Boverket’s mandatory provisions on the amendment to the Board’s building regulations (2011:6) – mandatory provisions and general recommendations;

adopted on 4 October 2011.

Notification procedure under the regulation (1994:2029) on technical rules has been implemented

Pursuant to Chapter 10, Articles 1, 3, 4, 8, 9 and 24 of the Planning and Building Ordinance (2011:338) Boverket prescribes in terms of the Board’s building regulations (BFS 2011:6)


The statute will therefore have the following wording from the date this statute comes into force.

1 Introduction

---

1:1 General

This Statute contains the mandatory provisions and general recommendations pursuant to the following Acts and Ordinances (main statutes):

- Planning and Building Act (2010:900), PBL,
- Planning and Building Ordinance (2011:338), PBF,

**General recommendation**

Mandatory provisions and general recommendations on bearing capacity, stability and durability of structural components are given in Boverket’s mandatory provisions and general recommendations (2011:10) on the application of European construction standards (Eurocodes), EKS.

Further regulations for lifts, escalators, passenger conveyors and motorised gates and some devices for waste are given in the Boverket’s mandatory provisions and general recommendations on lifts and certain other motorised devices (BFS-2011:12), H.

Further regulations for boilers are given in the Boverket’s mandatory provisions and general recommendations on efficiency requirements for new boilers powered by liquid or gaseous fuels (BFS 2011:11), EVP.

Regulations regarding performance inspection of ventilation systems are given in PBF and in the Boverket’s mandatory provisions on performance inspection of ventilation systems (BFS 2011:16), OVK.

Regulations regarding type approval, etc. are contained in the Boverket’s mandatory provisions and general recommendations on type approval and production control (BFS 2011:19), TYP.

1:2 Mandatory provisions

The mandatory provisions apply to

- the construction of a new building,
- ground and demolition works, and
- vacant land to be provided with one or more buildings.

When changing a building provisions shall be followed to that extent that is permitted by section 1:22.

The mandatory provisions in Section 3 Accessibility, dwelling design, ceiling height, and utility rooms and in Section 9 Energy management do not apply to holiday homes with more than two dwellings. *(BFS 2011:26).*

**General recommendation**

Chapter 1, Article 4 PBL states that alterations and extensions are also included in the concept of alterations to buildings.

Mandatory provisions on building design, etc. are also issued by authorities other than the Boverket. For example, Arbetsmiljöverket issues provisions on workplaces and Jordbruksverket issues provisions on the design of livestock buildings.

Holiday homes with more than two dwellings are exempt from some rules in Sections 3 Accessibility, dwelling design, ceiling height, and utility rooms and 9 Energy management, which is already prescribed by PBL and PBF. *(BFS 2011:26).*

1:21 Minor deviations from the mandatory provisions in these statutes

The Building Committee may in specific cases allow minor deviations from the mandatory provisions in this statute on the following conditions. That there are special reasons, that the construction project is still assumed to be technically
satisfactory and that there is no significant inconvenience from any other point of view. (BFS 2011:26).

**General recommendation**
The Building Committee can clarify if minor deviations are acceptable in the start-up statement. (BFS 2011:26).

1:22 Requirements for alterations to buildings

When altering buildings, the rules in Sections 1 and 2 apply where appropriate as well as parts of Sections 3–9, which are under the headings: "Requirements for alterations to buildings."

The parts of Sections 3–9 under the headings: "Definitions" and "Scope" also apply to alterations of buildings.

**General recommendation**
Essentially the same property requirements shall be applied for both the construction of a new building as well as the alteration. For alterations, however, you shall always take into account the scope of the alteration in accordance with Chapter 8, Article 7 of PBL and Chapter 3, Article 23 of PBF as well as the building's conditions, when the requirements apply.

The requirements for new constructions are never directly applicable to alterations. However, you can often get some guidance from these for assessing the implications of the requirements for the alterations. For alterations, however, the requirements are often met through other solutions than for the construction of new buildings. (BFS 2011:26).

1:221 Requirement for care and restrictions on alteration

**General recommendation**
Chapter 8, Article 17 in PBL indicates that alterations to buildings shall be performed with care. Consideration shall be given to maintaining the building's character and architectural, historical, cultural, environmental and artistic values. The word "values" means that there are desirable properties that shall be retained. If the building is particularly valuable as specified in Chapter 8, Article 13 of PBL, it must not be distorted. This may lead to limitations to the technical solutions that may be possible to implement. Chapter 8, Article 7 of PBL and Chapter 3, Article 23 of PBF state that consideration shall be given to this in the application of the technical property requirements for all alterations to buildings. This applies to reconstruction, extension and other alterations. (BFS 2011:26).

1:222 Restrictions to altered part

**General recommendation**
Chapter 8, Articles 2 and 5 of PBL state that the requirements shall apply to the section of the building being altered. The second part refers to the section that is physically affected by the measure. Examples of what is meant by an altered part include the following. When replacing a fan motor, requirements may be imposed on the new motor and its impact on the building's properties, but not on other parts of the ventilation system. When making a new door opening, you might require that the door has passage dimensions that meet the requirements for accessibility and usability and that hole making is performed to ensure the wall's load-bearing function remains intact. However, you cannot set requirements on the design of surrounding rooms.

