

## COLIVINGLIGURIA

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# Attic Bathroom Project

Non-load-bearing partition demolition, service-space recovery, and  
height verification

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# Abstract

This report describes the planned intervention on the existing bathroom of Casa del Noce: demolition or repositioning of the non-load-bearing partition currently delimiting the bathroom, incorporation of an adjacent attic portion, and configuration of the room as a service space compatible with Ligurian attic rules. The starting design assumption is that the incorporated portion has an average clear height of at least 2.10 m, without improperly counting beams or punctual elements, and minimum wall height not below 1.30 m where relevant. Every datum remains subject to the 3D survey, manual measurements, and certification by the technician.

## Table of Contents

|            |                                                  |          |
|------------|--------------------------------------------------|----------|
| <b>§ 1</b> | <b>Context and Introduction</b>                  | <b>2</b> |
| 1.1        | Purpose and service-room requirements            | 2        |
| 1.2        | Materials, systems, and self-executed works      | 2        |
| 1.3        | 3D survey and architectural design               | 2        |
| <b>§ 2</b> | <b>Regulations and Permits</b>                   | <b>3</b> |
| 2.1        | CILA regime for the attic bathroom               | 3        |
| 2.2        | Building title and sources                       | 3        |
| 2.3        | Municipal notice and stop conditions             | 3        |
| <b>§ 3</b> | <b>Photographs, Surveys, Plans, and Drawings</b> | <b>4</b> |
| 3.1        | Required drawings                                | 4        |
| 3.2        | Required photographs                             | 4        |
| 3.3        | Bathroom checklist                               | 5        |
| <b>§ 4</b> | <b>Execution Phases and Practical Procedure</b>  | <b>5</b> |
| 4.1        | Survey and height calculation                    | 5        |
| 4.2        | Probes, system isolation, and demolition         | 6        |
| 4.3        | New boundary, fixtures, and ventilation          | 6        |
| 4.4        | Finishes and final check                         | 6        |

## § 1 Context and Introduction

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### 1.1. Purpose and service-room requirements

The work aims to make the bathroom more functional by using a portion of the attic currently separated by non-load-bearing partitions. It does not involve rafters, floor slab, roof, load-bearing masonry, or staircase; it does not create a new real-estate unit; it does not anticipate future structural works. The bathroom remains a service room. Liguria Regional Law 24/2001, Article 2, allows accessory or service attic spaces to have an average clear internal height reducible to 2.10 m and minimum wall height not below 1.30 m; the Health Ministerial Decree of 5 July 1975 remains the general reference for bathrooms at 2.40 m, but the special regional attic rules may be relevant if the technician confirms that the intervention truly falls within that case.

The 2.10 m average-height assumption must be demonstrated with calculation and section. Isolated beams must not be used to falsify the datum: if the regulation or technician allows them not to be computed as punctual elements, the reason must be written; if they affect real usability, they must appear in the drawing. Spaces below the minimum wall height or otherwise too low must be closed with fixed furniture or light works and used as accessory space, not as functional bathroom area. If the calculation does not exceed the limits, the room must be redesigned as storage, laundry, or technical room, or deferred to a broader solution.

### 1.2. Materials, systems, and self-executed works

The existing partition must first be identified as non-load-bearing. Possible materials for the new boundary are moisture-resistant plasterboard, light brick, or indoor moisture-resistant panels, with washable finish and adequate ventilation. If the bathroom includes shower, basin, WC, or drains, plumbing systems must be checked: moving drains, new water lines, ventilation, electrical works in bathroom zones, and extraction may require qualified contractors and declarations under Ministerial Decree 37/2008. Demolition of the partition may be self-executed only after verifying absence of cables, pipes, risers, and constraints.

Minimum equipment includes metal/cable detector, cutter, chisel and mallet for light probes, screw-driver, saw or tool suited to the material, rubble bags, dust sheets, vacuum, gloves, goggles, dust mask, closed shoes, and temporary lighting. Heavy blows must not be used before controlled probes have been opened. Rubble must be separated and disposed of correctly; no suspicious, friable, bituminous, or potentially contaminated material must be reused.

