

Construction Policy Tendency in European Countries

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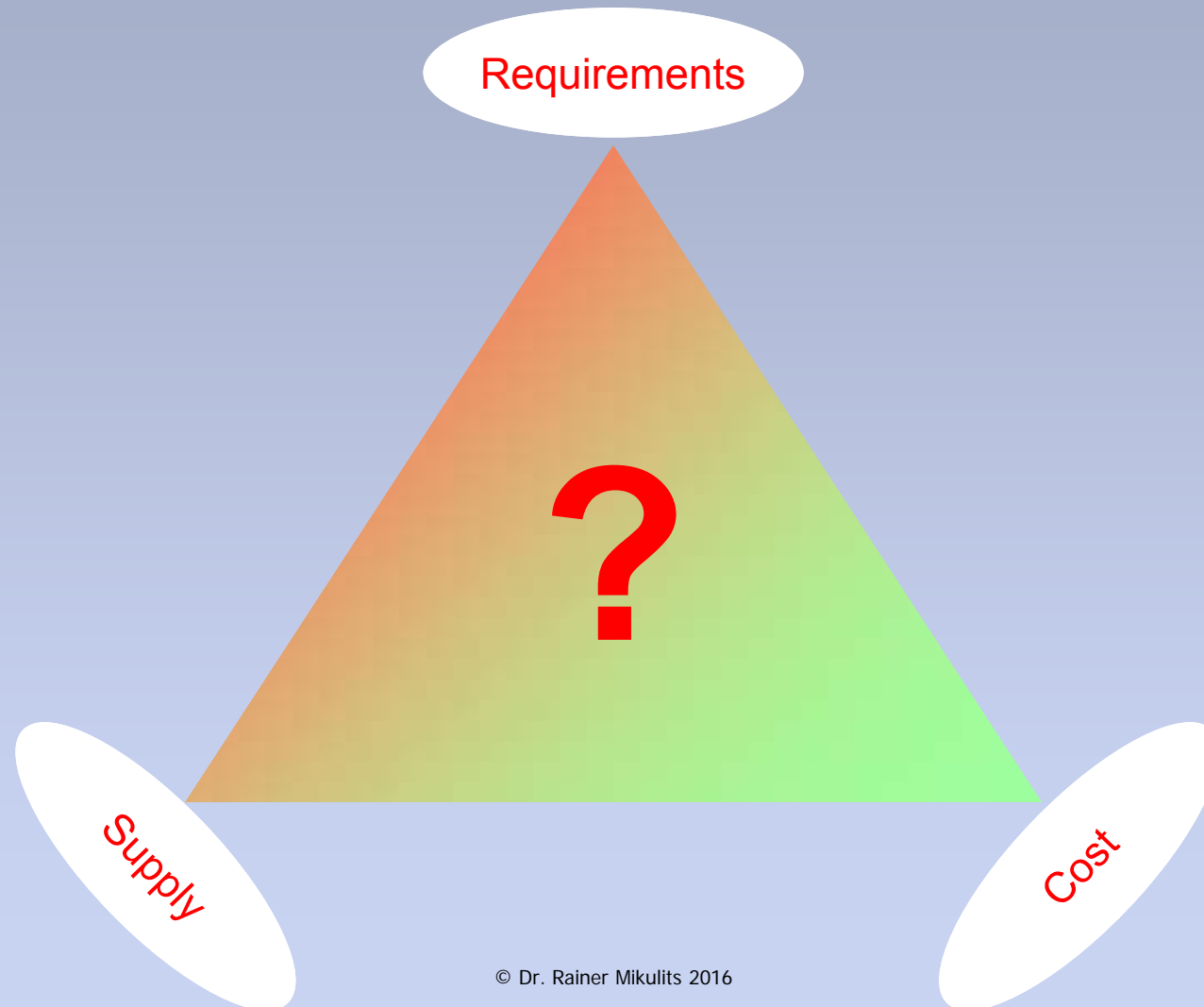
Austrian Institute of Construction Engineering (OIB)