If all or part of a building is to have a different use, requirements can be set on the part to be changed.
Restrictions to the changed part do not apply if the entire building or a significant and definable part of the building is to undergo major alterations whereby it is significantly renewed (reconstructed). In this case the requirements in Chapter 8, Articles 2 and 5 shall apply to the whole building unless this is unreasonable. If it is unreasonable to apply the requirements to the entire building, they shall be applied to the entire part that is undergoing significant renewal through reconstruction. Even in these situations, you shall take into account the scale of the alteration and the building's conditions. (BFS 2011:26).

1:223 Consideration to the building's conditions and the scope of the alteration
Under the condition that the building is still assumed to have acceptable properties, the amendment to requirement levels specified in Sections 3–9 as regards the construction of a building may be made if
– with respect to technical or economic reasons, or the scope of the alteration, it is unwarranted to implement a particular measure, or if
– you can thereby maintain the building's cultural values or other essential residential or user qualities.
However, the alteration must never result in an unacceptable risk to human health or safety. (BFS 2011:26).

General recommendation
The client/owner should report the reasons for amending the requirement levels indicated in Sections 3–9 that apply in the construction of the building no later than the technical consultation phase. It should also state how the requirement for care in Chapter 8, Article 17 of PBL and the restrictions on alteration in Chapter 8, Article 13 of PBL have been satisfied. This should be documented appropriately in the minutes of the consultation.

1:2231 Conditions of the building
General recommendation
Examples of technical reasons could be
– that there is no room to take a certain measure or
– the compliance of a technical properties requirements would mean that another requirement is not met at an acceptable level.
Economic factors to be considered are those arising from the building's location and design or technical conditions in general. A low liquidity, however, is not a reason for consideration.
The quality of the dwelling may well be of a practical nature, such as the availability of sufficient storage spaces, or of an experiential nature, such as spatial context. (BFS 2011:26).
1:2232 Scope of the alteration

General recommendation
The assessment of the scope of the alteration may be based on how much of the building is affected and on the consequences of the technical property requirements and the building's cultural values. A penetration in a wall can often be regarded as a minor alteration, but if this is done in a fire compartment’s boundary or a load-bearing structure, the consequences could be significantly greater. Equally, the repainting of a historically valuable interior may have major consequences for cultural values.

In the event of extensive alterations, there are often few or no remaining existing conditions that can motivate a different application of the amending regulations other than the corresponding mandatory provisions for the construction of a new building. The same applies to major extensions, for the extended part.

Normally, higher requirements should be imposed when all or part of the building is assigned a new use compared to when the alteration does not entail any change of use. If the alteration is made to give a historically valuable building a new use, there may be more reason to amend the level of requirements. However, the starting point must be to choose a use that makes it possible to both retain the building's cultural values and satisfy the technical property requirements.

Examples of when the scope of the alteration can lead to a lower level of requirement is when the alteration affects such a small part of a building that the application of the requirements for this part do not mean that the building will have significantly improved properties. (BFS 2011:26).

1:2233 Requirement levels following alteration

General recommendation
Chapter 8, Article 7 of PBL and Chapter 3, Article 23 of PBF states that for any alteration of buildings, adaptations and deviations from the technical property requirements may be made with reference to the scope of the alteration, the building's conditions and with consideration taken to the requirement for care and restrictions on alteration in Chapter 8, Articles 17 and 13 of PBL. However, the extent for the potential for modification of the requirements varies. To provide guidance when considering the room for modification that is available for each requirement, three concepts are used in this provision, in the parts that apply to the modification of buildings. The following table is intended to provide guidance for the interpretation of the terms used.
shall

In principle there is no room for deviation from the prescribed requirement level or performance.

Shall ... unless there are exceptional circumstances

Some room for modification is available if the building is still likely to have acceptable properties and it is not possible to satisfy the requirement in full, without high costs or significant adverse impact on other technical property requirements or the building's cultural values. Exceptional circumstances may be further defined by examples in the general recommendation.

Shall be pursued

The requirements shall be met if this can be done at a reasonable cost in the context and without prejudicing the other technical property requirements, the building's cultural values or other residential or user qualities. If the building already has the required properties, there is no room for compromise unless there are exceptional circumstances.

1:23 Requirements for relocation of buildings

General recommendation

The mandatory provisions in this statute do not apply to the relocation of buildings. Relocation of buildings is a form of new construction. When relocating you must adapt the design requirements and the technical property requirements with regard to the building's conditions and purpose of the relocation in accordance with Chapter 8, Article 7 of the Planning and Building Act. Furthermore, consideration shall be taken to the regulations for care and restrictions on alteration in Chapter 8 of the Planning and Building Act.

In an assessment of how these requirements can be adapted, however, rules about alterations to buildings in this statute can serve as guidelines. For parts that are renewed in connection with the relocation, such as the foundation, there is normally no reason to waive the requirements. There are no such reasons either if the building can be made to comply through simple measures.

