Building Control in Denmark

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Vice-Chairman of the Association of Danish Building Control Officers.

Work: Vejle – town with 56,000 inhabitants and an area of 143 km².
Building Control in Denmark

- General description

2. Experience
   (problems/experiences from these)

3. Future
Building Control in Denmark

Denmark have two Building Control Laws:
- Building Regulations for small Dwellings and
- Building Regulations – apply to all buildings that are not encompassed by the building regulations for small dwellings
Building Control in Denmark
General description

”Control at the desk”
- not quite, but to a great extent!

How does it begin ?
Building Control in Denmark
General description

- Dialogue/cooperation with builder and advisers before forwarding of the building application
- Information about current municipality- and lokalplans and other laws
- Agreement about which documentation that is necessary
- The total quality of the project will be treated
Building Control in Denmark
General description

Necessary documentation:
• Situation plan, ground planes
• Installation planes (water and drain conditions)
• Structural analysis/calculations
• Accessibility for handicapped
• Calculation of the consumption of energy
• Ect.
Building Control in Denmark
General description

Supervision:

• The Building control Office has no obligation to supervise after a building permission has been notified

• CE-labelling of building products. If we become aware of not CE-labelled products we must do control and if problems, - order it out from the building site
Building Control in Denmark
General description

Completion of the building

Before approved for use, the Building Control Office must, as a Minimum, control that the conditions in the building permission has been met.
Building Control in Denmark
Experiences/Problems

• We have had problems with different building defects
• Has given us a reason to intensify the demands/re-regulations in our legislation
Building Control in Denmark
Experiences/Problems

Examples:

- Ballerup Arena - a serious calculation error resulted in a collapse of the roof - Jan. 2003
- Skylight – fire ventilation did not work
- Technical pipe isolation (heating + water) – missing isolation cause loss of energy
- Roofing felt – missing pitch causes damage
- Fallout of facades – destructions of anchors
Building Control in Denmark
Experiences/Problems

- Conditions which have given occasion to debate and headlines
- Has also given causes to changing in our demands and control of application material
Byggesagsbehandling for ringe i mange kommuner

The Irish Building Control Institute -
IBCI - Conference in Sligo April
2005
Building Control in Denmark

Future

- Building Regulations
- More control
- Future is also digital
  Building Permits
- Denmark is changing –
  changes of counties and
  municipalities
Degital Building Permits

Let the computer do the simple work – human resources used on complicated things.

First step – garages, carports, outhouses and similar small buildings.
Digital Building Permits

Digital building permits – more elements:

- elektronic dokument – case handling
- scanning building archives
- elektronic reciving of applications
- citizens/concerns elektronic access to municipal/lokal authorities building cases/arcives
- automatically handling of applications
Building Control in Denmark
Future

Changes of counties and municipalities

Denmark today:

- 14 counties
- 270 municipalities

Denmark after 1. January 2007:

- 5 regions
- 99 municipalities
Building Control in Denmark Future

This will result in:

- Better service to the citizens
- More effective/cheaper administration
- More specialization/better colleague network
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