



Boverket

Myndigheten för samhällsplanering,
byggande och boende

Swedish Compliance system

GBPN seminar 10th
February

The actors of the building process



The Developer, BH (Byggherre)

The Municipality, BN (Building board)

The Control responsible, KA (certified)

The actors of the certification process

The Building owner

The Energy expert

The National Board of Housing, Building and Planning



Boverket

The schedule of a project



BH has an idea.

BH starts the design

BH notices the BN about the project

BN invites the BH to a technical consultation
where the project is presented

A **control plan** is agreed on and a KA
presented by the BH and is approved by BN

A starting permission is given by BN



The erecting phase



The KA performs the controls decided in the control plan.
For energy, there is two different phases:

1. Control of calculated values during the project
2. Control of the measured values during the second season of use.

BN can chose between either of the two methods, non or both, depends on the skills in the BH organisation.

When it differs between the two methods the second is the reference method.



The use phase



When the building is finished the BN gives the BH an end permit which is a must to be allowed to use the building. When it comes to energy and radon the permits just interim permits.

For radon because you have to measure radon during the heating season and for energy because of the 2nd point in the compliance control plan.



Sanctions



Building not allowed to be used

Injunction of Correction
(Injunction Demolition)

Fine could be deemed



Strengthening of compliance within the energy certification scheme

The law (2006:985) on energy certification requires an energy certificate is drawn within two years after the building is taken into use.



Why measured values?



Bad compliance when only calculated values,
could differ up to 250%

We have seen a decrease in energy use in the
certification register since the compliance
controls with measured values went into force



Who is to use this?



The municipality can choose which of the 2 ways to handle the compliance checks in the control plan, but energy certificate has to be made nevertheless



Effect?



When we follow the energy statistics in our national energy certificate register we can see an trend of lower energy use in buildings erected after the operational ratings compliance check was introduced in 2006.



Difficulties



Municipalities does not chose any of the methods.

Up to 2012 the municipalities had the supervision over the energy certificate and as they had buildings of their own some didn't use their power.

In some cases the building is sold before it is ready and then the demand on having a measured energy certificate can't be used as a compliance check for the used energy as it then is calculated values which is used for the certificate.

