

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

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Regulations of the Swedish National Board of Housing, Building and Planning on protection with regard to hygiene, health and the environment, water management and waste management;

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adopted on 19 November 2024.

By virtue of Chapter 10 Section 3 points 3, 10 and 11, Section 8 and Section 24 point 1 of the Planning and Building Ordinance (2011:338), the Swedish National Board of Housing, Building and Planning issues¹ the following regulations.

PART I. GENERAL PROVISIONS

Chapter 1 General

Content of the statute

Section 1 This statute lays down regulations on:

1. technical requirements concerning protection with regard to hygiene, health and the environment in accordance with Chapter 3 Section 9 of the Planning and Building Ordinance (2011:338);
2. technical requirements concerning water management in accordance with Chapter 3 Section 20 of the Planning and Building Ordinance; and
3. technical requirements concerning waste management in accordance with Chapter 8 Section 4 first paragraph point 9 of the Planning and Building Act (2010:900).

The regulations also contain provisions on the adjustment of technical requirements when modifying buildings in accordance with Chapter 8 Section 7 of the Planning and Building Act, and, on verification of compliance in accordance with Chapter 10 Section 5 of the same Act.

Scope of the regulations

Section 2 The provisions of Chapter 1 apply when constructing new buildings and to the modified part when modifying buildings.

The provisions of Chapters 2–11 apply when constructing new buildings.

The provisions of Chapter 12–13 apply when modifying buildings.

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).

Minor deviation from the provisions of this statute

Section 3 In individual cases, a minor deviation may be made from the regulations in this statute if:

1. there are special reasons for doing so;
2. the building 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 Sections 8–9.

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:

waste facility: a permanent facility for the handling of waste;
residential unit: part of a dwelling which is given over for private use in housing where certain residential functions are shared;
maximum permitted moisture level: the upper limit where moisture cannot be expected to cause damage affecting hygiene or health;
air change: exchange of air in buildings;
pests: animals that may cause damage, odour, discomfort or microbial growth that may affect hygiene or health;
cold tap water: cold drinking water;
hot tap water: heated cold tap water;
tap water: water which is cold tap water or hot tap water; and
other water: water which does not meet the requirements for tap water but is used in a building instead of tap water.

Section 6 For the purposes of this statute, ‘construction products with pre-assessed properties’ shall mean 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 building's 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.

Design and construction

Section 8 Buildings shall be designed:

1. in a professional manner;
2. so that the work can be carried out in such a way that the requirements of this statute are met; and
3. so that envisaged maintenance can take place.

The first paragraph shall apply unless this is unnecessary.

When modifying a building, experience from the existing building may be used.

Section 9 The design shall be documented.

The documentation shall contain information on:

1. the intended use of the building;
2. the designed conditions relevant to the building's ability to meet the requirements for protection with regard to hygiene, health and the environment, water management and waste management; and
3. assessed health risks and, if necessary, how these are to be managed so as not to be unacceptable.

The first and second paragraphs shall apply unless this is unnecessary.

Section 10 Buildings shall be constructed:

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

Special provisions on modification of buildings

Section 11 When modifying a building it must be clarified whether:

1. the building has deficiencies concerning the requirements for protection with regard to hygiene, health and the environment which can be remedied as part of the planned measure;
2. the planned measure may result in a deterioration of the properties relevant to protection with regard to hygiene, health and the environment in the existing building; and
3. the modification will have an adverse effect on the cultural heritage of the building, and how such adverse effects can be avoided.

Section 12 When modifying a building's air change system, the possibilities of utilising existing ducts or of otherwise minimising the extent of the intervention must be clarified.

Verification

Section 13 Compliance with the requirements for protection with regard to hygiene, health and the environment, water management and waste management shall be verified:

1. during design and construction in accordance with Sections 14–16;
2. in the finished building in accordance with Section 17; 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 14 Checks during design shall verify that the design conditions, design methods, test methods and calculations are relevant and recorded in the documents.

Section 15 Checks during construction shall verify that the work is carried out in accordance with the applicable documents.

Section 16 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 17 During verification of the finished building, verification shall be carried out by testing, measurement or inspection.

Documentation on air quality, moisture proofness and water safety

Section 18 Documentation on air quality, moisture proofness and water safety must be produced.

