Decree of the Ministry of the Environment

on the content of construction design models and regulatory inspections

In accordance with the decision of the Ministry of the Environment, the following is enacted pursuant to Sections 60, 61, 69 and 72 of the Construction Act (751/2023), as amended by Sections 61 and 69 of Act 897/2024:

Chapter 1

General provisions

Section 1

Scope

This Decree shall apply to the content, presentation, machine-readable information and format of construction designs, in-built models and special designs.

In addition, this Decree applies to the machine-readable format and the content of the data on building control inspections and the start-up meeting that must be submitted to the Built Environment Information System.

Section 2

Machine-readable form

For the purposes of this Decree, *machine-readable format* means a data or file format whose structure and format enable programs or software to easily identify, recognise and extract data sets, individual data, and data set and file structures.

Machine-readable format does not mean any file format or data created by photography, conversion to electronic format or any other comparable method where the resulting data requires optical character recognition, computer vision or other similar tool or technology to identify, recognise and extract the data.

Section 3

Data model file format

For the data models referred to in this Decree, the file format shall be an Industry Foundation Classes (hereinafter referred to as *IFC*) file, version 4.3.2.0 or a later version. This file must comply with the Reference View data exchange view.

The IFC file must be saved in the IFC-SPF format.

Chapter 2

Data models and machine-readable data for design models, as-built models and specific plans

Section 4

Design model

The design model of a building consists of one or more data models of the building and the data model of the building site.

The design model shall contain the information referred to in Articles 7 and 8 of this Decree and the information set out in Annexes 1 and 2.

The provisions of paragraphs 1 and 2 above concerning building design models shall also apply to construction works.

Section 5

Machine-readable information about the building plan

If the party undertaking the building project does not submit the building data in the information model format referred to in section 4, the machine-readable data to be submitted instead of the information model shall contain the information specified in Annexes 1 and 3.

Section 6

Coordinate systems used

The location of the building site shall be defined in a nationally recognized coordinate system and height system, so that the site can be automatically referenced in the receiving system.

The application for authorisation shall use a unified coordinate system with all the data contained in the application.

Section 7

Building site data model.

The data model for the construction site shall contain the geometry of the area in the three-dimensional model. The three-dimensional model shall be limited to the boundaries of the construction site. The ground surface in the model shall be modelled so as to show the elevation variations of the ground surface.

The data model for the building site shall only be provided if the modifications made in connection with the construction, renovation or other modification concern the building site.

The building site data model shall contain the information on the building site referred to in Annex 1.

Section 8

Building data model

The building data model must be modelled in layers. The data model shall include building elements, premises and apartments within the building.

The building components of the external envelope must be separated from the internal building components. The type of construction element must be specified. Building components must include information on whether they are new, to be preserved or to be demolished.

Section 9

Specific plan data model

The data model shall contain the core data pursuant to Annexes 4 and 5, details of the building components, details of the systems and details of the product components.

The data model of the specific plan shall be modelled in layers.

Section 10

Machine-readable information for the specific plan

The machine-readable data to be submitted instead of the data model of the specific plan shall contain the information set out in Annex 4.

Section 11

As-built model

The as-built model shall contain the actual data in accordance with section 4 and Annexes 1 and 2. The template for the as-built model of the specific plan shall contain the actual data in accordance with Section 9 and Annexes 4 and 5;

Section 12

Data of completed updated plans

Actual updated plans shall contain the actual data in accordance with Article 5 and Annexes 1 and 3. The actual updated plans of the specific plan shall contain the actual data in accordance with Article 10 and Annex 4.

Chapter 3

Machine-readable data from regulatory inspections

Section 13

Machine-readable data format for regulatory reviews and kick-off meeting data

The municipality shall submit the information referred to in section 14 of this Decree to the built environment information system in the form and structure supported by the technical interface of the built environment information system.

Section 14

Information to be submitted on regulatory inspections

For regulatory inspections, the following information shall be submitted to the information system for the built environment:

1) Permanent building code or other building identifier;
2) the type of review;
3) the first and last name of the author of the survey;
4) the status of the inspection;
5) an indication of whether such an inspection is required by the licensing regulations; and
6) the date of the inspection.

