

BCR

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Building Control Report

Building Control Systems in Europe

Executive Summary

The purpose of the study is to provide information about building control systems in Europe. This information may be required by architects, developers and contractors, no longer working in national markets, but in the common market for services and for construction products, in which cross border activities will increase.

The study shows that building control in responding countries is less different than expected. While building control originally used to be only performed by authorities, private control elements can today be found in nearly all the responding countries, at least by means of delegation of tasks to independent private experts. In some countries there are also full private building control systems which are often related to insurance systems.

The development of the common market for services and products in the construction sector in Europe will further increase the importance of private building control which can, different to authorities, extend its activities across national borders.

Background

In the last two decades the building control systems in Europe have undergone significant changes. Originally for most of the countries it was the duty of the building authority to issue building permits, to perform inspections on site, to issue completion certificates and by this to ensure the fulfilment of the building regulations. These government run building control systems have been increasingly liberalised, but in different ways. The requirements of the building regulations remained, while the control was partly reduced. This will lead or has already led to the demand for complementary voluntary systems for building control.

Moreover, the common market for services and for construction products will certainly increase cross border activities in the construction business, which is still nationally dominated. Actors like architects, developers and contractors will increasingly struggle with not only different building regulations, but also different building control traditions in European countries.

Purpose

Considering these developments, information on the building control schemes in European countries will be required. To provide such information is the purpose of this study about building control systems in Europe.

Methodology

The study is the result of discussions and workshops within the Consortium of European Building Control (CEBC) composing representatives of governmental and private building control organisations as well as of bodies which are responsible for building regulations in

European countries. "European countries" mean in this context members of the European Economic Area as well as candidate countries or countries which are about to become candidates.

In order to gather the necessary information from members in a coherent and comparable structure, a template was designed by a small core group of CEBC. In presentations at the occasion of regular CEBC meetings, the meaning of the questions and the expected style of answers were explained. The detailed results of this enquiry are shown in annex B to this study.

In analysing the completed templates the aim was to find common patterns and to distil leading systems of building control in Europe. In order to achieve this, a comprehensive table was drafted, summarising the principal elements of building control in the responding countries. This table is shown in annex A.

Finally, the content of the templates and the overview in the comprehensive table were matched with the results of the discussions during CEBC meetings and in interviews. This allowed to give an interpretation and to draw some conclusions about trends.

Findings

The basis of the analysis are responses from 21 countries (Austria, Belgium, Croatia, Cyprus, Czech Republic, Denmark, Estonia, Finland, France, Germany, Iceland, Ireland, Latvia, The Netherlands, Norway, Poland, Slovakia, Slovenia, Spain, Sweden and the United Kingdom). With regard to the United Kingdom the responses referred to the legal system in England and Wales. For Austria, Germany and partly also Belgium the federal structure of these countries required to refer to a "common denominator", since it was not possible to give details for all provinces (Laender) or regions in these countries. The description of the findings follows the structure of the template.

Planning and Zoning

The control whether a building project is in accordance with local development plans, especially with regard to the height of the building, to distances to the plot boundaries and to other buildings, and to the use of the building, is partly performed by the building authorities, partly by special planning departments (which are, however, often also part of the local governments). This control activity is normally performed by authorities, not by independent private persons or private building control organisations and the conclusion here is that economic, political and social decisions remain the responsibility of the local or regional authorities.

Control of Technical Requirements

In the approval of the general plans and issuing of building permits, the building authorities are still involved with three exceptions: In Ireland this is the duty of another authority, in the UK this may be done by private building control institutions, and in France only private controllers intervene (and only for public buildings this is compulsory, however for other buildings it might be necessary for insurance purposes). In those countries where

the building authority approves the plans and technical details, the actual checking is sometimes partly transferred to independent private experts (Austria, Croatia, Germany, Iceland, Norway and Slovenia).

Control Activities during the Construction Phase

In most of the countries the commencement of the construction has to be announced to the authority, often a notice has also to be given to the authority at further critical stages of the construction process, depending on the complexity of the project. Inspections on site are intended in most of the countries, but there are differences with regard to the frequency of inspections and to the organisation of such inspections.

In those countries, where inspections by the building control officers of the building authorities are provided for, such inspections are performed only when it appears to be necessary because of the size or complexity of the building project. In ten countries the inspections are partly delegated to private persons or even to the owner or the contractor (Austria, Croatia, Czech Republic, Estonia, Iceland, Germany, Norway, Slovenia, Spain and Sweden).

In Denmark there are approved independent inspectors, and in the UK inspections may alternatively be performed by private building control institutions. In France only private controllers intervene. In Belgium site inspections are legally to be performed by the architect, but in practice this is not always the case.

Completion of the Building

Interestingly, in many countries completion certificates are still being issued. Only in eight countries a declaration by the owner, builder or architect is sufficient at least for certain types of buildings (Austria, Croatia, Germany, Latvia, Poland and Slovenia, Spain and Sweden). In France a completion certificate is issued by the private controller, which is compulsory for public buildings but also required for insurance purposes.

Maintenance and Use

With regard to maintenance and use the requirements in the countries which responded are roughly the same. The owner is responsible for maintaining the building in a proper condition with regard to the fulfilment of the technical requirements of the building regulations and the authorities can issue orders to repair the building or for evacuation or demolition.

Conclusions

The organisation of building control in the responding countries is less different than expected. Private control elements can be found in nearly all the countries, at least by means of delegation of tasks to independent private experts. Proper private building control systems are established only in eight countries (Belgium, Denmark, Estonia, France, Iceland, Ireland, Spain and The United Kingdom) and are often related to

insurance systems. One can conclude that there is a general trend of "privatisation" of building control activities, but there are two different ways how this trend manifests itself:

- Either by the means of delegation of tasks from the authorities to independent private persons, but within the proceedings led by the authority (*Type A*),
- or by the involvement of private control organisations or private "approved inspectors" (*Type B*).

