Translation from Finnish
Legally binding only in Finnish and Swedish
Ministry of the Environment, Finland

Construction Act
(751/2023, amendments up to 831/2025 included)

By decision of Parliament, the following is enacted:

Chapter 1
General provisions

Section 1
Scope of application of the Act

This Act lays down provisions on the design, construction and use of buildings and building objects.

This Act does not apply to the requirements and responsibilities concerning the performance of electrical and operational work referred to in the Electrical Safety Act (1135/2016), nor to the electrical safety of electrical appliances and equipment.

The provisions concerning permits for construction laid down in this Act do not apply to building or construction objects of the Finnish Defence Forces that are included in the state's real estate assets or are otherwise in state use and are directly associated with defence purposes. The provisions on construction supervision by the authorities and keeping of registers also do not apply to construction carried out for purposes of national defence.

This Act does not apply to a nuclear plant referred to in the Nuclear Energy Act (775/2026) unless otherwise provided in the Nuclear Energy Act. (787/2026)

Section 2
Definitions

In this Act:
1) *cultural heritage* means shared tangible and intangible expressions of culture preserved from the past;
2) *carbon footprint* means the total volume of greenhouse gas emissions generated during the lifecycle of a building, expressed as the weight of carbon dioxide equivalent;
3) *carbon handprint* means factors mitigating climate change that would not be generated without the project, expressed as the weight of carbon dioxide equivalent;
4) *building object* means a building or structure that may have an impact on the use of surrounding areas and in whose construction essential technical requirements shall be taken into account, and an area built for a specific activity that has impacts on the use of the surrounding areas;
5) *building* means a detached and fixed entity with a separate entrance intended to be permanent that contains roofed spaces divided by walls;
6) *lifecycle of a building* means consecutive and interrelated phases that include the procurement of raw materials for construction products, their manufacture and transport, construction, use of the building, replacements of construction products, demolition, and the handling and disposal of the construction and demolition materials;
7) *external inspection* means an inspection conducted by an independent and qualified expert to verify if the planned solution or construction fulfils the requirements laid down for it.

Section 3
Tasks of the Ministry of the Environment

The Ministry of the Environment is responsible for the general development and guidance of construction activities.

The Ministry of the Environment also fulfils the operational obligations imposed on the Member States under Regulation (EU) No 305/2011 of the European Parliament and of the Council laying down harmonised conditions for the marketing of construction products and repealing Council Directive 89/106/EEC, hereinafter referred to as the *Construction Products Regulation*. The Ministry of the Environment sees to the coordination of the technical requirements for construction issued by the authorities.

Section 4 (809/2025)
Tasks of the Finnish Supervisory Agency

The Finnish Supervisory Agency promotes the organisation of construction activities.

The Finnish Supervisory Agency shall supervise that matters with national impacts and significant regional impacts are accounted for in construction.

Chapter 2
Construction

Section 5
Basic premises of construction guidance

The authorities, when providing advice and guidance and carrying out their supervision tasks, and the parties responsible for design and implementation in their respective activities shall take into account the basic premises of the construction guidance:
1) the building object shall be fit for purpose and promote a healthy, safe and comfortable living environment that is high in quality, socially functional and aesthetically harmonious;
2) a building shall fit in with the built environment and landscape and be aesthetically pleasing, represent a high standard of architecture or have harmonious proportions;
3) construction shall promote climate change mitigation by relying on solutions that have sustainable lifecycle properties, are economical, energy efficient and socially and ecologically functional, and promote the circular economy;
4) construction shall rely on solutions that create and preserve cultural values, ensuring that buildings of cultural history or architectural value or cultural environments are not degraded and that construction also enables the creation of new valuable buildings and new cultural environments;
5) the building stock and the built environment surrounding it shall be systematically managed and maintained.

Section 6
The National Building Code of Finland

The Ministry of the Environment shall maintain the National Building Code of Finland, which contains the provisions and regulations laid down by virtue of this Act and the Ministry’s guidelines concerning construction. Other provisions and regulations concerning construction falling within

the remit of the Ministry of the Environment and those issued by other central government authorities may also be included in the National Building Code of Finland.

Section 7
Building right

The building right determines the volume of construction permitted on a building plot or other building site. Provisions on indicating the volume of construction are laid down in section 55 of the Land Use Act (132/1999) regarding local detailed plans and in sections 44, 72 and 77a of the said Act regarding local master plans. In other areas the building right can be determined in a building ordinance.

The building right may be given expressed as gross floor area or in three dimensions, either as cubic metres or as the building alignment and rooftop height. The building right may entitle to build above or below the ground level. In addition to a building right expressed in three dimensions, a local master plan, a local detailed plan or a building ordinance may lay down the maximum allowable gross floor area of the building to be constructed on a building site. The building right may be granted for different intended uses.

Section 8
A floor

A floor of a building is fully or mainly located above the ground level, a basement is fully or mainly located below the ground level, and an attic is located above the top floor of the building and mainly above the level marked by the section line of the facade and the roof. The construction of more than one basement level and the placement of spaces consistent with the main intended use of the building below the ground level or at the attic level may be permitted in a local master plan. An existing attic is not a floor, even if spaces consistent with the main intended use of the building were placed in it.

Section 9
Gross floor area

The gross floor area of a building plot or building site comprises the sum of the gross floor areas of the buildings that may be constructed on it.

The gross floor area of a building includes the floor areas measured from the external surface of the external walls and the area of a basement or attic in which spaces consistent with the main intended use of the building are or may be located due to the location, connections, size, lighting conditions and other properties of these spaces. If the external wall thickness exceeds 250 millimetres or the thickness of an internal wall delimiting a unit exceeds 200 millimetres, the gross floor area of the building may exceed the floor area that could otherwise be built by the surface area determined on this basis. The allowed gross floor area of a building may also be exceeded by the surface area needed for the construction of a shaft or flue or a technical space opening out into public areas required for a civil defence shelter or building services systems.

Section 10
A temporary building

A building is deemed to be temporary if, considering its structure, value and intended use, it is designed to remain in place for no longer than ten years.

A temporary building may be constructed by way of derogation from the provisions laid down in this Act and the decrees issued by virtue of it. The factors that have a bearing on the consideration of whether or not a temporary building can be permitted include the objectives of zoning and nature conservation, the intended use of the building and requirements relating to stability, health, traffic and fire safety and whether the building is compatible with its surroundings. A temporary building may not lead to significant construction operations.

Section 11
Nearly zero-energy building

A nearly zero-energy building means a building that has very high energy performance determined in accordance with Annex I to Directive 2010/31/EU of the European Parliament and of the Council on the energy performance of buildings as amended by Directive (EU) 2018/844 of the European Parliament and of the Council amending Directive 2010/31/EU on the energy performance of buildings and Directive 2012/27/EU on energy efficiency. The nearly zero, or very low, amount of energy needed shall be extensively covered by energy from renewable sources, including energy from renewable sources produced on site or close to the building.

Section 12
Preserving architectural values and townscape

When constructing, renovating and altering a building and when demolishing a building or its part, it shall be ensured that buildings of historical or architectural value or the townscape are not degraded.

Section 13
Assessment of a heating system

Those undertaking a construction project shall assess the technical, environmental and economic feasibility of an alternative heating system if the plan is to install a building-specific heating system based on fossil fuels into a new building.

Section 14
Minimum share of energy obtained from renewable sources

Those undertaking a construction project shall ensure that at least 38 per cent of the calculated amount of purchased energy used in the energy calculation of a new building or a building undergoing major renovation comes from renewable energy sources if this is technically, functionally and economically feasible. A calculation shall be produced to prove that the requirement concerning energy from renewable sources has been met.

Major renovation means repairs in which the total costs based on the rebuilding costs of repairs associated with the envelope or technical systems of the building exceed 25 per cent of the value of the building, excluding the value of the building land.

Renewable energy means renewable energy referred to in section 3, subsection 4 of the Act on Permitting Procedures and Certain Other Administrative Procedures for Renewable Energy Plants (1145/2020). In the calculation the share of renewable energy in each energy form is determined by the average national share of renewable energy in each energy form.

The provisions of subsection 1 do not apply to buildings used by the Defence Forces.

Further provisions on the numeric values of the share of renewable energy in different energy forms may be issued by government decree.

Further provisions on the calculation method of the share of renewable energy laid down in subsection 1 may be issued by decree of the Ministry of the Environment.

Section 15
National emissions database

The Finnish Environment Institute shall maintain a national emissions database that contains the general carbon footprint and carbon handprint data needed to assess whether or not a building and a building site are low-carbon concerning:
1) manufacture of construction products;
2) transport of construction products;
3) replacement of construction products;
4) waste treatment and recycling of construction products;
5) construction and the machines and fuels used in it;
6) emissions from the operational energy use of the building and their trends in the future;
7) carbon stocks;
8) carbonisation;
9) vegetation.

The Finnish Environment Institute is responsible for keeping the data up to date.

Further provisions on the national emissions database, its maintenance and development and updates of its data may be issued by decree of the Ministry of the Environment.

Section 16
Report on demolition materials and construction waste

When applying for a construction permit or a demolition permit or submitting a demolition notification, those undertaking a construction project shall present a report on demolition materials and construction waste, which shall show the estimated volumes of demolition materials generated in the construction or demolition project. This report is not required, however, in projects where the volume of demolition materials is low. In a construction project of a new building that does not

include demolition work, only the estimated volume of soil and rock materials removed from the building site shall be reported.

The report on demolition materials and construction waste shall be updated once the construction or demolition project has been completed to show information on the volumes, destinations and treatment of construction and demolition waste removed from the building site. Information on the construction waste generated shall also be included in the report on a construction project concerning a new building. Provisions on the obligation concerning separate collection of construction and demolition waste are laid down in section 15 of the Waste Act (646/2011) and provisions issued by virtue of it.

Those undertaking a construction project shall ensure that the information to be included in the report on demolition materials and construction waste are reported to be entered to the database maintained by the Finnish Environment Institute.

Further provisions on the contents and preparation of the report on demolition materials and construction waste and reporting of information may be issued by decree of the Ministry of the Environment.

Chapter 3
Building ordinance of a municipality

Section 17
Building ordinance

A municipality shall have a building ordinance. The building ordinance may contain different regulations for different areas of the municipality.

The building ordinance may issue regulations arising from local conditions concerning construction, taking cultural and nature values into account and the creation and preservation of a good living environment that will not affect the provisions of section 42, subsection 1 on a new building object requiring a permit. The regulations of the building ordinance may not be unreasonable for the property owner or other titleholder. (897/2024)

With regard to construction as well as repairs and alterations, the regulations of the building ordinance may concern:
1) the building site and other areas of a building object requiring a construction permit specified in section 42, subsection 1;
2) the size and placement of a building requiring a construction permit specified in section 42, subsection 1;
3) the construction of an ancillary dwelling on a building site;
4) the adaptation of a building requiring a construction permit specified in section 42, subsection 1 to the surroundings;
5) a building method specified in section 42, subsection 2, planting, fences and building objects other than those specified in subsection 1 of the said section;
6) the distance from the boundary of a neighbour related to the fire safety of building objects;
7) the maintenance of the built environment and organisation of water services; and
8) other local matters concerning construction comparable to those referred to in paragraphs 5–7.

(897/2024)

A regulation of the building ordinance shall not be applied if otherwise provided on the matter in a local master plan or local detailed plan or a regulation published in the National Building Code of Finland.

Section 18
Regulation of a building ordinance on altering the intended use of a holiday home

The municipality may designate in its building ordinance the areas in which a holiday home may be altered for use as a permanent residence and the conditions on which this may be done without a permission to derogate or examination of the preconditions for placement in an area requiring planning before the construction permit is issued. If a holiday home does not meet the essential technical requirements laid down for a residential building used as a permanent residence, by way of derogation from the provisions laid down above the construction supervision authority may, however, require that the building is repaired or that a permission to derogate from an essential technical requirement is obtained.

A regulation of a building ordinance referred to in subsection 1 above may only concern areas in which altering the intended use would not cause significant harmful environmental and other impacts.

Section 19
Approval of a building ordinance, consultation and publication

The building ordinance is approved by the local council.

The municipality shall keep the proposal for the building ordinance available for the public for at least 30 days. Provisions on publishing municipal announcements are laid down in section 108 of the Local Government Act (410/2015). Residents of the municipality and interested parties shall be reserved an opportunity to submit an objection concerning a proposal for a building ordinance. An objection shall be submitted to the municipality before the period during which the proposal is kept available to the public expires. Statements on a proposal for a building ordinance shall be requested from the Finnish Supervisory Agency, the regional council and the municipality whose land use or construction the building ordinance may affect. The reasoned comments of the municipality on the opinion put forward shall be sent to those who submitted the objection and have given their contact details. (809/2025)

If the municipality has made essential changes to the building ordinance since it was kept publicly available, it shall be made available again. However, the proposal for a building ordinance need not be made publicly available again if the changes only concern a private interest and the municipality consults separately with the parties whom the changes concern.

Section 20
Order to draw up or amend a building ordinance

If a municipality does not see to the drawing up or keeping up to date of its building ordinance as laid down in this Act and it is obvious that this will hamper the achievement of the objectives set for construction guidance, the Ministry of the Environment may set a deadline by which the municipality shall approve a building ordinance or its amendment.

Before issuing an order referred to in subsection 1, the Ministry of the Environment shall negotiate with the municipality and request a statement on the matter from it.

If the municipality does not comply with an order referred to in subsection 1, a conditional fine may be imposed on it.

Section 21
Request for review concerning a decision to approve a building ordinance

A review of a decision to approve a building ordinance may be requested by lodging an appeal with the Administrative Court in compliance with the provisions on appeals laid down in the Local Government Act.

Section 22
Right to appeal a decision on approving a building ordinance

In addition to the provisions on the right of appeal in section 137 of the Local Government Act, an authority has the right to lodge an appeal concerning a decision to approve a building ordinance relevant to matters within its remit. The regional council and the municipality whose areas the building ordinance affects have a right of appeal. In addition, a registered local or regional organisation has a right of appeal in matters within its remit in its operating area.

Section 23
Entry into force of a building ordinance

A building ordinance enters into force when the decision to approve it becomes legally valid.

Its entry into force shall be announced in compliance with the provisions of section 108 of the Local Government Act.

Section 24
Regulation on implementing a building ordinance before the decision to approve it is legally valid

A decision to approve a building ordinance may contain a regulation on implementing the decision before it is legally valid.

Section 25
Amendments made to a building ordinance in connection with a request for review

A reviewing authority may make amendments that have the nature of corrections to a building ordinance.

Section 26
Notification of a decision to approve a building ordinance

The provisions of section 140 of the Local Government Act apply to notifying interested parties and others with a right to appeal as well as municipal residents of a decision to approve a building ordinance.

Section 27
Amending and repealing a building ordinance

The provisions on drawing up a building ordinance in this Act also apply to amending and repealing it.

Section 28
Updating a building ordinance

Instead of section 17, the provisions in force upon the entry into force of this Act apply to building ordinances in force upon the entry into force of this Act until the building ordinance has been amended as specified in this Act and the amendment has entered into force, however, for no more than two years after the entry into force of this Act.

Chapter 4
Essential technical requirements

Section 29
Requirements applicable to construction

A building shall fulfil essential technical requirements considering the loads to which it is generally expected to be subjected to and its intended use. A structure and a building object significant in

terms of operational safety shall also fulfil the essential technical requirements that are significant in terms of safety if they, when damaged, could pose a risk to personal safety. In addition, good building practice shall be followed in construction.

A building shall be fit for its intended use and capable of being repaired, maintained and altered and, in so far as its intended use so requires, also be suitable for people with restricted mobility or functional capacity.

Section 30
Renovation of a building

When carrying out repairs and alterations to a building, the properties and special features of the building shall be taken into account and may not be degraded by such work without a weighty reason. A building shall be suitable for its intended use. Repairs and alterations may not put the safety of the users of the building at risk or impair their health-related conditions.

When repairing or altering a building, the construction methods in use at the time of its construction or in a later period may be employed if the structure or building element being repaired has been technically well-functioning and the repairs are not subject to requirements of improved energy performance that cannot be fulfilled using an old building method. If the structure or building element has been damaged because it was not technically well-functioning, the requirements applicable to the construction of a new building shall be complied with in the repair work. The requirements applicable to the construction of a new building may be complied with in repair work and alterations if their purpose is to improve the functionality of the building.

When altering the intended use of a building, the essential technical requirements associated with the intended use shall be met in compliance with the provisions of subsection 2.

