Role and importance of permit on use for building of category 1 on safety and quality of life

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Role and importance of permit on use for building of category 1 on safety and quality of life.

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Abstract. This paper treats procedure of issuing a permit on use of category I building, statistics from municipal archive data and the method of awareness raising programs for the importance of possessing permit on use for this construction category. Paper also aims to show the current procedures of getting permit on use for the 1st category of construction (low hazardous buildings). In addition, paper shows exact number of certificates of use in the Municipality of Pristina since 2001, until 2019, the importance of possessing the certificate of use as well as the citizen awareness method for initiating the procedure for getting permit on use. Furthermore, paper treats and analyses risk and consequences faced for safety and security of users (inhabitants) at the building that did not passed through process of verification and final control before issuing permit on use.

Keywords: permit on use, safety, procedures, municipality, quality of life

Introduction

Permit on use (Certificate) is last process determined by law on construction in Kosovo before getting certification on use and it is regulated by law 04/L-110. A focus of this paper is more to residential (individual) houses all data presented shows that this process has no focus from owners and neither from authorities. Building community, being not obligated to conduct last control on constructed houses, are not interested to invite authorities for final professional check of house before handover to families. Families as well being enthusiastic on getting a new constructed house and having no pressure to get through final professional house check, they do not take any action to fulfill criteria set by construction law for new residential construction. In this regard it is clear that family awareness for getting in at the house without any professional check. Aspect of completing entire process of construction permit can be related with mentality and awareness that users of the residential building have. Mainly this final process can be determined as lack of focus of Permit Issuing Authorities in municipal level and central level as well. Having less control in the process give possibilities to create impression from users of less importance of getting certificate on use. In fact process is very important and focuses on control of building stability, infrastructure and heating and cooling elements and factors. Below picture presents steps and main systems to be controlled during final check to ensure users for aspects of structure stability, safety and health condition. Some of issues are determined during process of application for permit, but final check make sure professional implementation of project. Considering well established process by law and implemented in multi apartment housing building, there is no need to create new concept of inspection groups for certificate on use. The only gap in this process is law implementation on completing permit process after construction of residential buildings. Certificate on use, not only in Pristina-capital, but as well in other
municipalities of Kosovo is not part current process of permit process although there is a good base in law for successful completing of last stage of construction permit that is Certificate on use.

THE MAJOR SYSTEMS OF A HOUSE

Benefits of having certificate on use

Process of issuing certificate is accompanied with benefits for local authorities and mainly for house resident. As this process contains control of all parameters that have impact on safety function performance of living activities. As house construction has components that directly have impact on life and health of inhabitants this process is considered of interest and mainly in developed countries is strictly implemented. Kosovo as post war conflict country considered as country in transition with several local and regional political impact, did not managed to implement final stage of permit that is certificate on use. This process, a part that is legally obligatory, brings several benefits to users as:

- Safety
- Quality of life
- Legal opportunity

Safety - Final check of all implemented systems after completing building means ensuring all systems have final approval from experts of the fields for the respective systems. The final control involves expert of every field that are part of the residential building that are grouped in the fields analyses (at the residential building) and prepare report for local authorities based on permit issued from them for residential building. Report, a part that provides measurements of current parameters and performance of residential buildings, trays to analyze implementation of current standards that are established or approved for respective system applied during construction. Having final check and positive feedback ensures users and local authority a safety performance of all components applied in residential house. Safety for users is not only certificate but as well
gives psychological satisfaction to users and guarantee for secure components performance during use of residential unit.

**Quality of life**- is determined by having all quality control of all systems and ensure quality implementation of systems during construction. Quality of life in not anymore control before certification, but quality performance of all systems during use of residential building by being safe on use and give satisfaction to users. Certifying systems before use at the residential buildings will have big impact in life quality as guarantee for maximum safety performance and providing quality of service during use.

**Legal opportunity**- Are important part to the users for any legal involvement of building during use. Certificate provides important figures for building performance that can be taken in account during, Loans, leasing, energy performance, value of building, market value of building, insurance value, compensation in case of natural disasters, etc. Having no permit completed with certificate on may end up with following:

- Less Safety and Security
- Legal Consequences
- Health

**Less Safety and Security**- Testing all systems before use is a very professional and important process for protecting human life. Therefore having no test performed in the residential house, as it is now in all Municipalities of Kosovo may end up with no certificate on following systems performance:

- Installation (water, sewage)
- electricity
- Gas
- heating and cooling system
- Structure Stability (after construction)

All above mentioned systems are permanent threat to the users as the users have to rely on producer certificate without being insured that implementation was performed accordingly and based on standards. Although it may happen that implementation was correct it could be that performance of system is not satisfying user’s needs. Being not tested before use and certified based on requirements and standards, system will always be threat of les performance and reduce quality of life by having a psychological impact to users.

**Legal Consequences**- considering residential building as potential for destruction during natural disasters and those created by humans it is a big threat of determining value of building that can be part of legal dispute. Furthermore residential building without having permit and certificate on use may not be considered and potential to be accounted on:

- Responsibility (after accidents at residential houses)
- Loans
- Market value

Therefore, residential buildings without legal documents completed (certification on use) may not be suitable for legal action mentioned above and will not be considered a real value as asset for legal activities residential building and residential building performance; Human life is the main focus and determination why we should perform process for getting a Certificate on use to ensure that users are safe to use and in any case of accident easy identify responsibility for legal argumentation/

**Health**- Is main factor to be provided by residential building to users. Being as very complex and multidimensional, health can be considered that is influenced by several building performance
and systems that are main components of the residential building. Following are some of the components that have impact on users health:

- Humidity
- Stability of the building structure
- Proper ventilation
- Appropriate electricity voltage
- Psychological

Certificate on Use Statistics for Municipality of Prishtina

Although all Municipalities in Kosovo are presented with very low number of certificates on use that have been issued after the war (since 1999), our focus is at Prishtina Municipality and analyses is conducted at the municipal level starting from the period of 2001-2018.

<table>
<thead>
<tr>
<th>Year</th>
<th>Total number of construction permit issued</th>
<th>Residential buildings (houses)</th>
<th>Multi store buildings</th>
<th>Permit on use request</th>
<th>Permit on use granted</th>
</tr>
</thead>
<tbody>
<tr>
<td>2001</td>
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<td>1</td>
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<td>2</td>
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</table>

The results are presented in the table above divided by year. It is clear that numbers for Certification for use are increasing every year but not enough as they have to be equivalent with number of permits. Although problem identified as to be related with political potential to
implement construction law, Pristina Municipal government has to make sure that all completed residential building get Certification on Use.

**Conclusion**

Process of application for residential permit by current construction law has a final phase that is Certificate on use. Based on analyses presented above it is clear that there are a lot of benefits that all residential building go through process to get certification on use. Besides legal requirements, there are as well increase of quality of life and make safe and secure environment at the residential house. It is identified that responsible for not having permit on use in Pristina and at other municipalities are central and Local Authority and as well Owner (investor). Those two components are responsible for not implementing law and procedures that they obligated to do (local and central authority) and not being enough in favor of getting final certificate because of lack of awareness, financial impact and not being forced to complete all permit procedures by local government (owner-investor)

**Recommendation**

Implement current law in force for construction that have clear procedures on Certification on use. Get more awareness campaign for owners-invertors for benefits of getting Certificate on use by supporting this process with effective support and less procedures.

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