

Information on
the construction process in Sweden
&
consultancy procurement

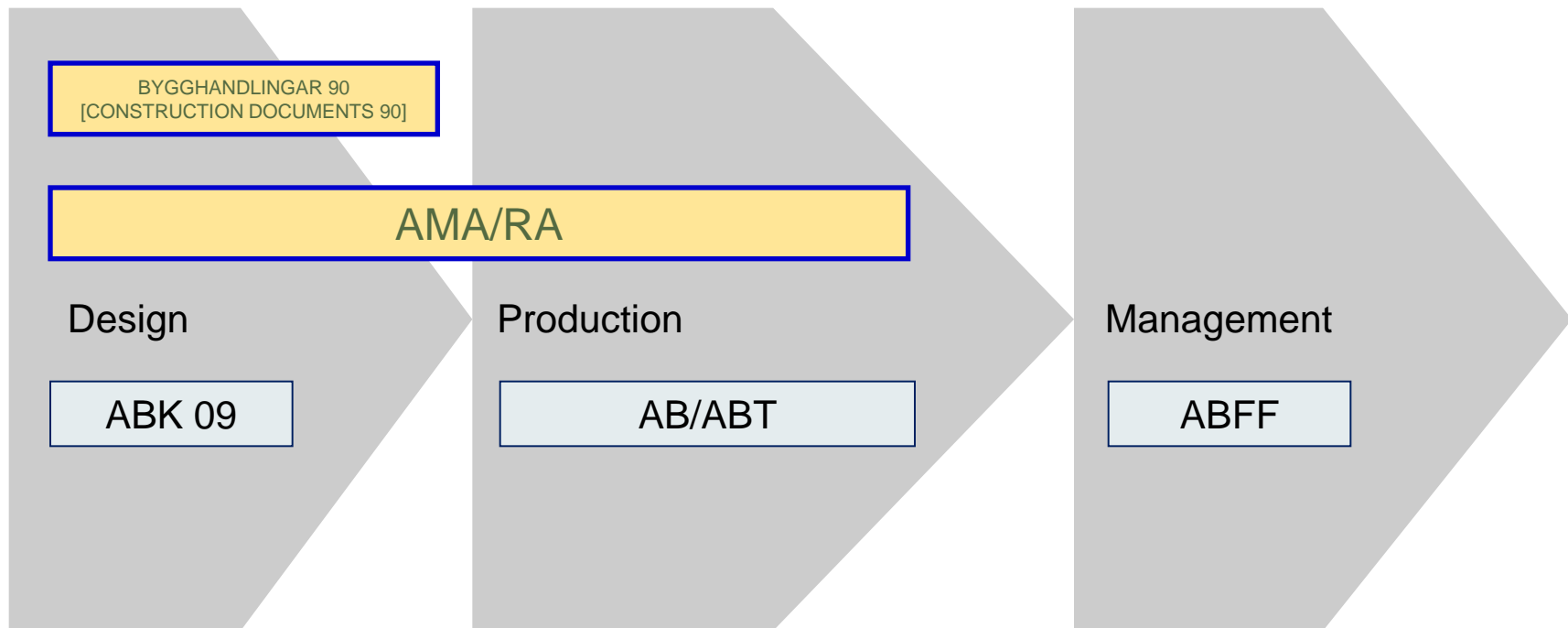
Svenska Teknik &
Designföretagen
● almea 

Aim

The aim of this presentation is to give an overall picture of the legal framework regulating the construction process in Sweden.

From law to General Terms and Conditions

- Laws are adopted by the Swedish Parliament (*Riksdagen*)
- Ordinances (*förordningar*) are adopted by the Government
- Regulations (*föreskrifter*) are adopted by the authorities
- General Advice (*allmänna råd*) is adopted by the authorities
- General terms and conditions and other contract terms are negotiated by the parties in the building sector within the Construction Contracts Committee (*Byggandets Kontraktskommitté (BKK)*).



BBR & Standards

LOU PBL

EU regulations and directives

BYGGHANDLINGAR 90
[CONSTRUCTION DOCUMENTS 90]

AMA/RA

Design

ABK 09

Production

AB/ABT

Management

ABFF

BBR & Standards

LOU

PBL

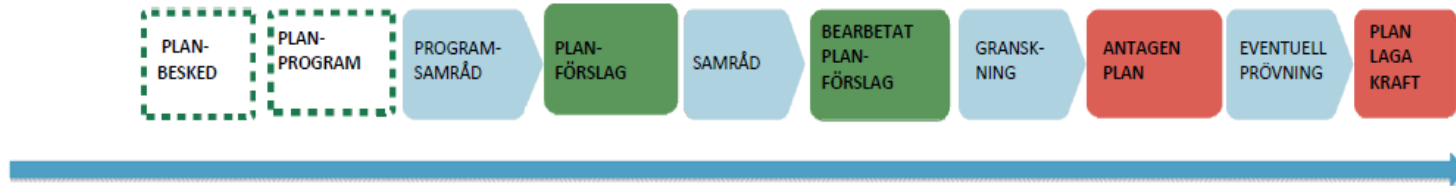
EU regulations and directives

LOU: this is the acronym for the Swedish Public Procurement Law (2007:1092), which regulates the procurement process in Sweden. It is consistent with the relevant European directives.

PBL: this is the new Planning and Construction Law (2010:900), applicable from 2 May 2011. This Law covers, inter alia, the detail planning process, the procedures relating to planning permission, the minimum social requirements for buildings and responsibility for inspection.

