

(NB: Unofficial translation from Finnish)

Decree of the Ministry of the Environment

on plans and reports concerning construction

Issued in Helsinki on 12 March 2015

In accordance with a decision by the Ministry of the Environment the following is enacted under the Land Use and Building Act (132/1999):

Section 1

Scope of application

This decree applies to construction work that is subject to a permit. The decree applies both to the construction of new buildings and repair and alteration work to buildings.

Section 2

Content and method of presentation of master drawings

The master drawings that are appended to the building permit application must include the information needed for assessing whether the master drawings meet the requirements of the building provisions and regulations and of good building practice. Furthermore, the master drawings shall indicate any matters that might affect the safety or health conditions of the building or site, or the interests of neighbours, and indicate the suitability of the building for the site and its surroundings.

Each drawing shall include a caption that identifies the design and the designer. The drawings shall include material labels and an explanation for the labels used, where necessary.

The master drawings shall be a coherent document. The scale of the drawings shall be appropriate for the matter at hand, and the drawings shall be drawn up in the specified scale.

Section 3

Contents of a site plan

The site plan shall indicate that the building being designed complies with the plan or another land use plan and the building ordinance, and that it meets the requirements set for the site and the use of the site. The site plan shall describe the site,

building and courtyard before and after the planned construction work. In addition to this, the site plan shall include any information related to the protection or preservation of the site or the building.

When a building, structures or courtyard arrangements are changed, the effects of the change on the circumstances and use of the site shall be included in the site plan.

Section 4

Information on the site in the site plan

The site plan shall include the following information on the site, as necessary:

- 1) boundaries and dimensions of the site;
- 2) boundaries of properties in the immediate vicinity and of city blocks, streets and other areas in the planned area;
- 3) identification numbers of the property and the areas bordering the property, and in the planned area, the names of streets and roads;
- 4) plan notations and regulations concerning the city block, plot and existing buildings and structures in the planned area;
- 5) planned and existing elevations and relative altitudes of the corners and boundaries of the site, expressed as levels and contours, and the relative altitudes of the properties in the immediate vicinity of the site to a sufficient extent;
- 6) buildings and structures to be constructed on the site together with existing buildings and buildings that are to be demolished, plus buildings in the immediate vicinity to a sufficient extent;
- 7) the specified gross floor area calculations and parking space calculations of the site, unless provided as separate reports.

Section 5

Information on the building in the site plan

The site plan shall include the following information on the existing and planned buildings on the site, as necessary:

- 1) distance of the building from the boundaries, overall dimensions of the external walls measured from the external surfaces, plus the number of storeys;
- 2) in a plan for repair or alteration work, the part of an existing building that is being altered;
- 3) distance of the building from the shoreline when the site is bordered by a shore;
- 4) the planned levels of the corners or a planned building and the official and measured elevations of an existing building;
- 5) the elevation of the lowest floor served by a sewer, plus the general anti-flood valve level and location of the water meter;
- 6) water supply and sewers with wells, sewer from the site boundary to the public sewer;
- 7) other connections serving the building;
- 8) in areas not served by mains water and sewerage, the location of the well and the wastewater treatment plant, wells and filter beds and the outflow point of the treated wastewater;
- 9) rainwater and groundwater wells, and the treatment of drainage water and drainage water from foundations;
- 10) cableways and power lines that affect the location of the building.

Section 6

Information on the courtyard in the site plan

The site plan shall include the following information on the courtyard of the site, as necessary:

- 1) the planned and existing elevations and relative altitudes of the site at various points;
- 2) access to the courtyard, pedestrian and vehicular traffic arrangements on the property, rescue routes, ramps, stairs, retaining walls and fences;
- 3) playgrounds, sitting areas and parking spaces that are to be retained and altered, plus other courtyard arrangements and structures;
- 4) civil defence shelter exits, underground oil tanks, geothermal pipework and wells;

5) facilities, structures and areas associated with use and management of the property in the courtyard;

6) planting and trees that are to be retained, trees that are to be felled and areas of new planting;

7) handling of the shoreline and jetties in shore areas.

Section 7

Content and method of presentation of floor plans and sections

The floor plans shall include drawings of each floor or level of the building and, where necessary, the roof. The floor plans shall also indicate the fire compartments and exit areas. Vertical construction and building elements are to be shown in the form of sections and horizontal background elements in the form of projections. The position and direction of view of each section shall be shown on the floor plans.

The section drawings shall specify different parts of the building, from the point of view of long and cross sections. Vertical and horizontal structures and building elements shall be shown in section. The sections shall be selected in such a way as to show the information that is appropriate for the permit consideration. The sections shall indicate the fire compartments and exit areas. As regards the ground level of the site, the section shall cover an area beyond the site to a sufficient extent.