Private control organisations had originally been established as independent third parties in the construction process on a voluntary basis, and diversified only later into the regulatory building control schemes. Private building control has in addition always had its importance for real estate investments of large international companies. Where such private systems became strong enough by their technical skills and the financial guarantees they permit, a parallel development led to the above explained *Type B*, whereas in countries, where the state run building control systems were considered strong enough to ensure a proper quality of buildings, the *Type A* development can be observed. It can be expected, that further liberalisation within the "*Type A* countries" may lead to problems with the quality of buildings in the middle or long run. The need for complementary quality control in the construction (real estate) sector could trigger the development of private control institutions also in these countries.

Moreover, private building control could also be boosted by the development of the common market for services and products in the construction sector in Europe, because only private building control can extend its activities across national borders.

An additional factor, which may influence building control in Europe, is market surveillance for CE-marked construction products to be referred to building authorities. This trend can for example be observed in Germany, but other Member States might follow.

Annex A

	United Kingdom	Sweden	Spain	Slovakia	Slovenia	Poland	Norway	Netherlands	Latvia	Ireland	Iceland	Germany	France	Finland	Estonia	Denmark	Czech Republic	Cyprus	Croatia	Belgium	Austria
Note:	1&2											3									3
Zoning and Planning																					
Planning approval by building authority		X	X	X		X	X		X			X	X			X	X				X
Planning approval by other authority					X			X		X				X				X	X		
No planning approval																					
Building Project																					
Approval of plans by building authority		X	X	X	X	X	X	X	X		X	X		X	X	X	X	X	X	X	X
Approval of plans by other authority										X											
Approval of plans by private, independent expert							X					X							X		
No approval of plans													X								

Note:

1. In Scotland there are no private approved inspectors. Permission to build (building warrant) must be obtained before work starts, and there is less site inspection. Completion certificates are issued by the developer or owner, and control is by accepting or refusal of this certificate.
2. The building control system in Northern Ireland whilst similar to that which applies in England and Wales has two main differences. Planning in Northern Ireland is a central government function with no direct linkage with building control. Also there is no system of approved inspectors currently operating in Northern Ireland.
3. Due to the federal structure there might be slight differences between the provinces.
4. Only in special cases.

Annex A - continued

	United Kingdom	Sweden	Spain	Slovakia	Slovenia	Poland	Norway	Netherlands	Latvia	Ireland	Iceland	Germany	France	Finland	Estonia	Denmark	Czech Republic	Cyprus	Croatia	Belgium	Austria
Note:	1&2											3									3
Construction phase																					
Announcements to authority		X	X				X			X	X	X		X	X		X	X	X	X	X
Inspections by building authority				X	X			X	X	X		X		X			X	X	X	X	X
Inspections by other authority						X															
Inspections by private, independent expert					X		X				X	X	X		X	X	X	X	X	X	X
No inspections																					
Completion																					
Declaration by owner, builder or architect									X			X							X	X	X
Completion certificate by authority									X		X	X		X	X		X	X	X	X	X
Completion certificate by private, independent expert																					
Private building control schemes																					
Complementary private building control available										X										X	
Complementary private building control compulsory																					
Private building control accepted to replace control by authority																					X

Note:

1. In Scotland there are no private approved inspectors. Permission to build (building warrant) must be obtained before work starts, and there is less site inspection. Completion certificates are issued by the developer or owner, and control is by accepting or refusal of this certificate.
2. The building control system in Northern Ireland whilst similar to that which applies in England and Wales has two main differences. Planning in Northern Ireland is a central government function with no direct linkage with building control. Also there is no system of approved inspectors currently operating in Northern Ireland.
3. Due to the federal structure there might be slight differences between the provinces.
4. Only in special cases.

Annex B

Country tables

CEBC – Template for the building control systems – AUSTRIA

Application/ Planning	Input documents	Control actions	Responsibility of control	Remarks
Application/ Building project	<p>Together with application for building project, see below</p> <ul style="list-style-type: none"> □ Copy of land register and proofs of property rights □ Plans and description of the project □ Technical reports where necessary □ For certain projects for which a simplified procedure applies: Declaration of conformity with building regulations 	<p>Accordance with local development plan</p> <p>Accordance of the project with building regulations</p>	<p>Building authority, which is generally the local authority. Only in the following two cases it is the district authority:</p> <ul style="list-style-type: none"> □ For buildings of the federal government □ In small municipalities which have transferred this task to the district authority <ul style="list-style-type: none"> □ Building authority □ For certain projects for which a simplified procedure applies: Architect or independent expert 	<p>Slight differences amongst provinces (Laender)</p> <p>Slight differences amongst provinces (Laender)</p>
Construction phase	<ul style="list-style-type: none"> □ Notice of commencement and of other stages of the construction activities □ Possibly reports from chimney sweeper and other experts 	<p>Inspections on site</p>	<p>Building authority, independent private expert or building contractor, depending on project and on province (Land)</p>	<p>Slight differences amongst provinces (Laender)</p>
Completion	<ul style="list-style-type: none"> □ Notice of completion □ Declaration of conformity with building permit and building regulations 	<ul style="list-style-type: none"> □ Checking of documentation □ Inspections on site □ Completion certificate <p>Depending on project and on province (Land)</p>	<p>Building authority, independent private expert or building contractor, depending on project and on province (Land)</p>	<p>Slight differences amongst provinces (Laender)</p>
Use		<p>Maintenance of the building</p> <p>Repair order, evacuation order, demolition order</p>	<p>Owner</p> <p>Building authority</p>	

Note: Due to the federal structure there might be slight differences between the provinces