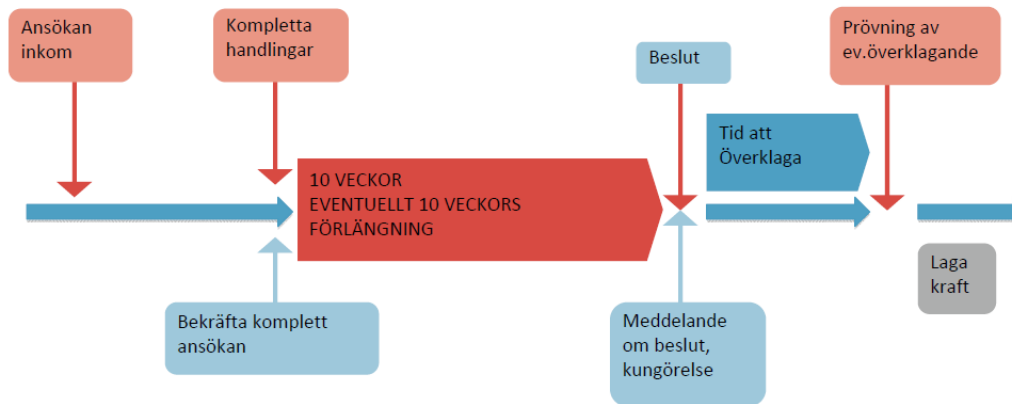


The planning process



Planbesked:	Plan notification
Planprogram:	Plan programme
Programsamråd:	Programme consultation
Planförslag:	Plan proposal
Samråd:	Public Consultation
Bearbetat planförslag:	Revised plan proposal
Granskning:	Review
Antagen plan:	Adopted plan
Eventuell prövning:	Possible examination
Plan laga kraft:	Plan becomes legally binding

The procedures relating to planning permission



Ansökan inkom:

Kompleta handlingar:

Bekräfta komplett ansökan:

10 veckor ev. 10 v.förlängning:

Beslut:

Meddelande om beslut:

Tid att överklaga:

Prövning av ev. Överklagande:

Laga kraft:

Application received

Complete documents

Confirm complete application

10 weeks possible extension of 10 weeks

Decision

Communication on decision, announcement

Appeal duration

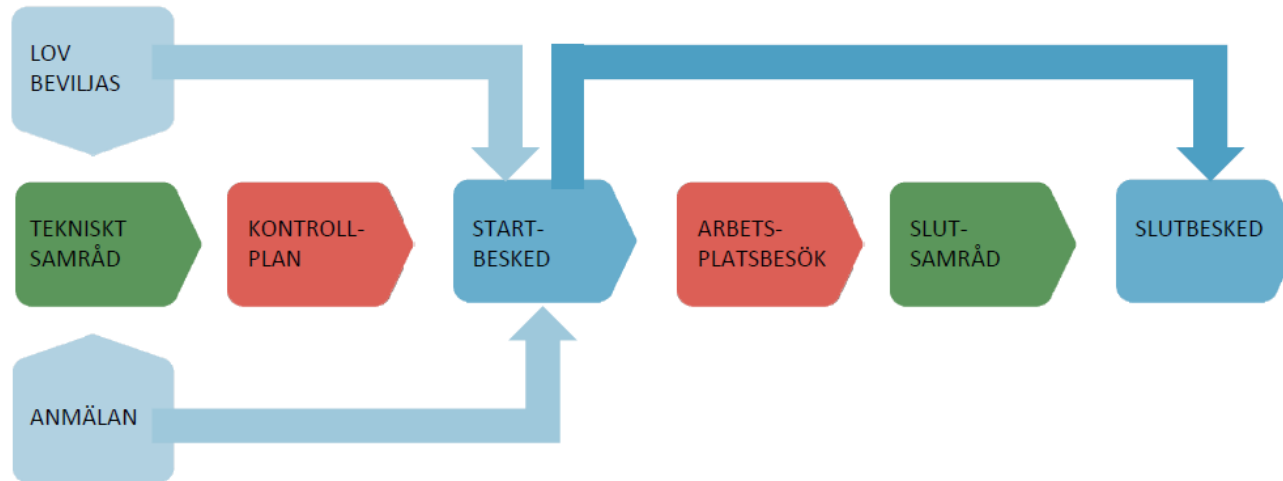
Examination of possible appeal

Legally binding

Supervisory process

Lov beviljas:
Tekniskt samråd:
Anmälan
Kontroll plan
Startbesked:
Arbetsplats besök:
Slutsamråd:
Slutbesked:

Permission granted
Technical consultation
Report
Control plan
Start-up notification
Workplace visit
Final consultation
Final notification



- The developer is responsible for ensuring that all requirements are met.
- The local planning authority [byggnadsnämnden] serves as the supervisory authority.

The BBR Regulation 2012 has been applicable since 1 January 2012 and is a new set of rules governing construction.

The rules have been drafted on the basis of the new Planning and Construction Law (2010:900) and the Planning and Construction Ordinance (2011:338).

