Requirements for building design documentation

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This Regulation is established on the basis of subsections 18 (5) and 23 (10) of the Building Act.

Chapter 1
GENERAL REQUIREMENTS

§ 1. Scope of application of the Regulation

(1) This Regulation establishes minimum requirements for the development stages of building design documentation (hereinafter: building design stage) and documents related to building design documentation.

(2) The scope of application of this Regulation does not include construction design documentation prepared on the basis of the Roads Act and the legislation arising therefrom.

§ 2. Building design documentation

(1) Building design documentation is a set of documents which are necessary for the building and use of a construction work or a part thereof, including specifications, technical drawings, instructions on maintenance and other relevant documents (explanatory diagrammes, tables and charts for drawings, expert opinions and survey reports and other documents). In addition to other information, building design documentation contains technical information to be submitted to the local government for application for a written approval, building permit and a use and occupancy permit.

(2) Building design documentation shall make it possible to scrutinise the conformity of the construction work to the requirements established to construction work by laws and by legislation established on the basis thereof.

(3) Building design documentation is prepared proceeding from the wishes and needs of the customer, from the terms of reference provided by the customer and in conformity with the general plan, detailed plan or design specifications and any restrictions established to immovable property.

(4) A customer and a designer can agree on a more specific and more comprehensive volume and composition of the building design documentation than established with this Regulation.

§ 3. Customer of building design documentation

The customer for building design documentation or its representative provides the terms of reference, orders the work and makes choices among solutions presented in building design documentation and approves the principles of a technical solution selected. A customer for building design documentation is a person interested in the performance of the construction work who is the owner of the construction work or land under the construction work or the owner of the registered immovable or an utility network or utility work.

§ 4. Parts of building design documentation

(1) Proceeding from the nature of construction work, building design documentation generally contains the following parts with the respective degree of accuracy: layout plan, architectural part, a part on fire safety, structural part, a part on heating and ventilation, a part on water supply and sewage, a part on electrical installations, a part on gas supply and, if appropriate, other important parts related to the construction work.

(2) Parts of building design documentation are prepared proceeding from the provisions of laws and other legislation and technical norms, standards, building design norms or other norms or descriptions which have been agreed upon for use.
§ 5. Building design stages

(1) Building design documentation can be prepared in three stages: preliminary, principal and operational building design documentation.

(2) The principles of technical solutions presented at the completed building design documentation stage are approved by the customer in a form reproducible in writing.

(3) Building design documentation at a preliminary stage with possible additional terms and conditions constitutes binding terms of reference for the preparation of the subsequent building design documentation stage.

§ 6. Documents in the building design documentation

(1) Each part of building design documentation consists of the documents mentioned in subsection 2 (1) of this Regulation at the respective stage. If appropriate, instructions on maintenance shall be presented in the case and according to the procedure mentioned in subsection 12 (3). Documents of the building design documentation are mutually complementary.

(2) In the case of contradictions between different documents of the building design documentation, the text of the specifications shall prevail, followed by drawings and other documents within the building design documentation.

(3) If all required information is presented in the form of references and notes in drawings at the operational building design stage, it is not obligatory to present the specifications, tables, charts and other documents with additional explanations. If no specifications are presented, in case of contradictions the drawings shall prevail, followed by other documents within the building design documentation.

§ 7. General requirements for formalisation

(1) Building design documentation shall be prepared in a manner which ensures that it is legible, without contradictions and understandable and unambiguous to a specialist of the field.

(2) All volumes of the documents of the different building design documentation parts have to be supplied with a title page which contains the following information:
1) job number;
2) job name;
3) address(es) of the construction work;
4) business name, contact information, commercial register code and registration number in the register of economic activities which allows operation in the field of building work of the person who has prepared the building design documentation;
5) business name, contact information, commercial register code and registration number in the register of economic activities of the main contractor (if any) or chief designer (if any);
6) time of completion of the job;
7) order designation of the solution version if different technical solutions have been developed at a particular stage for which several alternative solutions have been presented;
8) name and contact information of the customer;
9) name and contact information of the owner of the registered immovable;
10) stage of the building design documentation or name of the technical documentation. If a stage of building design documentation consists of more than one volume, each volume shall be supplied with the name of the building design documentation part, volume number and total number of volumes;
11) names and signatures of the responsible specialists of the design undertaking which prepared or verified the building design documentation.