### 1.3. 3D survey and architectural design

The already available 3D survey must be used to turn the bathroom idea into a measurable perimeter: current partition line, attic section, beam positions, useful heights, low parts, passages, and relationship with the architect's future design. The current CILA must not anticipate a new floor slab or new stairs, which belong to a later phase; it must instead describe a light and autonomous solution, readable even if the broader apartment project changes in the future. If the future architectural design imposes a different layout, this report may be updated before filing or remain as discarded technical groundwork.

The portion to incorporate must not chase the maximum abstract area, but the best defensible area: one where dimensions can be demonstrated, systems can be managed, ventilation is solved, and daily use does not require low zones. Any use of props during probes or demolition is indicated as an operational precaution, not as structural need. If even temporarily a prop is needed to support a load-bearing element or an uncertain part of the roof/floor, the work leaves the self-execution procedure and returns to the technician before continuing.

The bathroom must remain self-contained with respect to the future phase: even if stairs or floor slab change later, the current CILA must be readable and verifiable by itself. For this reason, photographs and drawings must show the existing condition before demolition, the incorporated portion, and the

new room line; they must not generically refer to a broader design not yet filed. This self-containment makes the filing stronger and allows the technician to remove the intervention if a dimension does not work, without rewriting the whole file.

## § 2 Regulations and Permits

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### 2.1. CILA regime for the attic bathroom

The intervention is presented as a non-structural internal modification and functional recovery of part of the attic as a service room, not as general attic habitable recovery and not as structural work. The precautionary title remains CILA, to be sent within file EC-NO-004 with a voluntary wait of five working days before start. The classification depends, however, on four conditions: non-load-bearing partition, systems manageable without structural works, average clear height of at least 2.10 m in the service portion, and correct management of low spaces. If one of these conditions is missing, bathroom use must be corrected before filing or transformed into accessory space.

The Municipality must be able to see immediately that the filing is not asking to make the whole attic habitable. For this reason, the drawing must separate existing bathroom, incorporated portion, closed low portions, and residual excluded portions. Any self-executed demolition of the partition remains lawful only within the CILA perimeter and only after system probes; any unidentified drain, electrical line, or pipe suspends the work. The technician must decide whether systems can remain unchanged, require a qualified party, or make redesign necessary.

### 2.2. Building title and sources

Demolishing or moving the partition changes the internal distribution and falls under non-structural extraordinary maintenance: CILA is required, unless the technician assesses otherwise. The building part may be self-executed, but only if systems are not altered or if system works are performed by qualified parties. The main sources are Presidential Decree 380/2001, Articles 3 and 6-bis; Legislative Decree 222/2016; Liguria Regional Law 24/2001 Article 2; Cairo Montenotte Municipal Building Regulation, especially references to hygiene-health requirements, usability, and system safety.

The central legal point is the qualification of the space. The report must not promise an ordinary bathroom with standard requirements if the attic operates within the special regional framework: it must describe a service room in the attic, with demonstrated heights, closed low parts, and coherent use. The MIT DL Salva Casa Guidelines clarify that attic recovery remains coordinated with current regional law; therefore Liguria Regional Law 24/2001 is not an accessory detail, but the local basis to be checked together with the Municipal Building Regulation and the technician's certification.

Minimum official references: Liguria Region, Regional Law 24/2001, Article 2; MIT DL Salva Casa Guidelines; Normattiva Presidential Decree 380/2001.

The CILA report must state: non-load-bearing partition, no structural works, no change to shape or volume, average clear height of the attic portion, minimum wall height, method of closing low spaces, natural or mechanical ventilation, systems involved, and executing parties. If the bathroom does not meet requirements, the technician must not force the use: it is better to indicate accessory space, storage, or non-habitable laundry.

### 2.3. Municipal notice and stop conditions

In the PEC or covering note, the bathroom must be described as a service room obtained in a verified attic portion, not as generalized habitable attic recovery. The Municipality must immediately receive the key datum: 2.10 m average clear height to be demonstrated in section, minimum wall, and low parts excluded or closed. For this intervention too, ColivingLiguria waits five working days from the sending

of the general EC-NO-004 CILA before starting demolition or invasive probes, giving the Authority the possibility to request a different representation or additional dimensions.