CEBC – Template for the building control systems – BELGIUM

	Input documents	Control actions	Responsibility of control	Remarks
Application/ Planning		Voluntary, no general obligation		
Application/ Building project	Building permit to be obtained from the local authority (city), including fire safety requirements advised by Fire Brigade and enforced by local authority	Voluntary, no general obligation	Architect. Third party private technical controller on a voluntary basis.	
Construction phase		Site inspections Third party private building control on a voluntary basis	Architect (not always done). Third party private technical controller.	
Completion	Exploitation permit to be obtained from the public authorities for hospitals, hotels, old people's homes. Environment permit to be obtained from the public authorities for enterprises.	Voluntary, no general obligation Specific : - Public authorities for hospitals, hotels, old people's homes. - Inspection body agreed by the Minister of Work for electrical installations, lifts, tanks for inflammable materials, gas distribution pipes.	General : Architect. Third party private technical controller on a voluntary basis. Specific : - Public authorities for hospitals, hotels, old people's homes. - Inspection body agreed by the Minister of Work for electrical installations, lifts, tanks for inflammable materials, gas distribution pipes.	
Use		Voluntary, no general obligation	Local public authorities (fire safety)	

CEBC – Template for the building control systems – CROATIA

	Input documents	Control actions	Responsibility of control	Remarks
Application/ Planning	Several levels of plans, relevant updated plan at lowest of plan levels	Planning approval	Planning division of state authority (ministry for building and construction works of high impact to space, state authority at regional level for all other)	possible avoiding planning approval in case of existence of detailed plan
Application/ Building project	Planning approval or output from detailed plan if exists, Main design of building or construction work with calculations, plans and other that proves compliance to essential requirements and other demands for building or construction work	Checking plans and calculations for compliance with regulations and planning demands Issuing building permit	Control of calculation performed by approved independent control Building control division of state authority (ministry for building and construction works of high technical performance, state authority at regional level for all other)	Obligation of the building control authority and of the investor to keep the documentation Main design is constituent of the building permit
Construction phase	Announcement of setting out, completion of whole building or construction work according to building permit	Permanent control Occasionally control surveillance	Approved engineer independent from contractor State building inspectors	Building permit and main design has to be on site during the construction process
Completion	Documentation for the fulfilment of control, Application for occupancy	Checking Permit of occupancy certifies completion of building in accordance with building permit	Building control division of state authority (the same that issues the building permit)	Obligation of the owner of building or construction work to keep the documentation
Use	Maintenance instruction from the main design of building or construction work	Obligation of maintenance, essential requirements must be preserved Occasionally control surveillance	Owner State building inspector	Any main alterations of the building or construction work has to be approved through new building permit

Template for the building control systems – CZECH REPUBLIC

	Input documents	Control actions	Responsibility of control	Remarks
Application/ planning	Town and land planning documentation	Planning inquiry Planning approval	Building control department (local authority)	
Application/ Building project	Planning approval Building project Qualification of designer Qualification of builder	Checking of project Checking of qualifications Issuing building permit	Building control department (local authority)	
Construction phase	Record of setting out Building drawing	Checking of setting out Performing control	Authorized geodesist Government control	
Completion	Documentation for the occupancy Application for occupancy	Checking Permit of occupancy	Building control department (local authority)	
Use		Issue of order according to separate legislation Checking of using and maintenance	Government control Fire authority Health authority	

Note: The amendment of act on town and country planning and building regulations is prepared. Probable effective date of the novel of the act is 1.1.2007.

CEBC – Template for the building control systems – CYPRUS

	Input documents	Control actions	Responsibility of control	Remarks
Application/ Planning	<ul style="list-style-type: none"> Application for planning permit Copy property deeds Cadastral plan of the land plot Layout plan Architectural plans signed by certified professional 	Grant of Planning permit after examining conformity of the proposed development with provisions of Development Plan.	Planning Authority Director or District Officers of Department of Town Planning Hall or Municipalities of Nicosia, Larnaca, Lemesos or Paphos for their administrative areas.	Other requirements are taken into account (advice by Health and Safety authority, Cyprus Tourism Organisation, the Environment Service etc depending on the nature of development)
Application/ Building project	<ul style="list-style-type: none"> All above Planning permit Construction plans, calculations, electromechanical plans and sewage plans signed by certified professional Designation of registered Supervisor by the owner 	Issuing Building permit after examining conformity of the project with Building Regulations, fire safety requirements, any other requirements imposed by other relevant authorities and inspections on site	Building Authority (Municipalities or District Officers of Ministry of Interior, in their respective administrative areas)	
Construction phase	Notice of commencement and of other stages of the construction activities	<ul style="list-style-type: none"> Inspections on site Random checking 	<ul style="list-style-type: none"> Designated Supervisor Building Authority (Municipalities or District Officers of Ministry of Interior) 	
Completion	Documentation for the fulfilment of control and conformity of the project with the Building permit	Issuing Certificate of completion after final inspection on site	Building Authority	
Use		<ul style="list-style-type: none"> Maintenance of the building Repair order, evacuation order, demolition order Inspections and Compulsory orders 	<ul style="list-style-type: none"> Owner Building Authority Fire Service, Health and Safety authority, Cyprus Tourism Org. 	Depending on the use

CEBC – Template for the building control systems – DENMARK

	Input documents	Control actions	Responsibility of control	Remarks
Application/ Planning	3 levels of plans Provide updated plans at lowest of plan levels	Planning approval	Planning division of local authority (municipality)	
Application/ Building project	Output from planning process Plans Calculations Qualifications	Checking plans, Issue approvals designer /contractor Approve control plans Issuing building permit	Building control division of local authority (municipality)	
Construction phase	Notification of start up, completion of certain stages according to permit	Carry out control Control surveillance Depends on the policy of the municipality	Contractor or approved independent control	The contractor and his professional advisers have responsibility
Completion	Documentation for the fulfilment of control Application for completion	Checking Certificate of completion	Building control division of local authority (municipality)	The building control authority are obliged to keep documentation.
Use		Compulsory order for essential maintenance and repairs Compulsory orders according to separate legislation	Building control division of local authority (municipality) Fire authority Health authority Workplace inspectorate	When risk to structural safety or danger to the public Reference to original building regulations

