



ENVIRONMENTAL & ESG TECHNICAL REPORT

Technical document for ERP systems, tenders, specifications, and sustainable design

1. TECHNICAL INTRODUCTION TO THE SYSTEM

1.1 General Description

MagFace® is an architectural surface system based on magnetic technology for **dry, modular, and reversible** installations.

The system is designed to replace traditional glue- and adhesive-based installation methods, eliminating demolition and enabling **full reusability of materials**.

1.2 Operating Principles

The system is based on three engineering principles:

- dry installation without adhesives
- magnetic connection between substrate and surface
- reversible removal without demolition

2. INSTALLATION METHOD

2.1 MagFace® System

- dry installation
- no glues, adhesives, or mortars
- non-destructive disassembly
- reuse of installed surfaces

2.2 Traditional System (Comparison Baseline)

- installation with cement-based glues or polymer adhesives
- permanent fixing
- removal by demolition
- materials cannot be reused

3. ENVIRONMENTAL IMPACT – COMPARATIVE ANALYSIS



The MagFace system is patent protected; counterfeiting is considered unlawful for those who produce and sell it.

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3.1 Reference Scenario

Surface area: 100 m² of flooring

Comparative environmental impact table

Indicator	Traditional System	MagFace®
Removal method	Demolition	Dry disassembly
Waste generated	2,000 – 3,500 kg	0 kg
Disposal required	Yes	No
Material reuse	Not provided for	100%
CO ₂ emissions (demolition phase)	150 – 250 kg CO ₂	0 kg CO₂

4. COMPARISON WITH TRADITIONAL SYSTEMS

4.1 Glue and Adhesive Installation vs. MagFace®

Phase	Traditional System	MagFace®
Installation	Installation with permanent adhesives	Dry magnetic system
Removal	Complete demolition	Reversible disassembly
Subsequent work	Destructive	Non-destructive
Access to utilities	Via demolition	Direct access
Surface reuse	Not possible	Total
Operational continuity	Interrupted	Maintained



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5. ESG KPIs – PERFORMANCE INDICATORS

5.1 Waste

- Traditional system: high waste generation from demolition
- MagFace®: **0 kg of demolition waste**

5.2 CO₂ Emissions

- Traditional system: emissions from demolition, transport, and disposal
- MagFace®: **0–5% residual emissions** compared to the traditional cycle

5.3 Intervention Time (100 m²)

Phase	Duration
Floor removal	4 hours
Substrate preparation	0 – 4 hours
Installation of new surface	1 day
Total time	1 – 1.5 days

→ Overall time reduction: 60–80%

5.4 Utility System Interventions

- Average intervention time: **1 hour**
- No surface demolition
- No complex structural restoration

6. COMPATIBILITY WITH ENVIRONMENTAL CERTIFICATIONS

MagFace® supports ESG strategies and can contribute to the main international protocols:

- **LEED** → waste reduction, reusable materials, indoor environmental quality
- **BREEAM** → resource efficiency, durability, extended life cycle
- **CAM (Italy)** → reduction of environmental impacts and waste production

7. CIRCULAR APPROACH OF THE SYSTEM



7.1 Surface Life Cycle

Phase	Traditional System	MagFace®
Installation	Permanent	Reversible
Use	Static	Dynamic
Maintenance	Destructive	Non-destructive
End of life	Disposal	Reuse

7.2 Design Principle

MagFace® enables circular management of surfaces through:

- material reuse
- space reconfiguration
- elimination of demolition

8. METHODOLOGICAL NOTES

The data reported is derived from:

- comparative analyses between traditional installation systems and reversible dry systems
- standard scenarios on 100 m² surfaces
- engineering estimates relating to installation, removal, and maintenance

8.1 Data Variability

Values may vary depending on:

- surface type
- installation context
- job site conditions
- intended use

TECHNICAL CONCLUSION

MagFace® is an architectural surface system designed to reduce environmental impact through the **elimination of demolition, the reduction of emissions, and the complete reversibility of materials.**

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