



REPUBLIC OF ESTONIA
TECHNICAL REGULATORY AUTHORITY

Current Issues in Construction Industry in Estonia

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Topics

- Regulation in a nutshell
- Quality and safety
- Role of the state
- Issues with public buildings



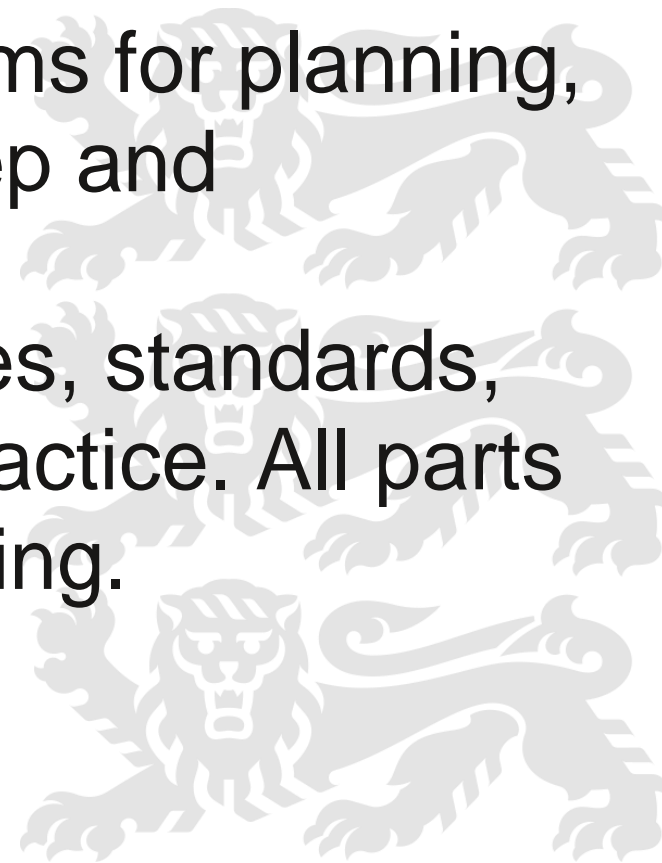
Principles

- Good building practice
- Safety
- Professionalism
- Environmental friendliness



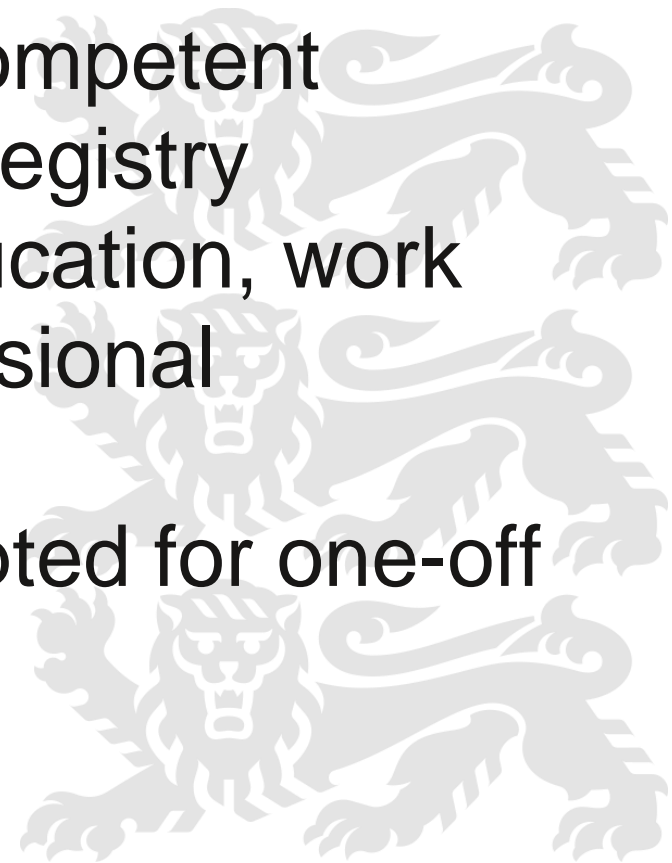
Legal framework

- New Construction Code merges construction related legislation
- Whole cycle covered: norms for planning, designing, building, upkeep and maintenance, demolition
- Construction code, decrees, standards, product manuals, good practice. All parts important and legally binding.



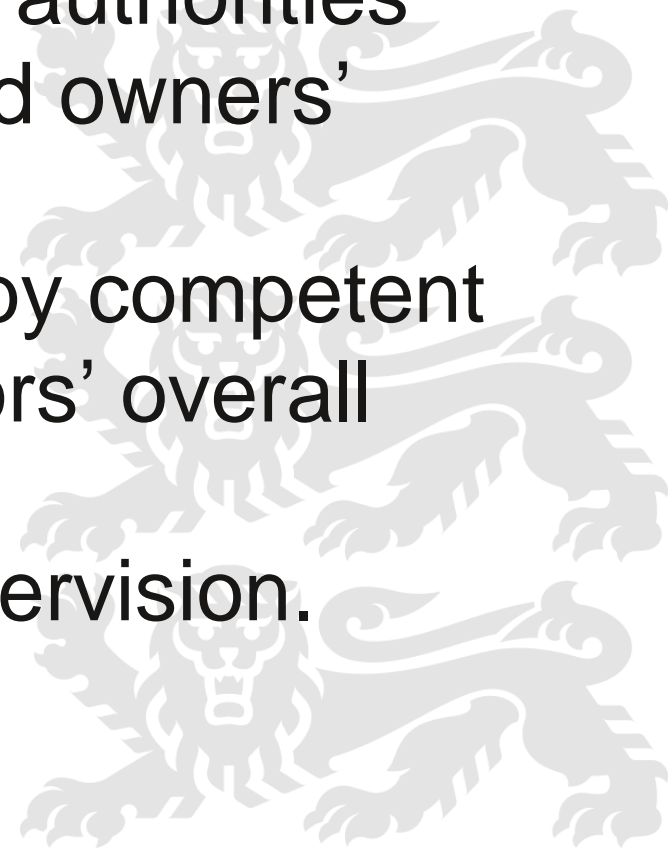
Legal framework (2)

