

Code of Statutes of the Swedish National Board of Housing, Building and Planning

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The Swedish National Board of Housing, Building and Planning's regulations on requirements for plots of land, etc.;

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adopted on 19 November 2024.

By virtue of Chapter 10, Section 3, point 4, Section 9 and Section 24 point 1 of the Planning and Building Ordinance (2011:338), the Swedish National Board of Housing, Building and Planning lays down¹ the following.

Chapter 1 General provisions

Content of the statute

Section 1 This statute lays down regulations with respect to

1. requirements for undeveloped plots of land that are to be developed in accordance with Chapter 8, Section 9, first paragraph, points 3, 5 and 6 of the Planning and Building Act (2010:900), and
2. technical requirements for safety in use in accordance with Chapter 3, Section 10 of the Planning and Building Ordinance (2011:338).

The statute also contains regulations on verification in accordance with Chapter 10, Section 5 of the Planning and Building Act.

Scope of the regulations

Section 2 The regulations in Sections 4–7 and Chapters 2–4 apply to undeveloped plots of land that are to be developed.

The regulations in Sections 3–14 and Chapter 5 apply to the construction of certain facilities other than buildings on a plot of land.

Minor deviation from the regulations of this statute

Section 3 Minor deviation may be made from the regulations in Sections 6–14 and Chapter 5 of this statute in individual cases if:

1. there are special reasons for doing so;
2. the facility is nevertheless likely to be technically satisfactory; and
3. there is no significant inconvenience from another point of view.

If there is a minor deviation in accordance with the first paragraph, the reasons for this shall be documented in connection with the project design laid down in Section 8.

¹ See Directive (EU) 2015/1535 of the European Parliament and of the Council of 9 September 2015 laying down a procedure for the provision of information in the field of technical regulations and of rules on Information Society services (codification).

Definitions

Section 4 Terms and expressions in this statute have the same meaning as in the Planning and Building Act (2010:900) and the Planning and Building Ordinance (2011:338).

Section 5 The following definitions apply for the purposes of this statute:

emergency point of entry: building entrances or other entryways intended for use by the emergency services;

stop-off point: a place for brief temporary parking of a car or other vehicle for embarkation or disembarkation or loading and unloading;

waste device: a permanent device for the handling of waste; and

accessible and usable: accessible and usable for persons with reduced mobility or orientation capabilities.

Section 6 For the purposes of this statute, construction products with pre-assessed properties are products manufactured to be permanently incorporated into construction works and which:

1. bear the CE mark;

2. have been type-approved or manufacture-controlled in accordance with the provisions of Chapter 8, Sections 22–23 of the Planning and Building Act (2010:900);

3. have been certified by a certification body accredited for the task and for the product in question in accordance with Regulation (EC) No 765/2008 of the European Parliament and of the Council of 9 July 2008 setting out the requirements for accreditation and repealing Regulation (EEC) No 339/93, or

4. have been manufactured in a factory whose manufacture, production control and the result thereof for the construction product are continuously monitored, assessed and approved by a certification body accredited for the task and the product in accordance with Regulation (EU) No 765/2008.

An assessment issued by a body in the European Economic Area or in Türkiye shall also be accepted as an assessment under option 3 or option 4, if the body provides equivalent guarantees of technical and professional competence as well as guarantees of independence, by means other than accreditation for the task under Regulation (EC) No 765/2008.

Construction products and materials

Section 7 Construction products and materials shall have known and documented properties with regard to those aspects that are relevant to the construction works' ability to comply with the requirements of this statute.

Construction products with pre-assessed properties shall be deemed to have known and documented properties with regard to those aspects in which they are pre-assessed.

The properties of construction products other than construction products with pre-assessed properties shall be tested or assessed by other accepted methodology. Methodology accepted within the European Union shall be used where available.

Project design and execution

Section 8 The project design for facilities referred to in Chapter 5 shall be performed:

1. in a professional manner;

2. so that the work can be carried out in such a way that the requirements of this stature are met; and

3. so that envisaged maintenance can take place.

The project design shall be documented.

The first and second paragraphs shall not apply if unnecessary.

Section 9 The facilities referred to in Chapter 5 shall be executed:

1. in a professional manner; and
2. in accordance with the applicable documents.

Verification

Section 10 Compliance with the requirements of Chapter 5 shall be verified:

1. during design and execution in accordance with Sections 11–13;
2. in the finished facility in accordance with Section 14; or
3. by a combination of points 1 and 2.

Verification shall be carried out professionally.

The result of the verification shall be documented.

Section 11 Checks during project design shall verify that the design conditions, design methods, test methods and calculations are relevant and recorded in the documents.

Section 12 Checks during execution shall verify that the work is carried out in accordance with the applicable documents.

Section 13 Construction products and materials shall be checked when they are received on the construction site. The envisaged properties of construction products and materials shall be verified.