The BBR covers the following:

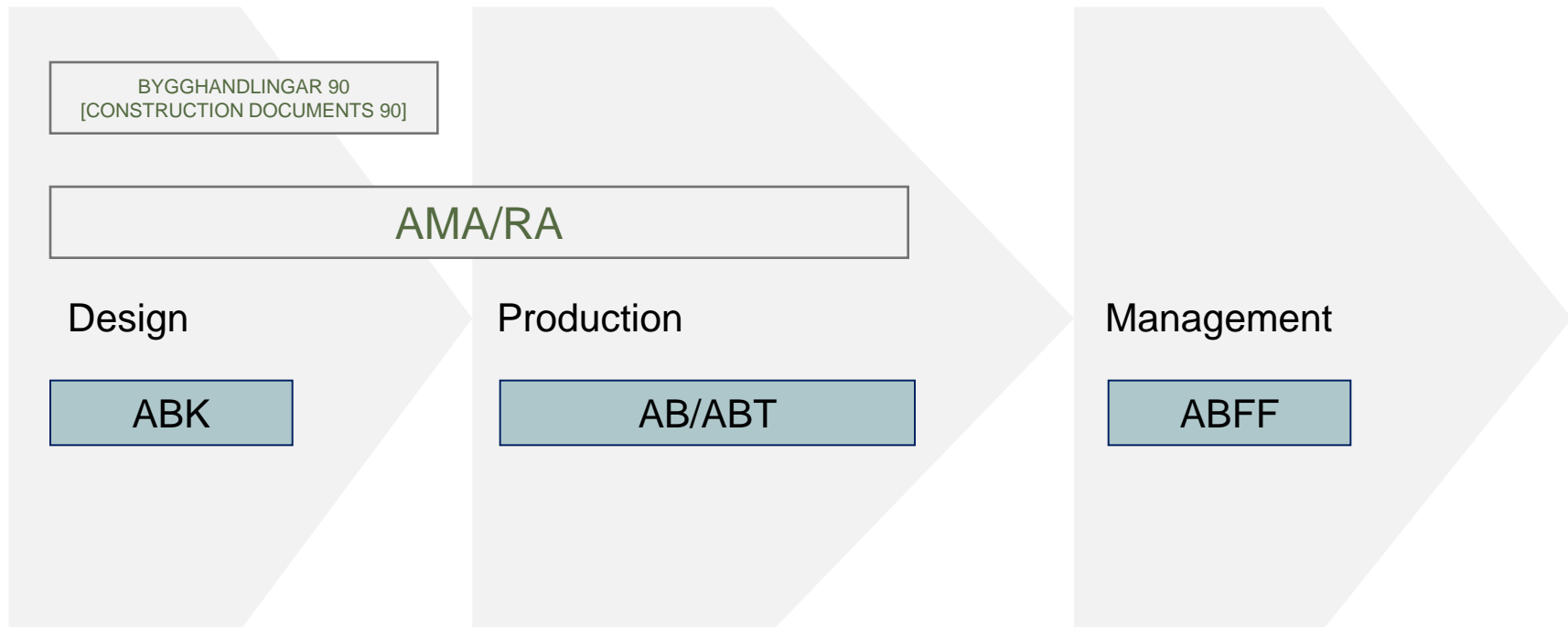
<i>Chapter 1</i>	<i>Introduction</i>
<i>Chapter 2</i>	<i>General building rules</i>
<i>Chapter 3</i>	<i>Access, housing design, ceiling height and operating space</i>
<i>Chapter 4</i>	<i>Carrying capacity, steadiness and durability</i>
<i>Chapter 5</i>	<i>Fire protection</i>
<i>Chapter 6</i>	<i>Hygiene, health and environment</i>
<i>Chapter 7</i>	<i>Sound protection</i>
<i>Chapter 8</i>	<i>Safety of use</i>

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ABK 09: General terms and conditions for consultancy work

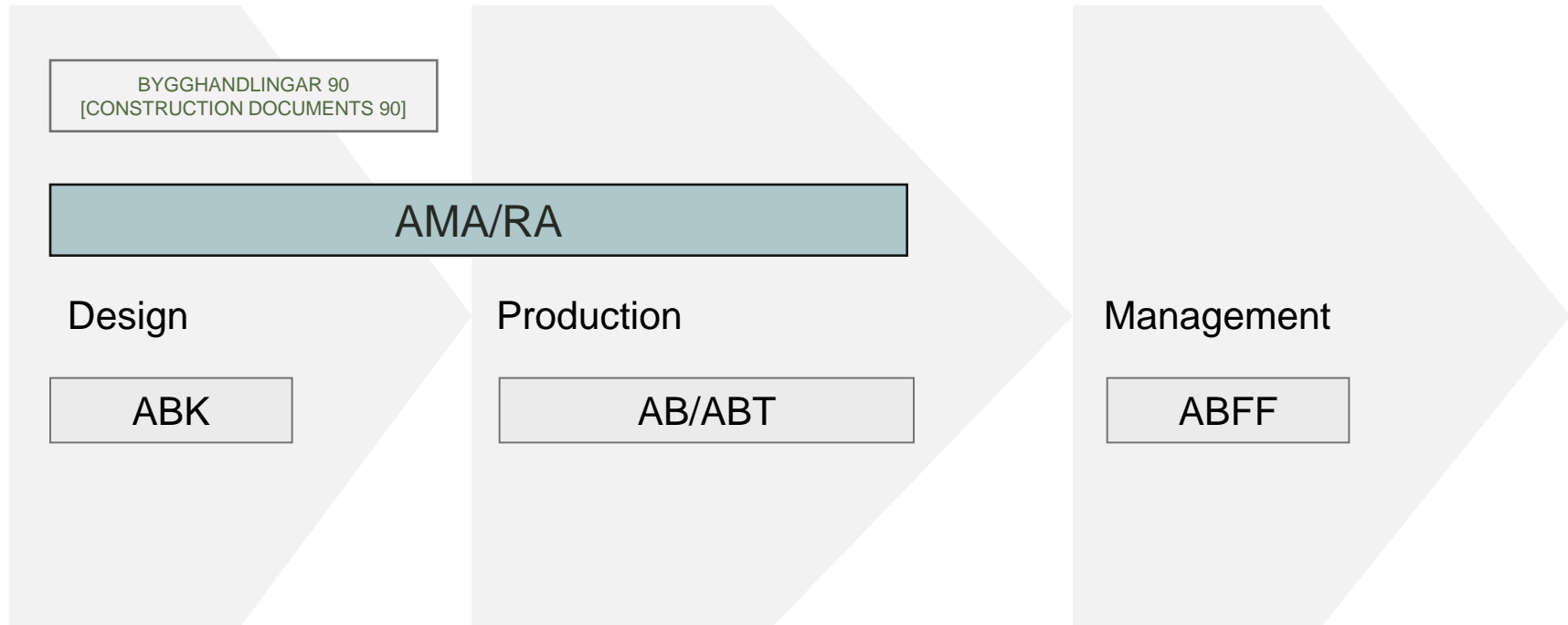
AB 04: General terms and conditions for building works