Information on the findings of the inspection and on the subject matter of the inspection shall be provided in the case of regulatory inspections, if such information has been collected.

What is provided in subsections 1 and 2 shall also apply to the start-up meeting.

Section 15

Entry into force

This Decree enters into force on 1 January 2026.

Helsinki, 22 December 2025

Sari Multala, Minister for the Environment and Climate

Vesa Putkonen, Specialist

Annex 1

Core data and machine-readable core data of the planning and as-built models at the main drawing level

Explanation: x = significant if information is available; r = also marked in the building site data model

Category	**Attribute**		**Explanation**
Building data model	Building data model type	r	
Designer	Designer name	r	
	Commercial name	r	Commercial title
Building site	Name	r	
	Cadastral designation	r	
	Parcel identifier	x, r	
	Address	r	
	Permanent plan identifier	x, r	
	Planning situation	r	
Construction measure	Type of construction measure		
	Building renovation	x	
	Area of change	x	Extension, modification or renovation
	Business construction		Value: yes/no
Construction site	Name		
	Address of the construction site		
	Temporary	x	
	Type of owner		
	Type of network connection	x	Multiple values are possible
	Number of bicycle spaces		
Recharging station	Pipe work		Value: yes/no
	Other line routes		Value: yes/no
	Pre-cabling		Value: yes/no
	Number of recharging stations		
Building	Permanent building identifier		As-built model and modification
Building usage data	Planned number of intended users of the building	x	

	Target lifetime of the building	x	
Area of use	Type of intended use		
Building material of the load-bearing structure	Type of building material of the load-bearing structure		Multiple values are possible
	Construction method		
Heating energy source	Type of heating energy source		Multiple values are possible
Type of heating	Type of heating method		Multiple values are possible
Façade building material	Type of building material on the façade		Multiple values are possible
Information on the outer shell	Total area		
	Gross floor area		
	Gross floor area in terms of building rights		
	Height		
	Number of floors		
	Volume		
	Relation to the ground surface		
Indoor data	Total floor space	x	
	Cellar space	x	
	Attic space	x	
Part of the building	Number of persons in assembly area	x	
	Part identifier for the building	x	
	Grounds for zoning the building	x	
	Type of cooling method		
	Type of ventilation method		
	Type of domestic water		
	Type of waste water treatment		
	Fire class		
	Energy performance class	x	
	Energy performance class sub-index	x	
Equipment for the part of the building	Type of equipment	x	Multiple values are possible
Internal network	Optical cabling for generic cabling		New building and modification, value: yes/no
	Paired cabling for generic cabling		New building and

			modification, value: yes/no
	Antenna network		New building and modification, value: yes/no
	Existing fibre-optic network		Modification, value: yes/no
Change of construction site	Change in the total area	x	
	Change in the gross floor area	x	
	Change in the gross floor area in terms of building rights	x	
	Change in the floor space	x	
	Change in the cellar space	x	
	Change in the number of floors	x	
	Change in volume	x	

Annex 2

Location, space, and component information for plan and as-built models at the main drawing level

Explanation: x = significant if the information is available

Category	**Attribute**		**Explanation**
Location	ETRS89 coordinate system		
	Easting		Point of origin of the IFC model
	Northing		Point of origin of the IFC model
	Height coordinate system		
Facilities			
Apartment	Apartment identifier	x	As-built model and modification, multi-ple apartments are possible
	Intended use of the apartment	x	
	Stairway identification letter		
	Number of apartment		
	Letter identifying apartments created by dividing a single original apartment	x	
	Number of rooms		
	Floor space		
	Kitchen type		
	Apartment floor		
	Apartment floor extension	x	
	Type of equipment		Multiple items of equipment are pos-sible
	Type of modification	x	
Air raid shelter	Name	x	Unique identifier, multiple air raid shelters are possible
	Shelter area		
	Number of shelters		