Consortium of European Building Control (CEBC)



Construction Policy Conference
25 November 2016, Riga

Current and Future Challenges in Construction Policies

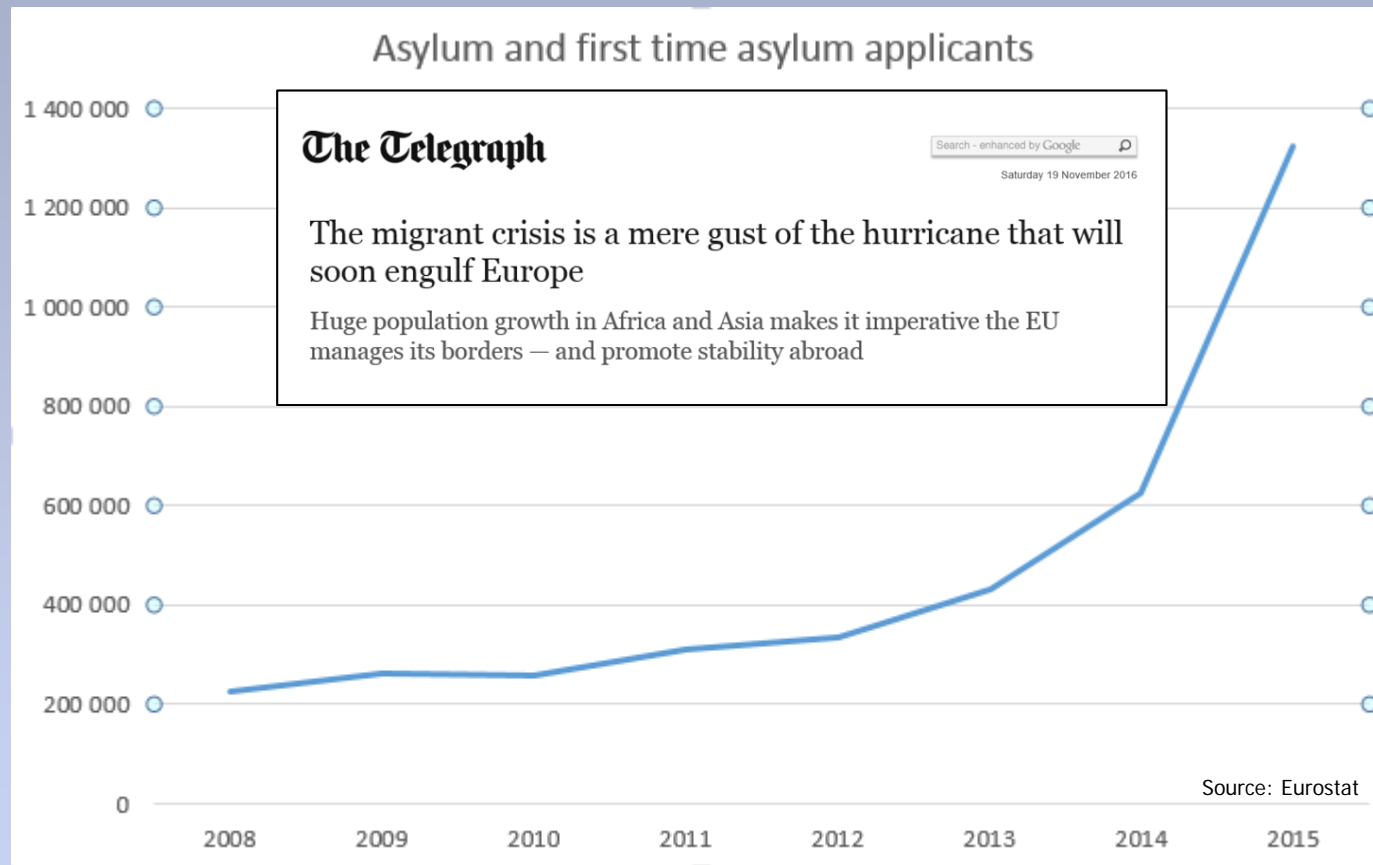


Current and Future Challenges in Construction Policies

□ Migration

- Immigration in Europe
- Shelters for immigrants
 - Need to be cheap
 - Are provisional
 - Do building codes apply (fully)?
- This only the beginning ...