(3) Each page of a document (specifications, figure, table, chart, etc.) shall be supplied with the following information as a minimum:
1) job number;
2) job name;
3) address(es) of the construction work;
4) business name of the person who prepared the document;
5) time of issue of the job;
6) order designation of the solution version if different technical solutions have been developed at a particular stage for which several alternative solutions have been presented;
7) stage of the building design documentation or name of the technical documentation;
8) names and signatures of the responsible specialists of the design undertaking which prepared or verified the building design documentation. In the textual part of specifications, figure, table or chart consisting of several
Chapter 2
BUILDING DESIGN STAGES AND THEIR PRIOR AND SUBSEQUENT TECHNICAL DOCUMENTATION

§ 8. Draft plan of construction work

(1) A draft plan of construction work can be prepared before the preparation of building design documentation.

(2) A draft plan of construction work is a set of sketches and their explanatory documents, prepared to provide a comprehensive spatial solution to the customer, which is linked as much as possible with different plans and the surrounding space and takes different interests into consideration in a balanced manner.

(3) A draft plan of construction work presents one or more alternative solutions of the construction work planned or a part thereof. A draft plan of construction work shall express and make it possible to evaluate the visual suitability of the construction work, interrelations of the internal and external space and the planned use of the area designed and to compare and analyse the alternatives offered.

(4) A draft plan of construction work is not building design documentation as defined in section 18 of the Building Act and does not have to conform to the formalisation requirements provided in section 7 of this Regulation.

(5) Objects are presented in the 2D or 3D form in the drawings of a draft plan of construction work. Drawings are presented in the most common scales. A drawing presented has to be legible and understandable and unambiguous. Also virtual models or 3D models can be added to a draft plan of construction work for informational purposes.

(6) A draft plan of construction work shall be processed on such a level to make it possible to submit proposals for the technical solution of the parts of the construction work and for solutions related to construction technology. A draft plan of construction work can serve as a source document in the preparation of building design documentation.

§ 9. Technological design

(1) A technological design can be prepared before the preparation of building design documentation.

(2) A technological design is a set of sketches and their exploratory documents, prepared to provide a layout solution and spatial solution (with the height dimension) for the placement of technological equipment and production lines, vertical and horizontal transport, storage of materials and products and the organisation of reloading and other similar operations, considering other specific technological requirements and restrictions. A technological design is not building design documentation as defined in section 18 of the Building Act and does not have to conform to the formalisation requirements provided in section 7 of this Regulation.

(3) A technological design presents the specific requirements and restrictions related to load, vibration, emissions (pollution, etc.), noise, need for different resources and utilisation of wastes applicable above all to architecture, structures, lighting, ventilation, water supply and sewage.

(4) Objects are presented in the 2D or 3D form in the drawings of a technological design. Drawings are presented in the most common scales. A drawing presented has to be legible and understandable and unambiguous to a specialist of the field. Also virtual models or 3D models can be added to a technological design for informational purposes.
(5) A technological design shall be prepared with the degree of accuracy which is necessary for the provision of source information for the preparation of the respective stage of the building design documentation. A technological design can be one of the source documents for the preparation of the building design documentation. Architectural and technical solutions of building design documentation prepared on the basis of a technological design shall be approved by the undertaking preparing the technological design and by the customer.

§ 10. General requirements for preliminary building design documentation

(1) In addition to the provisions of section 19 of the Building Act, the preliminary building design documentation shall be prepared on the basis of the terms of reference presented by the customer, the basic geodetic plan, results of geological surveys and information from studies in other fields (noise, pollution and vibration mapping, etc.) and, if appropriate, the draft plan of construction work or technological design or both.