The documentation must include at least information on:

1. the intended use of the building;
2. the design conditions relevant to the building's ability to meet the requirements laid down in this statute for air quality, moisture proofness and water safety; and
3. technical solutions and protective features to prevent unacceptable health risks

The requirements of the first and second paragraphs shall apply if the measure requires a permit or notification and unless this is unnecessary.

Operating and maintenance instructions

Section 19 Operating and maintenance instructions shall be produced so that, when in service, the building can comply with the requirements of this statute.

The requirement of the first paragraph shall apply if the measure requires a permit or notification, and unless this is unnecessary.

PART II. CONSTRUCTION OF NEW BUILDINGS

Chapter 2. Materials

Section 1 Buildings shall not include materials that affect the indoor or local environment of the buildings in such a way as to create unacceptable health risks.

Chapter 3. Air

Section 1 Buildings shall be designed in such a way so as to provide the conditions for acceptable air quality indoors during their intended use.

Acceptable air quality means that the air does not contain pollutants at a concentration resulting in unacceptable health risks or nuisance odours.

Section 2 The annual average activity concentration of radon in the air shall not exceed 200 Bq/m³ in areas where people are present more than temporarily.

Section 3 Buildings shall be designed in such a way that the air quality is not unacceptable due to the dispersion of air pollutants within the building, from the ground, or from outdoor air to the indoor environment.

Section 4 Ventilation systems in buildings shall be designed in such a way that rooms can have continuous air change.

The air change shall be capable of removing air pollutants so that the air quality is acceptable for the intended use. Particular account shall be taken of:

1. the quality of the supply air;
2. pollutants from the intended use;
3. pollutants from the building; and
4. air conditioning.

Section 5 Ventilation systems for dwellings shall be designed to provide a fresh air flow rate of at least 0.35 l/s per square metre of floor area.

Ventilation systems for rooms in dwellings shall be designed to provide a fresh air flow rate of at least 4.0 l/s per person.

Section 6 Dwellings shall be able to increase air change unless this is unnecessary. It must be possible for air pollutants from cooking to be dealt with in conjunction with the source of the pollution.

Unacceptable pressure differences across building components must not occur in the event of increased air change.

Section 7 Ventilation installations shall be located and designed in such a way so as to be accessible, in their entirety, for internal inspection and cleaning.

Chapter 4. Light conditions

Section 1 Dwellings shall be designed in such a way that they have access to daylight equivalent to a daylight factor of at least 1.0 %, for at least half of the total assessed area of all rooms in the dwelling, where people are present more than temporarily.

In dwellings where the residential functions of cooking, socialisation and mealtimes are shared, the requirement set out in the first paragraph shall be met both in the residential unit and in rooms for shared residential functions.

Section 2 In dwellings, the space for the residential functions of socialisation and mealtimes shall have an outlook.

The requirement set out in the first paragraph shall not apply to spaces for the shared residential functions of socialisation and mealtimes in dwellings with residential units intended for one person.

Section 3 Rooms in premises where people are present more than temporarily, shall be designed to allow for sufficient daylight and an outlook so as to avoid adverse effects on human health.

The requirements set out in the first paragraph shall not apply if this is unreasonable, having regard to the intended use of the room or the circumstances in general.

Section 4 Fixed lighting shall be designed for the intended use in such a way so as to avoid unacceptable health risks.

Chapter 5. Room height

Section 1 The height of a room shall be sufficient to avoid adverse effects on human health, and be appropriate for the intended use of the room.

Chapter 6. Thermal comfort

Section 1 Acceptable thermal comfort shall be maintained during the intended use. The assessment of acceptable thermal comfort shall pay particular attention to:

1. the intended clothing;
2. the intended level of activity;
3. the duration of the use;
4. the ability of users to influence the thermal climate themselves; and
5. the normal outdoor climate, and any change in this, over a financially reasonable service life.

Section 2 For rooms in buildings where users cannot easily interrupt or adjust the use, the thermal climate must not pose an unacceptable health risk.

The requirement set out in the first paragraph shall also apply in the case of abnormal outdoor climate.

Chapter 7. Moisture proofness

Section 1 The moisture levels for building components shall not exceed the maximum permitted moisture levels.

If there is no well-investigated and documented maximum permitted moisture level for a material or a product, a relative humidity of 75 % shall be considered to be the maximum permitted moisture level.

