



Boverket

Swedish National Board of Housing,
Building and Planning

Challenges for foreign companies in the Swedish construction sector

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Boverket, the National Board of Housing, Building and Planning

Central authority under the ministry of Enterprise and Innovation. Broad field of expertise:

- Analysing the housing market
- Supervising municipal and county planning
- Issuing building regulations

- Energy declarations of buildings
- Construction products regulation
 - Information
 - Market surveillance
 - Contact point for construction products

Spotlight on the construction sector

Issue #1: Sweden needs to increase the housing stock.

Comment: We need a larger work force. It is difficult for foreign companies to enter the Swedish market. There is a need to facilitate their entry to the Swedish market.

Issue #2: Construction in Sweden is expensive. Why?

Comment: Investigations on why the square meter costs for construction are relatively high. What is to blame?
Building regulations, construction products, work force?

→ What can we do, and what has to be done by others?

Finding the challenges

- Questions to our contact point (construction products)
 - What is necessary to sell my product?
 - What is necessary to build in Sweden?
- Bilateral co-operation with Poland
 - Feedback from hands-on experience
- Danish construction sector recommendations
 - Highlighting differences DK – SE
- Signals from industry

Some of the challenges identified

- Regulations are transparent and available, and guidelines are often provided
 - What information is available in English?
- 350 central authorities...
 - Which one is responsible for what?
- Each country is being a little different
 - Construction is not harmonised
- Private sector demands
 - Standard contracts, certifications?

Private sector demands, examples

- Standard agreements widely used in contracts
 - The Swedish Construction Federation
 - AMA
- Insurance companies
 - Private certification systems to avoid water damage
- Environmental certifications
 - LEED, BREEAM, Miljöbyggnad ,(Level(s))
- Construction products declarations or certifications, environmental product declarations... yes or no?

National regulation for buildings vs European regulation for products

Building regulations

- The developer/builder shall only use suitable construction products
- Suitability assessed through declaration of performance and CE-marking for products under the CPR
- Other assessment methods when product is not covered by harmonised standard

Construction products

- The manufacturer assesses and reports the performance of essential product characteristics in the declaration of performance and the CE-marking
- The manufacturer provides other relevant product documentation
- The manufacturer takes responsibility for the declared performance of the product, if it is used by the builder as intended by the manufacturer

CE-marking?

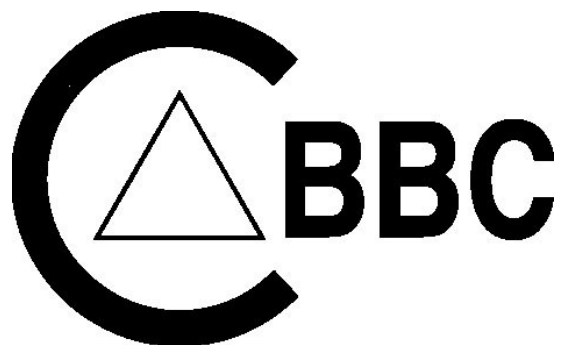
Other product areas

- Requirements are set at European level, in directives or regulations
- CE-marking confirms that the product complies with the European requirements
- Standards are voluntary and other methods are optional

Construction products

- Requirements are set in national legislation
- CE-marking confirms that the product characteristics have been assessed according to the relevant standard
- Harmonised standards are mandatory, and become part of the legislation

Other product certification systems?



Not for
harmonised
construction
products!

Case study from the market surveillance team

Case 1:

Solid fuel burners – non-harmonised. Threshold level in national building regulations.

Case 2:

Small waste-water treatment plants – harmonised. Municipal requirements on top of the harmonised standard (environmental aspects).

Case 3:

Plywood – harmonised. Private marking for aspects included in the harmonised standard.

Construction Product Contact Point

(www.boverket.se/pcpc)

”Hello, I am a manufacturer of construction product X.
What do I need to do to sell my products in Sweden?”

- The CPR is in force in Sweden as well as in all other Member States, i.e. declaration of performance and CE-marking are mandatory
- Which characteristics are to be assessed depends on the intended use of the product
- The Contact Point lists all essential characteristics of a given standard and refers to specific sections of building regulations and other legislation, plus gives Swedish translations
- The DoP shall be in Swedish for products sold in Sweden

Language requirements

- According to national legislation, the declaration of performance as well as any installation or maintenance information shall be in Swedish for products sold in Sweden.
- When products are bought abroad, the developer takes responsibility to understand the information in the declaration of performance (translation not necessary)
- Use and maintenance information may still need to be translated into Swedish

Solutions to identified issues?

...to be presented after the coffee break!

Thank you