



TEHNILISE JÄRELEVALVE AMET

National Building Policy (Guidelines) in Estonia -

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Historical background

1944 - 1990 – Soviet Union time

1990 -1995 – lack of rules for construction

1995 - 2002 – New Estonian Building Code (based on the Scandinavian examples)

2002 -... – EU influences

2015 - new Estonian Building Act (based on German and Austrian examples)



Ageing housing stock



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Physical ageing:

- Degradation of buildings over time from their initial condition.
- Missing or incomplete documentation on the design, operation and history of the buildings.
- Loss of knowledge about the design and operation of the buildings
- Houses cannot fulfill modern people's demands for use

Accident statistics



- Numbers: 50 years – 27 serious collapses – 10 people killed
- Problematic stages: construction process (73%), design phase(18%), building use (9%)
- Most dangerous: accident happen during construction process or immediately after completion



Before:

Site inspector:
Actually.... If I close
my other eye as
well, this wall looks
pretty ok!

Building control in Estonia

All the participants in the building process are responsible for different construction control tasks.

- Construction companies
- Designers
- Owners
- Local governments
- State supervision





Principles

- Good Administration practise
- Good building practice
- Safety
- Professionalism
- Environmental friendliness

General objectives



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- Enabling affordable, **energy efficient** and good quality housing for the Estonian people
- **Knowledge-based approach** to building and planning activities – Make SMART environment
- **Contributing to economical growth**, improving the indoor climate of buildings and reducing costs for households



In conclusion

- Achieve a fair building culture
- „Smart client“ concept
- State must show a positive example
- Important to be flexible and cooperative
- Mutual trust and keeping one's word



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Thank you!