BACKGROUND AND OBJECTIVES
The buildings provide the most important and significant modifications in the urban ecosystem. Thus, this paper uses the Geographical Informational Systems potential to illustrate the present state of the buildings located in the north part of Iassy city, from the residential afferent quarters, initially developed on favourable fields for constructions, but presently there is taking place the expansion towards hilly ground, without taking into consideration the principles of durable development.

The purpose of the paper is underlining the chaotic urban development after 1990, due to the political system change, in Iassy city situated in northeastern part of Romania in Iassy county. This situation has led to the legal framework change, which permitted the retrocession of the seized fields during the totalitarian regime (the communism) and the liberalization of the land market, permitting sell and buy transactions of the fields in the analyzed area, the growth of accessibility in far areas (due to the growth of the number of cars and extension of the public transport network), the change of population’s mentality, liberalization and diversification of construction materials market, changes that hadn’t taken into consideration the environmental sustainability.

Buildings features and accessibility were studied due to their importance (Barbu, Ungureanu et all, 1987, Muntele and Tănasă, 2000, Stoleriu, 2008), also the land use (Kruseman et all, 1996), and finally sustainable development (Ungureanu I. 1982, Golusin et all, 2011)

APPROACH AND METHODS
The study of this phenomenon and implicitly of the durable development has been made through direct observations on the field (by questionnaires which targeted the characteristics of the buildings: the number of levels, the roof and façade type, being inventoried a total of 3552 buildings) and using the GIS techniques for processing information from various cartographical sources and for illustrating information referring to the state of buildings.

There have been used various cartographic sources: topographic plans (1:5000, 1964 edition) and satellite images (2008 edition) for obtaining the necessary thematic layers (buildings, the usage of the field in two different periods, 1964 and 2008) and the classification of the buildings on various criteria, using the results of the questionnaires and different interpolation methods which illustrate in a very good way this phenomenon.

RESULTS
The analysis and systematization of data underlined the following aspects:

a. Significant changes in fields usage, that led to important modifications to the environment through agricultural field surface reduction, being important the reduction of the orchards surface (reduction of 45.99 ha) and of the vineyard surface (a reduction of 17.55 ha), surfaces on which new residential quarters have developed in present (Carol I quarter in the area of Iassy Theological Seminar). This phenomenon is located in the north part of the analyzed area, which overlaps an ex-agricultural complex, the usage of the field being changed. Fortunately, the surface occupied by forest has reduced only with approximately 2 ha, because this area is part of the green belt of Iassy city, also having a stabilization role of some landslides. The southern part of the analyzed area is older, the area having been inhabited even from the XVIIIth century, and the profound and harder to be observed modifications in the analyzed temporal interval, unlike the northern part, where these are more accentuated.
b. The representation of the buildings classified after various criteria which have been followed during the field inventory: the number of levels predominating the buildings with only one level 53%; the type of the roof – tin roof 82%; the type of the façade – with polystyrene thermal insulation only 26%; the year of construction – 49% of the buildings have been raised after 1964, which indicates the predominance of the residential buildings.
c. The establishment of the buildings impact on the environment (by cumulating the attributes of each building) and its graphic representation (by interpolating the results thus obtained using Topo to Raster method), generally underlining a reduced impact on the environment 73% out of the total of the buildings, only at micro-territorial level being observed areas with buildings that have a major impact on the environment through the big number of levels (four and more levels – 6%), through the presence of asbestos roofs (1% out of the total) or degraded concrete patios (6%) or the absence of polystyrene insulation, but exactly these have a great negative influence on the environment, but also on the population in the area, being considered the troubles that exist in the collective homes such as block flats or by the effects of asbestos particles inhalation on health, being given the fact that the blocks flats aren’t painted, presently being in an advanced state of degradation.
CONCLUSION AND FUTURE PLANS

In conclusion, the study of the northern part of Iassy city and the analysis of data have shown that in the built space can be noticed a densification of buildings, this being extended specially towards unfavorable fields for constructions or with other previous usages, because of a poor territorial planning, especially after the communist regime fall.

The obtained data and maps can be used for curing this situation and for being taken the best specific measures for the particularities of the analyzed area. Moreover, it is targeted the extension of the study to the entire city.