In determining the moisture level, particular account shall be taken of:

1. humidity-related outdoor climate loads during the service life of the building component;
2. moisture loads from the intended use;
3. building moisture;
4. the intended control of the building in service;
5. air movements within, through and between building components;
6. steam transport within and through building components;
7. capillary moisture transport within and through building components;
8. whether building components can be expected to become colder than the surrounding climate; and
9. how the moisture loads may be affected by the construction of a new building directly adjacent or close to an existing building.

The requirements set out in the first and second subparagraphs shall apply unless this is unnecessary.

Section 2 Building components shall not consist of materials or products which, in the course of construction, have exceeded the maximum permitted moisture level, if this can lead to in-service moisture damage resulting in unacceptable health risks.

Section 3 Building components that are in contact with the outdoor climate, and penetrations in them and connections to them, shall be designed in such a way so as to prevent an unacceptable level of moisture from entering.

Section 4 Buildings shall be designed in such a way that rainwater and meltwater are sufficiently diverted away from the buildings. When designing such diversion features, special consideration shall be given to risks caused by freezing.

Section 5 Building components that are in contact with the ground shall be designed in such a way so as to prevent an unacceptable level of moisture from the ground from entering.

The necessary measures shall be carried out around the building to reduce the load from water in or on the ground.

Section 6 If a new building is constructed directly adjacent or near to an existing building which has moisture damage, the new building shall be designed in such a way that the damage cannot unacceptably affect the indoor environment of the new building.

Section 7 Indoor surfaces likely to be exposed to liquid-phase water shall have a watertight layer unless this is unnecessary. The layer shall prevent an unacceptable level of moisture from entering building components. In particular, the design shall take into account:

1. tightness in relation to liquid-phase water;
2. tightness of joints, connections, attachments and penetrations; and
3. resistance to vapour ingress.

In floor surfaces, which will often be exposed to liquid-phase water, penetrations may only be made for floor drains.

Section 8 Watertight layers must be resistant to aging. In particular, the design shall take into account:

1. movements in materials and between materials;
2. resistance to chemical and biological decomposition; and
3. vibrations.

Section 9 Indoor surfaces likely to be exposed to water splashing, wet cleaning or condensation water shall have a water-repellent outer layer.

The requirement set out in the first paragraph shall apply unless this is manifestly unnecessary.

Section 10 If building components are likely to be exposed to a harmful level of condensation, features shall be in place to limit the amount of condensation or its adverse effects.

Section 11 Floor surfaces, which will often be exposed to liquid-phase water, shall be provided with floor drains, if this is necessary to prevent moisture from entering building components.

In areas with floor drains, the floor shall slope downwards towards the drain in those parts of the area that will often be exposed to liquid-phase water.

Adverse slopes shall not be present in any part of the area.

Chapter 8. Water and sewage installations

Section 1 Water and sewage installations shall be designed to have sufficient resistance to the external and internal loads to which they are expected to be exposed.

When designing such installations, particular account shall be taken of:

1. chemical and microbial processes;
2. pressure;
3. weight of water and forces from moving water;
4. protection against backwater;
5. space for expansion; and
6. protection against freezing.

Tap water installations shall be designed for a static water pressure of not less than 1 MPa and taking into account the effect of surge pressures.

Section 2 If building components are at risk of being exposed to water leakage from water installations, features, limiting the leakage or its adverse effects, shall be in place.

Joints on water pipes shall be positioned in such a way that leaking water can be easily detected and rectified.

Section 3 Tap water installations shall be constructed of materials that prevent unhealthy concentrations of harmful substances from being released into the tap water.

Section 4 The properties of tap water installations must be such that, beyond the tap, the cold tap water meets the quality requirements for drinking water.

Section 5 Tap water installations shall be designed in such a way that the tap water cannot be contaminated by gases or liquids as a result of backflow or otherwise.

Section 6 Tap water installations shall be designed so as not to promote microbial growth in the tap water.

Tap water installations shall be made of materials that do not promote microbial growth in the tap water.

Hot tap water installations shall be designed in such a way that a water temperature of at least 50 °C can be reached at the tap.

Circulating lines for hot tap water shall be designed such that the temperature of the hot tap water in the circulating lines is not less than 50 °C in any part of the installation.

Section 7 Cold tap water installations shall be designed in such a way that the cold tap water is not heated inadvertently.

Section 8 Tap water installations shall be designed in such a way as to provide a flow of water up to the tap that is sufficient for the building's intended and that does not adversely affect the functioning of the tap water system.

Hot tap water at the right temperature must be made available without an inconvenient waiting time.

