

ABNT 16280 Standard – Renovation in buildings

**NORMA
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**ABNT
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Reforma em edificações - Sistema de gestão de reformas - Requisitos

Renovation consists of revitalizing the environment or work with the aim of improving the aesthetics and practicality of the place. It is an activity associated with the fields of engineering and architecture and requires a technician responsible for analyzing the associated risks as well as planning activities, budgeting and records generated.

Due to the collapse that occurred in the center of the city of Rio de Janeiro, on January 25, 2012, with the Liberdade Building, and in response to society's demand for standardization of renovation services, the Brazilian Association of Technical Standards - ABNT, for Through the Brazilian Civil Construction Committee (ABNT/CB-02), studies began with the aim of creating standards relating to design, execution and control in renovation works (SINDUSCON/SP, 2014).

The NBR 16280 standard that establishes requirements for the management system for renovations in buildings, published on March 18, 2014, came into force on April 18 of the same year, arising from the need to guarantee the safety of users in the face of interventions resulting from carrying out reforms.

This approach is justified by the high number of buildings that currently need, or will soon need, to undergo renovations to recover performance. Furthermore, it is relevant because there are no clear parameters for evaluating the state of degradation of construction elements/systems in terms of recovering their ability to meet functional requirements safely.

Renovation is, according to NBR 16280 (ABNT, 2020), “any change in the conditions of the building with the aim of recovering, improving or expanding its conditions of habitability, use or safety, and that is not maintenance. This applies even if there is no change in function, that is, the changed space does not start to be used for another purpose.”

Maintenance, according to NBR 5674 (ABNT, 2012), “is the set of activities that must be carried out throughout the entire life of the building to preserve or recover its functional capacity and its constituent systems to meet the needs and security of its users.”

The aging of buildings generates some problems, such as functional obsolescence, reduced system performance and the emergence of pathological manifestations. Due to these processes, the need for renovation activities to be disciplined as a management activity arose, both in individual units and even in common areas as recommended by NBR 16280 (ABNT, 2020).

This standard proposes that the renovation activity be managed through process requirements, design, execution, security and control of renovations, in addition to proposing guidelines so that the renovation takes place without harm to any of the users, and must be documented and communicated to the legally responsible party. of the building before its start.

Quadro 1 – Requisitos normativos estabelecidos pela norma de reformas, NBR 16280 (ABNT, 2020).

| Requisito | Título |
|------------------|------------------------------------------------------------------------|
| 4 | Requisitos para a gestão da reforma – Organização de diretrizes |
| 5 | Requisitos para realização de reformas em edificações |
| 5.1 | Requisitos gerais |
| 5.2 | Áreas privativas |
| 5.3 | Áreas comuns |
| 6 | Incumbências ou encargos |
| 6.1 | Responsável(is) legal(is) da edificação |
| 6.1.1 | Antes do início da obra de reforma |
| 6.1.2 | Durante as obras de reforma |
| 6.1.3 | Após as obras de reforma |
| 6.2 | Proprietário de unidade autônoma, quando edificação em condomínio |
| 6.2.1 | Antes do início da obra de reforma |
| 6.2.2 | Durante as obras de reforma |
| 6.2.3 | Após as obras de reforma |
| 7 | Requisitos para a documentação das obras de reforma |
| 7.1 | Arquivo |
| 7.2 | Registros |

Therefore, the technician responsible has the obligation to inform users and the building manager, making everyone aware of the details about the maintenance plan that must be followed after the renovation.