3. | Areas and footpaths with gravel covering | 10 | 10 | 10 | 10 | 10 | 10 |
| 2.11.4. | Areas and footpaths with concrete tile covering | 35 | 35 | 35 | 35 | 35 | 35 |

Note. The average standard lifetime of a residential house, the constructive elements, finish and engineering appliances thereof is indicated in normal operational conditions. The average standard lifetime of elements, finish and engineering appliances subject to an aggressive environment shall be applicable by coefficient 0.8 – in a weakly aggressive, 0.6 – in an average aggressive and 0.4 – in a very aggressive environment.

Minister for Economics A. Kampars

**Annex 3**

Cabinet Regulation No. 907

28 September 2010

**Residential House Survey Registration Log**

*[20 September 2011]*

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| No. | Date of survey | Object to be surveyed (residential house or part thereof, name of installation or element, type of engineering communication) | Survey result | Activities required for the rectification of damages (if damages have been determined) | Surveyor (name of the legal person or given name, surname of the natural person) | Signature |
|  |  |  |  |  |  |  |