Section 31
Structural strength and stability

Those undertaking a construction project shall ensure that the intended use of the building is accounted for in its design and construction in such a way that its structures are strong and stable, suitable for the conditions on the building site and durable enough to last throughout the planned service life of the building. The design and dimensioning of load-bearing structures shall be based

on the rules of mechanics applicable to structures and generally accepted design principles, or reliable test results or other available information. Suitable construction products in terms of the strength and stability of the structures shall be used when constructing a building.

The building shall be designed and constructed in such a way that the loads to which it will be subjected during the construction period and in use do not result in collapses, deformations that impair its strength or stability, or damage to other parts of the building or equipment or fixtures installed in the building. In addition, the building shall be designed and constructed in such a way that any structural damages due to external causes are not disproportionate to the incidents that caused them.

Further provisions on the construction of a new building, repairs and alterations to a building and altering the intended use of a building may be issued by decree of the Ministry of the Environment concerning:
1) strength and stability requirements for the structures of a building;
2) design and dimensioning of load-bearing structures;
3) permitted loads during the construction period and while in use;
4) construction products used in load-bearing structures.

Section 32
Fire safety

Those undertaking a construction project shall ensure that the building is designed and constructed to be fire safe as required by its intended use. The risk of the building catching fire shall be restricted. The load-bearing structures of the building shall be such that, in the event of a fire, they will endure for the minimum required time, taking into account the collapse of the building, securing the evacuation routes, rescue operations and containing the fire. It shall be possible to limit the emergence and spread of fire and smoke in the building and the spread of fire to nearby buildings. Construction products and technical equipment suitable in terms of fire safety shall be used when constructing a building.

The building shall be such that, in the event of a fire, those inside can escape or be rescued. The safety of emergency service personnel shall be taken into account in construction. The permit authority may require a safety report to be drawn up on a building object that is highly demanding in terms of emergency evacuation safety.

Further provisions on the construction of a new building, repairs and alterations to a building and altering the intended use of a building may be issued by decree of the Ministry of the Environment concerning:
1) preventing fire from breaking out and limiting its spread and the fire safety of building service and heating equipment;
2) load-bearing strength of structures in the event of a fire and the relevant properties of construction products;
3) limiting the emergence and spread of fire and smoke and the properties of relevant construction products and equipment;
4) emergency evacuation safety and safety reports;
5) arrangements for firefighting and emergency service tasks.

Section 33
Health

Those undertaking a construction project shall ensure that the building is designed and constructed as required by its intended use and environmental conditions in such a way that it is healthy and safe regarding its indoor air, humidity, heat and lighting conditions and water services. The building may not put human health at risk due to impurities in indoor air, radiation, water or soil pollution, smoke, wastewater or inadequate waste treatment, or humidity of the parts and structures of the building.

Products shall be used in construction that will not generate emissions which cannot be considered acceptable into the indoor air, drinking water or the environment during their planned service life. The systems and installations of a building shall be fit for their purposes and maintain healthy conditions.

Further provisions on the construction of a new building, repairs and alteration to a building and altering the intended use of a building concerning health-related physical, chemical and microbiological conditions required of a building, building services systems and installations, and construction products may be issued by decree of the Ministry of the Environment.

Section 34
Safety of use

Those undertaking a construction project shall ensure that the building is designed and constructed as required by its intended use in such a way that it is safe to use and maintain. The building, its outdoor areas and accessways may not pose a risk of injury, accident or damage that cannot be considered acceptable.

Further provisions on the construction of a new building, repairs and alterations to a building and altering the intended use of a building concerning the safety of use required of a building may be issued by decree of the Ministry of the Environment.

Section 35
Accessibility

Those undertaking a construction project shall ensure that the building and its yard and recreational areas are designed and constructed as required by their intended use, the number of users and the number of floors in such a way that accessibility and usability are taken into account especially with respect to children, older persons, persons with disabilities and those with restricted mobility or functional capacity.

Further provisions on the construction of a new building, repairs and alterations to a building and altering the intended use of a building may be issued by government decree concerning:
1) accessibility of the building and its yard and recreational areas, accessways and facilities;
2) differences in levels;
3) accessibility of assembly and accommodation facilities.

Section 36
Noise abatement and spatial acoustic conditions

Those undertaking a construction project shall ensure that the building and its yard and recreational areas are designed and constructed as required by their intended use in such a way that that the noise exposure and acoustic conditions of the building and the yard and recreational areas of the building site do not pose a health risk or prevent rest or working.

The sound insulation of the structures and the sound level and installations of technical building equipment may not disturb the sleep and rest of persons inside the building and they shall ensure

that, in terms of its acoustic conditions, the building can be used as intended. The spatial acoustic conditions of the building shall be determined based on the sound level and reverberation and sound levels in the yard and recreational areas.

Further provisions on the construction of a new building, repairs and alterations to a building and altering the intended use of a building may be issued by decree of the Ministry of the Environment concerning:
1) sound insulation required of structures and building elements;
2) permitted sound levels of technical building equipment;
3) requirements set for the spatial acoustic conditions of the building;
4) requirements for noise abatement and spatial acoustic conditions in the yard and recreational areas.

Section 37
Energy performance

Those undertaking a construction project shall ensure that the building is designed and constructed as required by its intended use in such a way that the use of energy and natural resources is minimised. Compliance with minimum energy performance requirements shall be demonstrated by calculations. To determine the energy performance, different energy amounts shall be converted into a form in which they can be added up by using the coefficients for forms of energy. The coefficient for each form of energy shall be given by estimating the consumption of unprocessed natural energy, promotion of renewable energy use and the heating method system in terms of the general efficiency of energy production. The construction products and building technical systems used in construction and their regulation and metering systems shall be such that, when the building and its systems are used as intended, energy consumption and power demand remain low and energy consumption can be monitored.

A new building in which energy is used to maintain appropriate indoor climate conditions of the spaces shall be designed and constructed as a nearly zero-energy building. Energy performance shall be improved in connection with repairs or alterations subject to a construction permit or when altering the intended use of the building if this is technically, functionally and economically feasible. However, these requirements do not apply to:
1) a building with a floor area of less than 50 square metres;

2) a residential building intended as a holiday home which is designed for being used for less than four months a year;
3) a temporary building used for no more than two years;
4) industrial sites or workshops;
5) a non-residential agricultural building with low energy demand or which is used by a sector covered by a national sectoral agreement on energy performance;
6) a building that is used for worship and religious activities;
7) a building protected by virtue of the Act on the Protection of the Built Heritage (498/2010), a protection order issued in a zoning plan, or being included in the World Heritage List under the Convention Concerning the Protection of the World Cultural and Natural Heritage (Treaty Series of the Statute Book of Finland 19/1987) as part of a specific environment or because of its particular architectural or historical value, to the extent that compliance with the minimum energy performance requirements would alter its character or appearance in a way that cannot be accepted.

Further provisions on the numerical values of coefficients for forms of energy may be issued by government decree.

Further provisions on the construction of a new building, repairs and alterations to a building and altering the intended use of a building may be issued by decree of the Ministry of the Environment concerning:
1) minimum energy performance requirements for a building, building elements and technical systems and their calculation method in a building;
2) input data and information for energy performance calculations;
3) metering of energy consumption and measuring the factors that affect it;
4) setting of energy performance requirement levels on the basis of the intended use of a building and consideration of the aim to minimise the consumption of natural resources in them;
5) construction products;
6) technically, economically and functionally feasible improvements of energy performance in connection with repairs or alterations, or when altering the intended use.

Section 38 (897/2024)
Low-carbon nature of a building

Those undertaking a construction project shall ensure that a new building is designed and constructed as a low-carbon one as required by its intended use. The carbon footprint and carbon handprint of the building and the building site shall be reported in the climate declaration produced for the final inspection specified in section 122 for the following new buildings:
1) terraced houses;
2) residential blocks of flats;
3) office buildings and health centres;
4) commercial buildings, department stores, shopping centres, shopping buildings, shopping halls, theatres, opera, concert and congress buildings, cinemas, libraries, archives, museums, art galleries and exhibition halls;
5) accommodation buildings, hotels, residential buildings for communities, assisted living facilities, residential homes for older persons and residential nursing care facilities;
6) educational buildings and children's day care centres;
7) sports halls;
8) hospitals;
9) warehouse buildings, transport buildings, indoor swimming pools and indoor ice rinks with a heated net area exceeding 1,000 square metres.

The obligation to produce a climate declaration does not apply to repairs and alterations, increasing the space included in the gross floor area or expanding a building. The carbon footprint and handprint estimates shall cover the lifecycle of the building. The method for assessing the low-carbon nature of a building and data in the national emissions database or other environmental property data compliant with the assessment method shall be used in these assessments.

The low-carbon nature of a building shall be assessed separately concerning the new and the recoverable structural and technical components included in the building and the building site. Those undertaking a construction project shall ensure that a list of construction products at least at the master drawing level is drawn up in the construction permit phase for a building referred to in subsection 1. The list shall be updated for the final inspection of the building with regard to any essential changes.

Further provisions on the method used to assess the low-carbon nature of a building, on the data used in these assessments and on the reporting on the input data and results of these assessments, on the drawing up of climate declaration and on the list of construction products may be issued by decree of the Ministry of the Environment.

Section 38a (897/2024)
Threshold value for carbon footprint

The carbon footprint of a new building may not exceed the threshold value laid down for each category of intended uses of buildings referred to in section 38, paragraphs 1–9. The carbon footprint of a building being below the threshold value is demonstrated by means of the climate declaration produced for the final inspection specified in section 122. The threshold value does not apply to repairs and alterations, increasing the space included in the gross floor area or expanding a building.

The threshold value for the carbon footprint of a building shall be based on its lifecycle energy and materials consumption and does not include the carbon footprint of the building site or the carbon handprint of the building or the building site.

The determination of the threshold value may take into account special situations where remaining below the threshold value is particularly difficult due to characteristics related to the building, its intended use or location, or due to the technical and functional implementation of essential technical requirements specified in section 29.

Further provisions on the threshold values for the carbon footprint of a new building may be issued by government decree.

Section 39
Lifecycle properties of a building

Those undertaking a construction project shall ensure that the building is designed and constructed as required by its intended use to have ecologically friendly lifecycle properties and aim for a long technical service life. Particular attention shall be paid to the durability of the foundations and load-bearing structures, to the service life, usability and the possibility of maintaining, adapting and repairing the building and its spaces, building elements and technical systems, and to the possibility of uninstalling and reusing building elements.

Subsection 2 was repealed by Act 897/2024.

Further provisions may be issued by decree of the Ministry of the Environment on the technical service life target of a building and the possibility of adapting, maintaining and repairing a building and on the possibility of uninstalling building elements. (897/2024)

Section 40
Residential, accommodation and working spaces

Those undertaking a construction project shall ensure that facilities intended as residential, accommodation and working spaces are designed and constructed to be safe, functional, comfortable and fit for purpose.

A building containing residential, accommodation or working spaces shall be placed and its facilities shall be arranged in such a way that environmental factors and natural conditions are taken into account. Residential, accommodation and working spaces shall have a window to let in natural light. Lighting in a working space may also be organised by means of indirect natural light entering through another space. Should the nature of the work so require, artificial light may be fully or partly relied on for the lighting of a working space. In this case, particular attention in the design of the working space shall be paid to sufficient ventilation, safety and lighting of exits, appropriateness of the necessary emergency systems, and the comfort of the working space. Taking cost-effectiveness into account, the technical solutions of a building containing residential, accommodation or working spaces shall enable the conditions for using mobile communication devices indoors, unless the building is of a type where signal strength needs to be reduced indoors.

Further provisions on the construction of a new building referred to in this section, repairs and alterations to a building and altering the intended use of a building may be issued by decree of the Ministry of the Environment concerning:
1) the proportions of a building in relation to its surroundings;
2) size, facilities, equipment and lighting of residential, accommodation and working spaces;
3) doors, manholes and accessways of residential, accommodation and working spaces;
4) technical solutions used to create preconditions for sufficient signal strength for mobile communication devices indoors.

Section 41
Assembly facilities

The number of people permitted into an assembly facility at the same time may not exceed the number that can exit safely.

The municipal construction supervision authority shall approve the maximum number of persons permitted into an assembly facility at the same time in the construction permit or a separate decision issued for fire safety purposes. A notice of this number shall be posted in a visible location in the assembly facility.

Access to an assembly facility shall also be possible for persons with restricted mobility or functional capacity.

The provisions of this section concerning an assembly facility also apply to stands for spectators in assembly areas and to marquees for meetings, exhibitions and audience use and other similar structures.

Further provisions on the construction of a new building, repairs and alterations to a building and altering the intended use of a building concerning the safety in use and evacuation safety of assembly facilities may be issued by decree of the Ministry of the Environment.

Chapter 5
Construction requiring a permit and its preconditions

Section 42
Construction permit

A construction permit is required for a new building object if it concerns:
1) a residential building;
2) a building at minimum 30 square metres or 120 cubic metres in size;
3) a roofed structure at minimum 50 square metres in size;
4) a public structure that can be used simultaneously by at least five natural persons, excluding an event structure remaining in place for no more than three months;
(897/2024)
5) a mast or chimney at minimum 30 metres in height;
6) a lighted advertising sign at minimum 2 square metres in size;

7) a geothermal well;
8) an area constructed for a specific activity that affects the use of surrounding areas.

A construction permit is also required for a new building object if the construction will have more than a minor impact on land use, townscape, landscape, cultural heritage or environmental perspectives, the construction requires supervision by the authorities to verify that essential technical requirements are fulfilled, or supervision of the building object by the construction supervision authorities is necessary in the public interest. A construction permit is not needed, however, if the measure is based on a street plan referred to in the Land Use Act, an approved road plan referred to in the Highways Act (503/2005), or an approved rail plan referred to in the Railways Act (110/2007). A municipality may provide in its building ordinance, however, that no construction permit is needed in the municipality or some part of it for a construction project referred to in this subsection if the project can be deemed minor.

A construction permit is also needed for repairs and alterations that are comparable to constructing a building, and for expanding a building or increasing the space included in its gross floor area. For repairing a building object, a construction permit is needed if the repair is to a more than minor extent concerned with eliminating a health hazard found in the area targeted by the measure, a load-bearing structure in the area targeted by the measure is damaged, the repair measures can put the healthiness or safety of the building object at risk, or the repair has a significant impact on the townscape, landscape or cultural heritage. A construction permit is also needed for repairs that target the essential characteristics of a building object. A construction permit is always needed if:
1) a building protected under a zoning plan or an act or a building of historical or architectural value is to be repaired or altered in a way that has a significant impact on the protected or architectural values of the building;
2) repairs or alterations related to the envelope or technical systems of a building may have a significant impact on the energy performance of the building or energy and environmental impacts throughout its lifecycle;
3) the intended use of the building or its part is to be essentially altered.

(897/2024)

Section 43
Issuing of a construction permit

The construction permit process consists of examining the preconditions relating to land use (*preconditions for placement*) and essential technical requirements (*preconditions for implementation*). A construction permit is issued by the municipal construction supervision authority. On the request of the permit applicant, the municipality may make a separate decision on whether or not the preconditions for placement exist (*placement permit*).

The construction supervision authority shall issue the construction permit without assessing the preconditions for placement and merely based on the preconditions for implementation in the case of repairs and alterations where fulfilling the preconditions for placement are irrelevant.

Section 43a (897/2024)
Clean transition placement permit

On the request of a construction permit applicant, the examination of the preconditions relating to land use of a clean transition industrial project is carried out by means of a placement permit without a local detailed plan or a local master plan with provisions on using the plan as the grounds for issuing a construction permit.

Clean transition industrial projects referred to in subsection 1 above comprise:
1) energy production plants producing energy with renewable energy, excluding wind and solar power plants;
2) industrial projects based on renewable energy or electrification replacing the use of fossil fuels or raw materials;
3) production and utilisation of hydrogen, excluding production of hydrogen from fossil fuels;
4) capture, utilisation and storage of carbon dioxide;
5) battery factories and production, recovery and reuse of battery materials;
6) clean transition investments of the processing industry located in areas specified in Articles 17 and 18 of Regulation (EU) 2024/1735 of the European Parliament and of the Council on establishing a framework of measures for strengthening Europe's net-zero technology manufacturing ecosystem and amending Regulation (EU) 2018/1724;
7) projects implemented in a renewable acceleration area referred to in Article 2(2), point (9a) and Article 15c of Directive (EU) 2018/2001 of the European Parliament and of the Council on the promotion of the use of energy from renewable sources and compliant with the conditions set for the said area, excluding wind and solar power plants;

8) data centres where the majority of the waste heat produced is recovered.

A clean transition placement permit may not cause significant deterioration of quality in anyone's living environment that is not justifiable considering the purpose of the clean transition placement permit. A clean transition placement permit may also not impose an unreasonable restriction or cause unreasonable inconvenience to a landowner or other titleholder that can be avoided without supplanting the objectives or requirements set for the clean transition placement permit.

