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];

18 December 2018 [shall come into force from 21 December 2018].

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

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

[*20 September 2011*]

2. The survey, technical servicing and current repair (hereinafter – the repair) of the residential house, the facilities and communications located therein (hereinafter – the engineering networks) 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.

[*18 December 2018*]

3. Technical condition of the residential house, its constructions, and also all facilities and engineering networks therein shall be established in the visual inspection. Those constructions, parts of facilities and engineering networks of the residential house which cannot be accessed due to the technical solution of the structure shall not be visually inspected. The fact of visual inspection shall be registered in the Residential House Survey Registration Log which is part of the house file.

[*18 December 2018*]

3.1 Constructions of the residential house, its communal facilities and parts of engineering networks located in the groups of residential and non-residential premises shall be visually inspected once per year in random order if the owner of the residential house has provided such possibility. If the owner of the residential house does not ensure the administrator the possibility to perform visual inspection, this fact shall be recorded in the Residential House Survey Registration Log.

[*18 December 2018*]

4. The repairs shall be made to ensure continuous operation of the residential house and the facilities and engineering networks therein. The repairs may be:

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

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

[*20 September 2011; 18 December 2018*]

5. The proprietary border of the residential house, the facilities and the engineering networks located therein shall be determined by laws or regulations or the contracts entered into by the administrator of the residential house and the relevant service provider.

[*18 December 2018*]

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

[*18 December 2018*]

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

[*18 December 2018*]

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

[*18 December 2018*]

8. The manufacturer or laws and regulations shall determine the technical servicing intervals and technical servicing operations of the residential house, the facilities and the engineering networks located therein. If the manufacturer’s instructions are not available or the abovementioned intervals and operations are not determined by laws and regulations, these shall be determined by the administrator of the residential house.

[*18 December 2018*]

8.1 In order to use heating more effectively, and also to reduce payments, the administrator of the residential house 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 networks belonging to other persons are located in the residential house, the technical servicing intervals and technical servicing operations thereof shall be determined by the owner of the respective facilities or engineering networks, unless otherwise specified by the manufacturer or laws and regulations.

[*18 December 2018*]

10. Within the scope of the visual inspection of land attached to the 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 – visual inspection of gutters;

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

10.2. on greenery:

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

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

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

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

10.3.2. once a year – visual inspection to determine whether subsidence has occurred;

10.3.3. once a year – visual inspection to determine whether other damage has occurred;

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

[*18 December 2018*]

11. During the preventive survey of the residential house and basic constructions of buildings belonging thereto once a year, unless another interval has been specified in this Paragraph of the Regulation, the following activities shall be performed:

11.1. visual inspection of the foundations to determine whether:

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. visual inspection of the load-bearing walls, ceilings and stairs to determine whether:

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. visual inspection of the roof and overhang of the roof twice a year:

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. the cleanliness of gutters;

11.3.6. gutter system to determine whether parts of the system have become deformed, corroded, missing or have other damage;

11.4. visual inspection of facade elements:

11.4.1. facades, balconies, plinths and cornices;

11.4.2. windows and doors, their frames and seals;

11.4.3. locks, hinges – once per six months;

11.4.4. glazing or surface, and also coverings of wood window and door frames;

11.5. visual inspection of chimneys and flues to determine whether cracks and damage caused by damp have occurred;

11.6. visual inspection of cellar premises:

11.6.1. walls, floors and ceilings to determine whether damp or mould stains or condensation have occurred;

11.6.2. to determine whether condensation has occurred on drainpipes or other structures in the cellar premises;

11.6.3. to determine whether water is seeping in.

[*18 December 2018*]

12. Once a year visual inspection of the residential house and the floor, ceiling and wall surfaces of the internal premises belonging thereto shall be performed to determine whether cracks, subsidence or condensation, or other mould promoting factors or mould fungi have occurred.

[*18 December 2018*]

13. Twice a year visual inspection of engineering networks shall be performed in the groups of communal premises and other groups and parts of premises under joint ownership of the residential building in accordance with Paragraph 3 of this Regulation:

13.1. the heating system;

13.2. the water supply system;

13.3. the drainage system;

13.4. the ventilation system and air conditioning equipment;

13.5. the gas supply system;

13.6. the power supply system.

[*18 December 2018*]

13.1 Within the scope of a visual inspection, a leakage test of the engineering network entry points and the windows, doors, hatches, shafts and other facilities and elements in the groups of communal premises shall be performed, in order to determine whether 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 administrator of the residential house.

[*20 September 2011; 18 December 2018*]

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 network contained therein, as well as following emergency situations which may cause a threat.

[*20 September 2011; 18 December 2018*]

15. If damage to the residential house or the facilities and the engineering networks therein is established during a visual inspection, the administrator shall:

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

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

15.3. prepare recommendations for the owner of residential house owner (association of apartment owners) for the taking of the decision on the arrangement for the performance of tasks for technical surveys, making the 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; 18 December 2018*]

15.1 If conditions which cause the escape of heat into the surrounding environment are established 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; 18 December 2018*]

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 Elimination of Damages to the Residential House, the Facilities and the Engineering Networks Located Therein**

[*18 December 2018*]

17. Emergency repairs shall be made if the following damages to the residential house and the facilities and the engineering networks therein are established:

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 networks;

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 the laws and regulations provide for the emergency elimination thereof or if they pose a significant threat;

17.16. damage to the damp-proofing of engineering network inlets;

17.17. damage to engineering systems significant for fire safety;

17.18. damage to individual elements of dangerous facilities (elevators).

[*20 September 2011; 18 December 2018*]

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

[*18 December 2018*]

19. If such circumstances are established during a visual inspection or technical survey which may cause the occurrence of damage, the administrator of the residential house shall take the necessary measures for the elimination of the abovementioned circumstances.

[*18 December 2018*]

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

[*20 September 2011*]

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

21. The administrator of a residential house shall plan measures for improving energy efficiency, including the changing of deteriorated elements or constructions, if the average consumption of thermal energy of the residential house in which thermal energy is used for the 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 the 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*]

21.1 If the residential house has undergone the certification of the energy performance or the inspection of heating or air conditioning system, the administrator of the residential house shall, when planning measures for increasing the energy performance, take into account the recommendations of an independent expert provided in the energy performance certificate or inspection report of the heating or air conditioning system.

[*18 December 2018*]

22. When planning the renovation of the residential house, the administrator of the residential house shall implement 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 established, the administrator shall implement 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. provide sealing to windows and doors or replaces them.

[*18 December 2018*]

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

[*7 January 2014*]

**V. Closing Provisions**

[*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; 18 December 2018*]

|  |  |  |
| --- | --- | --- |
| 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 | – |
| 1.2.3. | 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 | – | – | – |
| 1.2.4. | 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 | – |
| 1.2.5. | 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 |
| 1.2.6. | 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 | 45 | 45 | 45 | 45 | 45 | 45 |
| 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 Networks and Engineering Appliances Related Thereto** |
| **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 | 45 | 45 | 45 | 45 | 45 | 45 |
| 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 groups of 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; 18 December 2018*]

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| No. | Date of survey | Object to be surveyed (residential house or part thereof, name of installation or element, type of engineering network) | 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 |
|  |  |  |  |  |  |  |