



Green  
Building  
Council  
Italia



BUILT  
BY NATURE

IN COLLABORAZIONE CON:

lendlease

08 febbraio 2024

GBC Italia e Built by Nature lanciano  
**Timber Forward Italia:  
Edilizia in legno e  
decarbonizzazione  
dell'ambiente costruito**

Paolo Cresci – Arup

**Linee Guida: da strumento  
progettuale al policy making**



## 4.2 CHALLENGES OF USING MASS TIMBER

1

### Social and Cultural Barriers



Lack of knowledge in the final users



Lack of collaboration between the stakeholders



Lack of information shared between the stakeholders



Lack of communication between the sector and politics



Lack of knowledge in the Public Administration about the benefits

2

### Regulatory and Policy Barriers



Lack of competency and professional pathways certification



Restrictive bureaucracy for timber buildings



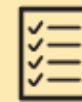
Old-fashioned and conservative legislation



Absence of significant directives



Absence of continuity from BIM to construction



Absence of certifications for end-to-end quality



Poor development of end-of-life scenarios



The lowest price criterion applied by public administration is disadvantageous

4

### Financial Barriers



General mistrust from financial institutions



Lack of Return on Investment in the short term



Purchasing costs of bio-based materials



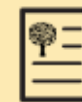
Insufficient clarity on criteria that make timber buildings 'sustainable'



Absence of an incentive for the supply chain



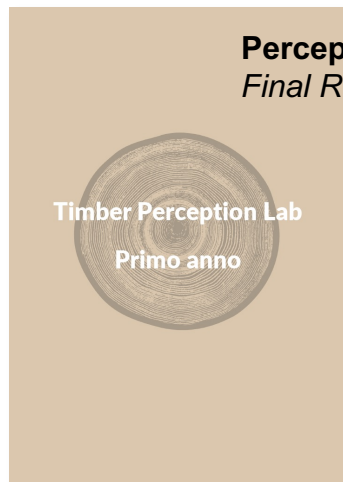
Absence of short supply chains in the country



Sustainability in Energy performance certifications is not considered



Biogenic CO2 storage is disadvantaged in static LCAs



**Perception of Timber  
Final Report**

Timber Perception Lab  
Primo anno



SOCIAL

Develop a campaign aimed at attracting political figures as well as the public. This is to build on the PoT programme phase I and exhibition at MIND but expanded to get wider public attention

Hackathon or contest launched in collaboration between key partners (Lendlease, CKIC etc.) on a timber challenge, with a reward for winners; one-week workshop for students at the School of Architecture or Engineering of Polimi (in collaboration with a sponsor company); proposal to use timber building as a lab topic in one of the courses of the School of Architecture or Engineering

Local competency standards and pathways to professional certification to recognize and identify competent professionals in matters pertaining to the safe and efficient design of timber buildings



POLICY

A systematic audit of current policies to identify and define gaps and counterproductive policies. A feasibility study to support a successful pro-timber policy portfolio, including key points clear criteria, clear short/medium/long term targets and objectives, and provisions for robust enforcement

Simple, immediate and unbureaucratic best practices, drafted considering EU examples. A model building addressing regulatory, insurance, and other key stakeholders requirements (agreed upon among a panel of representatives from all parties), in the most efficient manner, as a first step towards developing a local timber guidebook



TECH.

Model building / playbook with DfMAD process that can be agreed by key value chain stakeholders. Collaborate with designers and suppliers to establish a DfMADBIM Quality Control to facilitate the generation of a manufacturing digital 3D model - digital section in the guidebook

A collaborative white paper proposal which identifies criteria for timber building projects aligned with ESGs, EU Taxonomy, and SFDR, with the purpose of certifying compliance. Analysis / research of data availability to quantify loss of value of unsustainable investments based on criteria identified



FINANCE

An investment model, e.g., a 'timber fund' for timber buildings in Italy (e.g., ICAWOOD by Wo2) considering S.A.L.E. protocol and any other available assurance means