Section 9 Shut-off valves and fittings for draining the tap water system must be available in sufficient quantity, taking into account the use of the building.

Section 10 Wastewater installations shall be designed in such a way that wastewater can be diverted without adversely affecting the installation or sewage system.

Section 11 Wastewater installations shall be designed to remove the pollutants for which they are intended.

Section 12 Wastewater installations shall be designed in such a way that contaminated air does not spread to the indoor environment.

Section 13 It must be possible to divert water away from the tap and safety valves.

The requirement set out in the first paragraph shall apply unless this is unnecessary.

Section 14 Wastewater pipes shall be connected in such a way as to prevent wastewater from one discharge unit from entering another discharge unit.

Section 15 Wastewater installations where the water may contain harmful substances in more than insignificant quantities, shall be designed to separate these substances and so that these substances cannot be released accidentally.

Discharge units for wastewater that may contain flammable or explosive liquids shall not have water seals.

Wastewater pipes from flush toilets shall not be connected to petrol separators, oil separators or grease separators.

Section 16 Installations for other water shall be designed so as not to promote microbial growth in the water.

Section 17 Installations for other water shall be marked in such a way that they cannot be confused with installations for tap water.

Chapter 9. Emissions into the environment

Section 1 Installations for exit air and ventilation of wastewater pipes shall be designed and located in such a way that:

1. pollutants or nuisance odours are not brought back into the building; and
2. no adverse effects are caused in the surroundings of the building.

Section 2 Buildings shall be designed in such a way that wastewater is managed by public water management plant or private plant.

Section 3 Buildings shall be designed in such a way as to limit the adverse effects caused by the content of combustion gases emitted from the building.

Section 4 Combustion gases shall be discharged via stacks or other devices designed and located in such a way that:

1. the gases are not brought back into the building; and
2. no adverse effects are caused in the surroundings of the building.

Stacks and other devices shall be designed in such a way so as to ensure proper current of air and adequate air supply for combustion.

Chapter 10. Pests

Section 1 Buildings shall be designed in such a way as to make it more difficult for pests to enter the buildings, unless this is unreasonable given the design or use of the building.

Section 2 Dwelling-separation structures shall be designed in such a way as to make it more difficult for pests to pass through them.

Chapter 11. Waste

Section 1 It must be possible for waste to be handled in or adjacent to a building.

Waste facilities or waste areas shall be provided for waste handling.

The requirements set out in the first and second paragraphs shall apply unless this is unnecessary given the intended use of the building.

The requirement in the second paragraph shall not apply to one- and two-dwelling buildings.

Section 2 Waste facilities and waste areas shall be located, designed and dimensioned in such a way as to limit the risk to the hygiene and health of users and neighbours.

Section 3 Waste facilities and waste areas shall be located, designed and dimensioned in such a way that the waste can be disposed of and removed as required.

In apartments there must be a place for temporary storage of the waste.

PART III. MODIFICATION OF BUILDINGS

Chapter 12. General provisions when modifying buildings

Adjustment when modifying buildings

Section 1 When modifying a building, the modified part shall meet the requirements of Chapters 2–11. The requirements may, however, be adjusted if:

1. this is necessary in order to satisfy the requirement of carrying out modifications sympathetically;
2. this is necessary in order to comply with the prohibition on distortion;
3. it is unreasonable given the extent of the modification;
4. the protection of the building with regard to hygiene, health and the environment is only negligibly improved if the requirement is met;
5. the cost is unreasonably high in relation to the expected benefits;
6. there are technical reasons for doing so; or
7. this is necessary in order to meet another design or technical requirement at an acceptable level or to safeguard the cultural heritage of the building.

Notwithstanding the first paragraph, the requirements shall not be adjusted to an extent greater than that specified in Chapter 13.

Section 2 The building's protection with regard to hygiene, health and the environment may deteriorate only if:

1. after the modification, the building also meets the requirements of Chapters 2–11;
2. this is necessary in order for the building to have acceptable health and safety properties, or in terms of accessibility and usability for persons with reduced mobility, or orientation capabilities, or in order to safeguard the cultural heritage of the building; or
3. the deterioration can be considered negligible.

Change in use

Section 3 In the event of a change in use, the extent of the change shall be assessed on the basis of whether the new use requires a higher level of protection of the building with regard to hygiene, health and the environment compared to the previous use.

