

# Building Control in Denmark

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Vice-Chairman of the Association of  
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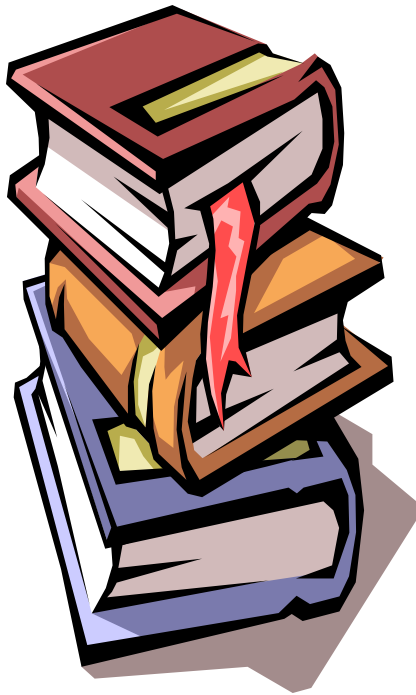
Work: Vejle – town with 56.000 inhabitants and  
an area of 143 km<sup>2</sup>.

# 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**

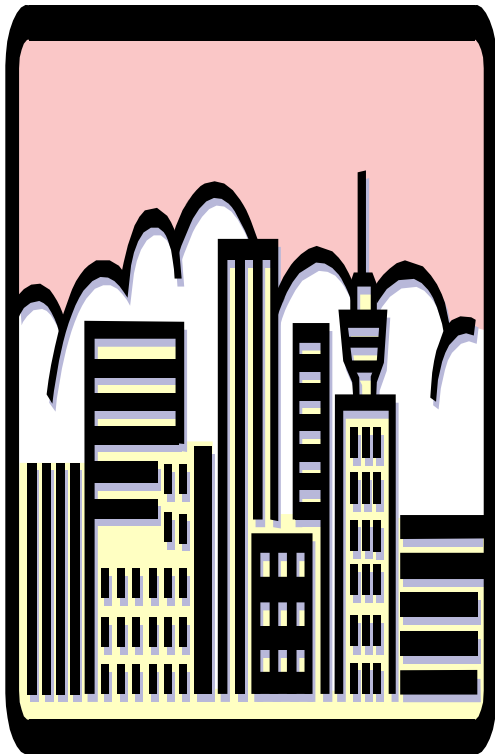
## **General description**

### **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



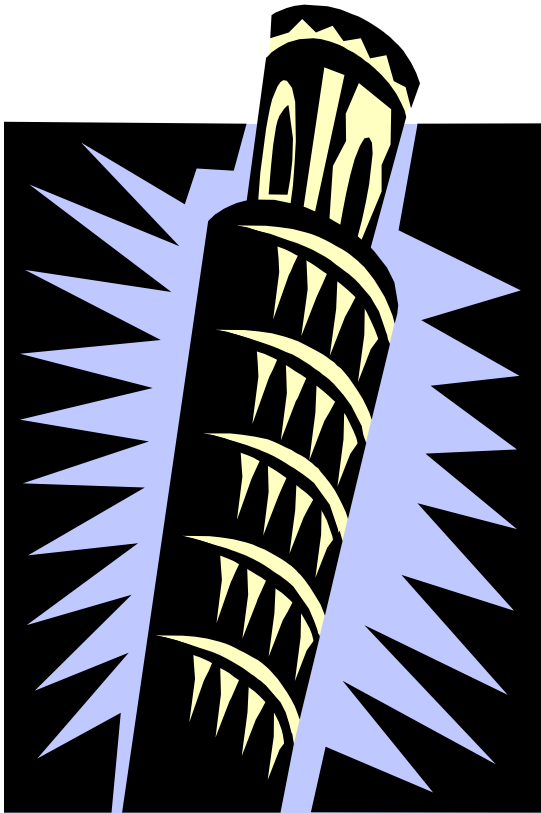
### Completion of the building

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/regulations in our legislation