For construction products with pre-assessed properties, the verification may be limited to identification, verification of marking and examination of the documentation of the pre-assessed properties.

Section 14 During checks of the finished facility, verification shall be carried out by testing, measurement or inspection.

Chapter 2 Accessibility and usability

Section 1 When this chapter requires accessibility and usability for persons with reduced mobility, the following design dimensions are intended:

1. plan view dimension for a wheelchair amounting to 0.70 x 1.30 metres;
2. turning circle dimension of 1.50 metres in diameter; and
3. opening dimension for free passage of at least 0.90 metres.

Section 2 A plot of land that is to be accessible and usable shall have walkways between accessible and usable entrances to buildings on the plot and other accessible and usable target points on or directly adjacent to the plot.

Section 3 Walkways referred to in Section 2 shall:

1. be designed taking into account the intended use;
2. be even and firm;
3. have a maximum tilt of 1:12; and

4. be easy to identify and follow.

Section 4 When walkways referred to in Section 3 have an intermediate level in order to be accessible and usable, the length of the intermediate level shall at least allow for a wheelchair operated by an assistant.

Section 5 On or in close proximity to a plot of land that is to be accessible and usable, there shall be at least one vehicle stop-off point within 25 metres' walking distance from an accessible and usable entrance.

The stop-off point shall be designed and located so that it is possible for persons with reduced mobility or orientation capabilities to use the stop-off point.

Section 6 On or in close proximity to a plot of land that is to be accessible and usable, it shall be possible to provide at least one accessible and usable parking space for vehicles.

The parking space shall be designed and located so that it is possible for persons with reduced mobility or orientation capabilities to use the parking space.

Chapter 3 Ease of access for emergency vehicles

Section 1 The distance from the emergency vehicle stand to a building's emergency points of entry shall be no more than 50 metres.

If there are special reasons for doing so, a distance greater than 50 metres may apply. Special reasons are those arising from the need for emergency operations due to the purpose of the building or difficulties in getting to the building on the plot with emergency vehicles because of geographical conditions.

Section 2 An emergency route shall be provided if a maximum distance of 50 metres in accordance with the first paragraph of Section 1 cannot be complied with because the emergency vehicle stand is within the road network or equivalent.

If a distance longer than 50 metres applies in accordance with the second paragraph of Section 1, an emergency route shall, if necessary, be provided if this distance cannot be complied with because the emergency vehicle stand is within the road network or equivalent.

Section 3 The emergency route referred to in Section 2, including entry and exit and emergency vehicle stand, shall be designed and dimensioned in such a way as to ensure good access.

Chapter 4 Accident prevention

Section 1 Walkways between the entrance to a building and parking and stop-off points shall be designed and dimensioned for the intended use so that they can be used safely.

Section 2 Stairways and ramps on a plot of land shall be provided with balance support in the form of handrails, if necessary to protect against falls.

Section 3 Openings in the ground on a plot of land shall have durable devices to protect against falls. On a plot of land where, taking into account the intended use,

it can be expected that younger children will be present without constant adult supervision, the devices shall be designed so that younger children cannot open, lift or otherwise bypass them.

Chapter 5 Safety in use for the construction of certain facilities other than buildings

Section 1 Openings in waste devices on a plot of land shall have protective devices. On a plot of land where, taking into account the intended use, it can be expected that younger children will be present without constant adult supervision, the protective devices shall be designed so that younger children cannot bypass them.

Section 2 Permanent play equipment on a plot of land shall be designed and located in such a way as to limit the risk of injury.

The surface underneath permanent play equipment that may involve a risk of falling shall be shock-absorbing and otherwise designed to limit the risk of injury.

Section 3 Permanent pools intended for bathing or swimming on a plot of land shall have anti-drowning protection. Protection must be designed in such a way that younger children cannot bypass it.

Section 4 Openings for outlets into permanent pools intended for bathing or swimming on a plot of land shall be designed to limit the risk of injury.

Section 5 Ponds, permanent wells and permanent containers on a plot of land, which are not closed and where liquid is stored, shall be protected to limit the risk of drowning. The protection shall be designed so as to limit the risk of younger children drowning.

Section 6 Protection in the form of covers and grilles on wells and permanent containers shall:

1. be of safe strength; and
2. be designed so as to limit the risk of accidents for younger children.

1. This statute shall enter into force on 1 July 2025.

2. However, older provisions in the Swedish National Board of Housing, Building and Planning's building rules (2011:6) – regulations and general advice may be applied to the extent set out in point 3 of the transitional provisions of the Swedish National Board of Housing, Building and Planning's regulations (2024:14) amending the Swedish National Board of Housing, Building and Planning's building rules (2011:6) – regulations and general advice.

On behalf of the Swedish National Board of Housing, Building and Planning

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