Section 43b (897/2024)
Issuing of a construction permit prior to plot division and plot parcelling

By way of derogation from the provisions of section 81, subsection 2 of the Land Use Act, a construction permit may be issued prior to plot division and plot parcelling. In this case, the construction permit shall contain a provision stating that the building may not be taken into use before the building plot has been entered into the Real Estate Register.

Section 44
Preconditions for placement in an area covered by a local detailed plan

The preconditions for placement in an area covered by a local detailed plan are that:
1) the construction project is compliant with the valid local detailed plan;
2) the building object is compatible with the built environment and landscape and fulfils the requirements of aesthetics, high-quality architecture or harmonious proportions;
3) there is appropriate access to the building site, or access can be arranged;
4) water supply and wastewater can be managed without harming the environment;
5) construction will not cause a nuisance to the neighbours or hamper construction in neighbouring properties;
6) issuing of the permit will not hamper the use of other parts of the block for the purposes indicated in the plan;
7) the permit applicant has full control of the building site.

If demolishing a building is a precondition for construction in accordance with the construction permit, the preconditions for issuing a construction permit also include the provisions on the preconditions for issuing a demolition permit.

Section 45

Preconditions for placement outside an area covered by a local detailed plan

The preconditions for placement in an area not covered by a local detailed plan are that:
1) the building site is no less than 1,000 square metres in size;
2) the building site is not at risk from a flood, collapse or landslide;
3) the buildings can be located at a minimum distance of four metres from the boundary of the property, also taking into account the buffer zone referred to in section 44 and the lateral clearance area referred to in section 45 of the Highways Act, buffer zone referred to in section 37 and lateral clearance area referred to in section 38 of the Railways Act, and the need for an air navigation obstacle permit referred to in section 158 of the Aviation Act (864/2014);
4) the building object is compatible with the built environment and landscape and fulfils the requirements of aesthetics, high-quality architecture or harmonious proportions;
5) there is appropriate access to the building site, or access can be arranged;
6) water supply, wastewater and urban runoff can be managed without causing harm to the environment;
7) no particular costs are incurred by the local or central government from the arrangements for roads, water supply or sewers;
8) construction will not cause a nuisance to the neighbours or hamper construction in neighbouring properties;
9) construction fits in with the landscape and does not undermine the preservation of particular values of the natural or cultural environment or safeguarding of recreational needs;
10) construction does not impede compliance with regulations issued in a regional plan, local master plan or building ordinance.

Section 46

Preconditions for placement in an area requiring planning

In addition to the provisions of section 45, the preconditions for placement in an area requiring planning referred to in section 16 of the Land Use Act are that construction:
1) does not essentially hamper the drawing up of a local master plan or local detailed plan in line with the zoning review of the municipality;
2) does not lead to construction with significant impacts or cause significant harmful environmental or other impacts that require the preparation of a local detailed plan;

3) is appropriate in terms of building civil engineering networks and transport routes and of traffic safety and accessibility of services.

Notwithstanding the preconditions laid down in subsection 1 above the municipality shall, however, issue a construction permit:
1) for constructing an outbuilding associated with an existing dwelling or farm;
2) for constructing a building necessary for the practise of agriculture and forestry by an existing rural enterprise, or the practise of its secondary business;
3) for repairs and alterations to a building;
4) for minor expansion of a residential building.

Section 46a (897/2024)
Preconditions for a clean transition placement permit

The preconditions for a clean transition placement permit are that:
1) the building site is no less than 1,000 square metres in size;
2) the building site is not at risk from a flood, collapse or landslide;
3) the buildings can be located at a minimum distance of four metres from the boundary of the property, also taking into account the buffer zone referred to in section 44 and the lateral clearance area referred to in section 45 of the Highways Act, buffer zone referred to in section 37 and lateral clearance area referred to in section 38 of the Railways Act, and the need for an air navigation obstacle permit referred to in section 158 of the Aviation Act;
4) the building object is compatible with the built environment and landscape and fulfils the requirements of aesthetics, high-quality architecture or harmonious proportions;
5) there is appropriate access to the building site, or access can be arranged;
6) water supply, wastewater and urban runoff can be managed without causing harm to the environment;
7) no particular costs are incurred by the local or central government from the arrangements for roads, water supply or sewers;
8) construction will not cause any unreasonable nuisance to the neighbours or hamper construction in neighbouring properties;
9) construction fits in with the landscape and does not undermine the preservation of particular values of the natural or cultural environment or safeguarding of recreational needs;
10) construction is appropriate in terms of building civil engineering networks and transport routes and of traffic safety and accessibility of services;

11) the placement of production plants manufacturing, handling or storing hazardous chemicals or explosives is suitable taking into account the current and future intended use of the placement site assigned in a zoning plan with legal effect referred to in the Land Use Act and any plan regulations applying to the area.

If demolishing a building is a precondition for construction in accordance with the clean transition placement permit, the preconditions for issuing a construction permit also include the provisions on the preconditions for issuing a demolition permit.

Section 47
Local decision on preconditions for placement in an area requiring planning

If a local master plan is valid in the area of a village or other rural area, the municipality may make a local decision on whether or not the preconditions for placement laid down in section 46 exist for more than one building site. A decision of this nature may be made for an area which in a local master plan has been designated as a village area or otherwise an area suitable for construction. The decision may remain in force for no more than ten years.

A local decision may not lead to construction with significant impacts or have other significantly harmful environmental or other impacts.

When making a local decision, the provisions of sections 64 and 185 on the derogation procedure are complied with when consulting interested parties and authorities and making and announcing the decision.

Section 48
Preconditions for implementing a construction project

The precondition for implementing a construction project is that the project fulfils the essential technical requirements laid down in and issued by virtue of sections 29–41, considering the difficulty of the construction project and the designers and executors participating in the construction project.

Section 49
Construction restriction in a regional plan

In an area with a construction restriction under the Land Use Act in force, a construction permit may not be issued for constructing a building object in such a way that it hampers the implementation of a regional plan. The permit shall be issued, however, if refusing it due to the regional plan would cause substantial inconvenience to the applicant and the municipality or, where the area is to be considered reserved for its needs, some other public body does not expropriate the area or provide reasonable compensation for the inconvenience (*conditional construction restriction*). Changes in ownership that have taken place after the approval of the regional plan are not taken into account when assessing the inconvenience, unless the changes have been made for implementing the said plan. Similarly, if a land reservation in a regional plan mainly corresponds to a reservation made in a regional plan referred to in the Building Act (370/1958), changes in ownership that have taken place after the approval of the regional plan are similarly not taken into account.

The Building Act 370/1958 was repealed by the Land Use and Building Act 132/1999.

Section 50
Construction restrictions in a local master plan

A construction permit may not be issued for constructing a building object in such a way that it hampers the implementation of a local master plan. The permit shall be issued, however, if refusing it due to the local master plan would cause significant inconvenience to the applicant and the municipality or, where the area is to be considered reserved for its needs, some other public body does not expropriate the area or provide reasonable compensation for the inconvenience (*conditional construction restriction*). Changes in ownership that have taken place after the approval of the local master plan are not taken into account when assessing the harm, unless the changes have been made for implementing the local master plan.

Section 51
Use of a local master plan as the grounds for issuing a construction permit

Notwithstanding the provisions of section 46, subsection 1, a construction permit may be issued if a local master plan with legal effect contains a specific provision on using the plan or a part of it as the grounds for issuing a construction permit.

Provisions on using a local master plan as the grounds for issuing a construction permit in a shore area are laid down in section 72 of the Land Use Act.

Section 52
Use of a local master plan as the grounds for issuing a construction permit for a wind power plant

Notwithstanding the provisions of section 46, subsection 1, a construction permit for a wind power plant may be issued if a local master plan with legal effect contains a specific provision on using the plan or a part of it as the grounds for issuing a construction permit.

Section 53
Permit for landscape work

Earth works, tree felling or other corresponding measures that alter the landscape may not be carried out without a permit (*restriction on action*) issued by the municipality in an area:
1) covered by a local detailed plan;
2) covered by a detailed shore plan if the plan contains a provision to this effect;
3) covered by a local master plan if the master plan contains a provision to this effect, excluding tree felling in an area designated as an agricultural and forestry area in a local master plan;
4) where a construction prohibition referred to in section 53 of the Land Use Act is valid for drawing up a local detailed plan or where an order to this effect has been issued for drawing up or amending a local master plan.

No permit is needed to carry out work that is necessary to implement a local detailed plan or a local master plan, or to carry out work in accordance with a construction permit that has been issued, or to take a measure that only has a minor impact. A permit is also not needed for essential measures taken to prepare for a construction project associated with implementing a legally valid plan.

A permit is also not needed if the measure is based on an approved road plan referred to in the Highways Act or an approved rail plan referred to in the Railways Act.

The provisions concerning a permit for landscape work do not apply to extraction of soil materials for which a permit referred to in the Land Extraction Act (555/1981) is required.

Section 54
Preconditions for issuing a permit for landscape work

In an area covered by a valid local detailed plan or local master plan, the municipality shall issue a permit for landscape work unless the measure will hamper the use of the area for a purpose designated in the plan or degrade the townscape or landscape.

The municipality may issue a permit for landscape work for an area on which the municipality has imposed a construction prohibition for drawing up or amending a local detailed plan, or for which a restriction on action has been imposed for drawing up a local master plan, unless the measure will cause significant harm to drawing up the plan or degrade the townscape or landscape.

If a permit for excavation or extraction is refused by virtue of a specific regulation in the local master plan or in an area covered by a local detailed plan where no decision has been made to amend the plan, section 8 of the Land Extraction Act applies to the expropriation obligation. If a permit for a measure other than excavation or extraction in such areas is refused and the property owner is consequently unable to use their area for an activity yielding a reasonable profit, the municipality or, where the area is reserved for purposes of another public body, this body is obliged to expropriate the area or provide compensation for the harm.

Section 55
Demolition permit of a building

A building or its part may not be demolished without a permit in an area covered by a local detailed plan or in an area where the local master plan contains a provision to this effect, nor in an area on where a construction prohibition referred to in section 53 of the Land Use Act is valid for drawing up a local master plan.

No permit is needed, however, if the building has to be demolished under a valid construction permit, a street plan under the Land Use Act, an approved road plan under the Highways Act, or an approved rail plan under the Railways Act. A permit is also not needed for demolishing an outbuilding or other comparable minor building unless the building is deemed to be of historical significance or architectural value, or a part of an entity of such significance or value.

If no permit is needed for demolishing a building, the party undertaking the construction project shall notify the municipal construction supervision authority in writing of demolishing the building or its part 30 days before the demolition work commences (*demolition notification*). During this period, the construction supervision authority may for a justified reason demand that a permit be applied for.

Section 56 (897/2024)
Preconditions for a demolition permit

A permit to demolish a building may be issued by the construction supervision authority.

A building may be demolished if the demolition is permitted under a local detailed plan, a local master plan or a regional plan that is less than 13 years old and the building is not protected under an act. In an area not covered by a local detailed plan, a local master plan or a regional plan or where the plan is more than 13 years old, the demolition of a building may not cause harm to future zoning or other organisation of land use nor hamper the attainment of objectives concerning the protection of the built environment.

In a situation where the demolition results in the reuse or recycling of the demolition materials, a building other than a protected building may always be demolished if:
1) the building is located in a municipality where the buildings have lost the greatest part of their value;
2) an intended use can no longer be assigned for the building; and
3) the condition of the building and the possibilities to repair the building are poor.

The municipality may issue a permit to demolish a building protected under a local detailed plan if:
1) the building has been under the ownership of the municipality or a municipality-owned company for at least ten years;
2) the building is not technically, functionally or economically repairable;
3) the demolition results in the reuse or recycling of the demolition materials; and
4) the building is not nationally or regionally significant.

The permit applicant shall provide an account of the organisation of the demolition work and of the capacity to see to the treatment of the construction waste generated and the reuse of usable building elements.

Section 57
Permission to derogate

For a specific reason, the municipality may grant a permission to derogate from a provision, regulation, prohibition or other restriction laid down in or issued by virtue of the Land Use Act and laid down or issued by virtue of this Act. The above provision does not, however, apply to qualification requirements, plot division, need and preconditions for a permit for landscape work, nor preconditions for placement in an area requiring planning applicable to the drawing up of a local detailed plan laid down in section 46, subsection 1, paragraph 2. A permission may be granted to derogate from other preconditions for placement in an area requiring planning.

However, a permission referred to in subsection 1 above may not be granted if it:
1) causes harm to zoning, implementation of a zoning plan or other organisation of land use;
2) hampers the attainment of the objectives of nature conservation;
3) hampers the attainment of objectives concerning the protection of the built environment;
4) leads to construction with significant impacts or has other significant harmful environmental or other impacts.

The construction of a wind power plant in an area designated as an industrial or port area in the local detailed plan that has already been built is not deemed construction with significant impacts referred to in subsection 2, paragraph 4. Altering the intended use of a building or its part for residential use or other use that does not harm the environment by way of derogation from the local detailed plan is not deemed to cause harm to zoning, implementation of a plan or other organisation of land use referred to in subsection 2, paragraph 1, nor is it considered construction with significant impacts referred to in subsection 2, paragraph 4. A specific reason for altering the intended use of a building or its part may be deemed to exist if altering the intended use makes it possible to support the circular economy and a low-carbon built environment.

Further provisions on the permission referred to in subsection 1 may be issued by government decree.

Section 58
Local derogation

For a specific reason, the municipality may grant a derogation from a provision, regulation, prohibition or other restriction laid down in the Land Use Act or issued under it or laid down in this Act or issued under it concerning construction and other measures for a more extensive area than a single building site for converting the premises of an existing residential, business or office building in an area covered by a local detailed plan for residential or other use with no harmful impact on the environment. The preconditions for derogations laid down in section 57 above also apply to the preconditions for derogations referred to in this section. In addition, a precondition for granting a permission to derogate referred to in this section is that the derogation promotes the use, development and maintenance of existing buildings.

Section 59
Permission for a minor derogation in connection with a construction permit and final inspection (897/2024)

In compliance with the provisions on derogations laid down in section 57, the municipality may grant a right to derogate to a minor extent from a regulation, prohibition or other restriction concerning construction. In addition, a precondition for a minor derogation concerning the technical and other similar properties of a building is that the derogation does not pose a risk to the fulfilment of essential requirements set for construction.

Chapter 6
Permitting procedure

Section 60
Building design in the building information model format

A building design in the building information model format refers to a full set of information concerning a building in a machine-readable and interoperable information structure, including the location, geometry and shape of the building as a three-dimensional model and information on the building. The information on the building object in the building design (*design model*) contains key information on the building and building elements and on their properties.

The information on the building object in a design that corresponds to the implementation of the building (*as-built model*) contains information concerning the actual building, including any

information that deviates from the design model and key information on construction products and their properties.

The building designer and specialist designers shall submit to the construction supervision authority the building designs concerning the construction of the building and any special designs in the information model format or in some other machine-readable format. The building designs and special designs for repairs and alterations to a building shall be submitted to the construction supervision authority in the information model format or in some other machine-readable format in respect of the information concerning the repairs and alterations.

Further provisions concerning the building design in the building information model format containing the building designs and machine-readable information may be issued by decree of the Ministry of the Environment.

Section 61 (897/2024)
Construction permit application

The owner or titleholder of a building site undertaking a construction project shall apply to the municipality for a construction permit in writing. Depending on the building object and its scale, the following shall be attached to the construction permit application:
1) master drawings included in the building design which the designer verifies by their signature;
2) a design model at the master drawing level produced when preparing the building designs or the information in a machine-readable format or, for a building object other than a building, an account of the building object and its impacts on the surrounding area;
3) an account showing that the applicant has control of the building site.

Taking the nature and scale of the project into account, the construction supervision authority may, for a justified reason, require that the following also be attached to the construction permit application:
1) a report on the foundation and ground conditions of the building site and on the foundation technique required by them and other necessary measures;
2) an energy report;
3) a list of construction products;
4) a report on the sanitary properties and elevation of the building site;

5) for a repair project, an account on the condition of the building in respect of the area targeted by the measure;
6) other essential accounts besides those referred to in paragraphs 1–5 needed to make a decision on the permit application.

For a justified reason, the construction supervision authority may require the applicant to supplement an attachment referred to in subsections 1 and 2 or to submit another account that is essential to make a decision on the permit application.

Further provisions concerning the contents and presentation of the master drawings, reports and accounts as well as of designs in the information model format and of the contents and presentation of information in a machine-readable format may be issued by decree of the Ministry of the Environment.