(2) The preliminary building design documentation also presents such information on the construction work and such parts of the building design documentation which are relevant and which it is rational or possible to define therein.

(3) Preliminary building design documentation shall present adequate, legible and correct information on the construction work planned and on its conformity with requirements established in the laws and in the legislation established on the basis thereof. It has to be possible to determine the approximate cost of construction on the basis of preliminary building design documentation.

(4) Preliminary building design documentation shall include an analysis of the cost efficiency of technical and architectural solutions and the appropriateness of technical solutions. Preliminary building design documentation contains as an output the justification of the solution selected and, if the construction work includes utility systems and utility work, the alternative solution selected for building them. Preliminary building design documentation shall also include a description of the size and location of technology and equipment, restrictions arising from their use, principles of placement and dimensions of service lanes and transport corridors and other specific requirements.

(5) Preliminary building design documentation establishes the intended service life of the construction work according to the information available at the time of preparation of the design documentation; it is the period from the building of construction work or a part thereof until its demolition. Requirements for the construction work quality are set and the issues of the safe use of construction work are solved at the preliminary building design documentation stage.

(6) The architectural and layout solution of the building planned, contained in the preliminary building design documentation, shall be presented graphically and in the form of a description in the specifications, other solutions shall be presented in the specifications as a minimum. The specifications contain a separate chapter based on subsection 3 (9) of the Building Act on solutions which ensure the accessibility to and usability of public building and construction works by persons with reduced mobility and by visually impaired and hearing impaired persons.

(7) The solutions of the layout, utility networks and utility works, roads, lots, logistics, landscaping and small design elements shall be presented both as a plan and with the height dimension and in relation to the geodetic system and shall take into account other objects located in the same area.

§ 11. General requirements for principal building design documentation

(1) Principal building design documentation shall be prepared on the basis of the provisions of subsection 10 (1) of this Regulation and the preliminary building design documentation, if it has been prepared.

(2) Principal building design documentation shall develop further the solutions presented in the preliminary building design documentation and shall develop the basic solutions of construction work in such a manner that different parts of building design documentation are consistent and integrated. The principal building design documentation presents architectural and technical solutions and all important technical requirements for building products, the construction work and parts thereof. The solutions presented have to be verified and mutually compatible.

(3) Principal building design documentation contains technical information and a description of the quality of the construction work in the volume which makes it possible to determine the construction cost budget, to conduct a tender procedure for construction and to prepare a bid for construction.

(4) The description of important architectural and technical parameters of the construction work, contained in principal building design documentation, shall be presented as a set of drawings and technical descriptions on such a level which would provide clear and unambiguous technical solutions. Principal building design documentation contains the technical parameters of the building products used and equipment selected and the requirements set therefor. Principal building design documentation does not specify techniques of construction technology and key solutions of construction, architecture and construction technology. Principal building design documentation presents the principles of standard solutions of important components (socle, eave,
corners, jambs, etc.). Manufacturers and the names of their equipment and building products are not mentioned, as a rule.

(5) The solutions of the layout (locations of construction work in an area), utility networks and utility works, roads, lots, logistics, landscaping and small design elements shall be presented both as a plan and with the height dimension and in relation to the geodetic system and shall take into account other objects located in the same area.

(6) Principal building design documentation is assumed to conform to the requirements if it has been prepared according to the principles presented in this section and if principal building design documentation contains a minimum information required from principal building design documentation by the Estonian standard EVS 811 in the case of buildings and EVS 907 in the case of civil engineering works or equivalent information.

§ 12. General requirements for operational building design documentation

(1) Operational building design documentation shall be prepared on the basis of the provisions of subsection 10 (1) of this Regulation and the earlier stages of building design documentation prepared, and, if these have been prepared, the plan for organisation of building work, product information on building products, finalised technological or aesthetic preferences and restrictions.