CEBC – Template for building control systems - ESTONIA

	Input documents	Control actions	Responsibility of control	Remarks
Application/PI anning	Levels of plans: - State (regional) plan - County master plan - Local master plan - Local detailed plan Provide detailed plan in rural areas or plan of location	Approval by: - Regional Minister (Government) - County Governor (Regional Minister) - Municipality Council (local plans)	- Ministry of Internal Affairs - County Governor - (Planning division of) local government	Master drawings of buildings for large human crowds are subject to assessment. Building permit is being inserted into buildings register
Application/B uilding project	- Output from planning process - Master drawings by designer (in case of simpler buildings by contractor) - Building permit - When needed: results of geologic research, approvals of Authorities	Control of compliance to a plan and to building regulations When needed, control and approvals of Authorities (Rescue Board, Environment Inspectorate, etc)	Planning division of local government Authorities (Rescue Board, Environment Inspectorate, etc)	Owners control representative, local government, Technical Inspectorate
Construction phase	Project for execution and records of completion of specific construction works.	Continuous control by owner's representative approved by local government. Spot checks by local government and State surveillance authority.	Local government When needed, Authorities (Rescue Board, Environment Inspectorate, etc) Technical Inspectorate	Exploitation permit is being inserted into buildings register
Completion	All above with instructions for use and maintenance. Application for exploitation permit	Spot checks by State surveillance authority.	Planning division of local government Authorities (Rescue Board, Environment Inspectorate, Technical Inspectorate)	Building owner is responsible of condition
Use	All above	Spot checks by local government and by State surveillance authority	Planning division of local government Authorities (Rescue Board, Environment Inspectorate, Technical Inspectorate)	

CEBC – Template for the building control systems – FINLAND

	Input documents	Control actions	Responsibility of control	Remarks
Application/Planning	The local detailed plan The local master plan (The joint master plan) The regional plan	Approved by mun. council Approved by mun. council Approved by mun. councils Ratified by the Ministry of Environment (only the regional plan)	Planning division of local authority and control by building permission procedure	Regional environment centres promotes
Application/Building project	Master drawings signed by the designer; Proof that the applicant is the titleholder of the building site	Checking that the designer is competent; Checking plans; The master drawings approved in connection with grant of the building permit	Building control authority of the municipality	
Construction phase	Commencement notification; Site manager and the specialist foremen approved by the local building authority; Special drawings	Start-up meeting; Inspections by the building control authority during the course of the work; Inspection record kept at the building site	The developer; Local building supervision authority based on public interest; Principal designer; Site manager; External inspectors (in special cases)	
Completion	Documentation for the fulfilment of control; Instructions for use and maintenance	Final inspection by local building control authority	Building control authority of the municipality; Fire authority; Health authority when needed	
Use	Inspection report in special cases	A repair order	Building control authority	It is buildings owner's duty to keep building in condition

CEBC - Template for the building control systems – FRANCE

	Input documents	Control actions	Responsibility of control	Remarks
Application/ planning	All documents and plans made by architect for the "building permit"	Planning approval by local authority (municipality)	The Mayor	Documents at this level are not really technical.
Application/ Building project	All documents and plans made by the constructors for the construction, including fire safety requirements	Voluntary except for buildings where public has access (Etablissements Recevants du Public – ERP) in fact imposed widely by insurances companies	Third party private controllers (which are approved by public authority)	The "ten years guarantee" is very present in the building process : compulsory insurances of all
Construction phase	All documents and plans made by the constructors for the construction, including fire safety requirements	Inspections on site by building controller	Third party private controllers (which are approved by public authority)	The "ten years guarantee" is very present in the building process : compulsory insurances of all
Completion	Exploitation permit to be obtained for buildings where public has access (E.R.P.)	Voluntary no general obligation - final inspections by a "commission de sécurité" for E.R.P.	Third party private controllers "Commission de sécurité" (local authorities) for E.R.P.	Final report of private controller is asked by "Commission de sécurité" and is in fact very important
Use	Dwellings	Lifts by approved bodies		
	E.R.P.	Lifts, electricity, fire, safety by approved bodies	Local public authority	
	Other buildings	Lift, electricity, by approved bodies		

CEBC – Template for the building control systems – GERMANY

Application/ Planning	Input documents	Control activities	Responsibility of control	Remarks
Application/ Building project	<ul style="list-style-type: none"> application for a preliminary decision on individual aspects of the building project (optional) - application for building permit with local building supervisory authority where permit is required - presentation of authorisation to draw up building documents (construction plans, calculations etc.) in simplified approval procedure 	<ul style="list-style-type: none"> - checking whether building documents (construction plans, calculations etc.) comply with building laws and regulations - checking whether architect / construction engineer is authorised to draw up building documents 	<ul style="list-style-type: none"> local building supervisory authority - local building supervisory authority - architect or certified surveyor / engineer, depending on the building project in question 	<ul style="list-style-type: none"> regulations within the legislative competence of the German states approval procedure depends on type of building and intended use: <ul style="list-style-type: none"> - building projects exempt from approval procedure - simplified approval procedure - regular approval procedure certified surveyors/experts on fire protection, heat and sound insulation, and structural stability
Construction phase	building permit where project is not exempt from approval procedure (notification will suffice)	control of execution of construction work; inspection (also regarding admissible construction products)	local building supervisory authority or certified surveyor	
Completion	<ul style="list-style-type: none"> - notification of progress of work - notification of completion of project 	checking whether project has been executed in compliance with building laws and regulations	<ul style="list-style-type: none"> - local building supervisory authority or certified surveyor - owner (or his representative) with regard to commencement of intended use 	
Use		commissioning of repair and maintenance work	owner/operator with regard to regular inspections (e.g. fire protection, ventilation etc.), unless there is a hazard to the structural stability of the building or to public safety etc.	