Section 62 (897/2024)
Placement permit application

If those undertaking a construction project apply for a separate decision on a placement permit, accounts on the basis of which the municipality can assess whether the preconditions laid down in sections 44–46 are fulfilled shall be attached to the permit application. These accounts shall include information on the massing and facade of the building and on the location on the building site, arrangements for vehicle access and, for areas where municipal engineering facilities exist or are intended to be implemented, indicate the point at which the building is to be connected to them.

Section 63
Consultations and communication concerning a construction permit

The municipality shall communicate about a pending construction permit application and consult the neighbours, unless such communication and consultations are manifestly unnecessary for the interests of the neighbours due to the small scale of the construction project, its location or contents of the zoning plan.

The municipality shall also reserve its residents and the interested parties an opportunity to express their opinions of the permit application if the application concerns a building in a project subject to the Act on the Environmental Impact Assessment Procedure (252/2017).

If the permit applicant has applied for a placement permit, the municipality shall consult the neighbours and give them an opportunity to express their opinions in connection with the placement permit application. The municipality shall only consult the neighbour again in connection with the construction permit application if the design solution presented in the construction permit differs from the one presented in the placement permit application in a way that affects the neighbours' possibility to use their building sites, or if information has been presented on the shape, massing or facade of the building or the impacts of its use on the neighbours that was not available when the neighbours were consulted about the placement permit application.

The permit applicant may attach to their application an account showing that the neighbours or some of the neighbours are aware of the documents and information significant in terms of the project, and an account of their possible opinions on the project.

A neighbour refers to the owner or titleholder of a property located adjacent or opposite to the building site. If the building site is located in a block in which three-dimensional plot division is valid, a neighbour also refers to the owner and titleholder of a property located above or below the site or adjoining it in the same block where the decision may have an essential impact on the construction or other use of their property.

The permit applicant shall display information on the pending permit application on the building site.

Further provisions on consultations and communication may be issued by government decree.

Section 63a (897/2024)
Consultations and communication concerning a clean transition placement permit

The municipality shall communicate about a pending clean transition placement permit application and consult the neighbours and those on whose housing, work or other circumstances the construction project may have a significant impact. The permit applicant may attach to the

application a reliable account showing that the neighbours or some of the neighbours are aware of the documents and information that are significant in terms of the project, and an account of their possible opinions on the project.

The municipality shall also reserve its residents and the interested parties an opportunity to express their opinions of the permit application if the application concerns a building in a project subject to the Act on the Environmental Impact Assessment Procedure.

The permit applicant shall display information on the pending permit application on the building site.

Further provisions on consultations and communication may be issued by government decree.

Section 64
Consultations and communication concerning a permission to derogate and permit for landscape work and a construction permit in respect of a building site located in an area requiring planning

Before making a decision on a permission to derogate, permit for landscape work or construction permit for an area requiring planning, the municipality shall consult the neighbours and those on whose housing, work or other circumstances the construction project may have a significant impact.

If the permit applicant has applied for a placement permit, the municipality shall consult the neighbours again in connection with the construction permit application only if a design solution presented in the construction permit differs from that presented in the placement permit application phase in a way that affects the neighbours' possibility to use their building sites, or if information has been presented on the shape, massing or facade of the building or the impact of its use on the neighbours that was not available when the neighbours were consulted about the placement permit application.

The permit applicant may attach to their application a reliable account showing that the neighbours or some of the neighbours are aware of the documents and information that are significant in terms of the project, and an account of their possible opinions on the project.

The permit applicant shall display information about the pending construction permit application on the building site.

Further provisions on consultations and communication may be issued by government decree.

Section 65
Consultations concerning a demolition permit

Before making a decision on a demolition permit, the municipality shall consult the neighbours.

The permit applicant may attach to their application a reliable account showing that the neighbours or some of the neighbours are aware of the documents and information that are significant in terms of the project, and an account of their possible opinions on the project.

Further provisions on consultations and communication may be issued by government decree.

Section 66
Statement on a demolition permit and permit for landscape work and on a construction permit

The municipality shall request a statement from the Finnish Supervisory Agency on an application for a demolition permit and a permit for landscape work and on a construction and placement permit application to which the provisions on an area requiring planning do not apply if the permit is sought for an area included in:
1) a nature conservation programme adopted by the Government;
2) a habitat protected under the Nature Conservation Act (9/2023) or a site where a species subject to strict protection occurs and where a prohibition laid down in section 64, subsection 1 or section 77, subsection 2 of the said Act is valid;
3) a landscape conservation area referred to in the Nature Conservation Act; or
4) a recreational or protected area designated in a regional plan.

(809/2025)

A statement need not be requested if the construction or demolition is subject to a permission to derogate on which the Finnish Supervisory Agency has given a statement. Also, a statement need

not be requested as referred to in subsection 1, paragraph 4 if the area is covered by a local detailed plan or local master plan or a local master plan with legal effect under earlier legislation concerning construction. (809/2025)

The municipality shall request a statement from the museum authorities if a permit is sought for a site or area which:
1) is subject to building protection under a zoning plan or act;
2) has been entered on the World Heritage List as a cultural heritage site or which may affect the preservation of the outstanding universal value of such a site;
3) is protected under section 1 of the Antiquities Act (295/1963); or
4) is part of a landscape area of national value, a built cultural environment of national significance, or an archaeological site of national significance.

A statement need not be requested as referred to in subsection 3, paragraph 4 if the area is covered by a local detailed plan or a local master plan that can be directly used as grounds for issuing a construction permit and the plan takes into account the values associated with the landscape area, built cultural environment or archaeological site.

The municipality shall request a statement from a neighbouring municipality if the permit has a significant impact on land use in the neighbouring municipality and the area is not covered by a local detailed plan or a local master plan that can be used as the grounds for issuing a construction permit.

The statement shall be given within one month of having received a request for it.

Section 67
Statement on a permission to derogate and a construction permit in respect of a building site in an area requiring planning

The municipality shall request a statement from the Economic Development Centre on an application for a permission to derogate and on construction and placement permit applications to which the provisions on an area requiring planning apply if the permit application is likely to concern the national transport network. The municipality shall request a statement from the Finnish Supervisory Agency on an application for a permission to derogate and on construction and

placement permit applications to which the provisions on an area requiring planning apply if the permit application is likely to concern:
1) an area significant in terms of environmental protection or nature conservation;
2) an area or buildings significant in terms of protecting cultural heritage or of recreational needs.

(809/2025)

The municipality shall request a statement from the museum authorities if a permit referred to in subsection 1 is sought for a site or area which:
1) is subject to building protection under a zoning plan or act;
2) has been entered on the World Heritage List as a cultural heritage site or which may affect the preservation of the outstanding universal value of such a site;
3) is protected under section 1 of the Antiquities Act; or
4) is part of a landscape area of national value, a built cultural environment of national significance, or an archaeological site of national significance.

The municipality shall request a statement from other central government authorities and the regional council if the permit application has significant relevance to their remits.

The statement shall be given within one month of having received a request for it.

Section 67a (809/2025)
Statement on a clean transition placement permit

The municipality shall request a statement on an application for a clean transition placement permit from the Finnish Supervisory Agency, the regional council and other central government authorities if the permit application has significant relevance to their remits.

Section 68
Processing of a construction permit application

When issuing a construction permit, the municipal construction supervision authority approves the master drawings and the corresponding design model of the building object or machine-readable information to be complied with in the construction.

The accounts, to the extent that the preconditions for placement have been assessed based on these, are confirmed in connection with the construction permit. The drawings for the implementation phase in question and the design model or machine-readable information corresponding to it shall be submitted to the construction supervision authority for approval before work on the phase in question commences.

If an environmental permit or decision concerning a notification under the Environmental Protection Act (527/2014) is needed for an activity associated with the construction, the decision on the construction permit may be postponed until a decision on the environmental permit has been issued if this is justified considering the possibilities of using the building or the environmental impact of the intended activity.

Section 68a (897/2024)
Time limit for the processing of a construction permit application and consequences for failure to comply with a time limit

The construction supervision authority shall make a decision on a construction permit application within three months from the filing of a construction permit application and its attachments with construction supervision and the attachments enable the processing of the application. A decision on a construction permit application concerning a construction project that is exceptionally difficult or very difficult in terms of the design task and on a clean transition placement application shall be made within six months from the filing of a construction permit application and its attachments with construction supervision and the attachments enable the processing of the application.

For a delay in the processing of a permit application, the municipality shall on its own initiative refund 20 per cent of the construction permit fee for each month of delay unless the delay has been caused by the applicant.

Further provisions on the calculation of the time limit may be issued by decree of the Ministry of the Environment.

Section 69 (897/2024)
Submission of a special design

For a justified reason, the construction supervision authority may order in the construction permit, at the kick-of meeting or while the construction work is in progress that the special designs necessary due to the nature or scope of the construction project be prepared and submitted.

Those undertaking a construction project or the principal designer shall ensure that a special design concerning the building object referred to in subsection 1 and the corresponding design model produced in the design work or machine-readable information referred to in subsection 1 are submitted to the construction supervision authority before the work phase the design concerns commences. For a justified reason, construction supervision may require that a special design submitted is supplemented.

Further provisions concerning the contents and presentation of a special design and the corresponding design model and information in a machine-readable format may be issued by decree of the Ministry of the Environment.

Section 70
Public notice procedure

The permit authority shall announce a permit decision by means of a public notice.

The decision shall be sent to the applicant, and the authorities and those who have requested this in connection with the processing of the matter shall be notified of the issuing of the permit without delay. If a request to this effect has several signatories, the decision or a copy of it may be sent to the first signatory of the document. The recipient shall provide notification to the other signatories.

Section 71 (897/2024)
As-built model of a building

Those undertaking a construction project shall ensure that the designer updates the designs with regard to any changes reflecting the implementation of the construction work and with regard to the building designs at the master drawing level as building design models or in some other machine-readable format and produces an as-built model that corresponds to the master drawing level and produces special designs that correspond to the actual building. A specialist designer shall provide the principal designer and building designer with the implemented and updated

special designs. The owner of the building shall ensure that the as-built model of the building or the machine-readable information is kept up to date in connection with alterations to the building.

Section 72
Submission of information about a site visit to a building by authorities to the Built Environment Information System

The municipality shall submit information on a commencement notification or kick-off meeting, foundation inspection, location inspection, partial final inspection and final inspection to the Built Environment Information System in an interoperable and machine-readable format to provide other authorities with API access to it.

Further provisions may be issued by decree of the Ministry of the Environment on the commencement notification, kick-off meeting, foundation inspection, location inspection, partial final inspection and final inspection of a building, and on the content of the information to be submitted and the machine-readable format of the information.

Section 73
Submitting information related to permits for construction to the Built Environment Information System

The municipality shall submit the construction permit decision of a building or other building object with its attachments, decision on a permit for landscape work, decision on a demolition permit, decision on a permission to derogate, design model of a building, as-built model of a building and information on a building to the Built Environment Information System in an interoperable and machine-readable format to provide other authorities with API access to it.

Further provisions may be issued by decree of the Ministry of the Environment concerning information required to be submitted on a building and on the interoperable and machine-readable information on permit decisions and design models, as-built models and information concerning a building and on their submission.

Section 74
Energy projects of common interest of the European Union

If a construction permit or a permission to derogate referred to in section 57 is required for an energy project of common interest referred to in Regulation (EU) No 347/2013 of the European Parliament and of the Council on guidelines for trans-European energy infrastructure and repealing Decision No 1364/2006/EC and amending Regulations (EC) No 713/2009, (EC) No 714/2009 and (EC) No 715/2009, this Regulation and the Act on the Permitting Procedure for Energy Projects Concerning the Common Interest of the European Union (684/2014) apply to the processing of the matter, in addition to this Act.

Section 75
Environmental impact assessment

If an environmental impact assessment under the Act on the Environmental Impact Assessment Procedure shall be conducted on construction or other measures requiring a permit or approval by the authorities referred to in this Act, information on the pending application shall be provided in a public information network, in addition to the provisions of section 63. The Finnish Supervisory Agency shall be reserved an opportunity to give a statement on the matter. A summary shall be drawn up of the comments and statements submitted on the matter, which shall be publicly available at the time the decision is issued. (809/2025)

Provisions on the obligation to take an environmental impact assessment into account in a permitting procedure are laid down in chapter 4 of the Act on the Environmental Impact Assessment Procedure.

Provisions on the obligation of the permit authority to submit the permit application and decision and translations of their essential sections to the Ministry of the Environment to have them sent to another state in projects with transboundary environmental impacts are laid down in section 29a of the Act on the Environmental Impact Assessment Procedure. (897/2024)

Further provisions on communication and the procedure for submitting comments are issued by government decree.

Section 75a (897/2024)
Assessment of the impacts of a clean transition placement permit

Depending on the scale of the project, those undertaking a construction project shall, in conjunction with an application for a clean transition placement permit, assess the significant direct and indirect impacts of the implementation of the plan on:
1) human living conditions and living environment;
2) soil and bedrock, water, air and climate;
3) plant and animal species, biodiversity and natural resources;
4) regional and community structure, community and energy economy as well as traffic;
5) townscape, landscape, cultural heritage and the built environment;
6) the development of effective competition in business and industry.

If the project is a project referred to in section 3 of the Act on the Environmental Impact Assessment Procedure, its environmental impacts are assessed in compliance with section 75 of this Act.

Section 76
Permit regulations

In the permit decision, the municipality may issue regulations concerning a building object, performance of construction work or a measure, and limiting the potential harm caused by them.

Section 77
Validity of a permit

Unless construction work has been commenced within three years or completed within five years of the permit having gained legal force, the permit has expired. When calculating the period of validity of a demolition permit, the period during which the area is subject to a prohibition on measures that may jeopardise a building under section 6 on the Act on the Protection of the Built Heritage is not included.

The municipal construction supervision authority may extend the validity of the permit or approval by no more than two years to allow the work to commence if legal preconditions for the construction or other measures remain in force. The deadlines for completing the work may be extended by no more than three years at a time.

Notwithstanding the provisions of subsection 1, the municipality may issue a permit for landscape work for tree felling as part of systematic forest management for no more than ten years.

Section 78
Right to commence

For justifiable reasons, the permit authority may grant a right to commence construction work or other measures partly or fully before the decision on a construction or landscape work permit or on the placement, alteration or removal of installations referred to in sections 131–134 is legally valid, provided that the implementation of the decision does not render requests for review irrelevant (*right to commence*). The decision on this right is made in connection with the decision referred to above. Should an appeal be lodged, a court of appeal may repeal the regulation or amend it, or otherwise prohibit the implementation of the permit decision. A decision of an administrative court on a matter referred to in this subsection may only be appealed to the Supreme Administrative Court in connection with an appeal concerning a decision on the main issue.

The permit applicant shall lodge acceptable securities against any harm, losses and costs that may be incurred from repealing the decision or amending the permit. The obligation to lodge securities does not apply to the central government, a municipality, a joint municipal authority or a parish.

On the same preconditions, a right to commence may also be granted within the appeal period or, on a separate application, within 14 days of the expiry of the appeal period. The decision shall be made without undue delay. The provisions of section 70 apply to issuing the decision. The administrative court and any appellants shall be immediately notified of the right to commence. A party who lodged an appeal on a decision made on the main issue may demand that the decision referred to in this subsection be repealed or amended without having to lodge a separate appeal concerning this. In other respects, the provisions of subsection 1 apply to requests for review.

Section 79
Permit and supervision fee

The permit applicant or party carrying out a measure is obliged to pay a fee for inspection and supervision duty and other official tasks to the municipality. If the measure is not completed or is only completed in part, the fee shall be refunded on application insofar as it is groundless. If

inspection or supervision duty arise from unauthorized construction or construction that contravenes a permit or from neglect of a duty by the permit applicant or the party obliged to take the action, the costs incurred by the municipality from the actions taken may be collected from the applicant or party obliged to take the action.

Interest on overdue fees shall be paid as laid down in the Interest Act (633/1982). Permit inspection and supervision fees imposed pursuant to subsection 1 above are directly enforceable. Provisions on their collection are laid down in the Act on the Enforcement of Taxes and Public Payments (706/2007).

Section 80
Statistics on construction

When applying for a permit for construction or repairs or alterations to a building or for the demolition of a building, the applicant shall attach to their application the information which the municipality has a duty to notify to the Population Information System under the Act on the Population Information System and the Certificate Services of the Digital and Population Data Services Agency (661/2009).

Section 81 was repealed by Act 831/2025.

Chapter 7
Qualification requirements

Section 82
Difficulty classes of design tasks

Building design tasks are divided into difficulty classes, which are very difficult, difficult, conventional and minor. A single construction project may involve design tasks belonging to different difficulty classes.

