

# How sustainable are quality control procedures for constructions in Europe?



Frits Meijer

# Conditions for a 'sustainable' regulatory system?

1. To what extent is there certainty that a construction on completion meets the technical requirements?(organisation of the control & inspection process)



2. To what extent is the inspection of sustainable requirements regulated?



3. What are the quality demands on builders/installers?

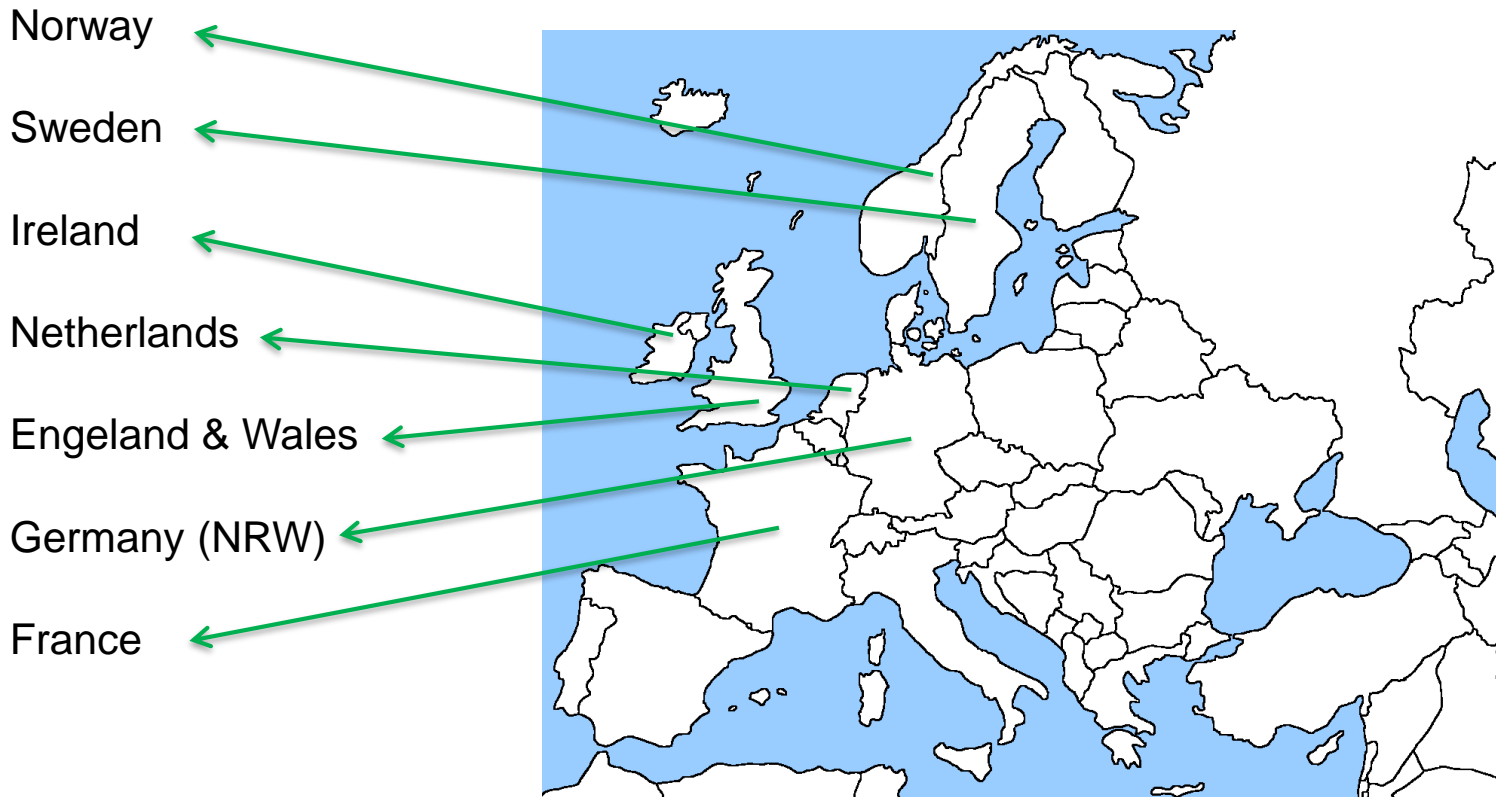


# Comparative Research Project

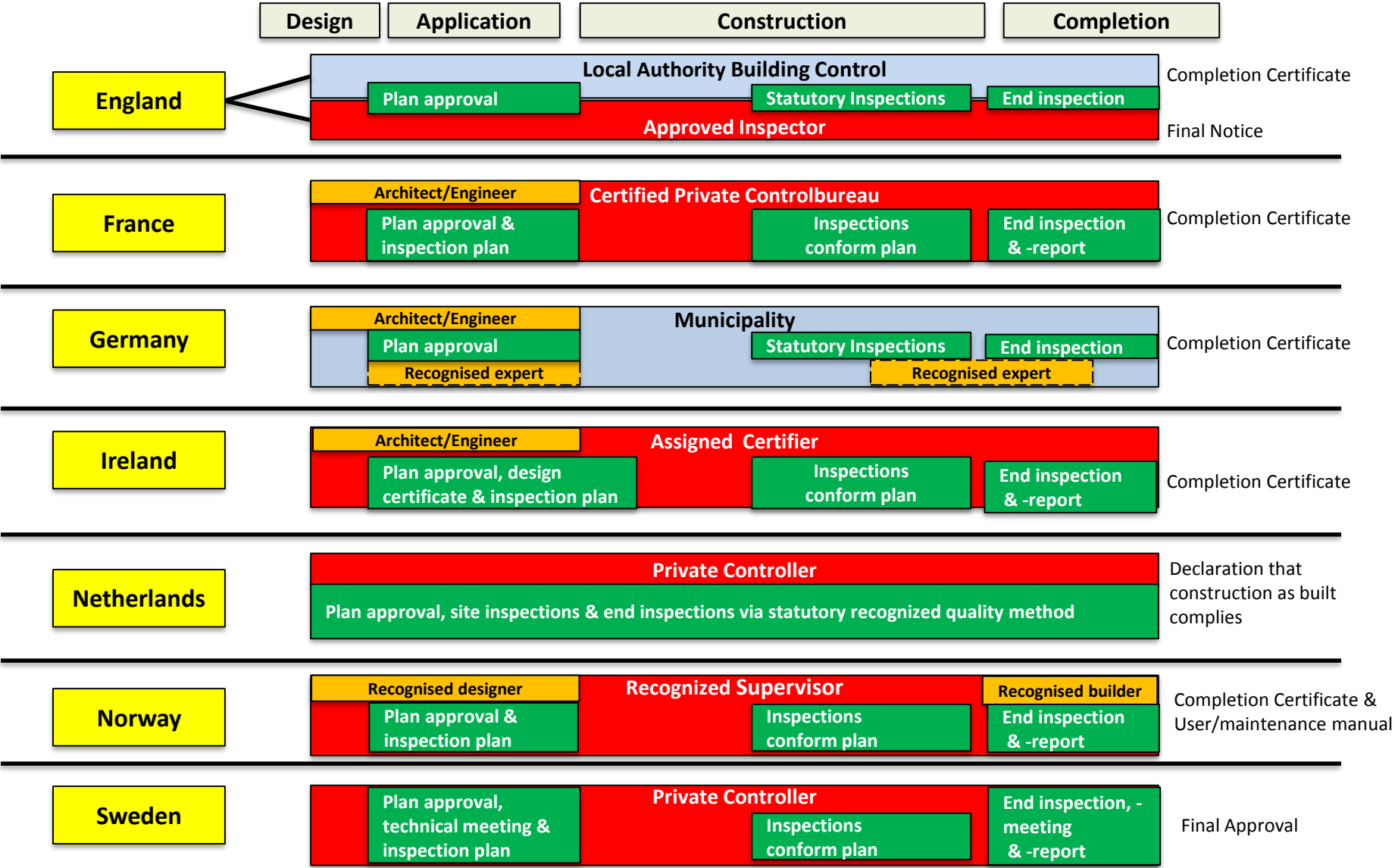
(NL government)

## NL: introduction of new regulatory system:

Focus division of tasks and responsibilities of parties involved in quality control for construction (technical requirements only!)