(2) Operational building design documentation specifies the solutions provided in preliminary building design documentation and principal building design documentation in such a manner that the construction work could be fully completed after the preparation of the plan for organisation of building work, product drawings and other documents related to building work (if their preparation is regarded necessary in the course of building works). The architectural and technical solutions presented in operational building design documentation and all important technical requirements for building products, the construction work and parts thereof have to be verified and brought into mutual conformity. Operational building design documentation shall contain technical information and a description of the quality of construction work in the volume which makes it possible to specify the construction cost, perform building work and assemble and set up the equipment.

(3) If special requirements have been established to parts of the construction work or to the maintenance of building products used in the construction work, the maintenance instruction shall be presented in the specifications of operational building design documentation.

(4) Operational building design documentation contains the drawings and instructions necessary for the implementation of technical solutions, indicating also any special requirements. The drawings for operational building design documentation, their scales and format shall be as convenient as possible for use at construction sites as basic material for the performance of building work. If possible, any notes and additional requirements shall be presented in the drawings in such a manner that it would not be necessary to follow several drawings and the specifications at the same time.

(5) Operational building design documentation shall be prepared assuming the use of trained and experienced labour in the performance of building work under the supervision of competent engineering and technical staff.

(6) Operational building design documentation contains the final choices of building products, presents the brands and manufacturers of the equipment and building products selected and instructions for their setup, if appropriate. The building products and equipment selected and their installation and setup shall be described in the drawings, tables or lists of products.

(7) If it is not possible to present the final solution of different components due to the insufficiency of source information, the approximate technical solution of the components shall be presented together with a reference to the parameters that should be specified and to the persons who should specify them in the course of the building work after opening the component and before continuation of the building work.

(8) Operational building design documentation is prepared considering that in addition to the building design documentation, the building work proceeds also from existing standard solutions (including installation manuals, product catalogues, etc.) which do not have to be presented in building design documentation. Standard solutions which are adjusted to the specific situation shall be presented in operational building design documentation.

(9) The solutions of the layout, utility systems and utility works, roads, lots, logistics, landscaping and small design elements shall be presented both as a plan and with the height dimension and in relation to the geodetic system. The solutions of the systems and civil engineering works presented and their locations have to match and be mutually compatible to prevent interfering in their building and functioning and to make it possible to maintain and repair them.

(10) Operational building design documentation is assumed to conform to the requirements if it has been prepared according to the principles presented in this section and if operational building design documentation
contains as a minimum the information required from operational building design documentation by the Estonian standard EVS 811 in the case of buildings and EVS 907 in the case of civil engineering works or equivalent information.

§ 13. Product drawings

(1) Product drawings shall be prepared for manufacturing of building products if the building products have to be manufactured according to the requirements and restrictions set to specific construction work. Product drawings do not constitute building design documentation as defined in section 18 of the Building Act.

(2) Product drawings shall be prepared on the basis of operational building design documentation (in exceptional cases, principal building design documentation), finalised technological or aesthetic preferences and restrictions, technical and technological possibilities of the manufacturer of the building product, specific features of the raw materials and source materials.

(3) Product drawings shall consist in detailed drawings for each construction product according to the degree of accuracy which provides sufficient information for high-quality production of the building product and conduction of the production process, considering the possibilities and technology of the particular production unit, the peculiarity of the product, including the quality requirements set for the product, and conditions for storage, transport and assembly.

(4) Product drawings shall be prepared by the manufacturer or designer in the form and with the scale selected by them.

§ 14. Plan for organisation of building work

(1) In the course of preparations for building work the contractor may prepare a written plan for organisation of building work before starting work at the construction site. If necessary, the customer may request preparation of a plan for organisation of building work from the contractor. A plan for organisation of building work does not constitute building design documentation as defined in section 18 of the Building Act.