Sympathetic modification

Section 4 When assessing whether the requirement for sympathetic modification is met, account shall be taken of how the measure respects the nature of the building with regard to:

1. proportions, shape and volume;
2. choice of materials and construction;
3. colour scheme; and
4. attention to detail and level of detail.

Account shall also be taken of whether:

1. details essential to the nature of the building are safeguarded; and
2. characteristics relevant to resident and user qualities are maintained.

Distortion prohibition

Section 5 In order for a measure not to be regarded as distorting a particularly valuable building the measure must:

1. not alter the characteristic traits of the building;
2. not impair the characteristics underlying the cultural heritage of the building or the surrounding area; and
3. when replacing building components, be carried out using materials and techniques tailored to the age and nature of the building.

Notwithstanding point 3 of the first subparagraph, a measure shall not be regarded as constituting a distortion if a change in materials or techniques is required in order to:

1. meet the design and technical requirements at an acceptable level; or
2. maintain the functioning of the technical systems at an acceptable level.

Particularly valuable building

Section 6 In order to assess whether a building is to be regarded as particularly valuable, an assessment shall be made against the following criteria:

1. The building elucidates past social conditions in that it:
 - a) represents a building category or design that was common in the past but has now become rare;
 - b) highlights past housing conditions, social and economic conditions, working conditions, living conditions of different groups, urban building or architectural ideals, values and thoughts; or
 - c) has represented an important function or activity for the local community.
2. The building elucidates the development of society in that it:
 - a) illustrates, through its function, a significant course of events or a significant social phenomenon;
 - b) served as a model or was otherwise acclaimed in its time; or
 - c) is characterised by a strong architectural idea.
3. The building itself is a source of knowledge on older materials and techniques.

4. The building is highly valued in a local context as it has been of great importance:

- a) in the social life of the place;
- b) for the identity of the place; or
- c) in local traditions.

The building can be regarded as particularly valuable from an artistic point of view in that it exhibits specific aesthetic qualities or has a high level of ambition with regard to:

1. architectural design;
2. design and choice of materials; or
3. artistic design and ornamental decoration.

The building may be regarded as particularly valuable from an environmental point of view in that it forms part of an environment that meets the criteria set out in the first subparagraph.

In order for a building to be regarded as particularly valuable, the building must highlight particularly well certain conditions or, in its context, have few equivalents that can highlight the same conditions.

Buildings from the period prior to the building expansion of the 1920's, which still have their essential nature preserved, must be regarded as particularly valuable if there is nothing to indicate otherwise.

Chapter 13. Special provisions when modifying buildings

General

Section 1 This Chapter contains special requirements when modifying buildings concerning:

1. materials;
2. air;
3. daylight;
4. moisture proofness; and
5. water and sewage installations;

Materials

Section 2 If a building being modified contains materials that may pose unacceptable health risks, these materials shall be removed from the modified part.

In exceptional circumstances, the materials may be retained in the building if other measures are taken to prevent these materials from posing unacceptable health risks.

Air

Section 3 In the event of a change in use of the building, the extent of the change shall be assessed on the basis of whether the new use sets higher air change requirements for the building than the previous use.

Section 4 Ventilating ducts taken out of service shall be dismantled or closed.

Daylight

Section 5 If a building is being modified so that dwellings are incorporated into premises which were not previously used for dwellings, the modified part shall meet the requirements set out in Chapter 4 Section 1. If there are reasons as referred to in Chapter 12 Section 1, however, access to daylight corresponding to a daylight factor of 0.8 % may be accepted.

Adjustment of the requirement set out in the first paragraph shall be permitted only if:

1. the light conditions would be improved only negligibly if the requirement is met; or
2. this is necessary in order not to distort a particularly valuable building.

Moisture

Section 6 In the event of a change in the use of the building, the extent of the change shall be assessed on the basis of whether the new use poses a higher moisture risk compared to the previous use.

Section 7 Moisture-damaged building components, which are an essential part of the construction or nature of the building, may be retained if other measures are taken to prevent the moisture damage from causing unacceptable health risks.

Water and sewage installations

Section 8 If a building is modified, the modified part shall meet the requirements set out in Chapter 8 Sections 3–6. Adjustment of these requirements is only permitted if compliance with the requirements would improve the protection of the building with regard to hygiene, health and the environment only negligibly.

Section 9 Water and sewage installations taken out of service shall be dismantled or sealed as close as possible to the water and sewage-carrying pipe.

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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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