Work stops if the partition is load-bearing or collaborating, if non-isolatable systems appear, if average-height calculation does not reach the useful limit, if ventilation cannot be solved, if drainage requires structural breakage, or if the technician does not accept service-room classification. In such cases the intervention is not forced: the perimeter is reduced, use is changed to accessory space, or the work is deferred to a later design phase with a different title.

## § 3 Photographs, Surveys, Plans, and Drawings

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### 3.1. Required drawings

Required drawings are current bathroom plan, proposed plan, dimensioned attic section, average-height calculation, minimum-wall line, low-space closure scheme, fixture position, ventilation, and systems. Drawings must distinguish what is demolished, what is built, and what remains non-habitable/accessory.

The most important drawing is the section. It must show at least two significant vertical dimensions, slope, beams, average-height line, minimum-wall line, perimeter of the computed zone, and perimeter of the excluded or closed zone. The plan must connect to the section with clear references, so that the Municipality can understand where the attic portion is and why it is treated as service space. If the 3D survey contains useful views, an axonometric view may be attached as support, but it does not replace dimensions and calculation.

The drawing must also distinguish three perimeters: existing bathroom, incorporated attic portion, and attic portion that remains excluded. This distinction prevents the intervention from being read as indiscriminate attic recovery. If the excluded portion is closed with fixed furniture or a light partition, the drawing must indicate the closure type and intended accessory use. If an access hatch or inspection opening is kept, it must be indicated. The technician's statement may later turn these data into concise CILA wording, but the graphic basis must remain complete.

The drawings must be coherent with any broader design by the architect. If the floor slab and stairs will change in the future under SCIA, the current drawings must not anticipate that configuration: they must represent the light CILA-phase proposed condition. Where a choice depends on the future project, an exclusion note is used, not an ambiguous drawing.

### 3.2. Required photographs

Pre-work photographs: existing bathroom, partition, attic portion to be incorporated, soffit, beams, any visible systems, and low points. In-work photographs: probes, demolition, uncovered systems, new partition structure, technical passages. Final photographs: completed room, low-space closures, ventilation, and finishes.

Photographs must follow the same logic as the calculation. For each relevant low point, a photograph with reference to the drawing must be produced, not an indistinct series of images. Probes on partitions must be photographed open, before closure, to demonstrate absence or presence of systems. Closures of low spaces must be photographed before final finishing, to show that those parts were not considered as ordinary usable area.

A minimum photographic series includes: general view of the bathroom before works; view of the partition from bathroom side and attic side; view of the portion to be incorporated with metric reference; photograph of high point and low point; photograph of beams or obstacles; photographs of probes; photograph of new marking; photograph of new partition frame; photograph of any pipes or

ducts; photograph of low closures; final photograph of the room. This sequence makes the intervention reconstructable even if, at the time of submission, complete executive drawings are not yet ready.

### 3.3. Bathroom checklist

The checklist prevents the bathroom from being presented as a closed solution while it still depends on unconfirmed dimensions, systems, or ventilation. Items must be checked only after survey and technician verification; otherwise the room must be described in the CILA as accessory space to be completed or redesigned.

- ☐ Non-load-bearing partition verified.
- ☐ Average clear height at least 2.10 m demonstrated.
- ☐ Minimum wall and low spaces managed.
- ☐ Systems verified and declarations planned if necessary.
- ☐ Bathroom ventilation demonstrated.

The report conclusion is favorable only as a conditional hypothesis: the work makes sense within the CILA and may largely be self-executed if the partition is truly non-load-bearing, if systems do not impose complex qualified works, and if average-height calculation confirms at least 2.10 m for the service space. Without these three conditions, the project must change use or wait for a broader design phase.

For this reason the checklist must not be closed verbally. Each checkmark must correspond to a drawing, photograph, or technical note. If the average-height drawing is missing, the item remains open; if system verification is missing, the item remains open; if ventilation is missing, bathroom use remains conditional.

## § 4 Execution Phases and Practical Procedure

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### 4.1. Survey and height calculation

Before touching the partition, the attic section must be measured. The survey must show highest point, lowest useful point, slope, beam position, minimum wall height, and closure line of non-usable spaces. The average-height calculation must be graphically attached: a virtual horizontal line or a point table is sufficient if clear. The result must demonstrate at least 2.10 m average for the service portion; if the result is borderline, margin must be left and fixtures must not be designed in the lowest points.