Note: Due to the federal structure there might be slight differences between the provinces.

CEBC - Template for the building control systems - ICELAND

Application/ planning	Input documents	Control actions	Responsibility of control	Remarks
Application/ Building project	<ul style="list-style-type: none"> Together with application for building project, see below Copy of land register and proofs of property rights Plans and description of the project Technical reports where necessary 	<ul style="list-style-type: none"> Accordance of the project with building regulations Inspections on site 	<ul style="list-style-type: none"> Planning division of local authority (municipality) Building control division of local authority (municipality) but responsibility can be transferred to approved independent control Building control division of local authority (municipality) or approved independent control 	
Construction phase	Announcement of setting out All detail drawings and plans	Check of documentation Inspections on site Completion certificate	Building control division of local authority (municipality) or approved independent control	Obligation by building control authority to keep documentation.
Completion	Notice of completion Declaration of conformity with building permit and building regulations	Maintenance of the building Issue of order according to separate legislation	Owner Fire authority Health authority Workplace inspectorate	Reference to original building regulations, fire law, workplace law, health law

CEBC – Template for the building control systems – REPUBLIC OF IRELAND

	Input documents	Control actions	Responsibility of control	Remarks
Application/ Planning	Planning Drawings (some developments require Environmental Impact Assessment, Conservation reports etc)	Planning Approval	Planning Department (Local Authority)	
Application/ Building project	Planning Drawings Lodge plans, specifications for a Fire Safety Certificate to comply with Part B Fire Safety, Building Regs. (for most development except housing)	Planning Appeal Checking plans Approve/Disapprove plans Appeal decision	An Bord Pleanala Fire Authority (Part of Local Authority) An Bord Pleanala	State Planning Appeals Board No approval required for other than Fire State Planning Appeals Board
Construction phase	Commencement notice lodged. 14-28 days notice required (for most developments except some small exempted works)	Random monitoring of construction for Building Regulations compliance to target level of 12-15% of all work Enforcement Notice (requiring compliance works) Prosecution	Part B Regs Fire Safety except housing (Fire dept of Local Authorities) Other 11 Bldg Regs (Building Control Div of Local Authority) Some housing: inspections acc. to private insurance scheme	NOTE In some Local Authority, Fire Dept and Building Control Dept are one. Not mandatory See NOTE below
Completion	Nothing on public file except if Enforcement notice served For private conveyancing and client arrangements there may be Architects/Engineers opinion of compliance	Enforcement Notice	Fire Dept of Loc Authority Building Control Dept of Local Authority	NOTE During construction or up to 5 years after completion Building Control/Fire may issue legal Enforcement Notice requiring compliance work to be done. Within 1 year after discovery BC/Fire can prosecute for no Commencement Notice or no Fire Safety Cert
Use	Some pubs, clubs are licensed by District Court (plans etc)	Fire Safety Notice can be served on most buildings except housing	Fire Authority, Health Board Local Authority dangerous buildings div.	Fire Regs and management Health issues Dangerous structural defects

CEBC - Template for the building control systems – LATVIA

	Input documents	Control actions	Responsibility of control	Remarks
Application/ Planning	Application card for registering construction in the construction board of local government. Public discussion of proposed development plan in the following cases: 1. structure of public importance is planned; 2. building is to be financed by the government or the municipality; 3. the planned building is going to seriously affect the environment, the living conditions of the inhabitants or the real estate value; 4. the planned building will be located in the public used area. Planning and architecture provisions on positive conclusion for planned building	Positive conclusion (construction on the compliance with the master plan, building provisions, detailed plan) or motivated refusal of the construction board of local government	The construction board of local government	In Latvia there are 3 levels of building control: 1. supervision on the building site; 2. control of building inspectors of the construction board (local government); 3. The state control of building work is the responsibility of the State Building Inspectorate.
Application/ Building project	To commence designing the following documents and materials are required: 1. the topography plan of the land plot to scale M1:500–M1:1000; 2. the site plan to scale M1:2000 – M1:10000; 3. the inventory materials of the building if the construction plan is based on an existing building; 4. the technical examination data of the building, where appropriate; 5. the terms of reference concerning ecology in compliance with the law "On State Ecological Expertise"; 6. the terms of reference concerning sanitary hygienic issues, if so required by the construction board; 7. the technical provisions issued by the construction board or by the owner or user of the service lines;	Checking all provisions and other documents for designing Control qualification (designer) Project expertise Making the decision on the acceptance of the construction plan or motivated refusal to accept	Architecture division of local government The construction board of local government The State Building Inspectorate The construction board of local government	

CEBC - Template for the building control systems – LATVIA (cont)

	Input documents	Control actions	Responsibility of control	Remarks
	<p>8. the consent on principle by the respective institutions on demolition the existing buildings and dismantling the service lines and on cutting trees and bushes where appropriate;</p> <p>9. the technical provisions issued by the Fire and Rescue Emergency Service of the Ministry of Internal Affairs;</p> <p>10. others materials required for designing, if so stipulated by construction provisions, the detailed plan, the terms of reference concerning planning and architecture or specialised building provisions;</p> <p>11. planning and architecture provisions;</p> <p>12. specialized building provisions.</p> <p>DESIGNING</p> <p>Customer (Client) and contractor agreement Contractor and subcontractors agreements</p> <p>Customer provide the contractor with all documents required (e.g., accepted building project) and receive permits and licenses relevant to the construction work.</p> <p>Construction register Register for special work Register of authorship supervision</p>	<p>Control qualification (contractor, supervisor)</p> <p>Building permission (building permit for a specialised building shall be issued by the ministry supervising the specialised construction, the respective ministry may delegate the said rights to the construction board)</p>	<p>The construction board of local government</p> <p>The construction board of local government</p>	
Construction phase	<p>DESIGNING</p> <p>Customer (Client) and contractor agreement Contractor and subcontractors agreements</p> <p>Customer provide the contractor with all documents required (e.g., accepted building project) and receive permits and licenses relevant to the construction work.</p> <p>Construction register Register for special work Register of authorship supervision</p>	<p>Performing control: 1. notes of state and local government authority in registers; 2. checking acts. Construction surveillance by supervisors</p>	<p>Inspectors of the construction board of local government</p> <p>The State Building Inspectorate</p>	
Completion	<p>Construction plan Building permit Construction register Register for special work Register of authorship supervision</p> <p>Declarations and certificates of building materials Test of building materials reports Acceptance certificates of the finished elements of major constructions and non-accessible work</p>	<p>Checking Documents completion</p>	<p>The construction board of local government The State Building Inspectorate Regional environmental board Fire authority Health authority</p>	