# 1) Certainty that construction meets demands?



## 2) To what extent is the inspection of sustainable requirements regulated?

One of the Pillars of the Building Regulations



### Focus on:

- Inspection of structural & fire safety
- Inspection of complex constructions



### Far less statutory demands:

- On the nature, contents & depth of the control of sustainable' requirements
- On the inspection & supervision of dwellings



# A few 'good statutory examples'



## Design phase:

**GM:** Architect/engineer are responsible for compliance with (i.a.) thermal insulation & energy conservation requirements

**FR:** Architect must certify that construction plan meets (i.a.) energy performance demands

## Construction phase:

**GM:** During construction the inspection of (i.a.) thermal insulation of the structure/shell is obligatory.

**NW:** Independent private control of building physical requirements (energy efficiency, ventilation, insulation demands) is obligatory.

# 3) Demands on quality of builders & installers?

## Only in general terms:

- “Builder/installer must ensure that the work complies with all applicable requirements”
- Reference to demands on buildings defects insurances & professional liability

## Role as private controller:

**Norway:** Voluntary registration as Recognised Building Enterprise

**Sweden:** Voluntary registration as Recognised Private Controller

## Role as builder:

**France:** Statutory registration builders because of insurance system

**Ireland:** Voluntary registration as Competent Builder

**England &**

**Wales:** Competent Persons Scheme

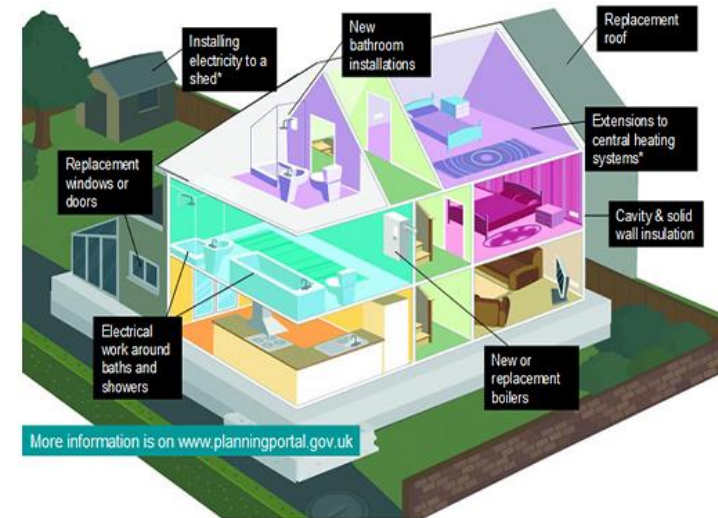
## England & Wales: Competent persons scheme

Competent Persons Schemes  
Self-certifying building regulations installations



### Interesting features:

- Focus on construction elements that are relevant for energy performance (glazing, installations, insulation)
- Incorporated in quality control system
- Sets demands on education, experience & capabilities
- Is it effective?





# Conclusions & recommendations



## Current regulatory framework:

- Focus on as built situation
- Emphasis on safety requirements & complex constructions (risk-based approach)
- Hardly any demands on builders and installers

## Wider perspective :

- More balance in demands on control procedures
- More emphasis on the quality of builders and installers
- Don't forget the existing building stock



# Thank you

## Any questions?



Organisers:



International Co-owners:



Sustainable Buildings and Climate Initiative  
Promoting Policies and Practices for Sustainability



Global Alliance  
for Buildings and  
Construction