





Introduction iBK

- Foundation Institute for Building Quality
 - Quartermasters *Kwaliteitsborging voor het bouwen*
 - Independent Foundation
- Tasks of iBK
 - Creating Awareness among parties concerned
 - Information Retrieval & Support of Ministry BZK
 - Support on Draft Legislation

INSTITUUTvoorBOUWKWALITEIT



Dutch Building Regulation (1)

- Regulation centralized in Dutch Building Act
 - Bouwbesluit 2012
 - Construction, use, fire safety, demolition of buildings
- Procedures in Environmental Law (Wabo)
 - Procedures for building & planning permits
 - Enforcement of rules by municipalities
- Dutch Housing Act
 - Direct effect on builders & permit holders



INSTITUUTvoorBOUWKWALITEIT



Dutch Building Regulation (2)

- All construction prohibited without permit
 - Exceptions: small buildings & changes
- Building permit procedure
 - Application 8 weeks prior to start of construction
 - Submission requirements stated by Law
- Current practise
 - Focus on 'paper reality'
 - Decline of knowledge local government
 - Contractors 'hide' behind permits...

INSTITUUTvoorBOUWKWALITEIT



Minister Blok's statement



- Purpose *Wet Kwaliteitsborging*
 - “... strengthen those parties within building practice that do deliver high quality on construction projects”
 - “... ensure that the building practice itself is explicitly **responsible** for the build quality”
 - “... create **incentives** to increase quality in building”

INSTITUUTvoorBOUWKWALITEIT



Proposed changes

- Improved (legal) position of consumers
 - Change in Civil Code
 - Liability on *hidden defects*
 - Contractor has to provide information on risks & insurances
 - Lien: 5% instalment doesn't expire automatically
- Municipal assessment of permit lapses
 - Quality assurance by market
 - Regulated by statutory requirements

INSTITUUTvoorBOUWKWALITEIT



How does the proposed system work?

- Building Permit → Planning Permit
 - Zoning, Urban Aesthetics, Safety of Surroundings
 - Procedural review of requirements *Wet Kwaliteitsborging*
- All construction has to comply with Building Act
 - Permit holder's responsibility
 - Mandatory Quality Assessor (*Kwaliteitsborger*)
 - Level of Quality Assurance depends on Risk Category




INSTITUUTvoorBOUWKWALITEIT



Instrument for Quality Assurance

- **Set of Rules that leads to compliance**
 - **Design & Construction**
 - Assessment or certification scheme, qualification system, etc.
- **Instruments consists of rules concerning:**
 - **Process:** Method used, registration system
 - **Person:** Knowledge, Education
 - **Product:** Focus on as-built
- **Instrument are approved by government**
 - Compliant with legal requirements
 - Monitoring of results




INSTITUUTvoorBOUWKWALITEIT



Quality Assurance Instruments

- Requirements**
Information up front
Organization
Requirements Surveyor
- Risk Assessment**
Design & Construction
- Inspection Plan**
Design & Construction
- Level of Planning Control**
Specific inspection points / moments




INSTITUUTvoorBOUWKWALITEIT

Tasks, Rolls & Competences

- **Building Authority** (Public, Governing Body)
 - Admission & Approval of Instruments
 - Supervision on Instruments
 - Enforcement & Sanctions → Instrument
- **Instrument Provider** (private party)
 - Development of Instruments
 - Supervision on Surveyors
 - Enforcements & Sanctions → Surveyor
- **Surveyor** (Kwaliteitsborger)
 - Independent professional
 - Ensures compliance with Building Act (*contractors are responsible!*)
 - Completion Statement

The diagram illustrates the regulatory framework. At the top is the **Building Authority** (green box). Below it is the **Building Quality Assurance** (BQA) framework (pink box), which contains three main components: **Instrument Provider (Certifying Body)** (blue box), **Quality Surveyor** (blue box), and **Building (contractors)** (blue box). Arrows indicate the flow of information and responsibility: from the Building Authority to the Instrument Provider, from the Instrument Provider to the Quality Surveyor, and from the Quality Surveyor to the Building. A dashed green line encloses the BQA components, with arrows pointing from the Building Authority to this line and from the line to the Building.

INSTITUUTvoorBOUWKWALITEIT

Phased Introduction

- Step-by-step introduction of the new system
 - Law Pending in Parliament
- **Phase 1: 2017**
 - Building Authority – Additional permit free buildings
 - Changes in Civil Act
- **Phase 2: 2018**
 - Consequence Class 1 → Quality Assurance by market
- **Phase 3: 2021**
 - Evaluation
 - Remaining CC's → market

The timeline chart shows the progression of the new system from 2015 to 2021. Key milestones include:

- 2015:** Wet kwaliteitsborging voor het bouwen (Quality Assurance Act).
- 2016:** Aanpassen wet (Adapting the law).
- 2017:** Invoering van het kwaliteitsborgingsstelsel (Introduction of the quality assurance system).
- 2018:** Consequence Class 1 implementation.
- 2020:** Phase 1 implementation.
- 2021:** Final implementation and evaluation.

INSTITUUTvoorBOUWKWALITEIT