(2) A plan for organisation of building work provides instructions for the safe, cost effective and sustainable use of the area of the construction site and for the safe and effective assembly of building products and equipment according to the actual possibilities and restrictions in the performance of building work.

(3) A plan for organisation of building work shall be based on the building design documentation prepared, product drawings, occupational safety requirements, technical specifications of the construction machinery and equipment used and the special conditions arising from their location, and the planned duration of building work and the logistics at the construction site.

(4) A plan for organisation of building work shall describe work safety, traffic management, parking, storage, hygiene, meals, smoking, horizontal and vertical transport, security, temporary fences, scaffolding, dumping of soil, fire safety, site maintenance and waste disposal, locations of hydrants, etc. If building work is expected to affect traffic on public roads, the traffic management during building work shall have to be described. If building work is accompanied by road works as defined in the Roads Act, the contractor shall be guided by the Regulation of the Minister of Economic Affairs and Communications No. 69 of 16 April 2003 „Requirements for Traffic Management during Road Works“.

(5) A plan for organisation of building work provides instructions, if appropriate, for the installation of building products and equipment from their arrival at the construction site until their final installation in the construction work. If necessary, a plan for organisation of building work shall include installation diagrammes, different concreting stages and formwork design documentation, locations and liftings of cranes, temporary supports, support of slopes during building work, temporary utility systems and utility networks, technological techniques, instructions for the safe performance of building works and other necessary instructions for the conduction of building works at the discretion of the person preparing the plan.

(6) Objects are presented in the 2D or 3D form in the drawings of a plan for organisation of building work. Drawings are presented in the most common scales. An object can be presented as a virtual model or a 3D model according to an agreement between the parties.

(7) If the provisions of subsections (4) and (5) have been included in the occupational safety plan prepared on the basis of the Occupational Health and Safety Act, the description of these requirements in the plan for organisation of building work shall not be required.

§ 15. Amendments to building design documentation

(1) If it is necessary to modify the technical solutions provided in the building design documentation for construction work, a part of the construction work or a utility system in the course of building work, and due to the extent, nature or volume of the modifications issuing of a new building permit according to subsection 23 (8) and clause 28 (1) 6) of the Building Act is not required, a respective amendment to building design documentation shall be executed.
(2) Amendments to building design documentation contain technical solutions which make it possible to use alternative building products different from those in the original building design documentation or to correct possible errors or inaccuracies in building design documentation. An amendment shall be based on the proposals and justifications of the party interested in making the modification.

(3) An amendment to building design documentation shall be made by the building design undertaking. Amendments shall be approved by the customer in a form reproducible in writing and, unless the person making the amendments has prepared preliminary building design documentation, also by the person who prepared preliminary building design documentation. An amendment to building design documentation shall be delivered to the contractor and to the performer of owner’s supervision. The person making the amendment shall ensure the compatibility of the amendment with construction work and with the building design documentation amended.

(4) An amendment to building design documentation shall be prepared in a form reproducible in writing. An amendment shall be legible and understandable and unambiguous to a specialist of the field, linked to the original building design documentation and identifiable through the drawing, preparer and time of preparation of the building design documentation amended. An amendment shall be attached to the respective part of building design documentation. An additional specification shall be prepared concerning an amendment to the building design documentation, presenting the reasons for making the amendment, justifications for and explanations to the new solution, and possible effects of implementation of the amendment, unless these have been presented in the drawing.

(5) In the execution of the amendment to building design documentation, the information provided in clauses 7 (3) 3), 7 (3) 4), 7 (3) 5) and 7 (3) 8) shall be added to the amendment to the building design documentation. Due to documents added as a result of amendments, the building design undertaking shall also add a list of effective drawings, which includes in addition to the original list of drawings also the drawings which have been added, replaced or become invalid, in order to provide an adequate overview of effective drawings.

