



## Comparison of European Building Control Systems

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## Summary

The purpose of the comparison is to provide information about building control systems in Europe. This information may be required by architects, developers and contractors, no longer working in national markets, but in the common market for services and for construction products, in which cross border activities will increase.

The comparison shows that building control in responding countries is less different than expected. While building control originally used to be only performed by authorities, private control elements can today be found in nearly all the responding countries, at least by means of delegation of tasks to independent private experts. In some countries there are also full private building control systems which are often related to insurance systems.

The development of the common market for services and products in the construction sector in Europe will further increase the importance of private building control which can, different to authorities, extend its activities across national borders.

**Keywords:** Check Engineer, building regulation, building control, building permit, structural stability, fire protection, site inspection, repeated inspection, common market, building authority, completion certificate, privatisation, insurance, 4-eyes-principle

## 1. Introduction

How will be the future of combined Europe? Many citizens and politicians ask this question in times of the refused referendum for the ratification the EU constitution. Which modifications does the future European home market presumably like to cause, in this case especially in the sector of building and construction? How to preserve the quality and sustainability of our buildings?

Basis for the comparison is the study of the Consortium of European Building Control (CEBC), performed in 2006. The CEBC composing representatives of governmental and private building control organisations as well as of bodies which are responsible for building regulations in European countries. "European countries" mean in this context members of the European Economic Area as well as candidate countries which are about to become candidates.

In the last two decades the building control systems in Europe have undergone significant changes. Originally for most of the countries it was the duty of the building authority to issue building permits, to perform inspections on site, to issue completion certificates and by this to ensure the fulfilment of the building regulations. These government run building control systems have been increasingly liberalised, but in different ways. The requirements of the building regulations