

## **Photogrammetry for building unauthorized use**

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The intervention of a municipal police officer in a strictly technical conference may seem, at first glance, a little forced, but it stems from the need to provide an answer to those who pour on the police, in general, easy accusations of poor efficiency.

The new law on the construction of soils, the so-called Bucalossi law, considerably expands the power of intervention against building unauthorism by the public authority and therefore administrative and criminal penalties have been strengthened both qualitatively and quantitatively.

Article. 32 of the new urban planning law provides that "the Mayor supervises the buildings that are carried out in the Municipality to ensure compliance with the provisions of this Law and regulations, with the provisions of the municipal regulatory plan and with the executive procedures established on the building permit . It will apply to such supervision of municipal officials and agents and any other means of control that it deems appropriate to adopt ”.

The expression "any other way" can well include the acquisition by municipal agents of the new technique of photogrammetric survey to exercise assiduous control of the building activity, in order to guarantee the implementation of the urban structure so studied. and scheduled.

But let's take a closer look at this building supervisory task entrusted to city police, as it is currently reassured.

It is well known that the intervention of the traffic policeman in building matters is carried out under the dual role of person in charge of the administrative control of the building activity by the Municipality and as a Judicial Police officer (ex art. 221 CPP) for the investigation of crimes in construction matters.

Moving from the legislative provision to the practical control that is carried out in the field of new buildings, it can be easily seen that here with us, and I believe almost everywhere, we cannot speak of complete efficiency of the Municipal Police and, indeed, according to the reports of the newspapers, sometimes we hear about cases of corruption of the same agents.

In the face of much needed control, there is the bitter consideration that today the police are almost unable to perform this important task and the main cause lies in the fact that they have to face new problems with old structures.

Let's examine for example the situation of the Municipality of Bari:

- five city policemen are located at the Technical Office. Assuming that the control of new buildings must be preventive (often the lack of consistency between the project and the construction is due to errors made in good faith) our policeman should follow the construction since the planimetric tracing on the ground is carried out.

The technical means at its disposal are reduced to the usual metric tape: therefore the need arises to entrust the control to at least two policemen who, in addition to being expert detectors, must possess significant technical knowledge in the field of building design.

Needless to mention the controls almost impossible to carry out during the construction elevation phase.

Provided that all the above problems are solvable, there are some major drawbacks:

- the firefighters must carry out the surveys at certain times of the construction phase;
- these moments must be indicated by the company, which, if in bad faith, will have infinite possibilities to indicate the wrong moments;
- the control phase requires the suspension of the works for a time which, considering the means available to the police, seriously affects the organization of the construction site;
- assuming that the checks are completed, they are always subjective checks and therefore can be challenged by the injured party;
- if the check must be simultaneous in several yards, it becomes impossible to intervene at the most opportune moment unless a multiplication of patrols is operated; the mere possibility that the policeman should have his work canceled by legal quibbling interventions creates more than favorable ground for any disputes.

To all this must be added that there are eight police officers in charge of the detection of road accidents, always with the usual metric tape. Although they are specialists in the survey, these brigades cannot be employed in the fight against unauthorized use either because they are heavily involved in their sector or because the problems of road accidents differ considerably from the problems of unauthorized construction.

The time taken by a patrol for an accident is about 60 minutes, if we consider an average of six road accidents per day (we do not consider

those of minor importance but which still cause traffic difficulties) and it is added that some of these can occur simultaneously it is deduced that the number of patrols required is at least double.

From some exercises carried out in the city center by our police with the WILD C120 stereophotogrammetric camera (the same one used by the Swiss Police) the maximum time required for the detection of a road accident has been around 10-15 minutes: consider that in this time, everything that appears included in an angle of 60 sexagesimal degrees is surveyed from a minimum distance of 3 m. at a maximum distance of 25 m.

Once the convenience of using the photogrammetric technique has also been found in road accidents, we return to confirming its maximum precision and operational opportunity to eliminate any type of technical and moral error in the field of building control, in which the new technique is learned as an excellent tool. in the fight against illegal building.

A further positive consideration in favor of the new method proposed consists in the fact that, in carrying out the photogrammetric survey, the policeman does not perform any "filtering" operation and therefore does not risk replacing the judge: in essence his task is it reduces the transfer of all that has been seen to the experts' table (the subjectivity of the survey is therefore eliminated).

The enormous reduction in technical times, the notable recovery of men, are evident in fact. few patrols equipped to serve the whole city and the hamlets: the staff involved in this type of revelation could easily and detect road accidents and safely check all the buildings without even entering the construction sites: the presence alone would suffice of this new "police eye" to guarantee not only full compliance with building regulations but also full compliance with safety standards at all construction sites.

Not to mention the psychological effect that this new control system would produce of construction workers who would see a serious threat in this control tool for their illicit intentions of speculation which, unfortunately, the latest legislative measures do not seem sure they have succeeded in completely eliminating.