# Building Control in Denmark

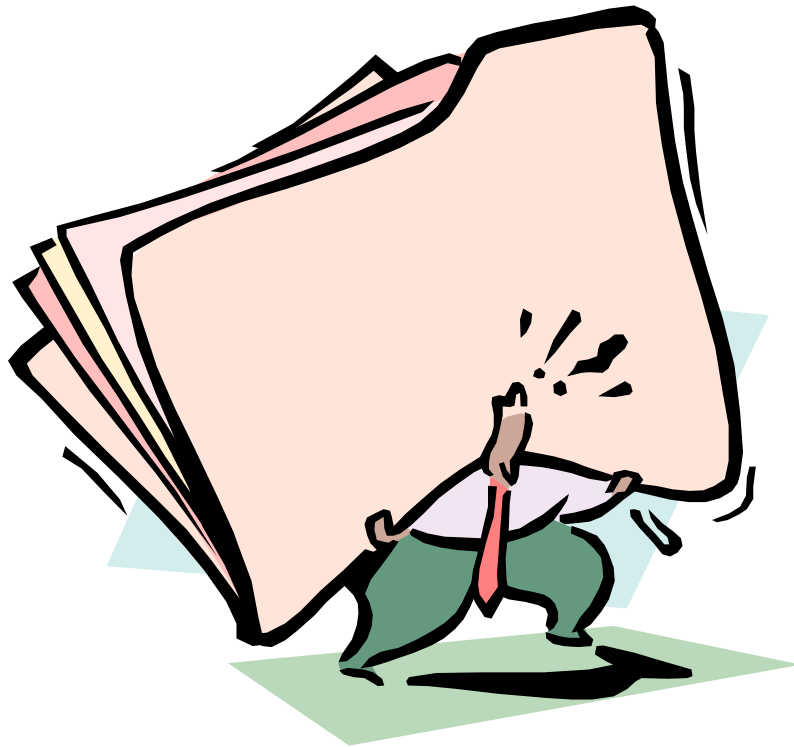
## Experiences/Problems

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

Taghulløbet på Siemens Arena har været med til at sætte fokus på den generelle byggesagsbehandling rundt om i kommunerne. Byforstået har dog ingen sammenhæng med Ballerup-sagen, da det var blevet fremsat under alle omstændigheder. - Foto: Tom Bartho.



## Byggesagsbehandling for ringe i mange kommuner

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





The Irish Banking 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**

# Digital 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 dokumente – casehandling
- scanning buildingarchives
- elektronic receiving of applications
- citizens/concerns elektronic access to municipal/lokal authorities building-cases/archives
- 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:**