The calculation must be repeatable. The drawing must indicate the exact area considered in the computation, excluding portions that remain closed or unusable; it must state whether beams are computed, excluded as punctual elements, or considered as a real usability limit. If the 2.10 m average is reached only by choosing an overly favorable perimeter, the project must be corrected. The technician must be able to explain to the Municipality why the incorporated area is genuinely usable service space and not a low attic portion forced into the bathroom.

The survey must also record internal functions. Basin, WC, shower, passage, door opening, possible washing machine, or storage must be located in usable zones. Low spaces may become niches, cabinets, or technical closures, but they must not be necessary to use the main fixture. If the lowest part forces bending in ordinary circulation, the solution is not mature for CILA and must be redesigned before filing.

## 4.2. Probes, system isolation, and demolition

The first physical action is probing. Small portions of the partition are opened to verify whether it contains pipes, cables, or risers. If systems are present, work stops and the technician or qualified contractor intervenes. If the partition is clear, work proceeds from top to bottom, removing manageable parts, avoiding vibrations on the floor slab, and protecting floor and existing fixtures. Demolition must never become demolition of hidden supports or load-bearing elements.

Before probes, affected circuits must be isolated or made safe, verifying that the room does not contain active electrical lines, water branches, drains, extraction ducts, or unidentified pipes. Visual assessment of the partition is not sufficient: in small bathrooms, systems are often hidden or run near corners and ceilings. Every probe opening must be small, controlled, and photographed; if a pipe appears, the opening is not enlarged until a technical decision is made.

Self-executed demolition must be slow and reversible in the first phases. Finishes are removed first, then boards or light bricks, then any frames, keeping the work area clean and removing rubble in small quantities. Dust in bathroom and attic requires protection of drains and fixtures to avoid clogging. If it appears that the partition stiffens elements, encloses a main system passage, or contains suspicious material, demolition is suspended and the report is updated.

## 4.3. New boundary, fixtures, and ventilation

After demolition, the new bathroom line is marked, leaving low spaces outside or closing them with fixed furniture. The new partition must be light, moisture-resistant, and inspectable where systems pass. Fixtures must be placed in genuinely usable zones: shower and basin require comfortable heights and movement, while low spaces may serve as towel or product storage. Ventilation must be verified: window, rooflight, indirect ventilation, or mechanical extraction must be consistent with the regulation and bathroom use.

The new boundary must be marked on the floor and on the section before construction. The line must not chase every available centimeter: it must leave a bathroom that is simple to use and a coherent remaining attic. If moisture-resistant plasterboard is used, the frame must be fixed without damaging load-bearing elements and without enclosing non-inspectable systems. If light brick is used, the technician must confirm loads, supports, and floor compatibility. In both cases, the closed low part must have a clear function and remain documented.

Fixture positions must be decided after height calculation. A basin may tolerate a less generous area than a shower, but a shower requires more rigorous height, waterproofing, and ventilation. The WC requires adequate drain and ventilation; if moving the drain requires breaking floor slab or load-bearing masonry, the intervention exits the current perimeter. If only the space is extended without moving fixtures, the CILA remains simpler and self-execution more defensible.

## 4.4. Finishes and final check

Finishes must be washable in wet areas, moisture-resistant, and compatible with any attic ventilation. Before closing the new partition, systems, fixings, insulation, and passages are photographed. Final verification checks average height, closed spaces, absence of structural interferences, system operation, ventilation, and cleanliness. If systems have been modified, required declarations must be attached before considering the file complete.

Finishing must not hide an unverified solution. Before skimming or definitive closure, the following must be visible and photographed: frame of the new partition, any reinforcements for furniture, system passages, ventilation points, closure of low parts, and waterproofing in wet areas. In an attic bathroom, the main risk is not only planning law but also condensation and dampness: unsuitable materials or closed zones without ventilation may create mold and degradation even if the building filing is formally correct.

Final control must be performed against the drawing, not only visually. Real measurements, closure lines, fixture positions, door opening, ventilation, and absence of interferences are compared. If the

room is qualified as an attic service space, the file must preserve the very elements that justify that qualification. The technician's final statement must therefore refer to height calculation and management of low spaces.

**For ColivingLiguria S.r.l.**

*(Digitally signed document)*

**ColivingLiguria S.r.l.**

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