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
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 decree 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.