

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

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	Stone (brick), large block or large panel	Timber beam, metal beam with a brick wall vault infill, mixed construction	100	

		foundation				
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	Batches 1-316; 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	Batches 103; 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
Kampars

A.

**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	60	60	60	60	60	–

	cellar coverings (cellar ceiling), passages						
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 <i>HAMMERIT</i> 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	35	35	35	35	–	35

	and drainage pipes, facade overhang covers						
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.	<i>Teraco</i> 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,	20	20	20	20	–	–

	polyurethane)						
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	30	30	30	30	30	30

	water pipes)						
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 (<i>BMS</i>)	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
Kampars

A.

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
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