CEBC - Template for the building control systems – LATVIA (cont)

	Input documents	Control actions	Responsibility of control	Remarks
	<p>Conclusions of Fire authority, Health authority, Workplace authority (ready for use)</p> <p>Positive statement of customer about building (ready for use)</p>		<p>Workplace authority</p>	
Use		<p>The Latvia Building Standard set the procedure of a structure approval for use Construction work guarantee –at least 2 years</p>	<p>The construction board of local government The State Building Inspectorate Fire authority Health authority Workplace authority</p>	

CEBC – Template for the building control systems – THE NETHERLANDS

Application/ Planning	Input documents	Control actions	Responsibility of control	Remarks
	Together with application for building project. See Below	Accordance with local development plan.	Accordance with local development plan.	3 levels of plans: <ul style="list-style-type: none"> Permit free (small alterations to dwellings. Buildings in gardens. Road works etc. Light building permits (This kind of permit will disappear soon) Regular building permits for all other cases. phase planning 2 phase technical
Application/ Building project	<ul style="list-style-type: none"> Drawings including site plan Technical calculations and drawings (Structure, Energy performance and installations) Headlines only. Technical calculations and working drawings in detail. 	Checking on building decree and building regulations (including architecture)	Building control division of the local authority.	Report of building application to be published in a local paper.
Construction phase	<ul style="list-style-type: none"> Technical calculations and working drawings in detail. 	<ul style="list-style-type: none"> Checking on building decree and building regulations. Inspection on the building site. 	Building Control division of local authority (municipality)	
Completion	No documents required	No action required by the applicant. The municipality can forbid the use of the building when works are not done according to building permit	Building Control division of local authority (municipality)	
Use	<ul style="list-style-type: none"> For special buildings (used by many people) an application is needed to use the building. 	<ul style="list-style-type: none"> Fire safety. The municipality may inspect the conformity of a building with the building decree or building regulations. 	<ul style="list-style-type: none"> Fire department or Building control division of the local authority. Building control division of the local authority. (not structural) 	<ul style="list-style-type: none"> Application for use is purely focused on fire safe use of the building Number of people, etc.)

CEBC – Template for the building control systems – NORWAY

Application/ Planning	Input documents	Control actions	Responsibility of control	Remarks
	3 levels of plans Provide updated plan at lowest of plan levels	Planning approval	Planning division of local authority (municipality)	
Application/ Building project	Output from planning process Plans Calculations Qualifications	Checking plans, Issue approvals designer /contractor Approve control plans Issuing building permit	Control performed by designer or approved independent control Building control division of local authority (municipality)	
Construction phase	Announcement of setting out, completion of certain stages according to permit	Performing control Control surveillance	Contractor or approved independent control Building control division of local authority (municipality)	Appeals submitted to county governor
Completion	Documentation for the fulfilment of control Application for occupancy Application for completion	Checking Permit of occupancy Certificate of completion	Building control division of local authority (municipality)	Obligation by building control authority to keep documentation.
Use		Issue of order for essential maintenance and repair Issue of order according to separate legislation	Building control division of local authority (municipality) Fire authority Health authority Workplace inspectorate	When risk to structural safety or danger to the public Reference to original building regulations

CEBC – Template for the building control systems – POLAND

	Input documents	Control actions	Responsibility of control	Remarks
Application/ Planning	Planning of a land development and localisation of an investments are not included into the building control system. Those activities are within the competence of authorities of local self-government of the lowest instance, that is commune.			
Application/ Building project	Acceptance of an application and issue of a building permit are not included into the building control system. Those activities are within the competence of authorities of the architectural-building administration, that is: <ul style="list-style-type: none"> - district governor, or - province governor (for particular building structures). 			
Construction phase	<p>Notice on the intended date for commencement of construction works together with statement of:</p> <ul style="list-style-type: none"> - construction site manager, ascertaining the preparation of a safety and health protection plan and the acceptance of a duty to manage a construction works, and also a certificate confirming an entry into a list of members of a relevant chamber of professional self-government¹ - professional self-government, inspector of the investor's supervision ascertaining the acceptance of duty to perform the investor's supervision over the given construction works and also a certificate confirming an entry into a list of members of a relevant chamber of professional self-government¹ 	<p>Control actions are performed by:</p> <ul style="list-style-type: none"> - competent authority of building control, - construction site manager, - inspector of the investor's supervision, - designer. 	<p>Authorities of the building control of first level:</p> <ul style="list-style-type: none"> - district inspector of building control, - province inspector of building control (for particular building structures). 	<p>From all decision issued by first level authority, for example building permit or permit to use, parties of the proceeding may appeal to the higher level authority.</p>

¹ If investor's supervision was laid down.