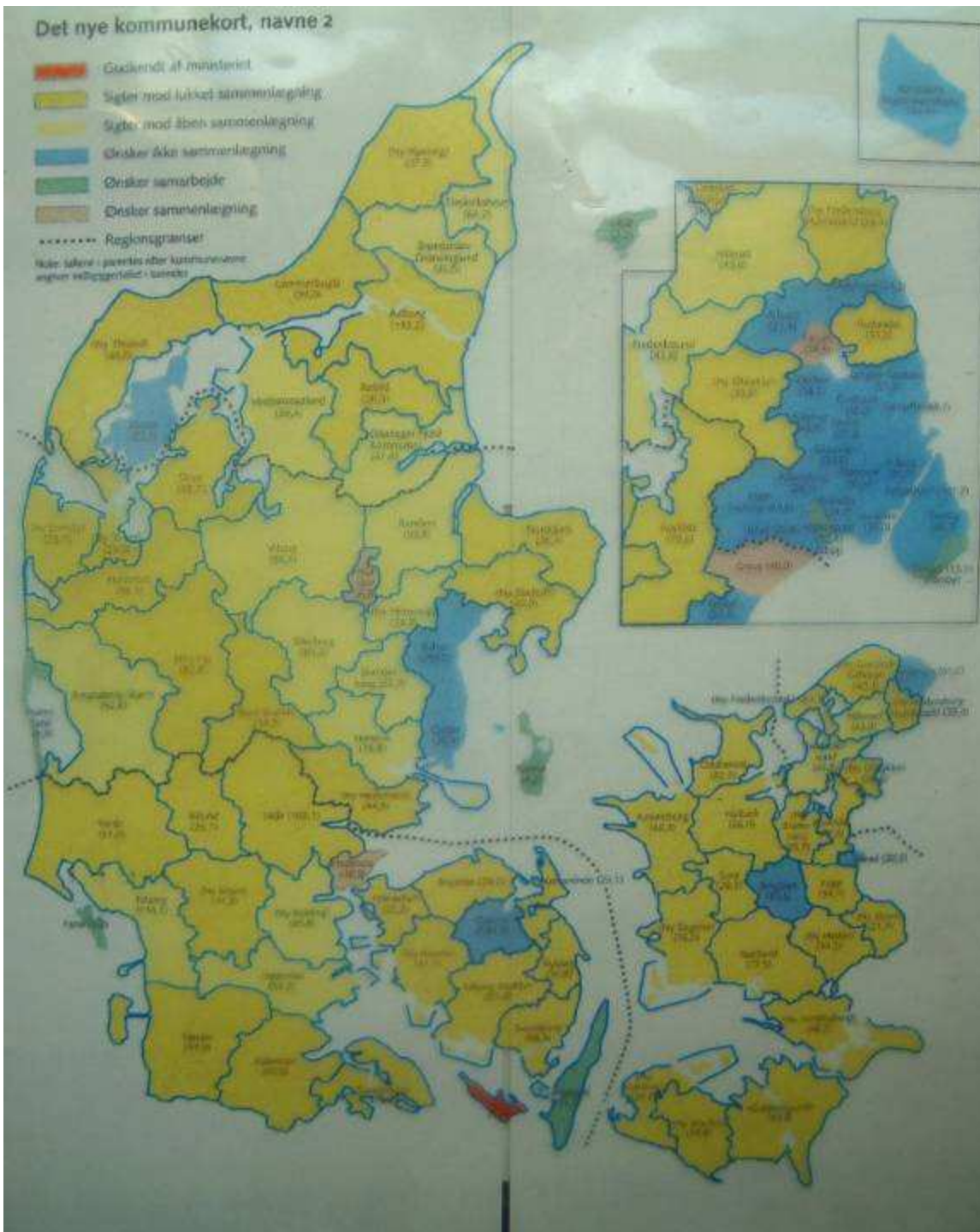
- **5 regions**
- **99 municipalities**



## Det nye kommunekort, navne 2

-  Godkendt af ministeriet
-  Sigter mod lukket sammenslutning
-  Sigter mod åben sammenslutning
-  Ønsker ikke sammenslutning
-  Ønsker samarbejde
-  Ønsker sammenslutning
-  Regionsgrænser

Når: Åbent - parvis eller kommuner som angiver vedligeholdelse - lukket





# Building Control in Denmark Future

**This will result in:**



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

The image shows the cover of a journal titled 'Building Control Report'. The background is a faded, light blue image of a building's steel framework. At the top left, the letters 'BCR' are printed in a large, bold, dark blue font. To the right of 'BCR', the text 'February 2005' and 'Issue 1' is printed in a smaller, dark blue font. Below 'BCR', the words 'Building Control Report' are printed in a dark blue font, underlined. In the center of the cover, the title 'Building Control Systems in Europe' is printed in a dark blue font. At the bottom of the cover, there is a dark blue horizontal band containing the text 'Consortium of European Building Control' and the 'CEBC' logo on the right side.

**BCR**

February 2005

Issue 1

**Building Control Report**

Building Control Systems in Europe

Consortium of European Building Control

CEBC

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

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