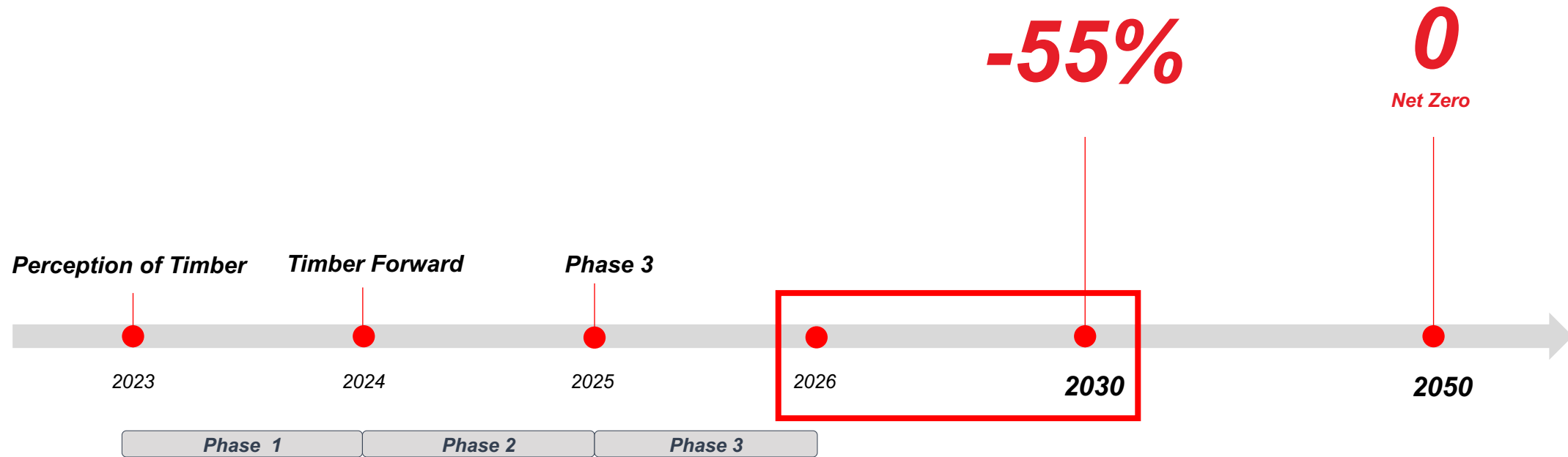


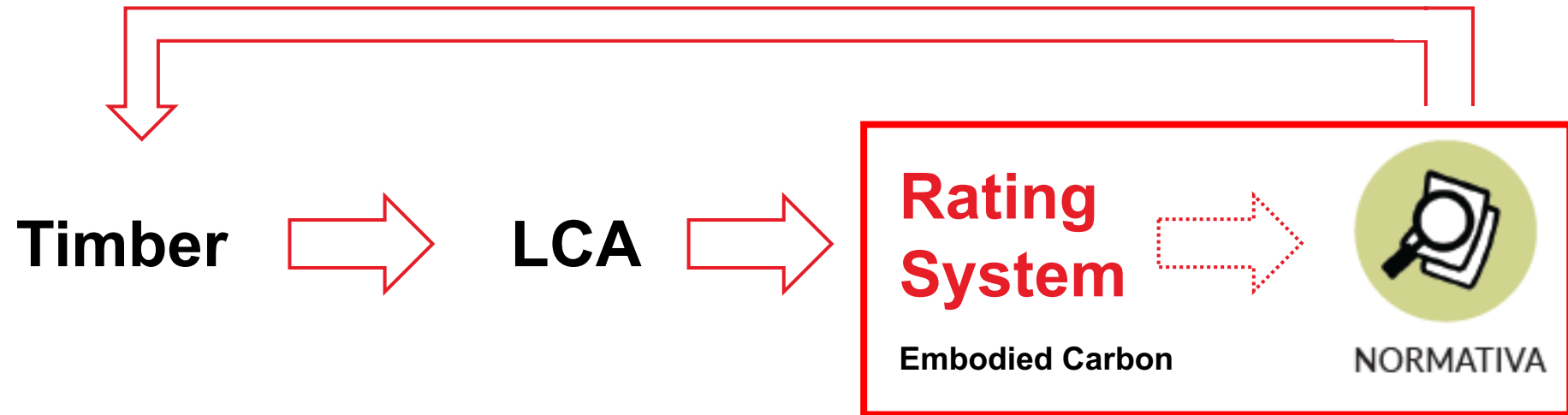
ENVIRONM.

Review of the actual Energy Performance Certification scheme and implementation of a computational model based on the process-based LCA method, considering both the embodied and the operational emissions

Workshops and coordination meetings to develop a new proposal about the dynamic modelling for the LCA calculation and to write an EU community-level position paper with stakeholders

Figure: key actions subdivided in categories







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**Grazie.**