In repair or alteration work, the floor plans and sections shall cover a sufficiently wide area, and indicate, in an unambiguous manner, the structures that are to be demolished and retained, and new structures.

Section 8

Content of elevation drawings

The elevation drawings shall include a drawing of all sides of the building together with visible parts of the roof in the form of orthogonal projection. In a built environment, the elevation drawing shall

indicate the relationships to and connections with adjacent buildings to a sufficient degree.

The elevation drawing shall include:

1) section lines at ground level/facade and at facade/roof level, the height of eaves, roof ridge or highest point of roof expressed as a levels or as height dimensions from ground level;

2) roof surfaces together with roof fittings and equipment installed on the roof, and the slopes of the roofs;

3) visible building elements and surfaces on the external wall together with fixed equipment;

4) the materials, surface treatments and colours of the surfaces, building elements and equipment;

5) other visible aspects of the building that affect its function, appearance or style;

6) the compass point towards which the elevation faces.

In repair or alteration work, the drawing shall also include the elevation in its entirety, together with the alterations, if the repair or alterations work affects the elevation of the building.

Section 9

Content of the ground investigation report

The ground investigation report shall include the following information, as necessary:

1) soil quality;

2) the elevations of the building and the site, as verified on the site;

3) groundwater level and the detrimental effects of changes to it;

4) flood risk caused by the site or its vicinity to a water body;

5) radon protection method;

6) contaminated land masses on the site, and their treatment or relocation;

7) the foundation method of the building.

Section 10

Content of reports on the condition of the building

The reports drawn up on the condition of the building that are used as the basis for repair or alteration work shall indicate the following aspects and possible damages related to them, to a degree considered sufficient in view of the quality and extent of the building project:

1) the carrying capacity of the structures and building stability;

2) the moisture balance of the building elements and the effectiveness of other building physics;

3) the healthiness of the indoor climate of the building;

4) other aspects affecting the safety and healthiness of the building;

5) the analysis methods used and the author of the report;

6) an account of the properties and architecturally important aspects of the building;

7) information on earlier repair and alteration works.

Section 11

Content of the structural drawings and calculations

The structural drawings and calculations shall indicate the loads used in the design, the strength and stability of load-bearing structures and the dimensions of structures, to a degree considered sufficient in view of the quality and extent of the building project.

The structural drawings shall show the heating, moisture, water and water pressure, and sound and vibration insulation solutions to a degree considered sufficient in view of the quality and extent of the building project.

In repair or alteration work, the structural drawings shall also indicate the structures that are to be retained and their functionality, and any structures that are to be demolished.

Section 12

Content of the foundation structure design

The foundation structure design shall indicate the strength, stability and dimensions of foundation structures, to a degree considered sufficient in view of the quality and extent of the building project.

Furthermore, the foundation structure design shall indicate the effects of the foundation construction and the finished foundation structures on the surroundings of the building, and the prevention measures against dangerous and detrimental effects.

The details of the foundation structure design must correspond with the requirements of the ground conditions, structures and work methods used.

Section 13

Content of the heating appliance, water supply and sewage system, and ventilation design

The heating appliance, water supply and sewage system, and ventilation design shall indicate the target level of indoor conditions and the functions, wiring, channels, pipework and equipment used to maintain them together with their dimensions.

Section 14

Content of the demolition and protection plan

In repair or alteration work, the demolition and protection plan shall include the following information, as necessary:

- 1) the structures and building elements that are to be demolished;
- 2) demolition measures and the prevention of their detrimental effects;
- 3) measures taken to protect the structures, building elements and surfaces during demolition and construction;
- 4) measures taken to separate the repair work area from the part of the building that is in use, as well as exhaust ventilation or measures taken to ventilate the facilities that are in use.

Section 15

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Content of the moisture control plan

The site moisture control plan shall indicate the measures taken to protect the building materials and products and elements from the detrimental effects of weather or the site conditions, as well as the measures taken to implement the moisture protection of the building materials and products and elements and ensure the dryness of the structures.

Section 16

Content of the design of repair work to moisture damage

In repair or alteration work, the design of repair work to moisture damage shall include:

- 1) the measures taken to eliminate the detrimental influence or effect of the moisture damage on indoor air and users;
- 2) the functionality of the repaired structure or system during its useful life.

Section 17

Content of the supervision plan concerning developer supervision

The developer supervision plan shall indicate:

- 1) the party engaging in a building project, the responsible site manager and specialty site managers, their previous experience of equivalent projects, and the parties involved in the key stages of the construction work, insofar as known to the applicant;
- 2) the supervision plan and the parties carrying out the inspections, as well as other experts related to the developer supervision.

Section 18

Entry into force

This Decree enters into force on 1 June 2015.

Pia Viitanen, Minister of Culture and Housing

Pekka Lukkarinen, Senior Architect