The difficulty class is determined based on the architectural, functional and technical requirements of the design task, the intended use of the building and facilities, the properties of the building related to health, energy performance and building physics, the size of the building, building protection, and structural and fire loads, design, calculation and dimensioning methods, demands

for the load-bearing structures, and requirements placed by the environment and the building site and the lifecycles and carbon footprints of the construction materials. A design task may be exceptionally difficult if one of the requirements or features referred to above is exceptional.

The education of a designer shall, in terms of the scope and content, be equivalent to the difficulty class of the design task laid down in subsections 1 and 2. (897/2024)

Further provisions on the determination of the difficulty classes of design tasks and on the education required in design tasks may be issued by government decree. (897/2024)

Section 83
Qualification requirements of designers

Designers shall be natural persons. A designer shall have gained the main part of their experience required in the design work in design tasks of the relevant field. A designer of repairs or alterations shall have experience of designing repairs or alterations. In addition to the education and experience in the field of design otherwise required in the task, the principal designer shall have the expertise and professional skills for directing the coordination of the designs.

The qualification requirements of a building designer and specialist designer are:
1) in exceptionally difficult design tasks, a Master's degree appropriate for the design task in question completed in the fields of construction or engineering and at minimum six years of experience in difficult design tasks;
2) in very difficult design tasks, a university degree appropriate for the design task in question completed in the fields of construction or engineering, an earlier higher level vocational degree or other equivalent degree, and at minimum two years of experience of serving as the responsible designer in difficult design tasks;
3) in difficult design tasks, university degree appropriate for the design task in question completed in the fields of construction or engineering, an earlier higher level vocational degree or other equivalent degree, and at minimum four years of experience of conventional design tasks and at minimum two years of experience of assisting in difficult design tasks;
4) in conventional design tasks, a degree appropriate for the design task in question completed in the fields of construction or engineering equivalent to an earlier technician’s or other equivalent degree;

5) in a minor design task, competence that is sufficient considering the type and scale of the building object and the design task.

A designer shall prove their qualifications to undertake conventional, difficult, very difficult and exceptionally difficult design tasks by a certificate issued by a party authorised by the Ministry of the Environment. (897/2024)

Section 84
Notification of designers to the construction supervision authority (897/2024)

Those undertaking a construction project shall, in connection with the construction permit application, notify the construction supervision authority in writing of the names of the principal designer and the building designer of the project. In this connection, specialist designers essential in terms of assessing the construction project shall also be notified. Other specialist designers shall be notified before the special design is submitted to the construction supervision authority. The notification shall contain the designer's consent to undertaking the task. (897/2024)

The party undertaking a construction project shall also notify the construction supervision authority in writing of any replacements of designers in the middle of a construction project. The provisions of subsection 1 on the content of the notification apply to the notification. (897/2024)

Further provisions on the content of the notification referred to in subsections 1 and 2 may be issued by decree of the Ministry of the Environment.

Section 85
Verification of qualifications of a designer

The construction supervision authority shall verify that a designer notified to it has the qualifications proven by a certificate under sections 82 and 83 for a conventional, difficult, very difficult or exceptionally difficult task. Separate provisions are laid down on the qualifications of those carrying out building design tasks. In difficult, very difficult and exceptionally difficult tasks, the construction supervision authority may also take the special features of the project into account when assessing the designer's qualifications to undertake the task. For a justified reason the construction supervision authority may, in addition to verifying the designer's qualifications, assess if the notified designer has sufficient de facto time resources for carrying out the task, or if

the person has in previous design tasks carried out over the last two years proven their incapacity for a similar task.

Section 86
Difficulty classes of construction site management tasks

Construction site management tasks are divided into difficulty classes based on the intended use of the building and facilities, building protection, size of the building, properties related to building physics and health, structural and fire loads, design methods, demands for the load-bearing structures, and requirements placed by the environment and the building site, and construction conditions and the methods used in the performance of the work and the carbon neutrality of the implementation.

The difficulty classes are very difficult, difficult, conventional and minor. The difficulty class of the construction management task may be exceptionally difficult if one of the requirements or features referred to in subsection 1 is exceptional. A single construction project may involve management tasks belonging to different difficulty classes.

The education of a site manager and a specialist foreman in construction work shall, in terms of the scope and content, be equivalent to the difficulty class of the construction site management task laid down in subsections 1 and 2. (897/2024)

Further provisions on the determination of the difficulty classes of construction site management tasks and on the education required in construction management tasks may be issued by government decree. (897/2024)

Section 87
Qualification requirements of a site manager and specialist foreman

The qualification requirements of a site manager and specialist foreman are:
1) in an exceptionally difficult site management task, a university degree appropriate for the task in question completed in the fields of construction or engineering or an earlier corresponding degree and at minimum four years of experience in and familiarity with difficult site management tasks in the field in question;

2) in a very difficult site management task, a university degree appropriate for the task in question completed in the fields of construction or engineering, an earlier higher level vocational degree or other equivalent degree, or a degree equivalent to an earlier technician's or a corresponding degree and at minimum two years of experience of serving as the responsible site manager in difficult site management tasks;
3) in a difficult site management task, a university degree appropriate for the task in question completed in the fields of construction or engineering, an earlier higher level vocational degree or other equivalent degree, or a degree equivalent to an earlier technician's or a corresponding degree or, in addition to this, for a specialist foreman other demonstration of having the corresponding knowledge; in addition they shall have, considering the type of the building object and the level of difficulty of the task, at minimum four years of experience, of which at least two years after graduation;
4) in a conventional site management task, a university of applied sciences degree appropriate for the task in question completed in the fields of construction or engineering, or an earlier higher level vocational degree or other equivalent degree, or a degree equivalent to an earlier technician's or a corresponding degree, or other demonstration of having the corresponding knowledge;
5) a person who does not have a degree referred to above but who can otherwise be deemed to have the capabilities necessary for the task may serve in minor site management tasks.

A site manager and specialist foreman shall have a certificate issued by a party authorised by the Ministry of the Environment to prove that they are qualified to undertake conventional, difficult, very difficult and exceptionally difficult site management tasks.

Section 88
Notification of the site manager and specialist foreman to the construction supervision authority

Those undertaking a construction project shall, before the construction work commences, notify the construction supervision authority in writing of the names of the site manager and, before the specialist construction work in question commences, the name of the specialist foreman. A written consent in which the site manager or specialist foreman accepts the responsibility for directing the construction work shall be attached to this notification.

The party undertaking a construction project shall also notify the construction supervision authority in writing of any replacements of the site manager or specialist foreman in the middle of a construction project.

Further provisions on the content of the notification and consent referred to in subsections 1 and 2 may be issued by decree of the Ministry of the Environment.

Section 89
Verification of qualifications of a site manager and specialist foreman

The construction supervision authority shall verify that the site manager and specialist foreman notified to them have the qualifications referred to in sections 86 and 87 for conventional, difficult, very difficult or exceptionally difficult tasks proven by a certificate. Separate provisions are laid down on the qualifications of those serving in site management tasks. In difficult, very difficult and exceptionally difficult tasks, the construction supervision authority may also take the special features of the site management task into account when assessing the site manager's and specialist foreman's qualifications to undertake the task. For a justified reason the construction supervision authority may, in addition to verifying the qualifications, assess if the notified site manager and specialist foreman have sufficient de facto time resources for carrying out the task, or if the person has in previous site management tasks carried out over the last two years proven their incapacity for a similar task.

Section 90
Commencement and termination of tasks of a site manager and specialist foreman

The tasks and responsibility of the site manager and specialist foreman commence when the notification of their site manager roles has been submitted to the construction supervision authority and terminate at the final inspection. A site manager or specialist foreman can be released from their tasks before the final inspection if they notify the construction supervision authority in writing of the task being terminated or if the construction supervision authority is notified of another person to replace the site manager.

If the construction supervision authority notes that the site manager or specialist foreman notified to them is not qualified to carry out their tasks, the party undertaking the construction project shall replace them with a qualified site manager who fulfils the requirements.

Chapter 8
Responsibilities

Section 91
Duty of care of a party undertaking a construction project

A party undertaking a construction project shall ensure that the building is designed and constructed in accordance with the provisions and regulations concerning construction and the permit issued to it. A party undertaking a construction project shall have the necessary capabilities for implementing the project as required by its difficulty.

A party undertaking a construction project shall ensure that the project has designers who fulfil the qualification requirements and that other persons involved in the construction project also have the expertise and professional skills required by the difficulty of their tasks.

Section 92
Principal designer

A construction project requiring a construction permit shall have a principal designer. The principal designer shall take care of the design task as a whole and its quality and ensure that the building design and any special designs add up to a whole that complies with the provisions and regulations concerning construction and the requirements of good building practice. The principal designer may assist the party undertaking the construction project in selecting building and specialist designers. The principal designer shall ensure that the party undertaking a construction project is informed of matters related to design that have significance in terms of their duty of care.

Further provisions on the tasks of the principal designer may be issued by government decree.

Section 93 (897/2024)
Building designer

A construction project shall have one or several building designers. A building designer shall ensure that they have access to the input data needed for the design work and that the building

design meets the requirements of the provisions and regulations concerning construction and good building practice. The building designer shall update the building designs of the building object created as design models or in some other machine-readable format to produce an as-built model that corresponds to the implemented building object based on information provided by the site manager. The building designer shall also draw up the use and maintenance manual of the building under section 139 in respect of the contents of the building design.

Section 94
Specialist designer

A specialist designer shall ensure that they have access to the input data needed for the design work and that the special design meets the requirements of the provisions and regulations concerning construction and good building practice.

The specialist designer shall update the special designs of the building object created as design models or in some other machine-readable format to produce an as-built model that corresponds to the implemented building object based on information provided by the site manager. They shall also draw up the use and maintenance manual of the building under section 139 in respect of their specialist field. (897/2024)

If more than one specialist designers have participated in drawing up the special design, the party undertaking the construction project shall assign overall responsibility for this special field to one of them. The responsible specialist designer shall ensure that the design components drawn up as separate tasks add up to a functional whole.

Section 95 was repealed by Act 897/2024.

Section 96
Site manager

Construction work requiring a construction permit shall have a site manager who directs the construction work.

The site manager shall take responsibility for the construction work as a whole and for its quality and ensure that the construction work is carried out according to the construction permit, designs,

provisions and regulations concerning construction, and good building practice. The site manager shall also ensure that the construction supervision authority is notified of the commencement of construction work and that the inspection document on the construction work is kept up to date on the construction site.

Further provisions on the site manager's tasks site management tasks and the content of the notification obligation may be issued by government decree.

Section 97
Specialist foremen

In addition to a site manager, construction work requiring a construction permit shall have foremen responsible for the construction of the water supply, sewage and ventilation systems of the property if this is required by the level of difficulty of such installations. If construction work requiring a construction permit or some part of it is difficult, the construction supervision authority may order in the construction permit, at the kick-of meeting or, for a specific reason, while the construction work is in progress that foremen of other special fields shall be used in the construction work.

The specialist foreman shall ensure that construction work in the relevant special field is carried out according to the construction permit, designs, provisions and regulations concerning construction, and good building practice.

Further provisions on specialist foremen's site management tasks may be issued by government decree.

Section 98
Cooperation obligation

The parties to a construction project shall engage in cooperation to improve the quality of construction and create the preconditions for implementing the construction project to a high quality.

Chapter 9
Organisation of construction supervision

Section 99 (897/2024)
Municipal construction supervision authority

The tasks of the authority regarding construction supervision are carried out by a committee or some other multimember body, which shall not be the municipal executive, designated by the municipality. The committee or multimember body (construction supervision authority) may delegate its powers to a local government official unless otherwise separately provided by law. Provisions on the delegation of powers as part of cooperation between municipalities are laid down in the Local Government Act. A matter concerning administrative enforcement may not, however, be delegated to a local government official to decide.

Section 100
Tasks of a construction supervision authority

The duty of the municipal construction supervision authority is to, in the public interest, supervise compliance with zoning and, for its part, to ensure compliance with the provisions or regulations concerning construction laid down in or by virtue of the Land Use Act. In addition, the municipal construction supervision authority has a duty to, in the public interest, supervise construction activities referred to in this Act and, for its part, ensure compliance with the provisions or regulations laid down in or by virtue of this Act. The construction supervision authority shall see to the processing of permits for construction and other measures and, for its part, supervise the maintenance and management of the built environment and buildings in compliance with the relevant statutes. The tasks of the municipal construction supervision authority also include providing general guidance and advice for construction needed in the municipality.

Provisions on the participation of other municipal authorities in the official supervision of construction and on organising townscape and technical inspections of building designs may be issued by administrative regulations.

Section 101
Difficulty of a construction project

The difficulty of a construction project is determined on the basis of the following factors:

1) scale of the project, size and intended use of the project, conditions on the building site and building history perspectives;
2) negative consequences on safety and health resulting from the use, wear and tear and potential construction defects of the completed project;
3) previous experience of the functionality of the design and implementation solutions used in the project.

Further provisions on the difficulty of a construction project may be issued by government decree.

Section 102
Scope of official supervision

When considering the scope of the supervision duty, the difficulty of a construction project referred to in section 101 shall be taken into account. It is the duty of the construction supervision authority to conduct random inspection procedures to supervise that the responsible parties fulfil their obligations. In this respect, the authority shall intervene in any negligence they detect.

The construction supervision authority is not responsible for the quality of construction. The authority shall ensure, however, that external inspections and special procedures are used in a project when this is required by the difficulty of the project or task.

Section 103
Building inspector

For advice provision and supervision related to construction, the municipality shall have a building inspector who has completed a degree in the construction sector and shall maintain their competence related to the provisions and regulations relevant to managing construction supervision task and to technical solutions of construction. Two or more municipalities may share a building inspector. The municipality may also delegate the construction supervision task to a local government official in another municipality under an agreement.

The building inspector shall have a university degree in the construction sector suitable for the task. In addition, they shall have experience of tasks related to building design and the performance of construction work.

Further provisions on the qualification requirements of a building inspector and maintaining their competence may be issued by government decree.

Section 104
Position of a building inspector

In their tasks referred to in this Act, a building inspector is subordinate to the municipal construction supervision authority and performs the tasks independently as required under this Act and provisions generally applicable to official activities.

A building inspector and other local government official carrying out construction supervision tasks and a market surveillance authority shall, on request, prove their identity and official position when carrying out tasks associated with implementing this Act.

Chapter 10
Performance of construction work

Section 105
Construction work and its supervision

Construction work shall be carried out in compliance with the requirements of the provisions and regulations concerning construction and of good building practice.

Official supervision of construction work begins when construction work subject to a permit commences and ends with the final inspection. The supervision is carried out on the work phases and on the scale decided by the authority. The focus in supervision shall be on aspects that are significant in terms of a good end result in the construction.

Section 106
Using the area of a neighbour

On application, the construction supervision authority may give a permission to use a neighbour's area for completing essential construction work of an applicant or other measures related to construction if the neighbour does not incur other than temporary and minor inconvenience or

disturbance from this. Once the measure has been completed, the applicant shall restore the neighbour's area and render it to the condition in which it was before use.

Section 107
Marking out the location of a building

The municipality may provide in the construction permit that, before construction commences, the relevant municipal authority shall mark out the location and elevation of the building in the terrain based on approved drawings.

Section 108
Commencement and interruption of construction work

The party undertaking a construction project shall submit a commencement notification to the municipal construction supervision authority of construction work requiring a construction permit before the work commences. A commencement notification need not be submitted, however, if a kick-off meeting has been held before the construction work commences.

Construction work has commenced when casting of the foundations of a building or installation of the building elements of the foundations has commenced. In repairs and alterations to a building, the construction work has commenced when the demolition or building of structures or building elements has commenced. If demolishing structures is essential in terms of the design work, demolition may take place before the repairs and alterations commence.

The construction work may not commence before a notification of the site manager and, if this is required in the project, of specialist foreman has been submitted to the construction supervision authority. If the construction project no longer has a site manager or the site manager does not fulfil the requirements laid down in section 89, the construction supervision authority shall suspend the construction work until the party undertaking the project has provided notification of a new site manager.

Section 109 (897/2024)
Actions permitted before construction work commences

Measures that are permitted before the construction work commences include digging, excavation, tree felling and other similar preparatory measures of construction carried out in compliance with the provisions of a permit for landscape work. Those undertaking a construction project shall notify the construction supervision authority of such preparatory measures of construction before they commence.

Piling work for the foundations of a building may be carried out before construction work commences in accordance with a piling design submitted to the construction supervision authority. Those undertaking a construction project shall notify the construction supervision authority of piling work before it commences. Piling work carried out before construction work commences shall be directed by a site manager or specialist foreman approved by the construction supervision authority.