ABT 06: General terms and conditions for turn-key contracts

ABFF 04: General terms and conditions for contracts in the area of building management

The Buildings Contract Committee (BKK) negotiates the general terms and conditions for contracts within the construction sector.

All parties are represented, and the general terms and conditions reflect a fair balance between the rights and obligations of the parties involved.



The AMA (General Description of Materials and Works) & the RA (Advice and Instructions) contain thousands of descriptions of well-tested technical solutions for various types of construction.

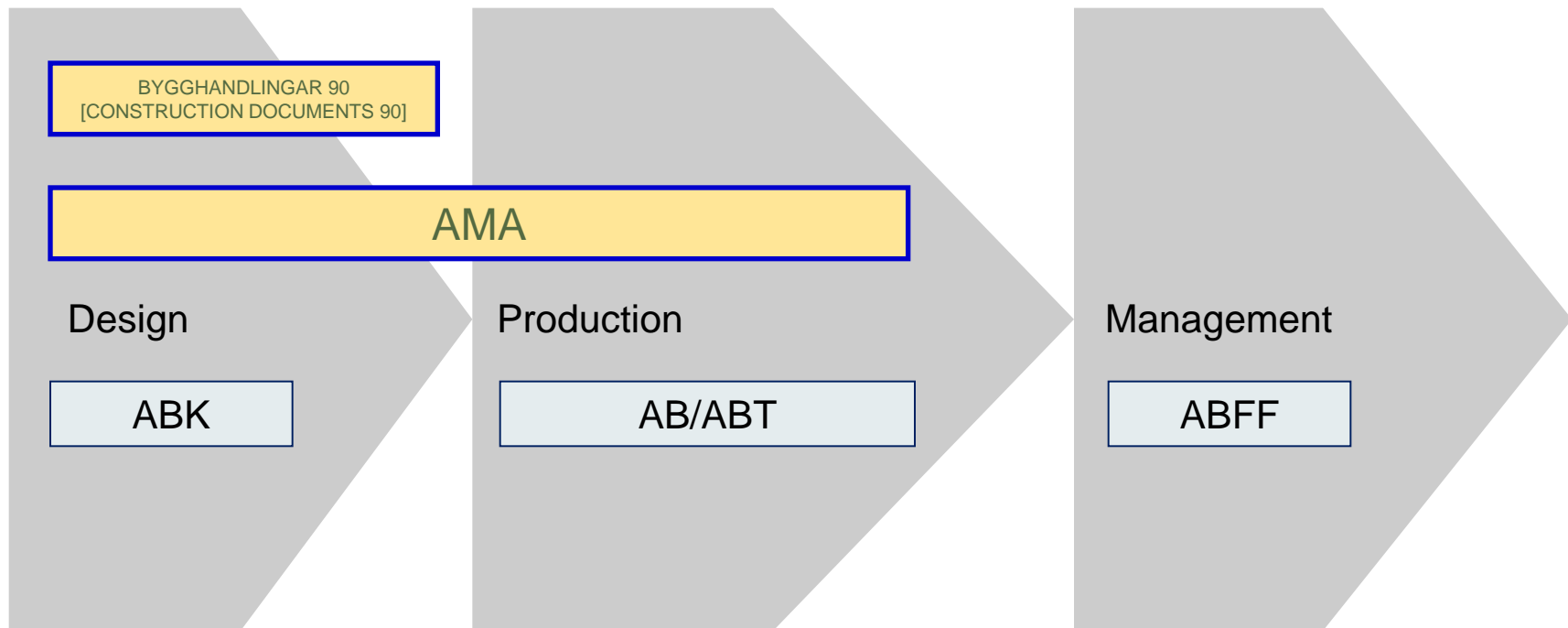
These descriptions serve the purposes of effective documentation and communication throughout the construction process, from tender documents to finished construction documents.

Various branch representatives are responsible for the content, and the Swedish Building Service [Svensk Byggtjänst] is responsible for issuing the AMA.



Bygghandlingar 90 the building sectors recommendations for the drawing up of uniform and appropriate construction documents. They are adapted to various AB, AMA and RA.

The Swedish Standards Institute (SIS) is responsible for issuing Bygghandlingar 90.