If the purpose of the relocation is exclusively for cultural reasons to save a historically valuable building, major deviations from the requirements are justified. If the relocation, however, is purely for economic reasons, such as the reuse of older school-barracks, there is usually little reason for any deviation from the requirements relating to the construction of a new building.

If a building is to be used as premises where the public has access, one should carefully consider whether it is appropriate to adjust or waive the requirement for accessibility and usability for people with impaired mobility or orientation capacity.
1:3 General recommendations

The general recommendations regarding the application of the mandatory provisions in this statute and in the main statutes indicate how someone can or should act in order to comply with the requirements of the mandatory provisions.

The general recommendations may also contain particular information for the purpose of clarification or of an editorial nature.

The general recommendations are preceded by the words “General recommendations” and are printed using smaller, indented text next to the provision it refers to.

1:4 Construction products with certified properties

In this statute, construction products with certified properties refer to products that are produced for permanent incorporation in the construction works\(^2\) and which either

a) are CE marked,

b) are type-approved and/or production controlled under the regulations of Chapter 8, Articles 22–23 of the Planning and Building Act,

c) have been certified by a certification body that is accredited for the purpose and for the product in question under Regulation (EC) No 765/2008 of July 9, 2008 setting out the requirements for accreditation and market surveillance relating to the marketing of products and repealing Regulation (EEC) No 339/93\(^3\), or

d) have been manufactured in a factory whose manufacture, production control, and the result thereof for the construction product are continuously monitored, assessed, and approved by a certification body accredited for the purpose and the product in question in accordance with Regulation (EC) No 765/2008.

In order for the construction product to be regarded as having certified properties, when alternatives c) and d) above are used, verification shall be of sufficient scope and quality as to ensure that the intended material and product properties are complied with. The verification shall at least correspond to what is decided for the CE marking for similar products.

*General recommendation*

If a construction product’s properties are certified under options a), c) or d), this does not mean that the product is assessed in relation to Swedish requirements for buildings in this statute, but merely that the client/owner shall have confidence in the accompanying declaration of the product’s properties.

---

\(^2\) Buildings and civil engineering works.

Where this statute refers to general guidance or manuals in which the terms *type approved or in-process inspected material and products* are used, these shall be replaced by the term *construction products with certified properties* in accordance with this section.

1:41 Transition period
When the product in question is covered by a harmonised standard that has been published or a European technical approval has been issued⁴ for the product, only certification applies in alternative a) in Section 1:4. The standard may include a transition period established and published in the Official Journal of the European Union⁵. In such cases, certifications other than under alternative a) also are valid until the end of the transitional period.

1:42 Mutual recognition
As with certification in accordance with alternative c) or d) in Section 1:4, a certification issued by another body within the European Union or European Economic Area is also acceptable if the body is

1. accredited for the task with respect to the requirements in Regulation (EC) No 765/2008, or
2. can in some other way provide similar guarantees concerning technical and professional competence and guarantees of independence.

Any standard which transposes the EN standard in question into a national standard in another country, without amending the content, is considered to be equivalent to the Swedish edition (SS-EN) of this EN standard.

1:5 Standards
Methods set out in SS-EN are approved as an alternative and complement to the methods and design solutions set out in these regulations provided they meet the Swedish requirements.

1:6 Terminology
Terms not specifically defined in the main statutes or in these mandatory provisions and general recommendations have their meaning set out in the publication TNC 95, *Planning and Building Terms 1994*, issued by the Swedish Centre of Technical Terminology.

When the term "design" is used in these mandatory provisions and general recommendations, this covers "designed and built", i.e. the building’s final design.

When the term "public buildings" is used in these mandatory provisions and general recommendations, this means "buildings to which the general public have access."

When the term "circulation space" is used in these mandatory provisions and general recommendations, this means "space in the building used primarily for

---

⁴ For information about current European technical approvals see the EOTA website [http://www.eota.be](http://www.eota.be) about Valid ETAs.

movement." Examples of circulation spaces are corridors, halls, passages, ramps, stairs and communication areas in rooms.

When the term "cultural values" is used in these provisions, this means the building's technical, historical, cultural, environmental, artistic and architectural values.

Floor in these regulations refers to floor, basement floor or attic floor.

Storey refers to the floor level in a storey.

Basement floor refers to floor level in each part of a basement which is separated by building floors and exterior walls.

Attic floor refers to the floor level in an attic.

Basement floor or attic floor can also be a storey. *(BFS 2011:26).*

**General recommendation**

Rooms in buildings or separable parts of rooms are classified as follows

- rooms or separable parts of rooms intended for the accommodation of people, other than on a temporary basis are, for example, spaces for everyday social contact, cooking, sleeping and rest, and
- rooms or separable parts of rooms intended for the accommodation of people on a temporary basis, such as rooms for food storage in homes, rooms for personal hygiene, utility rooms, garages, circulation spaces, housing storage rooms and culverts.

## 1:7 References

The standards, provisions or other documents to which these mandatory provisions and general recommendations refer, are listed in an annex to this Statute. Where appropriate, the annex also gives the relevant edition of a standard being referred to. If no edition is given, the latest applies. SS-EN refers to the latest edition with the latest amendments if any (for EN-standards "amendments").