	Air raid shelter category		
	Collective air raid shelter	x	
	Attribute		
Status	Number of room		
	Pre-defined type	x	
	Characteristic		
	Classification of room space		
	Number of persons in the space	x	
	Accessibility	x	
	Is external	x	
Building components			
	Attribute		
	Type		
	Pre-defined type	x	
	Characteristic		
	Part of the external envelope		
	Load-bearing	x	
	Condition of the component		
	Thermal transmittance factor	x	
	Sound insulation	x	
	Fire class	x	
Lifts and access doors			
Lift	Name	x	Unique identifier, there may be several lifts
	Pre-defined type	x	
	Lift type	x	
	Number of persons	x	
	Load-bearing capacity	x	
	Doorway height	x	
	Doorway width	x	
	Firefighter lift	x	Value: Yes/No
	Internal width	x	

	Internal length	x	
Access door	Name	x	Unique identifier, multiple access doors are possible
	Pre-defined type	x	
	Is unobstructed	x	Value: Yes/No
	It is the rescue service's entrance route	x	Value: Yes/No
	Access door address identifier		
	Entrance type		
	ETRS89 coordinate system		
	Easting		
	Northing		

Annex 3

Machine-readable information on facilities and components

Explanation: x = significant if the information is available

Category	**Attribute**		**Explanation**
Facilities			
Apartment	Apartment identifier	x	Multiple apartments are possible
	Intended use of the apartment	x	
	Stairway identification letter		
	Number of apartment		
	Letter identifying apartments created by dividing a single original apartment	x	
	Number of rooms		
	Floor space		
	Kitchen type		
	Apartment floor		
	Apartment floor extension	x	
	Type of equipment		Multiple items of equipment are possible
	Type of apartment modification	x	
Air raid shelter	Name	x	Unique identifier, multiple air raid shelters are possible
	Shelter area		
	Number of shelters		
	Air raid shelter category		
	Collective air raid shelter	x	
Lifts and access doors			
Lift	Name	x	Unique identifier, there may be several lifts
	Lift type	x	
	Number of persons	x	
	Load-bearing capacity	x	

	Doorway height	x	
	Doorway width	x	
	Firefighter lift	x	Value: Yes/No
	Internal width	x	
	Internal length	x	
Access door	Name	x	Unique identifier, multiple access doors are possible
	Is unobstructed	x	Value: Yes/No
	It is the rescue service's entrance route	x	Value: Yes/No
	Access door address identifier		
	Entrance type		
	ETRS89 coordinate system		
	Easting		
	Northing		

Annex 4

Core data and machine-readable core data of the specific plan data models and as-built models

Explanation: x = significant if the information is available

Category	**Attribute**		**Explanation**
Specific plan	Type of specific plan		
Designer	Designer name		
	Commercial name		Commercial title
Construction measure	Area of change	x	
	Type of construction measure		
	Building renovation	x	
Construction site	Name		
	Address of the construction site		
Building	Permanent building identifier		As-built model and modification work
Part of the building	Fire class		
Area of use	Type of intended use		

Annex 5

Location, component and system details of the specific plan data models and as-built models

Explanation: x = significant if the information is available

Category	**Attribute**		**Explanation**
Location	ETRS89 coordinate system		
	Easting		Point of origin of the IFC model
	Northing		Point of origin of the IFC model
	Height coordinate system		
Building compo-nents			Structure design plans
	Attribute		
	Type		
	Pre-defined type	x	
	Characteristic		
	Compartmentalising	x	
	Load-bearing	x	
	Fire resistance	x	
Systems			
	Characteristic		
	System type		
	System category		
	System type code		
	System type		
	General description of the system type		
Product compo-nents			
	Characteristic		
	HVAC system		
	HVAC data content		
	HVAC product component		
	Building automation system		

	Building automation data content		
	Building automation product component		
	Electrical system		
	Electrical data content		
	Electrical product component		
	Building technology system		
	Building system data content		
	Building system product component		
	Common building system data content		
	Area of use		