- Commercial CA subject to entry requirements
- Legal relationship with „competent specialist“, notice in the Registry
- Competent specialist: education, work experience, and/or professional certification
- Foreign registration accepted for one-off projects.

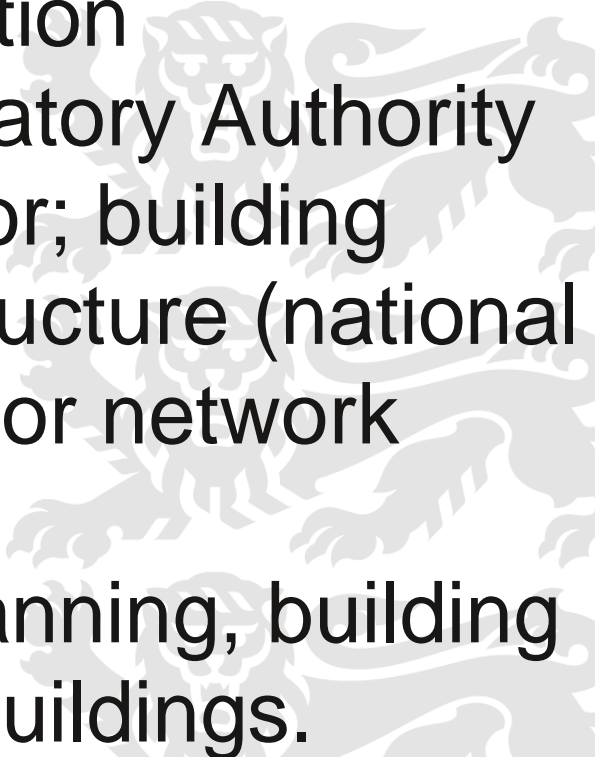


Quality/Safety

- Responsibility for all parties: owner, performer of works, state authorities
- Owner: due diligence and owners' supervision
- Performers: active input by competent specialist, main contractors' overall responsibility
- State: regulation and supervision.

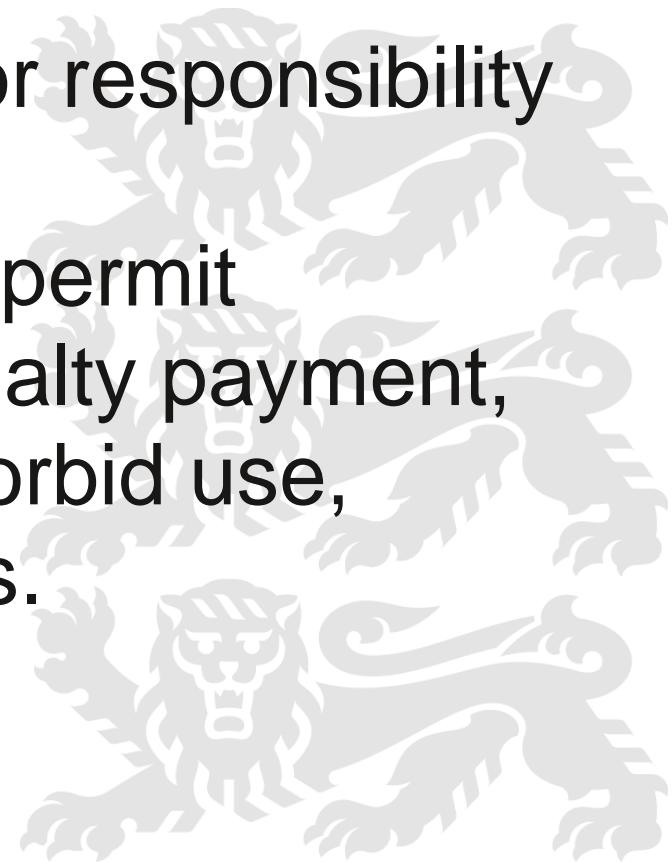


Role of the state

- Ministry of Economic Affairs and Communications – legislation
 - Estonian Technical Regulatory Authority – central safety coordinator; building permits on special infrastructure (national security, public water, major network infra)
 - Municipalities – spatial planning, building permits, maintenance of buildings.
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State measures

- Based on risk assessment, targets hotspots
- Criminal and misdemeanor responsibility for unsafe buildings
- Administrative measures: permit proceedings, precept, penalty payment, substitute enforcement, forbid use, demolition, forbid activities.



Public buildings

- *Ad hoc* audits after Maxima incident on ~300 buildings
- Differentiated requirement (design, before use, regularly) for independent audit
- Most state buildings administered by single entity (State Real Estate Ltd)
- Responsible for full cycle: contracts design, construction, maintenance.



Public buildings (2)

- Quality-oriented public procurement (not only lowest price)
- All new public sector buildings near-zero energy consumption from 2019
- Design and maintenance with BIM (Building Information Modelling) for all new buildings.





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Thank you!