CEBC - Template for the building control systems – POLAND (cont)

	Input documents	Control actions	Responsibility of control	Remarks
Completion	<p>An application for permit to use or a notification on completion of a construction. Investor must add to the application or the notification:</p> <ul style="list-style-type: none"> - an original version of a building log, - statement of a construction site manager², - a statement on a proper land development of adjacent areas, if exploitation oh the realised building structure is subject to their proper development, - protocols of testing and verifications, - a post-completion geodetic listing. 	<p>Control actions are performed by:</p> <ul style="list-style-type: none"> - competent authority of building control, - Environment Protect Inspection, - State's Sanitary Inspection, - State's Work Inspection³, - State's Fire Inspection³. <p>Notification on completion of a construction or obtaining of permit to use.</p> <p>In relation to precisely specified categories of building structures – obligation of performing obligatory control by building control.</p>	<p>Authorities of the building control of first level:</p> <ul style="list-style-type: none"> - district inspector of building control, - province inspector of building control (for particular building structures). 	
Use	<p>Obligation of keeping: a building documentation, post-execution documentation of building structure, design workings and technical documentation of construction works executed in a structure when it is used – for a period of existence of a building structure.</p>	<p>The owner or the administrator – obligation of carrying out of periodical structure's control (annual or 5-years).</p> <p>Building control – supervision over maintenance of appropriate technical state of building structure and use in accordance to their intention.</p>	<p>Authorities of the building control of first level:</p> <ul style="list-style-type: none"> - district inspector of building control, - province inspector of building control (for particular building structures). 	

² on conformity of execution of a building structure with a design and the conditions of a building permit and regulations and on bringing a construction site to a proper state and order and also – if relevant – a street neighbouring property, building or apartment.

³ Authorities mentioned in tiret 2-2 controls conformity of execution of building structure with a building design, if it results from their competence.

CEBC – Template for the building control systems – SLOVAKIA

Application/ Planning	Input documents	Control actions	Responsibility of control	Remarks
	Project documentation for the territorial proceeding	Harmony of the project documentation with the land-use planning documentation - issuing the territorial certificate with the conditions for creating the project	Construction offices (local construction offices or county construction office)	Local construction office performing in this area is provided by the competence reorganization from the state to the town
Application/ Building Project	Project for the building proceeding	Fulfilling the territorial certificate - issuing the building permit with the realization conditions	Construction offices	Building permit for special buildings is issued by the specialized resort construction offices
Construction phase	Building permit and a project verified by the construction office in the building proceeding	Fulfilling the building permit and other responsibilities according to the Building Act	Construction offices – performing state building supervision as well Slovak Building Supervision Office – performing the main state building supervision	Slovak Building Supervision Office works independently from the construction offices, but they cooperate
Completion	Completed building with the documentation about technical testing and used building products according to the building products regulation	Fulfilling the building permit regulations and possible correcting regulations according to the state building supervision - issuing certificate of completion and using permit	Construction offices	Slovak Building Supervision Office does not control activities of the construction offices
Use	Certificate of completion and using permit	Using the building according to the using permit	Construction offices Slovak Building Supervision Office	Construction offices perform the state building supervision on a voluntary basis, Slovak Building Supervision Office on the institutional basis

CEBC – Template for the building control systems – SLOVENIA⁴

Application/ Planning	Input documents	Control actions	Responsibility of control	Remarks
	Information on the number of the building plot, cadastre number, the intended works	Planning information (e.g. on the intended use of the plot, permissible works on the building plot)	Planning division of local authority (municipality)	Planning information is only information and has not got the status of approval
Application/ Building project	Design project ⁵	Checking plans (the planning situation and technical issues)	Revision of the design - performed by an independent designer ⁶	
	Certificate of the right to execute works on the plot (ownership, proprietorship)	Checking plans – Issuing building permit	Territorial unit of Ministry of Environment, spatial planning and energy or the Ministry ⁷	
Construction phase	Documentation for execution of works	Performing control on site	Independent construction superintendent - obligatory	
	The building permit is sent to the building inspector	Inspection on site	The Building Inspectorate in the Ministry of environment, spatial planning and energy	
Completion	Application for certificate of completion ⁸ Submitting the project for maintenance and operation	Checking the completed works and technical survey (performed by a special technical commission appointed by the Ministry) Certificate of completion ⁹	Territorial unit of Ministry of Environment, spatial planning and energy or the Ministry itself ¹⁰	
Use	Project for maintenance and operation must be kept by the owner		The building inspectorate (Ministry of environment, spatial planning and energy)	When risk to structural safety or danger to the public – dangerous structure

⁴ Basic legislation:

- Construction act (OJ RS, Nr. 110/02): regulates building control for all structures – buildings and civil engineering works
- Building regulations (various)
- Spatial planning act (OJ RS, Nr. 110/02): regulates planning and procedure of issuing the planning information

⁵ Design project contains: planning information and the drawing showing the accordance of the intended works with the planning conditions, drawings, calculations, qualifications, approvals from the utility authorities (sewage, gas, ...)

⁶ the revision is obligatory for the demanding works

⁷ in case of the works that are of national importance

⁸ accompanied with the documents needed for control of the accomplished works and statement on accordance with building regulations signed by the contractor and superintendent

⁹ For single family houses certificate of completion is issued without checking the completed works solely on the basis of the statement from designer and construction superintendent