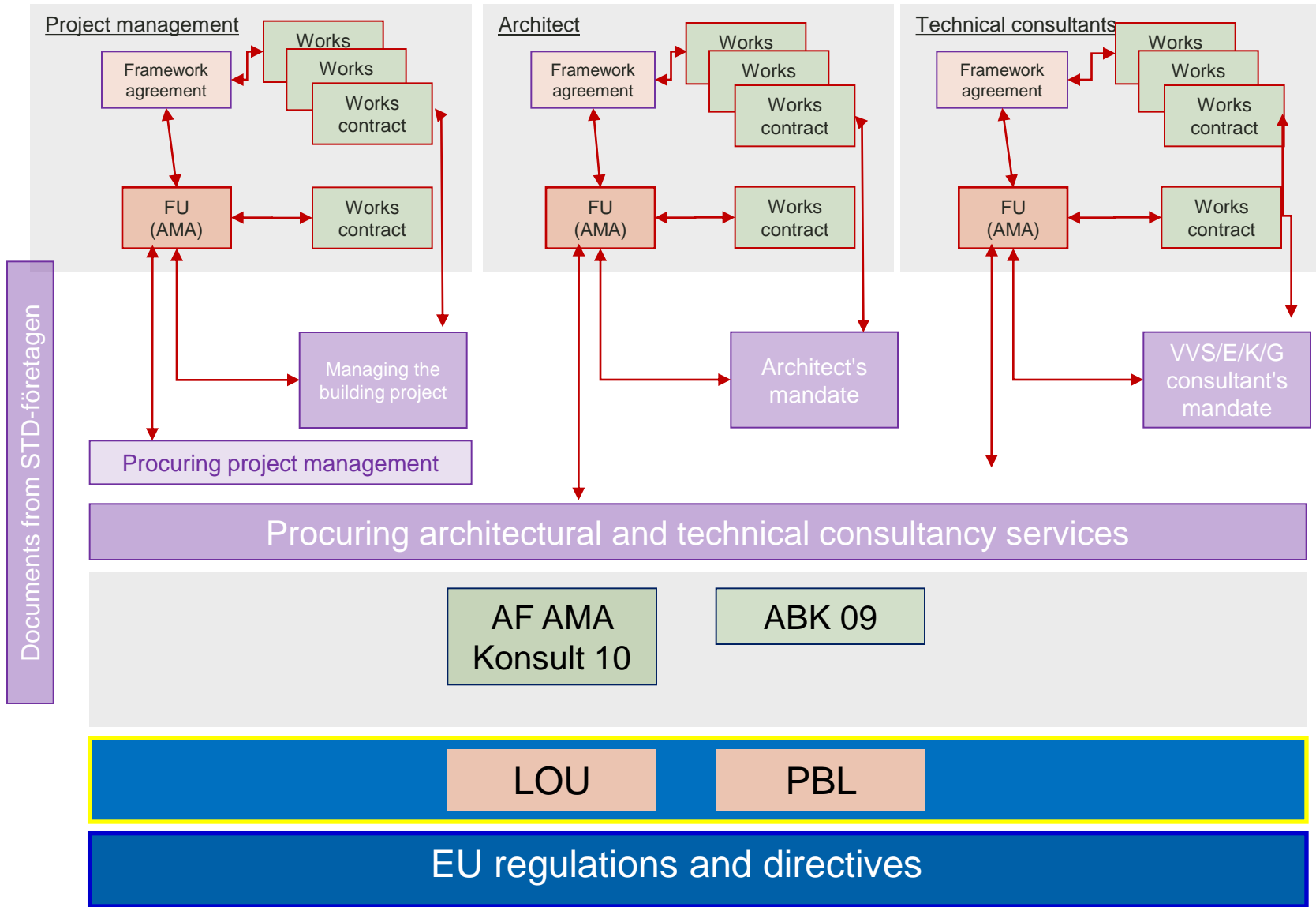
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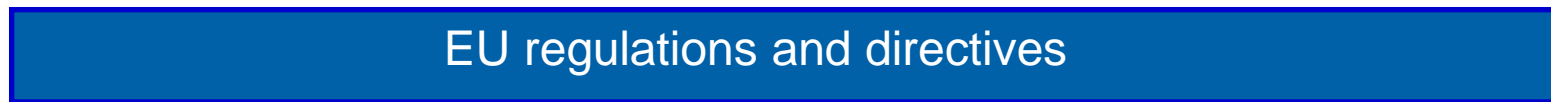