Chapter 3

REQUIREMENTS FOR BUILDING DESIGN DOCUMENTATION TO BE PRESENTED WHEN APPLYING FOR A BUILDING PERMIT

§ 16. Building design documentation to be presented when applying for a building permit

1) In order to apply for a building permit, an applicant for a building permit shall present to the local government the building design documentation at the preliminary building design documentation stage or, at the discretion of the applicant for a building permit, at any subsequent stage of building design documentation. Building design documentation shall be assessed regardless of the stage of the building design documentation presented, proceeding from the volume of the preliminary building design documentation. Building design documentation shall be presented on paper media in two originals or in digital form. If building design documentation is presented in digital form, it has to be viewable in common formats which can be handled without special paid software.

2) For the implementation of integrated solutions and solutions included in plans, the building design documentation shall be presented, as a rule, together with the layout part, for application for a building permit.

§ 17. Parts of building design documentation to be presented when applying for a building permit

1) The building design documentation presented for application for a building permit shall contain such information on the construction work and such parts of the building design documentation which are relevant and which it is rational or possible to define therein.

2) The building design documentation to be presented when applying for a building permit shall contain:
   1) building layout plan;
   2) architectural part;
   3) structural part;
   4) a part on heating and ventilation;
   5) a part on water supply and sewage;
   6) a part on electrical and low-current installations;
   7) a part on fire safety;
   8) energy performance part;
   9) other important parts related to the construction work (e.g. a part on gas installation, etc.);
   10) copies of survey reports at the request of the issuer of the building permit.
(3) In the case of reconstruction of construction work, the building design documentation shall contain in addition to the documents listed in subsections (1) and (2) also the as-built drawings of the existing construction work and the information on the expert opinion on the existing construction work.

§ 18. The layout part

When applying for a building permit, the layout part presented shall contain drawings which show the location of the construction work and maintenance status of the plot of land, traffic pattern, plan of pavements and landscaping, vertical planning solutions, master plan of utility networks and utility work and other similar relevant and necessary information. If appropriate, the drawings listed can be combined provided that it does not impair the legibility and clarity of drawings.

§ 19. Architectural part

(1) When applying for a building permit the following shall be presented in the architectural part as a minimum:
   1) architectural solution of the construction work;
   2) service life of construction work;
   3) basic structural description of construction work, indicating the main building products;
   4) architectural requirements for the exterior enclosure and the description of the finishing;
   5) thermal and noise insulation of peripheral structures;
   6) requirements for the accessibility to and usability of public construction works by persons with reduced mobility and by visually impaired and hearing impaired persons, and solutions for ensuring their fulfilment;
   7) requirements for interior finishing proceeding from requirements set to construction work in laws and in the legislation established on the basis thereof, and from other special requirements arising from the purpose of use of the construction work.

(2) The architectural part of building design documentation shall contain as a minimum the plans, views and sections of the construction work and the specification.

§ 20. Structural part

The structural part to be presented when applying for a building permit shall contain the following information as a minimum:
   1) normative useful loads;
   2) descriptions of the load bearing and stiffening structures of construction work, location and characteristics of main elements;
   3) foundation solution.

§ 21. The heating and ventilation part

(1) When applying for a building permit the following shall be presented in the heating and ventilation part as a minimum:
   1) general principles and characterisation of heating, cooling and ventilation;
   2) approximate energy consumption of the building;
   3) heat source selected;
   4) principles, approximate capacities and locations of the main equipment of the heating and ventilation systems, such as boilers, ventilation equipment, etc.;
   5) need for utility rooms and shafts;
   6) need for, locations and size of most important utility rooms.

(2) The layout plan, master plan of utility networks or, if appropriate, a separate plan of utility networks shall present the locations of utility networks or utility works.

(3) The technical specifications received from the possessors of utility networks, if any, shall be attached to the heating and ventilation part of the building design documentation.