Current and Future Challenges in Construction Policies

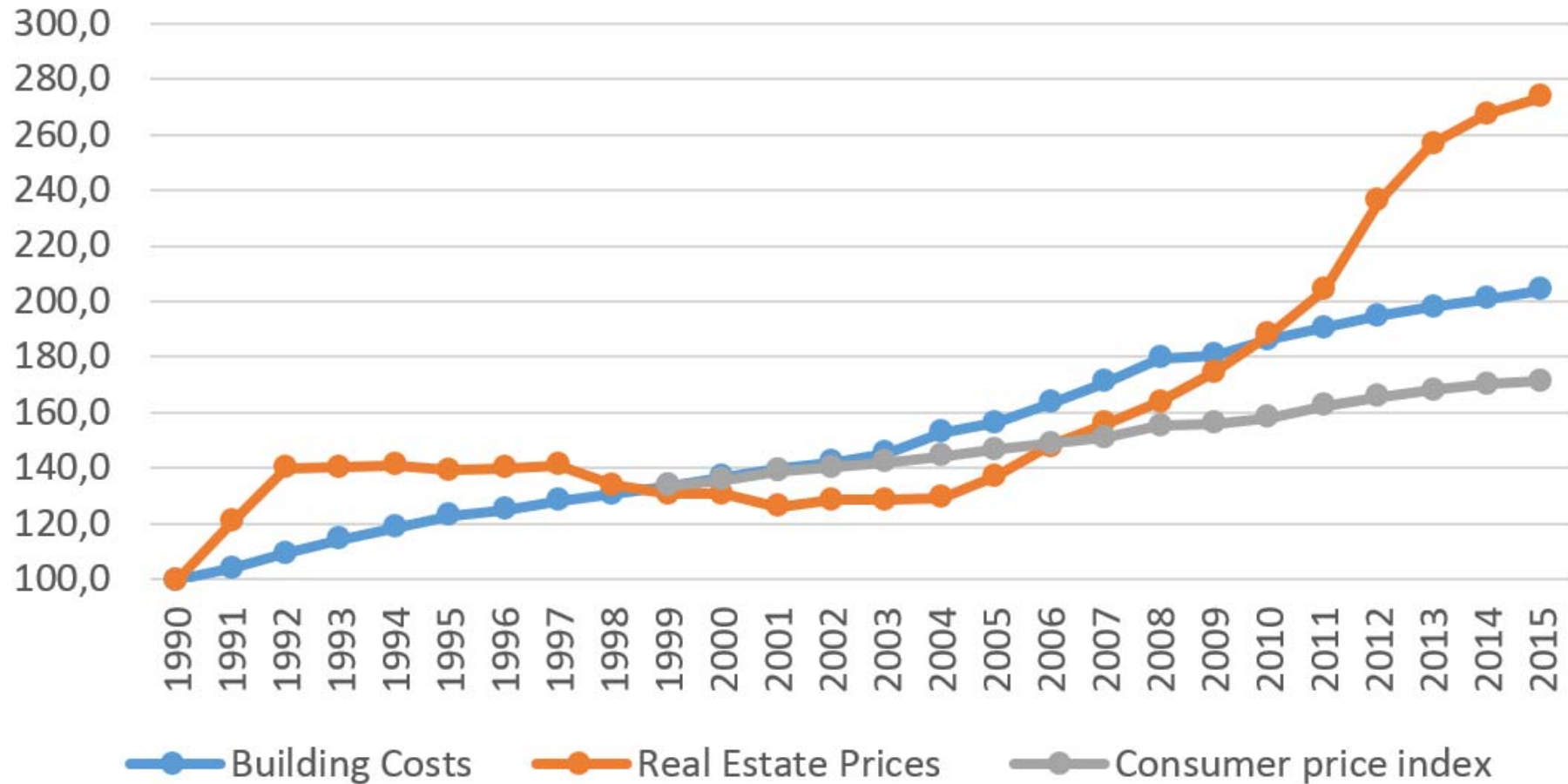


Current and Future Challenges in Construction Policies

□ Building costs

- Political goal „affordable housing“ → Reduction of building costs
- However, 2/3 of the increase result from other factors
 - Prices of construction land
 - once 15 % of overall cost, now 30 %
 - Increased price level in the real estate market
 - higher demand due to shift from financial investments to real investments

Building Costs and Real Estate Prices in Austria 1990 - 2015



Current and Future Challenges in Construction Policies



We need to reduce the building costs!

Current and Future Challenges in Construction Policies



**Climat change,
Universal design,
more requirements ...**

Current and Future Challenges in Construction Policies

□ New and higher requirements due to European legislation

- Directive 2010/31/EU (EPBD) ¹⁾
 - „Nearly Zero Energy Building“
- Directive 2012/27/EU (Energy Efficiency) ²⁾
 - Long-term strategy for the renovation of the national stock of residential and commercial buildings
- Directive 2009/28/EG (Renewable Energy) ³⁾
 - Minimum levels of energy from renewable sources in new buildings and in existing buildings that are subject to major renovation

¹⁾ Directive 2010/31/EU of the European Parliament and of the Council of 19 May 2010 on the energy performance of buildings (recast)

²⁾ Directive 2012/27/EU of the European Parliament and of the Council of 25 October 2012 on energy efficiency

³⁾ Directive 2009/28/EC of the European Parliament and of the Council of 23 April 2009 on the promotion of the use of energy from renewable sources

Current and Future Challenges in Construction Policies

□ New and higher requirements due to European legislation (cont'd)

- Directive 2009/125/EG (Ecodesign) ⁴⁾
 - Setting of ecodesign requirements for energy-related products (e.g. space heaters, water heaters, ventilation units, windows etc.)
- Directive 2013/59/EURATOM (Ionising Radiation) ⁵⁾
 - Prevention of radon ingress into buildings, emission of gamma radiation by construction products

⁴⁾ Directive 2009/125/EC of the European Parliament and of the Council of 21 October 2009 establishing a framework for the setting of ecodesign requirements for energy-related products (recast)

⁵⁾ Directive 2013/59/EURATOM of 5 December 2013 laying down basic safety standards for protection against the dangers arising from exposure to ionising radiation