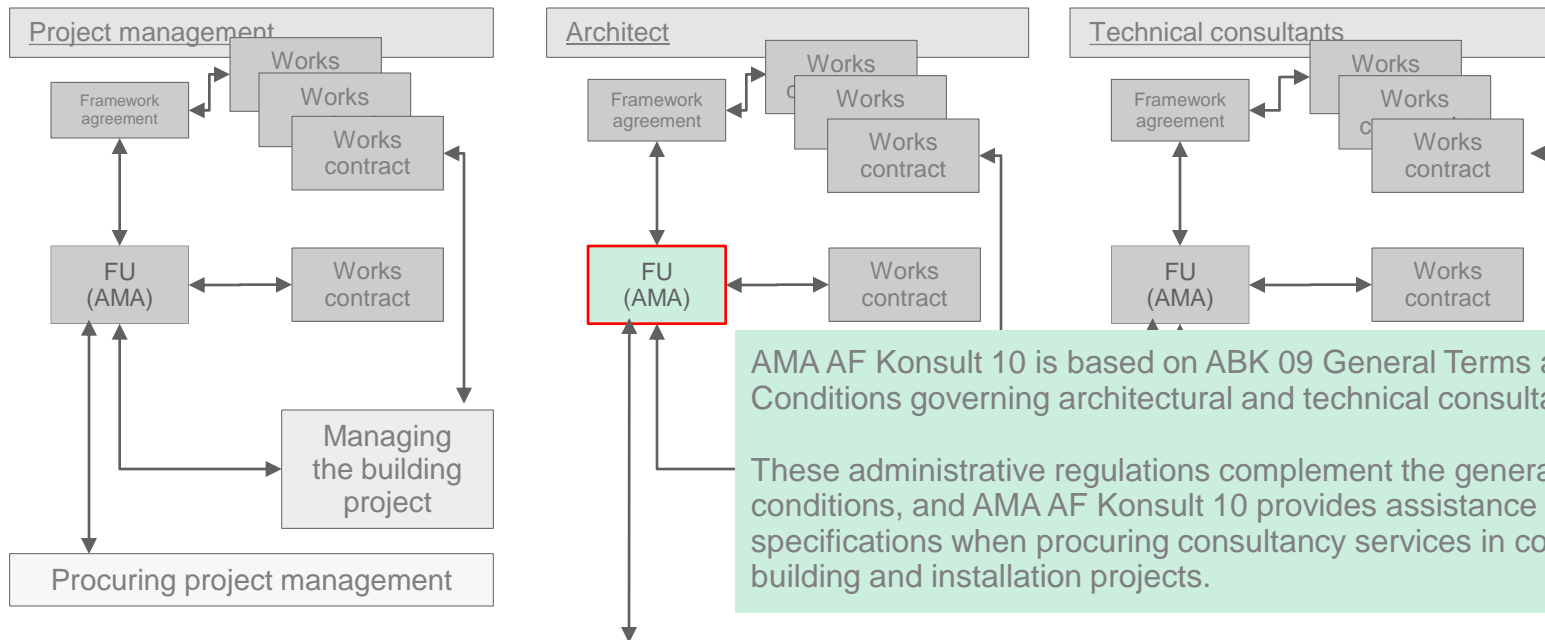
Procurement of consultancy services



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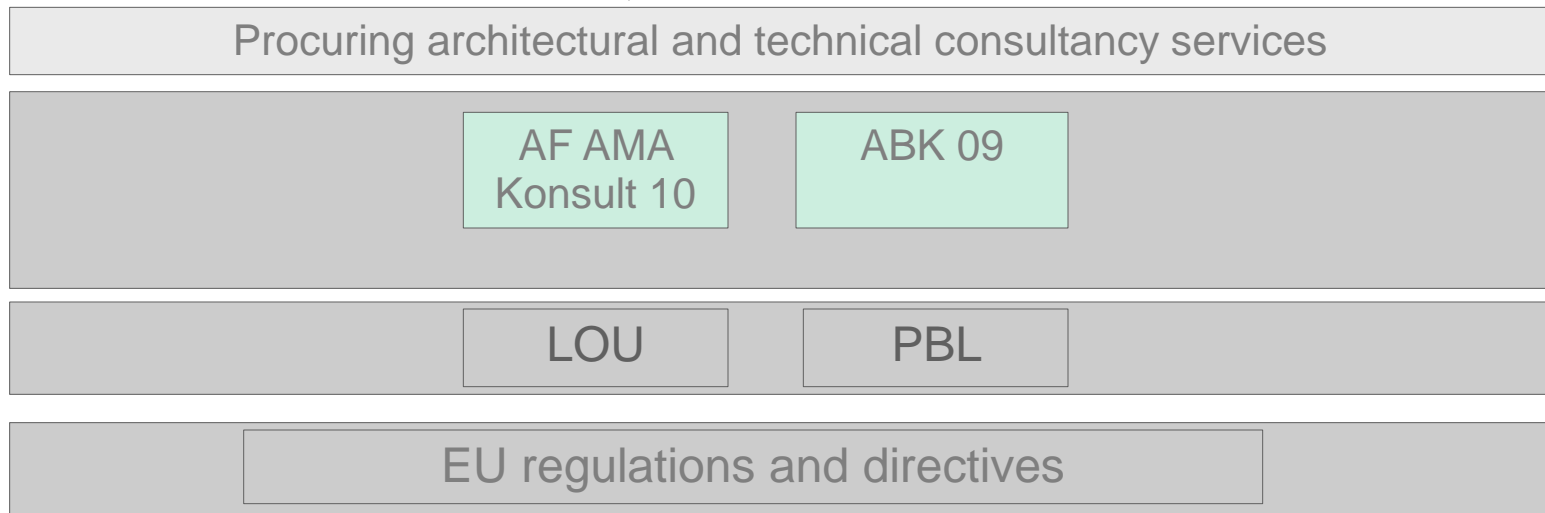
PBL: this is the new Planning and Construction Law (2010:900), applicable from 2 May 2011. This law covers, inter alia, the detail planning process, the legal procedures relating to construction, the minimum social requirements for buildings and supervisory responsibility.

