



APAREJADORES MADRID

May 9th, 2025

Technical Architecture in Spain





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01. Technical Architect.

Brief description of our syllabus: areas of study

1. **Leadership** on the material execution of construction works
2. **Budget** and construction management
3. Construction **materials** and their recycling
4. Constructive systems, **technology** and architectural graphic expression
5. Structural systems and building services
6. Production management systems on site, companies and regulations
7. Management of the **construction process**: execution time, economy, measurements and assessments
8. Technical projects. **Health and safety**



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02. Professional practise.

Professional functions

Generalist figure who understands and applies the **techniques to the constructive process**

Closely **related** to civil engineers, construction engineers, building engineers, quantity surveyors

Able to perform **many activities** in the construction of any type of buildings...



Professional functions

- Leadership on the material execution of construction works (regulated profession)
- Project management
- Facility management
- Drafting health and safety projects
- Health and safety coordination on site
- Labour risks prevention in companies
- Drafting projects (mainly rehabilitation, renovation, commercial premises...)
- Construction manager, a key figure in large developments
- Civil service at public administrations: state, region and municipality level
- Teaching
- Expert reports



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03. Professional bodies.

“Colegio Oficial de Aparejadores y Arquitectos Técnicos”

- Free professional practice is **overseen** by professional associations.
- The technical architect is required to be registered at his professional place of residence on the corresponding “Colegio”, to be authorised to practise the profession as a freelance
- All LOE projects must be approved by the professional association
- Institutional representation of our profession
- Consejo agglutinates 55 regional associations





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03. Professional bodies.

“Colegio Oficial de Aparejadores y Arquitectos Técnicos”

Services offered to the members:

- Digital approval of professional activity (visa)
- Technical cabinet
- Legal assistance
- Career guidance
- Continuous training
- Professional certifications
- Civil liability insurances (and others)





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03. Professional bodies.

“Colegio Oficial de Aparejadores y Arquitectos Técnicos”

Advantages of registration:

- Avoids professional **intrusiveness**
- Ensures **formal check** and technical control
- Filing and **custody** of documentation
- Health and safety **assessment**
- Fire prevention assessment
- Technical assessment

Servicio de Asesoramiento y Gestión de Accidentes en Obra - SAGA





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04. LOE and Stakeholders.

LOE: Building Ordinance Law

Our Building Ordinance Law identifies **obligations and responsibilities** of stakeholders operating on the construction process.

- Developer
- Designer
- Builder
- Director of the construction works
- Director of the material execution of construction works
- Quality control laboratories
- Suppliers
- Owners and users
- Health and safety coordinator



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04. LOE and Stakeholders.

LOE: Building Ordinance Law

The Building Ordinance Law also establishes guarantees to protect users:

- 10 years guarantee: structural elements
- 3 years guarantee: building services (regarding habitability)
- 1 year guarantee: defaults regarding finishes



05. Construction process.

Previous stages

01

- Urban property
- Recruitment: Architect (designer)
- Basic project
- **Building licence**

Preparation

02

- **Licence issued**
- Recruitment: DO, DEO, CSS
- Construction project
- Tender process
- Construction company

Construction

03

- Preliminary procedures
- Construction process
- Final inspection

Building use

04

- Building delivery
- *“Book of building”* instructions to owners for use and maintenance



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Thank you!