¹⁰ in case of the works that are of national importance

CEBC - Template for the building control systems - SPAIN

	Input documents	Control actions	Responsibility of control	Remarks
Application/ planning	<ul style="list-style-type: none"> - Application for planning licence. - Basic preliminary project. 	<ul style="list-style-type: none"> - Planning approval, specially with regard to the height and volume of the building, to distances to the plot boundaries and to other buildings or streets, to the use of the building, etc. 	<ul style="list-style-type: none"> - The city council. - In case of protected heritage buildings (because artistic or historical reasons) the local, regional or national authorities (depending on the case) must give their approval. 	<ul style="list-style-type: none"> - Slight differences among regions.
Application/ Building project	<ul style="list-style-type: none"> - Application for building execution licence. - Basic preliminary project. - Health and Safety Study. 	<ul style="list-style-type: none"> - Checking whether building documents (construction plans, specifications, etc.) comply with building laws and regulations - Checking whether Architect / Technical Architect is authorised to draw up the building project. 	<ul style="list-style-type: none"> - The city council - (Nevertheless, previously, some technical and planning aspects of the projects are checked by the "Colegios Oficiales" (Professional Associations) of the corresponding professionals) 	
Construction phase	<ul style="list-style-type: none"> - Building execution project (statement document, construction plans, specifications, measurement of basic quantities, budget) - Health and Safety Plan, made by the contractors. - Notification of commencement of the works to the Labour Authorities by the contractor. 	<ul style="list-style-type: none"> - Inspections on site by technical agents appointed by the developer called Works Director and Director of the Execution of the Works. (In residential building construction they must be an Architect and a Technical Architect respectively). - Local constabulary control if there is an unauthorized occupation of public areas and noise pollution, etc. 	<ul style="list-style-type: none"> - Director of the Execution of the Works and Works Director (in some aspects). - The City council. - Labour and Social Security Inspectorate. 	<ul style="list-style-type: none"> - Building licence, Health and Safety at Work Plan, Book of Technical Orders and Incidents Book have to be on site during the construction process.
Completion	<ul style="list-style-type: none"> - Completion of works certificate, endorsed with a seal by the "Colegios Oficiales" (Professional Associations) of Architects and Technical Architects. - The called "Book of the Building", must include all the 	<ul style="list-style-type: none"> - Checking whether the works have been executed in compliance with building laws, regulations, the approved building project and the building licence. 	<ul style="list-style-type: none"> - Works Director and Director of the Execution of the Works. - The City council. 	<ul style="list-style-type: none"> - Slight differences among regions.

CEBC - Template for the building control systems – SPAIN (cont)

Use	<ul style="list-style-type: none"> - First occupation permit (dwellings) - Occupancy certificate. (dwellings) - Activity permit 	<ul style="list-style-type: none"> - Minimal conditions of salubrity, habitation, etc. (Dwellings) - Lifts, electricity, fire, safety by industrial authorities. (in some cases) - Control of annoying or dangerous activities: noise, smoke, toxic substances, etc. (Business premises) 	<ul style="list-style-type: none"> - The city council. - The regional authorities control annoying or dangerous activities in business premises. 	<ul style="list-style-type: none"> - Slight differences among regions.
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CEBC - Template for the building control systems – SWEDEN

	Input documents	Control actions	Responsibility of control	Remarks
Application/ planning	Plan over the area 3 levels of plans: • general plan • detailed development plan • special area regulations	Planning approval	Building committee of the local municipality	The local municipality via the Building committee has full responsibility for the planning
Application/ Building project	Application for building permit Planning drawings of facades and location	Building permit	Building committee of the local municipality	
Construction phase	Construction notice	<u>Consultative meeting</u> to examine the construction project and to decide on an <u>inspection plan</u> Production control	The meeting is under the responsibility of the inspectorate of the Building committee. Developer/contractor under surveillance of the Quality assurance Supervisor (QAS)	The notice must be sent at least 3 weeks before start of work. The developer (building owner) has the overall responsibility for the project The developer (building owner) must have a QAS to supervise all controls
Completion	Documentation of the fulfilment of controls Application for completion	Checking Certificate of completion	Inspectorate of the Building committee	
Use	Protocol and certificate of ventilation control	Checking Issue of order for essential maintenance and repair Issue of order according to separate legislation	Certified ventilation inspector Inspectorate of the Building committee (IBC) Fire authority Health authority Work environment authority	Mandatory ventilation inspections for most buildings except one or two family houses. The IBC supervises and keeps the documents

CEBC – Template for the building control systems – UK (England & Wales) – See also notes below referring to systems in Scotland and Northern Ireland

	Input documents	Control actions	Responsibility of control	Remarks
Application/ Planning	3 main/possible documents: • Certification of lawful building, • Outline planning permission, and • Full planning permission (requires the submission of detailed plans).	Consultation Planning approval/rejection	Local authority planning Dept.	Approvals are time limited. Decisions can be influenced by local authorities policies, elected members (Councillors, aldermen) can approve or reject an application against the advice of the officers or the approved Local Plan; Right of appeal available.
Application/ Building Project	May follow from planning process. Main procedures - • Full plans application: drawings, location plan, specifications, • calculations; or • Building Notice • Regulation Certificates • Submission of Approved Inspectors Initial Notice	Assess plans Full Plans Approval Notice (Public Sector BC) or Plans Certificate (Private sector BC)	Building Control Bodies – Local Authority. Private Approved Inspectors	Commencement of works possible without approval or decision from Local authority. Right of determination and of appeal to the responsible Government Dept. available.
Construction phase	Notice of Commencement Mandatory notification at the completion of certain stages for Local Authorities Approved Inspectors agree inspection notification plan with client	Inspection Notification Framework upon which inspections are carried out Building Control Performance Standards set the benchmark for service delivery Intermediate site inspections to check progress of work	Contractor or other (client, design professional, etc.). Building Control Bodies – Private Approved Inspectors or Local Authority.	
Completion	Application for completion inspection	Completion Inspection Issue completion certificate (Public Sector BC) or Final Certificate (Private sector BC)	Building Control Body	Records archived by Building Control Body for a period of time having regard to legislation and the Building Control Performance standards
Use		Workplace Directive	Fire Authority, Health & Safety Executive, Planning authorities	

Note: In Scotland there are no private approved inspectors. Permission to build (building warrant) must be obtained before work starts, and there is less site inspection. Completion certificates are issued by the developer or owner, and control is by accepting or refusal of this certificate

The building control system in Northern Ireland whilst similar to that which applies in England and Wales has two main differences. Planning in Northern Ireland is a central government function with no direct linkage with building control. Also there is no system of approved inspectors currently operating in Northern Ireland



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