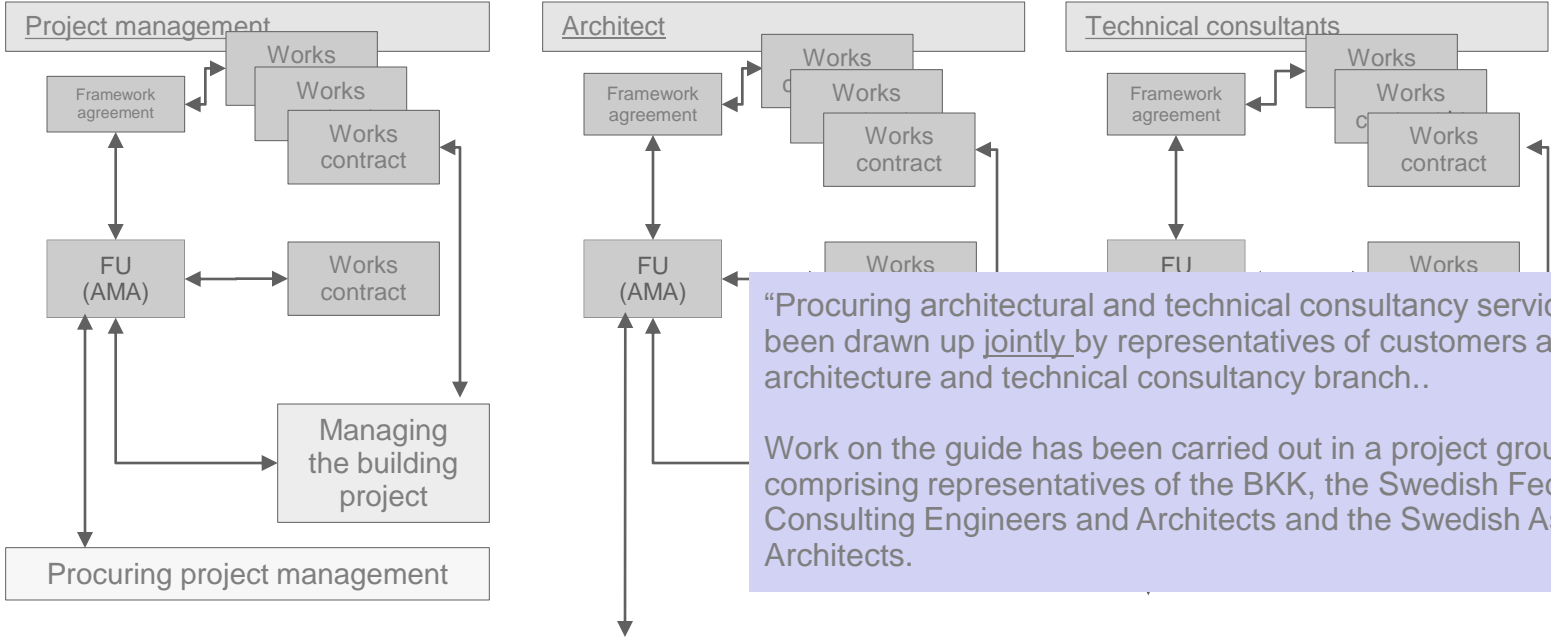




AMA AF Konsult 10 is based on ABK 09 General Terms and Conditions governing architectural and technical consultancy work.

These administrative regulations complement the general terms and conditions, and AMA AF Konsult 10 provides assistance in drawing up specifications when procuring consultancy services in connection with building and installation projects.