§ 22. The water supply and sewage part

(1) When applying for a building permit the following shall be presented in the water supply and sewage part as a minimum:
   1) principles of water supply and sewage, locations of pipelines and most important equipment which consume water or need sewer drains;
   2) connections to utility networks and utility works;
   3) necessary flow rates of water supply and sewage;
   4) need for cleaning water and sewage and rainwater;
   5) description of the locations of utility networks and utility works, treatment equipment and water meter assembly;
   6) artificial recipients of sewage, drainage and rainwater;
   7) rainwater volumes;
   8) need for technological water in the construction work;
   9) volume and pollution level of the technological wastewater;
   10) connection points to utility networks and utility works;
11) need for, locations and size of utility rooms and shafts.

(2) The layout plan, master plan of utility networks or, if appropriate, a separate plan of utility networks shall present the locations of utility networks or utility works.

(3) The technical specifications received from the possessors of utility networks, if any, shall be attached to the water supply and sewage part of building design documentation.

§ 23. The electrical and low-current installations part

(1) When applying for a building permit the following shall be presented in the electrical and low-current installations part as a minimum:
1) existence and principles of electrical systems (lighting equipment and power plants, information communication and security systems, including telephone communication, data communication, antenna system, sound system, audio-video systems, fire alarm system, security alarm system, video guarding, access system, special systems, etc.);
2) connections to utility networks and utility works;
3) conceptual solutions of the electrical power plant and lighting system;
4) conceptual solutions of the automatic system of the construction work;
5) general technical parameters of the information communication, descriptions of the systems and power requirements;
6) locations and space requirements of utility rooms, such as a substation, main distribution board and the room and shafts of the internal combustion set, including the placement of equipment;
7) locations of the main cable runs and electrical board rooms.

(2) The layout plan, master plan of utility networks or, if appropriate, a separate plan of utility networks shall present the locations of utility networks or utility works.

(3) The technical specifications received from the possessors of utility networks, if any, shall be attached to the electrical and low-current installations part of the building design documentation.

§ 24. Gas supply part

(1) When applying for a building permit the following shall be presented in the gas supply part as a minimum:
1) the gas used, working pressure;
2) approximate gas consumption of the building;
3) characterisation of the gas installation and locations of gas boilers and other gas equipment;
4) description of the ventilation and exhaust fans of rooms.

(2) The layout plan, master plan of utility networks or, if appropriate, a separate plan of utility networks shall present the locations of utility networks or utility works.

(3) The technical specifications received from the possessors of utility networks, if any, shall be attached to the gas supply part of the building design documentation.

§ 25. Fire safety part

(1) When applying for a building permit the following shall be presented in the fire safety part as a minimum:
1) fire safety category, method and purpose of use of construction work;
2) principles for ensuring the fire safety of construction work, including important fire safety requirements;
3) fire safety principles arising from the specific features of the building, and the description of circumstances influencing them;
4) fire compartmentation of the construction work and the parameters characterising the fire resistance of structures and reaction of building products to fire;
5) layout plan and situation plan, indicating both the designed and the existing construction work, public roads and fire-fighting water points which have an effect on fire safety;
6) access of a rescue team to the construction work;
7) locations of firewalls and fire compartment structures, including fire doors, windows and lead-throughs in drawings and their fire resistance periods;
8) evacuation solution, including the number of persons evacuating, width of evacuation paths and calculation, if necessary, characterisation of stairwells, evacuation exits and the fittings used on them. Evacuation solutions shall include evacuation possibilities on floor plans, except in residential buildings which are not high-rise buildings;
9) accesses to the basement, attic, roof;
10) fire safety of ventilation and heating equipment;
11) list of fire safety installations planned for the construction work, and brief description of the manner of their installation;
12) minimum water flow rate of the external fire-extinguishing water supply of the construction work, and the
solution for ensuring it;
13) other important factors influencing fire safety;
14) other fire safety measures in the construction work;
15) restrictions to the number of persons in the different evacuation areas of the building;
16) lists of technical norms, standards or building design norms or other norms applied.