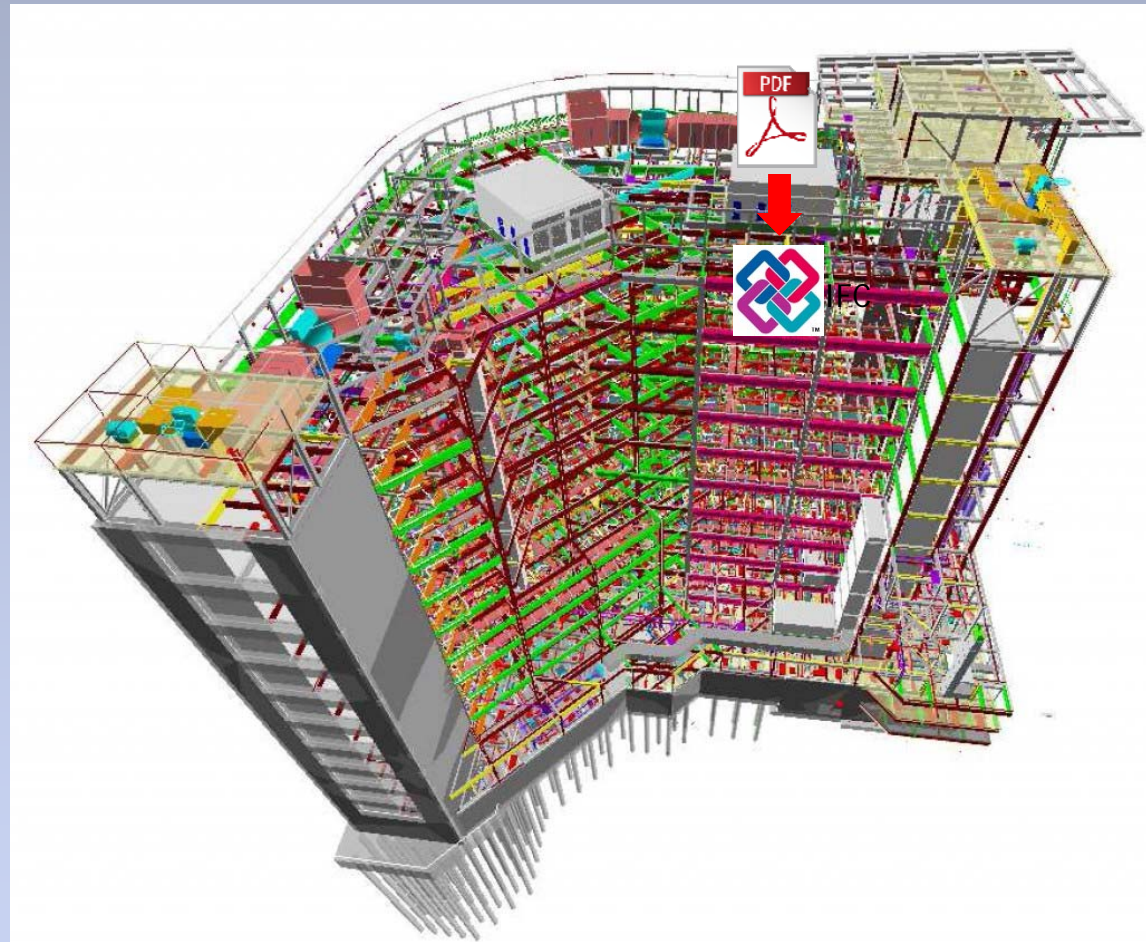
Current and Future Challenges in Construction Policies



Current and Future Challenges in Construction Policies

□ Digitisation

- E-Application
- E-Permitting
- BIM



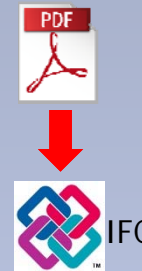
Current and Future Challenges in Construction Policies

□ Digitisation

- E-Application
- E-Permitting
- BIM



Increasing complexity



→ Consequences:

- All information needs to be machine-readable
 - CE and Declaration of Performance (DoP)
 - Technical requirements in the building regulations
- Building authorities need to be equipped and enabled
 - ICT equipment
 - Personnel

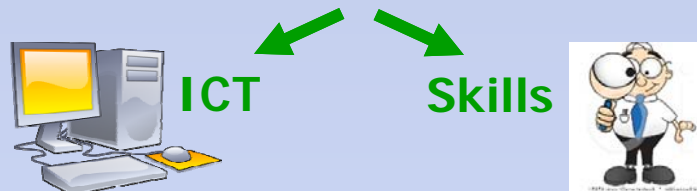
Current and Future Challenges in Construction Policies

□ Quality

- Global supply markets for products and technology
- Increased mobility in labour and service markets
- Higher technological complexity



**Practice of Building Control
needs to be adapted**



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Thank you very much for your attention!