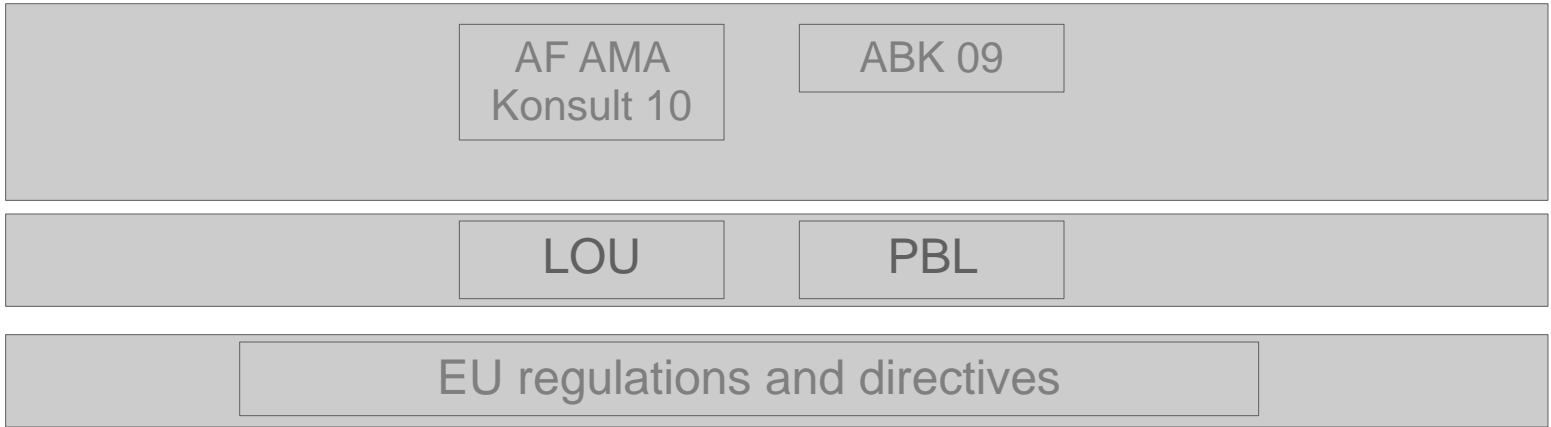




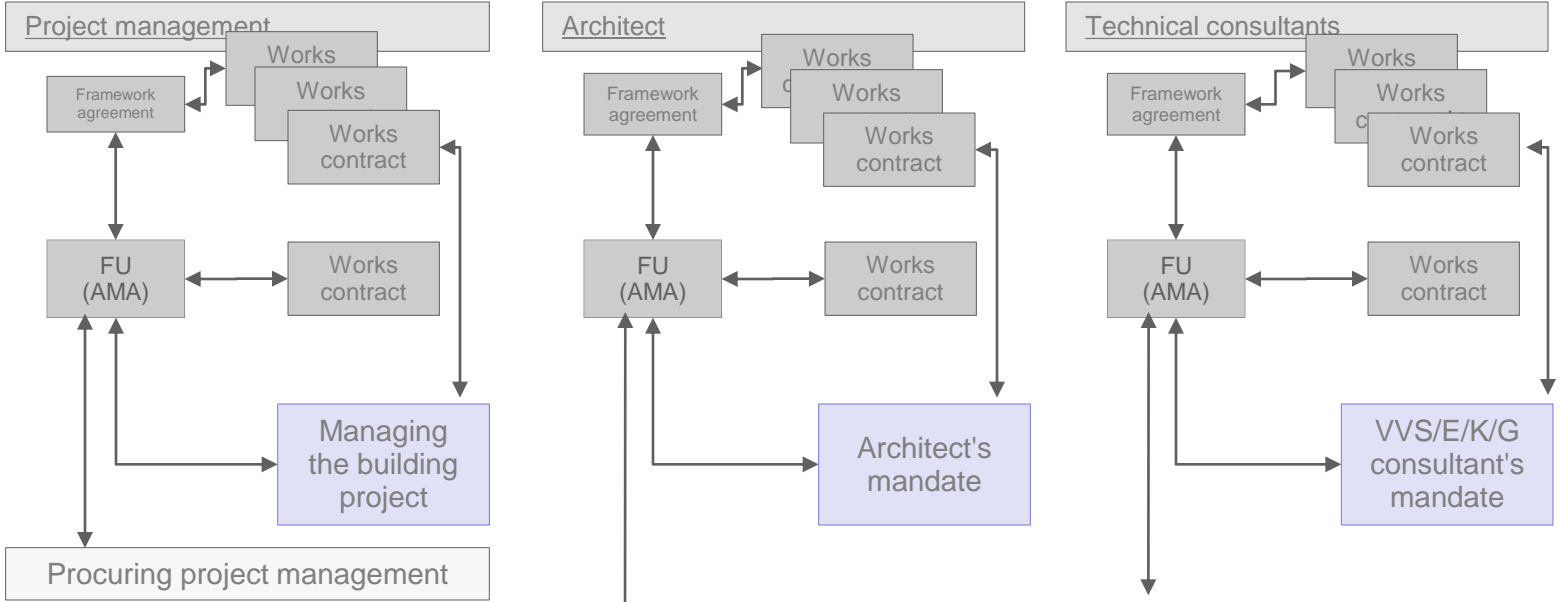
“Procurring architectural and technical consultancy services” has been drawn up jointly by representatives of customers and of the architecture and technical consultancy branch..

Work on the guide has been carried out in a project group comprising representatives of the BKK, the Swedish Federation of Consulting Engineers and Architects and the Swedish Association of Architects.

Procurring architectural and technical consultancy services



Documents from STD-företagen



Procuring architectural and

The documents issued by the Swedish Federation of Consulting Engineers and Architects provide guidelines concerning the scope and breakdown of various types of consultancy work..

AF AMA
Konsult 10

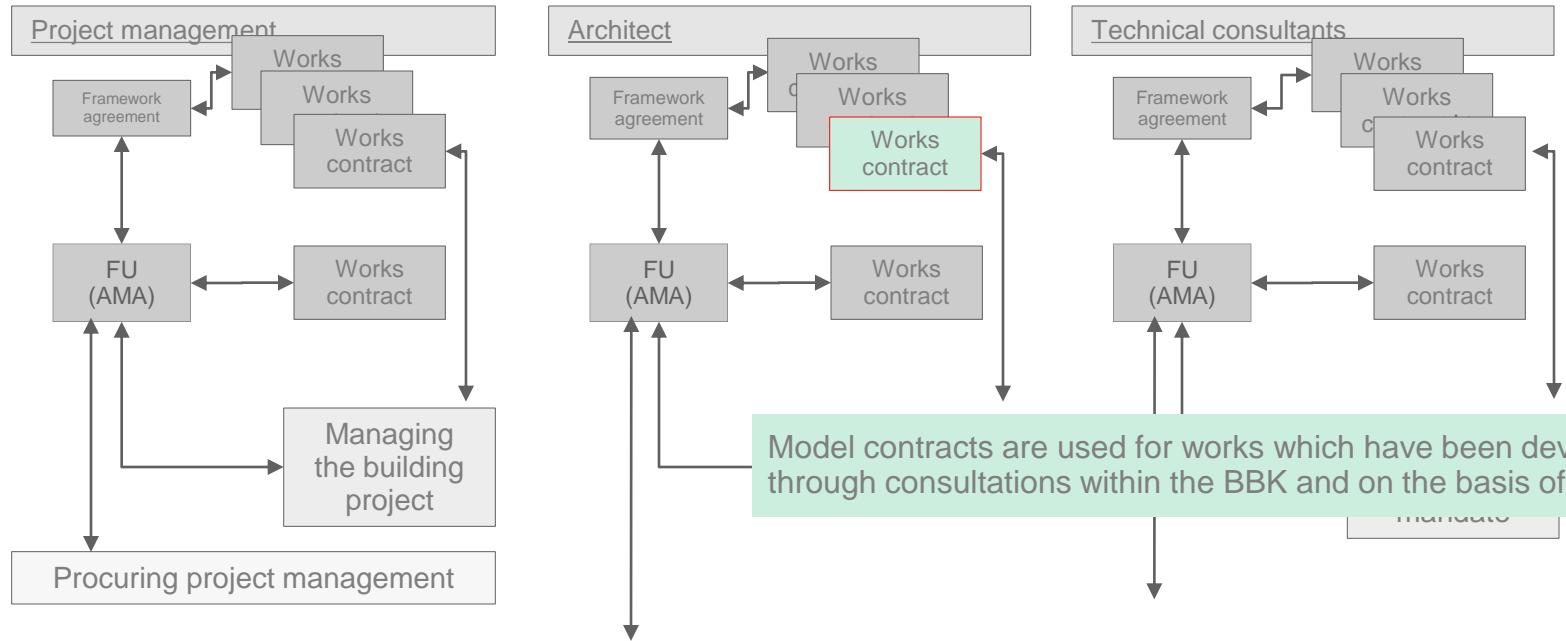
They are intended above all to be used in specifying a task in consultation and as a basis for the works description in competitive tendering procedures.

LOU

PBL

EU regulations and directives

Skrifter från STD-företagen



Procuring architectural and technical consultancy services

AF AMA Konsult 10	ABK 09
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LOU	PBL
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EU regulations and directives