(2) The fire safety part of the building design documentation may consist of references to other parts of building
design documentation, such as drawings and diagrams, if the information provided in subsection (1) of this
section has been presented also in other parts of building design documentation.

§ 26. Energy performance part

(1) When applying for a building permit, the energy performance part shall present the conformity of the
construction work with the minimum requirements for energy performance according to Regulation of the
if following the minimum requirements for energy performance is required.

(2) When building or major renovation of residential buildings and other buildings with controlled indoor
climate, the information provided in the building design documentation has to make it possible to prepare an
energy label on the basis of the results of energy calculation. If an energy label is required, the building design
documentation shall contain an energy label prepared on the basis of the results of energy calculation.

Chapter 4

SPECIAL REQUIREMENTS FOR DIFFERENT TYPES OF BUILDING DESIGN DOCUMENTATION

§ 27. Building design documentation for the demolition of construction work

(1) Building design documentation prepared for partial or full demolition of construction work may be
based on a basic geodetic plan, terms of reference of the customer, description of the current situation,
positions of interested persons. In addition to the provisions of section 19 of the Building Act, building design
documentation prepared for demolition of construction work may also be based on technical specifications
of possessors of the utility system, design specifications or orders or precepts of the local government or the
Technical Surveillance Authority.

(2) The purpose of building design documentation prepared for the demolition of construction work is
to provide information to the performer of demolition work on the construction work or a part of it to be
demolished, instructions for the safe conduction of demolition works and recycling and utilisation of demolition
waste, and to provide information to the local government on the extent of demolition activities to be able to
assess the impact of the demolition and issue a permit for the full or partial demolition of construction work.

(3) Building design documentation prepared for the demolition of construction work shall include instructions
and solutions for the performance of the works with the degree of accuracy (stage) which enables the
contractor to complete the works in a safe and environment-friendly manner according to the building design
documentation and using trained and experienced labour under the supervision of competent engineering and
technical staff.

(4) When applying for a building permit for the demolition of a building, the building design documentation
shall contain the following information as a minimum:
1) description of the parts of the construction work to be demolished;
2) requirements and methods for and extent of protection of utility networks, buildings and construction works,
green areas and other elements to be preserved;
3) technological description of demolition works, sequence of demolition and safe techniques for the
performance of the works;
4) conditions and locations for the disconnection of utility networks;
5) if appropriate, methods and locations for the disconnection of elements;
6) if appropriate, methods for temporary supporting of parts of construction work;
7) mapping of hazardous materials contained in the construction work, their presumed types and quantities and
requirements for their safe collection and handling by different types;
8) approximate quantities of the materials and products obtained, possible sites for their recycling and disposal,
gathering and handling by different types of wastes.

(5) Building design documentation prepared for the demolition of construction work shall contain the methods
for the protection, disconnection or liquidation of the existing utility networks. Methods for the disconnection
or liquidation of the existing utility networks shall be approved by the owner or possessor of the utility network
concerned.

(6) If appropriate, a plan for organisation of building work shall be prepared for the demolition of construction
work, in addition to building design documentation.
(7) Building design documentation for the demolition of construction work shall be presented in the most common scales.

(8) In the case of partial demolition of construction work, building design documentation prepared for the erection of construction work may also contain building design documentation for the demolition of construction work. If relocation of utility networks or any other important building work is required for the performance of demolition works, independent building design documentation shall be prepared therefor.

§ 28. Implementing provisions

(1) Regulation No. 70 of the Minister of Economic Affairs and Communications of 27 December 2002 „Requirements for Building Design Documentation to be Presented when Applying for a Building Permit” (RTL 2003, 3, 27) is repealed.

(2) Building design documentation for construction work, presented for application for a building permit before 1 January 2011, shall be deemed as conforming to the requirements also if it meets the requirements for building design documentation that were effective at the time of its preparation for application for a building permit.

Juhan PARTS
Minister

Marika PRISKE
Secretary General