Section 110
Kick-off meeting

The construction supervision authority may provide in the construction permit that a kick-off meeting of the construction work is to be held. When considering the need for a kick-off meeting, the difficulty of the construction project, expertise and professional skills of its executors, and other factors affecting a good end result of construction are taken into account. A kick-off meeting may also be held in projects for which a permit for landscape work is required.

The party undertaking the construction project shall ensure that the kick-off meeting is held before the construction work commences. The participants at the kick-off meeting shall include at least a representative of the construction supervision authority, the party undertaking the construction project or their representative, the principal designer of the building and the site manager.

At the kick-off meeting, the relevant actors involved in the design and construction work and their inspection tasks, site visits and inspections by authorities, and other reports and measures to ensure the good quality of construction are set out and recorded in the minutes. The procedures agreed upon at the kick-off meeting shall be complied with in the construction work. (897/2024)

Section 111
Quality assurance report

The construction supervision authority may require in the construction permit or on the basis of a kick-off meeting that the party undertaking the construction project produces a separate quality assurance report on measures taken to assure the quality of construction. A quality assurance report shall be required if the construction project or part of it is exceptionally or very difficult or if, on the basis of the procedures agreed upon at the kick-off meeting, there are no grounds for expecting that the end result of the construction will be compliant with the provisions and regulations concerning construction. If only one part of the construction project is exceptionally or very difficult, a quality assurance report shall only be required on this part.

Essential information on the actions aiming to ensure that an end result compliant with the provisions and regulations concerning construction is achieved shall be recorded in the quality assurance report. The procedures set out in the quality assurance report shall be complied with in the construction work. The party undertaking a construction project shall attach the quality assurance report to the inspection document on the construction work referred to in section 118.

Further provisions on the contents of the quality assurance report may be issued by decree of the Ministry of the Environment.

Section 112
Site visits by authorities

The construction supervision authority may provide in a permit concerning construction that a foundation inspection, location inspection, structural inspection and inspections of heating, water and ventilation systems be conducted for the supervision of the construction work.

The local government official conducting the site visit shall determine if the measures, inspections and reports associated with a certain phase of the construction work and the measures required due to observed shortcomings or defects have been carried out. The site manager shall be present at the site visit. The designers and specialist foremen shall be present at the site visit if their expertise is needed to clarify an issue relevant to the site visit. If cause for an admonition is found during the site visit, the local government official conducting the site visit shall issue a written order concerning the necessary measures and the deadline for removing or correcting a shortcoming or defect. A site visit may only be conducted on premises intended for residence of permanent nature if this is essential for investigating the issue concerned in the site visit. A site visit may only be conducted on premises where the construction work is subject to a construction

permit. In other respects, section 38 of the Administrative Procedure Act (434/2003) is complied with. (897/2024)

Further provisions on the conduct of site visits may be issued by decree of the Ministry of the Environment.

Section 113
Inspections by authorities during construction work

In addition to site visits, the construction supervision authority may order that other inspections be conducted to supervise compliance with permit regulations, designs or provisions and regulations concerning construction. The construction supervision authority may give orders concerning inspections when issuing a permit for construction at the kick-off meeting or, for a specific reason, while the construction work is in progress.

If cause for an admonition is found in an inspection, the local government official shall issue a written order concerning the necessary measures and the deadline for removing or correcting the shortcoming or defect. An inspection may only be conducted on premises intended for residence of permanent nature if this is essential for investigating the issue concerned in the inspection. An inspection may only be conducted on premises where construction work is subject to a construction permit.

In other respects, section 39 of the Administrative Procedure Act is complied with.

Section 114
Expert inspection

On application, the construction supervision authority may permit the party undertaking a construction project or an expert employed by them to verify that the construction work is compliant with the designs.

The person conducting the expert inspection shall have the education and experience needed to carry out such an inspection, and they shall give their written consent to undertaking the inspection task. The inspection shall be recorded in the inspection document on the construction work.

An expert inspection approved by the construction supervision authority complements official supervision conducted while the construction work is in progress.

Section 115
External inspection

While processing a permit application or while construction work is in progress, the construction supervision authority may require that the party undertaking the construction project obtains the opinion of an independent and competent expert on whether a planned solution or the construction meet the statutory requirements.

The construction supervision authority may require this opinion if design and implementation methods or products with significant impacts on the safety, health or long-term durability of the building are employed where general certainty or prior experience of their performance does not exist. An external inspection shall be required if:
1) a defect or negligence whose impact or rectification cannot be reliably assessed or carried out without an external inspection is observed or suspected in the construction;
2) damage and structures that have not been taken into account in the designs are observed while carrying out repairs and alterations.

The party undertaking the construction project is responsible for the costs incurred from an external inspection.

Section 116
Special procedure

The construction supervision authority may require that, in a difficult, very difficult and exceptionally difficult construction project, a quality assurance report referred to in section 111 is drawn up or an expert inspection referred to in section 114 or an external inspection referred to in section 115 is carried out.

A special procedure referred to in subsection 1 above shall be required if the building object poses a particular risk of not fulfilling the requirements for structural safety, fire safety, health or building physics performance, or of cultural history values being lost. If the particular risk is only associated

with one part of the building object, the special procedure may only be required for the relevant part.

A special procedure may be required when a new building is being constructed and when a building is being repaired or altered. The construction supervision authority shall identify in their decision on the special procedure the building objects on which the party undertaking the construction project shall provide accounts to the extent required in the decision. The construction supervision authority may also order in its decision on the special procedure that the party undertaking the construction project and the owner of the building shall monitor the fulfilment of essential technical requirements referred to in sections 29–41 in respect of the structures or building properties subject to the special procedure while the building is in use. The construction supervision authority may issue orders on the special procedure in the construction permit, at the kick-off meeting or, for a specific reason, while the construction work is in progress. The construction supervision authority shall justify their requirement to apply a special procedure.

Section 117
Deviating from the design while construction work is in progress

A building inspector or another local government official designated by the municipality to carry out the tasks of a building inspector may, while construction work is in progress, give a permission to deviate from designs approved in the permit decision if, considering the nature of the deviation and the provisions and regulations on consideration of permits, it does not entail an essential change to the permit or affect the position of neighbours. The content of the change and the name of the local government official who gave their permission for it shall be recorded in the approved designs. On request, the modified design shall be submitted to the construction supervision authority.

If the deviation from the designs approved in the permit decision, considering its nature and the provisions on consideration of permits, entails an essential change to the permit or affects the position of neighbours, a construction permit application to deviate from the design shall be submitted to the construction supervision authority.

Any significant changes made to special designs while the construction work is in progress shall be signed by a specialist designer and submitted to the construction supervision authority before the work phases in question are commenced.

Section 118
Inspection document on the construction work

A party undertaking a construction project shall ensure that the inspection document on the construction work is kept on the construction site.

The persons responsible for construction phases set down in the construction permit or at the kick-off meeting and those who have inspected work phases shall confirm the inspections they have conducted in the inspection document on the construction work. A justified comment shall also be recorded in the inspection document if a deviation from provisions concerning construction is made in the construction work. The construction supervision authority shall inform the party undertaking the construction project of any incorrect entries in the inspection document, except if the error is, in the authority's view, not significant in terms of the safety or health of the building.

Further provisions on the contents of the inspection document and the entries made in it may be issued by decree of the Ministry of the Environment.

Section 119
Supervision by the developer

On application, the construction supervision authority may give the party undertaking a construction project a permission to supervise construction work other than that of a residential building fully or partly themselves in accordance with a supervision plan presented by this party. The supervision plan shall contain information on the construction project and the conduct of supervision by the developer. This permission may be granted if, based on the supervision plan produced and the education and experience of the party undertaking the construction project and others involved in the project, it may be expected that the construction will be carried out in compliance with the construction permit and the provisions and regulations concerning construction without official supervision.

The construction supervision authority may withdraw the permission concerning supervision by the developer if, after giving its approval, it becomes obvious to the authority that the preconditions laid down for supervision by the developer in subsection 1 are not met. Supervision by the developer does not limit the powers of the construction supervision authority laid down in this Act.

Regardless of supervision by the developer, the final inspection shall be conducted as laid down in section 122.

Further provisions on the contents and implementation of the supervision plan may be issued by decree of the Ministry of the Environment.

Section 120
Obligations of a party undertaking a construction project in supervision by the developer

The party undertaking a construction project is responsible for compliance with the supervision plan when supervising the construction work.

The party undertaking a construction project shall notify the construction supervision authority if:
1) a change occurs in the preconditions for approval of supervision by the developer that may require reconsideration of the approval by the construction supervision authority;
2) the supervision plan is complemented;
3) construction products whose acceptability cannot be adequately ascertained are used in the construction work;
4) new construction methods of which there is no prior general experience are used in the construction work;
5) a defect is detected in construction and external expertise may be required to assess the measures to rectify it.

Section 121
Properties of a construction product

A construction product intended for use as part of a building shall be safe and healthy, and its properties shall be such that the building object, when appropriately designed and built, fulfils the essential technical requirements laid down in this Act when conventionally maintained for the duration of its economically justified service life.

The manufacturer of a construction product shall, as referred to in section 9 of the Waste Act, ensure that a construction product is designed and manufactured to be durable and capable of

being repaired and that, when removed from the building object, the product can be reused in construction or as material in respect of its recoverable parts.

Section 122
Final inspection

A building or its part may not be commissioned before the construction supervision authority has approved it for commissioning in a final inspection.

A final inspection may be conducted when the party undertaking the construction project has notified the construction supervision authority of the following:
1) the construction work has been completed in accordance with the construction permit and the provisions and regulations concerning construction;
2) the site visits and inspections ordered by the construction supervision authority and the measures required as a result of these have been carried out;
3) any statutory inspections and those with an essential impact on the safety of use of a building and the measures required as a result of such inspections have been carried out;
4) the entries required under section 118 have been made in the inspection document on the construction work, and a summary of the inspection document has been submitted to the construction supervision authority;
5) the use and maintenance manual of the building, if such a manual is required to be drawn up, has been completed and can be handed over to the owner of the building;
6) a permit issued under the Environmental Protection Act or a decision made on a notification matter if they are needed for using the building as intended is enforceable;
7) as-built building designs and special designs concerning the building object have been submitted to the municipality as an as-built model or in some other machine-readable format;
8) permission for or approval of any deviations made during the construction period has been obtained from the municipality;
(897/2024)
9) the building is below the carbon footprint threshold value laid down in section 38a demonstrated for the building by means of a climate declaration;
(897/2024)
10) the list of construction products of the building under section 38, subsection 3 has been updated;
(897/2024)

11) the building plot has been entered into the Real Estate Register in accordance with section 43b.
(897/2024)

The construction supervision authority shall keep minutes of the final inspection. The provisions of section 112 on the parties that shall be present at the inspection also apply to a final inspection. An inspection may only be conducted on premises intended for residence of permanent nature if this is essential for investigating the issue concerned in the inspection. The party undertaking a construction project shall apply for the conduct of the final inspection within the period of validity of the permit issued to them.

Section 123
Partial final inspection

The construction supervision authority may also approve a building or its part for commissioning in a partial final inspection. The precondition for approval is that only minor parts of the construction work remain to be completed and that the building or its part fulfils the conditions laid down in section 122, subsection 2, paragraphs 2–8 and is healthy, safe and usable.

The construction supervision authority shall keep minutes of a partial final inspection. The provisions of section 112, subsection 2 on site visits by authorities also apply to a partial final inspection. The party undertaking a construction project shall apply for the conduct of a final inspection within the period of validity of the permit issued to them also when the building or its part is approved for commissioning in a partial final inspection. An inspection may only be conducted on premises intended for residence of permanent nature if this is essential for investigating the issue concerned in the inspection.

Further provisions concerning the preconditions for commissioning a building or its part in a partial final inspection may be issued by decree of the Ministry of the Environment.

Section 124
Establishing security arrangements against insolvency

In connection with a final inspection that needs to be conducted to approve a residential building for commissioning, the construction supervision authority shall establish if a certificate of

security arrangements against insolvency referred to in chapter 2, section 19 or chapter 4, section 3a of the Housing Transactions Act (843/1994) has been submitted to it.

If this certificate has not been submitted, the construction supervision authority shall notify the Finnish Competition and Consumer Authority of this without delay, after conducting the final inspection.

The provisions of subsections 1 and 2 also apply when a residential building or its part is approved for commissioning in a partial final inspection.

Chapter 11
Arrangements relating to construction

Section 125
Play and recreational areas

In connection with a residential building, outdoor areas safely separated from areas reserved for traffic shall be provided for play and recreational areas, unless corresponding spaces or areas are included in joint arrangements of properties or located nearby.

A derogation from the obligation to provide play and recreational areas may be permitted in respect of minor additional construction if this is justifiable due to the size of the property, the terrain or some other similar reason and in respect of repairs and alterations if they do not entail needs to change play and recreational areas.

Section 126
Arrangements for parking spaces

The party undertaking a construction project shall see to arrangements for parking spaces in connection with construction as provided in the local detailed plan and the construction permit for the property.

If the local detailed plan so provides, the municipality may designate the necessary parking spaces at a reasonable distance and assign them to the property. In this case, a fee according to a tariff

approved by the municipality and corresponding in value to the exemption from the duty to provide parking spaces may be collected from the property owner.

The obligation to provide parking spaces does not apply to minor additional construction or to repairs and alterations to a building. When altering the intended use of a building or its part, the need for parking spaces arising from this shall, however, be taken into account.

Section 127
Waste management

While carrying out the construction, a party undertaking a construction project shall make arrangements for the facilities and structures required for the property's waste management. Waste management may not cause harm to health, safety or the environment.

Further provisions on the facilities and structures required for waste management may be issued by government decree.

Section 128
Building easements

The parties may agree in writing on a permanent right to use a building or structure or to take a corresponding measure on another property for the purposes of a building plot or a property used as a building site (*building easement*). Establishing a building easement for the needs of the municipality or its utility building or for civil engineering construction is also possible if the easement is not associated with a building plot or a property used as a building site.

The types of building easements are foundation easement, structural easement, equipment easement, use easement, maintenance easement, joint easement, wall easement, toleration easement and three-dimensional property easement. The municipal construction supervision authority may establish a building easement if the interested parties agree on this and the easement promotes construction or the use of a property, the holder of the easement cannot use the property as intended without the easement, and the easement does not cause significant inconvenience to the property it concerns. For a particular reason, a building easement may be established as a temporary one.

In addition to a decision on establishing a building easement, a decision on modifying and removing it is made by the municipal construction supervision authority.

The keeper of the Real Estate Register shall record the establishment and removal of a building easement in the Real Estate Register.

Further provisions on types of easements and their registration may be issued by government decree.

Section 129
Building easement required by a local detailed plan

The construction supervision authority can establish a building easement required by a local detailed plan without the consent of the interested parties:
1) to arrange a civil defence shelter, parking spaces or waste management facilities for a building;
2) to provide access to a building for another property or for public use by pedestrians when the implementation of the local detailed plan or plot division cannot otherwise be arranged;
3) to use a neighbouring property to provide support for building elements located on the boundary between the properties or to construct a party wall;
4) for a three-dimensional property, however, in compliance with the provisions of section 128, subsection 2.

An easement required by a local detailed plan may be established unless this is manifestly unnecessary or unreasonable for the property in question due to circumstances that have changed since the plan entered into force.

An easement required in a local detailed plan may also be established for the purposes of the municipality or a utility building under its control.

Section 130
Easement arrangement

A building easement may be removed or amended by the construction supervision authority if the interested parties so agree and the measure does not hamper construction, proper use or maintenance of the property or implementation of the local detailed plan.

A building easement may be amended or removed by the construction supervision authority without the easement holder's consent if:
1) the easement has become unnecessary due to a change in circumstances since its establishment, or it has lost a substantial part of its significance;
2) the burden caused by the easement has become unreasonable for the property concerned, and amending or removing the easement will not cause substantial inconvenience to the easement holder;
3) the easement substantially hampers the implementation of the local detailed plan.

If no agreement can be reached between the interested parties regarding compensation payable on establishing, amending or removing a building easement, the matter is resolved in a redemption procedure in compliance with the provisions on ordering the compensation for redemption laid down in the Act on the Redemption of Immoveable Property and Special Rights (603/1977).

Section 131
Placement of civil engineering installations

A property owner and titleholder are obliged to allow the placement of a service conduit serving the community or the property in the area they own or control, unless the placement can be organised satisfactorily by some other means and at reasonable cost. This also applies to minor installations and structures associated with service conduits. A service conduit or other installation may not be constructed in such a way that hampers zoning in the area or implementation of a zoning plan. Unless an agreement on the placement of the installation has been reached with the property owner and titleholder, a decision concerning the matter is made by the municipal construction supervision authority. When making a decision on the placement of the installation, attention shall be paid to not causing undue inconvenience for the use of the property. The agreement on the placement of a conduit or other installation is also binding on a new owner and titleholder of the property.

