

Building Control and Qualification of Designers and Contractors in Austria

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Documents

□ Documents required for an application in general

- Site plan 1:200 or 1:500
- Floor plan 1:100 for each floor
- Cross sections 1:100 as far as necessary
- ☞ Plans must include legends and marks indicating materials, dimensions etc.

□ Specific documents concerning mechanical resistance and stability

- Preliminary structural design
- Foundation concept

Documents

❑ Specific documents concerning safety in case of fire

- For standard cases (no deviation, no building with mandatory fire safety concept):
 - Indications in the general plans are sufficient
- Minor deviations:
 - Expert statement
- Substantial deviations or buildings with mandatory fire safety concept:
 - Fire safety concept

Verification of Plans

□ Verification by the Building Authority

- Verification of plans only at random, depending on
 - Size and purpose of the building
 - Complexity of the design
- Verification regarding mechanical resistance and stability
 - Plausibility of calculation approaches and results
- Verification regarding safety in case of fire
 - Fire resistance of elements (e.g. walls, ceilings, columns, beams)
 - Escape routes
 - Fire compartmentation
 - Distance to borders or neighbouring buildings

Verification of Plans

□ Responsibilities

- Designer who drafted plans is responsible for
 - Completeness of the documentation
 - Correctness of plans and documents
- Same applies for
 - Expert reports, fire concepts etc.
- If the plans and documents are complete and plausible
 - 👉 rebuttable presumption of correctness and accordance with legal requirements



Reason why the Building Authority does not need to check everything!

Controls during Execution

□ Responsibilities

- The leading contractor („Bauführer“) as well as all other involved contractors are responsible for
 - the compliance with the building permit and all legal requirements
 - the construction products used
 - the correct execution and installation

Controls during Execution

□ Inspections

- The investor has to nominate an inspection engineer (“Prüfingenieur”) which is
 - competent and qualified
 - independent from the designer(s) and contractor(s) involved in the particular project
- Duties of the inspection engineer:
 - the inspection of the subsoil before the start of foundation work
 - the inspection of parts that which can no longer be inspected after completion (foundations, reinforcements, beams, columns, welds, etc.)
 - the inspection of the framing

Controls during Execution

- ❑ **Inspections regarding safety in case of fire:**
 - Normally no particular inspection
 - For fire detection and fire alarm systems and for fixed firefighting systems
 - Acceptance test by an accredited laboratory
 - Periodic examinations by an accredited laboratory

Qualification of Actors

□ Master builder

- Regulated business
- Preconditions
 - Certificate of a technical school or university
 - Positive examination by an examining board
 - Membership in the professional association (guild, part of the chamber of commerce)

Qualification of Actors

□ Architects and chartered engineering consultants

- Profession according to a particular law (Law on freelance engineers)
- Preconditions
 - Certificate of a technical university
 - Positive examination by an examining board
 - Membership in the chamber of architects and chartered engineering consultants

Qualification of Actors