The owner and titleholder of a property are entitled to compensation for inconvenience and losses caused by the placement of a service conduit or other installation. Unless an agreement can be reached on the compensation between the interested parties, the matter is resolved in compliance

with the provisions on ordering the compensation for redemption laid down in the Act on the Redemption of Immoveable Property and Special Rights.

Provisions on the placement of telecommunication cables, base stations and radio masts on a property owned or controlled by another are laid down in chapter 28 of the Act on Electronic Communications Services (917/2014). Provisions on the placement of telecommunication cables in a road area are laid down in section 42a of the Highways Act.

Section 132
Water conveyance and drainage

The provisions of section 131 apply to the placement of a water conduit and minor installations and structures associated with the conduit in a land area unless their placement is determined in a permit decision on water extraction referred to in the Water Act (587/2011).

The provisions of section 131 apply to drainage in an area covered by a local detailed plan or a protective embankment or pumping station to be placed for drainage in an area owned or controlled by another party. The matter is decided by an authority designated by the municipality.

A matter referred to in subsection 2 above is, however, decided as laid down in chapter 5 of the Water Act if:
1) the area involved is covered by a detailed shore plan;
2) drainage serves the land drainage of areas designated for agriculture and forestry in a local detailed plan;
3) drainage mainly takes place outside the area covered by a local detailed plan;
4) drainage causes inconvenience to or creates a need to conduct water on a property owned by a third party;
5) a permit from the Finnish Supervisory Agency or a decision made in drainage proceedings is required for the drainage.
(809/2025)

Section 133
Modifying and removing civil engineering installations

The municipal construction supervision authority may order that a conduit or installation referred to in section 131 be relocated in compliance with the provisions of section 160 of the Real Estate Formation Act (554/1995) on relocating an encumbrance established in cadastral proceedings.

Should the circumstances change, the municipal construction supervision authority may also make a decision on removing the conduit or installation in compliance with the provisions of section 161, subsection 1 of the Real Estate Formation Act, however, taking into account the provisions of section 131 of this Act, instead of sections 156 and 157 of the said Act.

Provisions on relocating a conduit, installation or structure located in a public area are laid down in section 89 of the Land Use Act.

Section 134
Placement of minor installations

The provisions of sections 131 and 133 also apply to the obligation of the owner and titleholder of a property and building to allow the affixation or placement of fasteners for lighting, traffic or telecommunications cables, traffic signs, traffic control devices and signposts and minor components of the street structure on a property, in an area or in a building.

Section 135
Joint arrangement between properties

If joint arrangements between several properties are required to implement a local detailed plan, the municipal construction supervision authority may, on the initiative of one property owner and in connection with construction or otherwise, issue an order on joint use of a block or part thereof or of premises connected to the property.

A decision concerning a joint arrangement shall include a plan for the arrangement with provisions on the use of the area or premises, on their repairs and maintenance, and on the grounds for the division of the costs incurred from the arrangement and on their payment.

The construction supervision authority may issue an order on a joint arrangement when the arrangement permanently promotes the use of several properties and does not create an unreasonable burden to any property. If no agreement can be reached by the interested parties on

the costs of the arrangement, the matter is resolved in accordance with the provisions of the Act on the Redemption of Immoveable Property and Special Rights.

Further provisions on the registration of rights established by a decision on a joint arrangement may be issued by government decree.

Section 136
Joint arrangement necessary because of a three-dimensional property

If joint arrangements between several properties are needed because of a three-dimensional property, the municipal construction supervision authority may, by agreement between all property owners or on the initiative of a single property owner and after hearing the other property owners or titleholders and in connection with construction or otherwise, issue an order on the joint use of a block or its part or of premises connected to the property. The provisions of section 135, subsections 2–4 are complied with in a joint arrangement.

Section 137
Amending and cancelling a joint arrangement

A decision to amend and cancel a joint arrangement is made by the municipal construction supervision authority in compliance with the provisions of section 130 on amending and removing an easement.

Further provisions on the registration of an amendment to or cancellation of a joint arrangement may be issued by government decree.

Section 138
Altering the natural course of water

If the natural ground level of a property used as a building site is altered or other measures are taken which alter the natural course of water on the property, it is the obligation of the property owner or titleholder to ensure that the measures do not cause substantial inconvenience to neighbours. If the owner or titleholder of a property neglects their obligations, the municipal construction supervision authority shall, on application, order how the inconvenience is to be remedied or eliminated.

The provisions of subsection 1 also apply to the owner of a street, traffic area and another public area.

Chapter 12
Use and maintenance of a building

Section 139
Use and maintenance manual of a building

The principal designer shall ensure that machine-readable instructions for using and maintaining a new building are prepared based on the information models or machine-readable information of the building. The use and maintenance manual shall also be prepared for the area targeted by the repair measure when carrying out repairs and alterations to a building or when its intended use is to be altered if the measure requires a construction permit.

The use and maintenance manual of a building shall contain the information needed for using the building and the building site as intended and fulfilling the maintenance obligation, taking into account the properties of the building and the planned service life of the building and its building elements and installations. The use and maintenance manual of a building shall contain:
1) basic information and the floor area and volume data of the property and building;
2) as-built data concerning the building;
3) information on the history of the building;
4) information concerning the maintenance of the building;
5) information required for a maintenance need report and maintenance plan.

Any measures taken while carrying out maintenance work, repairs or alterations concerning a building or when altering its intended use shall be recorded in the use and maintenance manual. The owner of the building has a duty to keep the use and maintenance manual up to date.

The provisions laid down in the Act on Assessing the Structural Safety of Certain Buildings with a Large Frame (300/2015) apply to the obligation to prepare the use and maintenance manual for certain large-framed buildings and the particular requirements for the contents of these manuals.

Further provisions concerning the contents and machine-readable format of the use and maintenance manual of a building may be issued by decree of the Ministry of the Environment.

Section 140
Maintenance of a building

The owner of a building shall:
1) keep the building and its surroundings in such a condition that it meets the requirements of health, safety and fitness for use at all times and does not cause environmental harm or degrade the environment;
2) keep a building and its energy supply systems in a condition where they, considering the construction method of the building, meet the energy performance requirements;
3) monitor the condition of structures that are essential in terms of the load-bearing capacity of the building.

The owner of a building protected in a zoning plan or by law shall, when using and maintaining the building, also take into account the requirements arising from building protection without compromising the maintenance related to the health and safety of the building.

Section 141
Neglect of maintenance of a building

If the owner of a building neglects their maintenance obligation, the municipal construction supervision authority may order the building or its part to be repaired or the surroundings of the building to be tidied. If a building or its part poses an obvious risk to health or safety, the construction supervision authority shall prohibit the use of the building or its part, or order that the building or its part be demolished.

Before issuing a repair order, the construction supervision authority may order the owner of the building to present a condition report on the building to establish repair measures that are manifestly necessary for health or safety reasons.

Chapter 13
Maintenance of the built environment

Section 142
Environmental maintenance

The titleholder of a building shall ensure that the surroundings of the building are used in accordance with the construction permit and kept in a tidy condition. The titleholder of a building may not use a building plot or a building site in a manner that reduces areas designated in the relevant construction permit for planting or as play and recreational areas or other areas that affect the housing comfort. A property owner shall ensure that accessways indicated in the construction permit for emergency vehicles or maintenance use are kept in a suitable condition for motor vehicles.

The central government and municipality shall, for their part, ensure that pedestrian and bicycle paths are kept safe and free from obstacles.

An authority designated by the municipality supervises, for its part, that traffic ways, streets, marketplaces and squares, parks and recreational outdoor areas meet the requirements of comfort and an attractive townscape.

Section 143
Outdoor storage

The owner and titleholder of a building shall, for their part, organise outdoor storage without spoiling the view from a road or other public accessway or area or inconveniencing dwellings around it.

An area covered by a local detailed plan may not be used for storage that causes inconvenience or degrades the environment or for long-term or large-scale outdoor storage of goods, unless otherwise provided in the local detailed plan.

Section 144
Incomplete construction work

If a party undertaking a construction project has not completed the construction work or other measures that have been commenced within ten years of the permit being issued, the municipal construction supervision authority shall oblige the party concerned to complete the work within a

deadline or take other measures necessary for health or safety reasons or because of inconvenience or disturbance caused to the surroundings.

Section 145
Abandoned building

When a building has been partially or completely destroyed, construction work has been left unfinished or the building is no longer used, the property owner shall render the building site and its surroundings to a condition that does not compromise health or safety or degrade the environment. The building shall also be protected against weather and potential vandalism.

Chapter 14
Enforcement measures and sanctions

Section 146
Suspension of construction work

If construction work or other measures are commenced or implemented contrary to the provisions or regulations issued in and by virtue of this Act, or contrary to a permission or approval granted by an authority, the building inspector or other local government official supervising construction has the right to suspend the work.

The municipal construction supervision authority shall be immediately notified of the suspension of construction work. The construction supervision authority decides whether the suspension remains in force. Irrespective of any request for review, the decision shall be complied with unless otherwise ordered by the appellate authority.

Section 147
Conditional fine and enforced compliance

If a party takes action against the provisions or regulations issued in and by virtue of this Act or neglects an obligation based on them, in matters referred to in chapters 6, 8, 10, 12 and 13 the municipal construction supervision authority may oblige the defaulter to rectify the misdeed or negligence within a deadline.

A prohibition or order issued by the authorities may be reinforced by a conditional fine or a notice of enforced compliance at the expense of the negligent party.

Provisions on the notice of a conditional fine and the notice of enforced compliance are laid down in the Act on Conditional Fines (1113/1990).

Section 148
Right to inspect

For carrying out its supervision tasks under this Act, the municipal construction supervision authority has the right to access the building object and to carry out inspections and investigations in it.

Where there are justified grounds for suspecting that provisions, regulations or prohibitions concerning construction or the maintenance of buildings have been contravened, the construction supervision authority is also entitled to enter buildings or rooms. The supervision authority may only carry out a measure referred to in subsection 1 on premises used for residence of permanent nature if this is essential to protect lives, health, property or the environment, or the supervision authority has a justified reason to suspect a negligence referred to in sections 140–145. An inspection may only be conducted on premises intended for residence of permanent nature if this is essential for investigating the issue concerned in the inspection. The owner and titleholder of the building or premises shall be notified of the inspection at least 24 hours in advance.

Section 39 of the Administrative Procedure Act applies to the inspection.

Section 149
Using a third party to assist an authority

When carrying out a task referred to in section 148 above, an authority, public official or local government official may be assisted by persons other than those in a position of a public official or local government official. The person assisting an authority shall have sufficient qualifications considering the nature of the task.

A person assisting the authority may only enter premises used for residence of permanent nature together with an authority, local government official or public official.

The provisions on criminal liability for acts in office apply to a person assisting an authority while they are carrying out tasks referred to in this Act. Provisions on liability for damages are laid down in the Tort Liability Act (412/1974).

Section 150
Executive assistance

The police has the obligation to provide executive assistance for supervising the provisions and regulations issued in and by virtue of this Act if the authority requesting executive assistance is prevented from carrying out its official tasks. The same obligation applies to Finnish Customs and border guard authorities within their remits.

Section 151
Reference to the Criminal Code of Finland

The penalty for degradation of the environment, aggravated degradation of the environment, environmental violation or negligent degradation of the environment is laid down in chapter 48, sections 1–4, and for a building protection offence in chapter 48, section 6, of the Criminal Code (39/1889).

Section 152
Penal provisions

A person who intentionally or through gross negligence
1) commences construction subject to a permit or takes other measures without a permit referred to in sections 42, 53 or 55,
2) fails to ensure that a special design under section 69 or provisions or regulations issued by virtue of it is submitted to the construction supervision authority,
3) fails to comply with a permit regulation referred to in section 76,
4) completes a construction project in which a site manager or a specialist foreman is required without having a site manager referred to in section 96 or a specialist foreman referred to in section 97 in place,

5) undertakes construction work referred to in section 108 before a commencement notification has been submitted or takes other actions permitted before construction work commences referred to in section 109 without notification,
6) neglects the obligation laid down in section 122 to apply for the conduct of a final inspection,
7) neglects the obligation down in section 139 or provisions or regulations issued by virtue of it to ensure that the use and maintenance manual is prepared for a building,
8) neglects the obligation laid down in section 140 to maintain a building,
9) neglects the obligation laid down in section 142 to maintain the surroundings,
10) arranges outdoor storage in a manner that causes inconvenience or disturbance in violation of the provisions of section 143,
11) neglects the obligation laid down in section 145 to render a building site and its surroundings into a condition where it does not present a health or safety risk or degrade the environment

shall be sentenced to a fine for *a construction violation*, unless the act is punishable as degradation of the environment, aggravated degradation of the environment, environmental violation or negligent degradation of the environment referred to in chapter 48, sections 1–4 of the Criminal Code or a building protection offence referred to in section 6 of the Criminal Code.

Section 153
Report with a view to bringing charges

The municipal construction supervision authority shall report an act or negligence referred to in sections 151 and 152 to the police for a pre-trial investigation. The report need not be made if, taking the circumstances into account, the act or negligence can be deemed to be minor and it is not considered that public interest necessitates bringing charges.

If public interest has been infringed, the municipal construction supervision authority is the interested party in criminal proceedings.

Chapter 15
Market surveillance of construction products

Section 154
Market surveillance authority of construction products

The Finnish Safety and Chemicals Agency is the market surveillance authority of construction products referred to in this Act and serves as the market surveillance authority of construction products that fall within the scope of the Construction Products Regulation and the Act on the Type Approval of Certain Construction Products (954/2012). The Finnish Safety and Chemicals Agency also sees to the market surveillance of other construction products permanently affixed to a building object if the product may affect the fulfilment of essential technical requirements referred to in sections 29–41 or poses a risk to human health, safety, the environment or property.

Provisions on the actions of the Finnish Safety and Chemicals Agency in situations where there is justified cause to suspect that a construction product presents a risk to health, safety, the environment or property or that it is not compliant with the CE marking, type approval, verification certificate, quality assurance of manufacturing or other voluntary certificate or a certificate associated with mutual recognition are laid down in Articles 11, 25(5), 26(3) and (4) and Articles 27 and 28 of Regulation (EU) 2019/1020 of the European Parliament and of the Council on market surveillance and compliance of products and amending Directive 2004/42/EC and Regulations (EC) No 765/2008 and (EU) No 305/2011. Provisions on the measures of a market surveillance authority in situations where a construction product with a CE marking does not meet the notified performance levels or poses a risk are laid down in Articles 56–59 of the Construction Products Regulation.

Section 155
Right to access information

The Finnish Safety and Chemicals Agency has the right to obtain information essential for the surveillance from the construction product manufacturer or their authorised representative, importer, distribution service provider or distributor. This information may also include the information referred to in Article 14(4)(a) and (b) of the Regulation mentioned in section 154. The market surveillance authority also has the right to obtain information essential for the surveillance that is needed to verify the owners of online interfaces from the construction product manufacturer or their authorised representative, importer, distribution service provider or distributor.

The right of access to information also applies to information essential in terms of the market surveillance of construction products that is secret when in possession of an authority under the Act on the Openness of Government Activities (621/1999) as it concerns private business or

professional activities or the financial position or state of health of a private individual or otherwise.

Section 156
Right to conduct inspections

For the surveillance and the inspections needed to conduct it, the Finnish Safety and Chemicals Agency has the right to access all facilities used for the manufacture, trade, storage or importation of construction products, or facilities in which information significant in terms of the market surveillance of construction products is kept. However, such inspections may not extend to premises used for residence of permanent nature. The provisions of section 39 of the Administrative Procedure Act shall be complied with in the inspections.

Section 157
Right to take construction products and documents for examination

The Finnish Safety and Chemicals Agency has the right to obtain a construction product, documents associated with its manufacture and other documents, and other material required for surveillance to evaluate a product. The Finnish Safety and Chemicals Agency has the right to obtain construction products under a cover identity if this is essential in terms of supervising the compliance of construction products with the requirements. The Finnish Safety and Chemicals Agency shall inform the manufacturer of the construction product or their authorised representative, importer, distribution service provider or distributor and the controller referred to in Article 4(7) of Regulation (EU) 2016/679 of the European Parliament and of the Council on the protection of natural persons with regard to the processing of personal data and on the free movement of such data, and repealing Directive 95/46/EC (General Data Protection Regulation) of using a cover identity as soon as this is possible without putting the purpose of using the cover identity at risk.

The provisions of this section concerning construction products also apply to samples taken from and parts of construction products.

Section 158
Right to disclose information to and obtain it from other authorities and to use samples taken by others

Notwithstanding secrecy provisions and other restrictions of access to information, the Finnish Safety and Chemicals Agency has the right to disclose information essential in terms of the surveillance to other supervision authorities and to obtain it from other supervision authorities.

Notwithstanding secrecy provisions and other restrictions of access to information, the Finnish Safety and Chemicals Agency has the right to use samples or products acquired by others for investigations required for the surveillance.

Section 159
Right to obtain information from a notified body or institution

Notwithstanding secrecy provisions, the Finnish Safety and Chemicals Agency has the right to obtain information required for the surveillance from a notified body or institution authorised to carry out third-party testing and quality assurance of manufacturing.

Section 160
Right to disclose secret information

Notwithstanding secrecy provisions, the Finnish Safety and Chemicals Agency may disclose essential information on the financial position of a private individual and a corporation, a business secret and the personal circumstances of a private individual it has obtained in its surveillance:
1) to the prosecutor for consideration of charges and the police and other pre-trial investigation authorities to prevent or investigate an offence;
2) to the rescue authorities and occupational safety and health, environmental protection, consumer protection and police authorities and other market surveillance authorities that supervise compliance with product legislation if disclosing the information is essential in terms of carrying out the tasks of the authority or it is conducting supervision laid down for it by law;
3) to a competent authority of a foreign country and an international body to fulfil an obligation under European Union law or an international treaty that is binding on Finland.

Section 161
Use of an external expert

The Finnish Safety and Chemicals Agency has the right to use external experts to assist in investigating, testing and evaluating the performance levels of a product or properties described in a certificate.

External experts may participate in inspections referred to in this Act when assisting the Finnish Safety and Chemicals Agency.

An external expert shall have the expertise and qualifications required by their task.

The provisions on criminal liability for acts in office apply to an external expert when they are carrying out tasks referred to in this section. Provisions on liability for damages are laid down in the Tort Liability Act.

Section 162
Executive assistance provided by the police, Finnish Customs and border guard authorities in market surveillance

The police, Finnish Customs and border guard authorities have the obligation to provide the Finnish Safety and Chemicals Agency with executive assistance for the supervision of compliance with and implementation of this Act and the provisions and regulations issued by virtue of it.

Provisions on executive assistance provided by the police are laid down in the Police Act (872/2011). Provisions on executive assistance provided by Finnish Customs are laid down in the Customs Act (304/2016). Provisions on executive assistance provided by border guard authorities are laid down in the Border Guard Act (578/2005). Provisions on cooperation between the police, Finnish Customs and the Finnish Border Guard are also laid down in the Act on Cooperation between the Police, Customs and the Border Guard (687/2009).

Section 163
Order for action

The Finnish Safety and Chemicals Agency may, as provided by it and within a reasonable deadline set by it, order a construction product manufacturer or their authorised representative, importer, provider of distribution service or distributor to take corrective measures to render a construction

product or documents concerning a construction product or information on a product compliant with essential technical requirements or the CE marking if:
1) the construction product or documents or information concerning a construction product are not compliant with the requirements, or they are not submitted to the Finnish Safety and Chemicals Agency on request; or
2) the construction product may, in ordinary conditions of use or those that can be reasonably anticipated, pose a risk to human health, safety, the environment, property or other public interest.

Section 164
Prohibition

The Finnish Safety and Chemicals Agency may prohibit a construction product manufacturer or their authorised representative, importer, provider of distribution service or distributor from manufacturing, placing on the market, making available on the market or otherwise conveying a product if:
1) the construction product manufacturer or their authorised representative, importer, provider of distribution service or distributor does not, despite an order referred to in section 163, take corrective measures, or the order is not sufficient to secure the health and safety of the construction product;
2) the construction product or documents or information concerning a construction product are not compliant with the requirements, or they are not submitted to the Finnish Safety and Chemicals Agency on request, and the defects are substantial; or
3) the construction product or documents or information concerning a construction product are not compliant with the requirements and the construction product may, in ordinary conditions of use or those that can be reasonably anticipated, pose a risk to human health, safety, the environment, property or other public interest.

In addition to a prohibition referred to in subsection 1, the Finnish Safety and Chemicals Agency may order the construction product manufacturer or their authorised representative, importer, provider of distribution service or distributor to withdraw a construction product from the market and issue an order on other measures needed to restrict the entry on the market of a construction product.

Section 165

Product recall procedure

The Finnish Safety and Chemicals Agency may order the construction product manufacturer or their authorised representative, importer, provider of distribution service or distributor to withdraw from the market and recall from end users a construction product that poses a risk to human health, safety, the environment, property or other public interest, and to replace it with a corresponding or similar construction product compliant with essential technical requirements or CE marking, or to cancel the transaction if an order referred to in section 163 or a prohibition or order referred to in section 164 is not sufficient to secure the health and safety of the construction product.

If an order referred to in section 163 or prohibition or order referred to in section 164 is not sufficient to secure the health and safety of the construction product and the operator fails to take measures regardless of the order or prohibition, an order referred to in subsection 1 may also be issued if the documents or information concerning the construction product are not compliant with the requirements or if they have not, despite a request to do so, been submitted to the Finnish Safety and Chemicals Agency and the defects are substantial.

Instead of recalling a product in possession of the end user, the Finnish Safety and Chemicals Agency may order the construction product manufacturer or their authorised representative, importer, distribution service provider or distributor to repair the product or have it repaired in such a way that the risk caused by the defect or shortcoming in its structure or consistency or by the untruthful, misleading or deficient information provided on the product is removed.

Section 166
Orders complementing a prohibition and orders

A construction product manufacturer or their authorised representative, importer, distribution service provider or distributor shall provide the Finnish Safety and Chemicals Agency, within a reasonable time ordered by the Agency, an account of how an order or prohibition referred to in sections 163–165 or 167–171 has been implemented.

The Finnish Safety and Chemicals Agency may order that the construction product manufacturer or their authorised representative, importer, distribution service provider or distributor ensures that the measures needed under an order or prohibition referred to in subsection 1 are also carried out

on construction products that have been placed on the market or made available on the market in other European Union Member States or within the European Economic Area.

Section 167
Temporary prohibition

The Finnish Safety and Chemicals Agency may order that a prohibition referred to in section 164, subsection 1 be imposed on a temporary basis while the matter is being investigated if it is obvious that a construction product may contravene essential technical requirements or the CE marking, or the construction product may, in ordinary conditions of use or those that can be reasonably anticipated, pose a risk to human health, safety, the environment, property or other public interest.

The temporary prohibition remains in force until the Finnish Safety and Chemicals Agency issues its final decision on the matter. The Finnish Safety and Chemicals Agency shall decide the matter urgently.

Section 168
Issuing an order on communication

If the Finnish Safety and Chemicals Agency has issued an order or prohibition referred to in sections 163–165 or 169–171, or a construction product or its use involves a risk to human health, safety, the environment, property or other public interest, the Finnish Safety and Chemicals Agency may oblige the construction product manufacturer or their authorised representative, importer, distribution service provider or distributor to communicate about the matter within a deadline and as ordered by the Agency. In addition, to guarantee user safety the Finnish Safety and Chemicals Agency may oblige the construction product manufacturer or their authorised representative, importer, distribution service provider or distributor to supply the end users with the necessary information and instructions.

The Finnish Safety and Chemicals Agency may, on the expense of the construction product manufacturer or their authorised representative, importer, distribution service provider or distributor, communicate about the matters referred to in subsection 1 if the operator has not complied with the order to communicate or if, due to the urgency of the matter, communicating about it is necessary due to a risk to human health or safety.

Section 169
Exportation ban

If a construction product contravenes essential technical requirements or the CE marking and poses a serious risk to human health or safety, the Finnish Safety and Chemicals Agency may ban the exportation of the product or its transport via Finland.

The Finnish Safety and Chemicals Agency may also order that the ban referred to in subsection 1 be imposed on a temporary basis while the matter is being investigated if it is obvious that the product may pose a risk to human health, safety, the environment, property or other public interest and this risk cannot otherwise be prevented. The temporary prohibition remains in force until the Finnish Safety and Chemicals Agency issues its final decision on the matter. The Finnish Safety and Chemicals Agency shall decide the matter urgently.

Section 170
Removing content or a domain name from an online interface

If a construction product poses a serious risk to human health, safety, the environment or property and this is essential to eliminate a serious risk, the Finnish Safety and Chemicals Agency may order the construction product manufacturer or their authorised representative, importer, distribution service provider or distributor to remove content referring to the product from an online interface. On the same conditions, the Finnish Safety and Chemicals Agency may order a construction product manufacturer or their authorised representative, importer, distribution service provider or distributor to explicitly warn the construction product user of the risk posed by the product as the user accesses the online interface.

If an order referred to in subsection 1 has not been complied with, the Finnish Safety and Chemicals Agency may order:
1) a service provider to block or restrict access to the online interface or to remove the online interface; or
2) a domain name registry operator or registrar to disable the domain name or to register the domain name for the Finnish Safety and Chemicals Agency.

The Finnish Safety and Chemicals Agency may also issue an order referred to in subsections 1 and 2 on a temporary basis. The temporary order remains in force until the Finnish Safety and Chemicals Agency issues its final decision on the matter. The Finnish Safety and Chemicals Agency shall decide the matter urgently.

Section 171
Commissioning of a measure

If it is obvious that a construction product contravenes essential technical requirements or the CE marking and poses a serious risk to human health and safety and the risk cannot be otherwise eliminated, and the construction product manufacturer or their authorised representative, importer, distribution service provider or distributor fails to take the measures required by the authority, the Finnish Safety and Chemicals Agency has the right to have the measures necessary for eliminating the risk taken at the expense of the construction product manufacturer or their authorised representative, importer, distribution service provider or distributor.

Section 172
Order to destroy

If the orders and prohibitions referred to in sections 163–169 are not sufficient to secure the health and safety of a construction product, the Finnish Safety and Chemicals Agency may order a product in possession of the construction product manufacturer or their authorised representative, importer, distribution service provider or distributor and a product recalled under section 165 to be destroyed or, if this is not deemed appropriate, issue an order on other action to be taken concerning the construction product.

Section 173
Report of the Finnish Safety and Chemicals Agency to a notified body

The Finnish Safety and Chemicals Agency shall report the measures taken on an economic operator that concern a product contravening essential technical requirements or the CE marking to the relevant notified body.

Section 174
Obligation to reimburse investigation costs

The construction product manufacturer or their authorised representative, importer, distribution service provider or distributor has the obligation to reimburse the costs incurred by the state from an investigation if the investigation proves that the construction product does not meet the performance levels declared or have the properties described in the certificate. The reimbursement is directly enforceable. Provisions on its collection are laid down in the Act on the Enforcement of Taxes and Public Payments.

Section 175
Reporting obligation of the construction supervision authority

The municipal construction supervision authority shall monitor the use of construction products and report any shortcomings associated with such products it observes to the Finnish Safety and Chemicals Agency.

Chapter 16
Requests for review

Section 176
Request for review of a decision of the Finnish Safety and Chemicals Agency

Provisions on requests for review of a decision of the Finnish Safety and Chemicals Agency referred to in sections 163–172 are laid down in the Administrative Judicial Procedure Act (808/2019).

A decision issued by the Finnish Safety and Chemicals Agency by virtue of this Act or the Construction Products Regulation shall be complied with despite a request for review.

Section 177
Request for review of a tariff decision

Review of a tariff decision on which a fee charged by the municipality is based is requested by lodging an appeal against the decision of a municipal authority in compliance with the provisions laid down in the Local Government Act.

Section 178
Request for review of another decision of an authority

An administrative review may be requested of a decision of a local government official in a matter which the municipal construction supervision authority or other municipal authority has referred to them. If the construction supervision task has been delegated to a local government official in another municipality under an agreement, the processing of a request for review of an administrative decision made by them is determined in accordance with the municipality in which the construction project is located or where the measure was taken. Provisions on a request for an administrative review are laid down in the Administrative Procedure Act.

Requests for review concerning decisions made by a municipal authority other than those referred to in sections 21 and 177 are made by lodging an appeal with an administrative court in compliance with the provisions laid down in the Administrative Judicial Procedure Act. However, the provisions on requests for review of a permit decision apply to requests for review concerning a permit fee and supervision fee.

Section 179 (897/2024)
Right of appeal concerning a construction permit

The right of appeal concerning a construction permit in an area covered by a local detailed plan concerning a construction permit for a building site outside the area covered by the local detailed plan to which the provisions on an area requiring planning do not apply, and a placement permit on which a separate decision is made, is held by:
1) the owner and titleholder of a property or other area located adjacent or opposite to the construction site;
2) the owner and titleholder of a property or other area where the decision may have an essential impact on its construction or other use;
3) a party whose right, obligation or interest the decision affects directly;
4) the municipality;
5) a neighbouring municipality whose land use planning the decision affects;
6) the museum authority if the decision concerns a nationally or regionally significant protected building object.

In addition, a registered association whose purpose is promoting environmental or health protection or nature conservation has a right of appeal within its operating area if the construction permit concerns a building in a project to which the Act on the Environmental Impact Assessment Procedure applies.

If construction in accordance with the construction permit involves demolishing a nationally or regionally significant building, the Finnish Supervisory Agency also has the right of appeal concerning the construction permit. (809/2025)

Section 179a (897/2024)
Right of appeal concerning a clean transition placement permit

The right of appeal concerning a clean transition placement permit is held by:
1) the owner and titleholder of a property or other area located adjacent or opposite to the construction site;
2) the owner and titleholder of a property or other area where the decision may have an essential impact on its construction or other use;
3) a party whose right, obligation or interest the decision affects directly;
4) the municipality;
5) a neighbouring municipality whose land use planning the decision affects;
6) the Finnish Supervisory Agency;
7) an authority other than one referred to in paragraphs 4–6 in matters within its remit.

(809/2025)

In addition, a registered association whose purpose is promoting environmental or health protection or nature conservation has a right of appeal within its operating area if the construction permit concerns a building in a project to which the Act on the Environmental Impact Assessment Procedure applies.

Section 180 (897/2024)
Right of appeal concerning a permission to derogate and in respect of a construction permit for a building site located in an area requiring planning

The right of appeal concerning a permission to derogate and in respect of a construction permit to which the provisions on an area requiring planning apply is held by:
1) the owner and titleholder of a property or other area located adjacent or opposite to the construction site;
2) the owner and titleholder of a property or other area where the decision may have an essential impact on its construction or other use;
3) a person whose housing, work or other circumstances the project may significantly affect;
4) a party whose right, obligation or interest the decision affects directly;
5) the municipality;
6) a neighbouring municipality whose land use planning the decision affects;
7) other authorities in matters within their remits.

In addition, a registered association whose purpose is promoting environmental or health protection or nature conservation has a right of appeal within its operating area if the construction permit concerns a building in a project to which the Act on the Environmental Impact Assessment Procedure applies.

Section 181 (897/2024)
Right of appeal concerning an implementation permit

The right of appeal concerning an implementation permit on which a separate decision is issued is held by:
1) the owner and titleholder of a property or other area located adjacent or opposite to the construction site;
2) the owner and titleholder of a property or other area where the decision may have an essential impact on its construction or other use;
3) a party whose right, obligation or interest the decision affects directly;
4) the municipality;
5) the museum authority if the decision concerns a nationally or regionally significant protected building object.

Section 182 (897/2024)
Right of appeal concerning a demolition permit

The right of appeal concerning a demolition permit is held by:

1) the owner and titleholder of a property or other area located adjacent or opposite to the construction site;
2) the owner and titleholder of a property or other area where the decision may have an essential impact on its construction or other use;
3) a party whose right, obligation or interest the decision affects directly;
4) the municipality.

When the building is nationally or regionally significant, the Finnish Supervisory Agency and the museum authority also have the right of appeal concerning a decision on the demolition of a building. (809/2025)

Section 183
Right of appeal concerning a permit for landscape work

The right of appeal concerning a permit for landscape work is held by:
1) a party whose right, obligation or interest the decision affects directly;
2) a resident of the municipality;
3) the municipality;
4) a neighbouring municipality whose land use planning the decision affects;
5) other authorities in matters within their remits.

If the permit for landscape work implements a legally valid local detailed plan or local master plan, the right of appeal concerning the permit for landscape work is held by:
1) the owner and titleholder of a property or other area located adjacent or opposite to the construction site;
2) a party whose right, obligation or interest the decision affects directly.

(897/2024)

Section 184
Processing of a construction permit on the basis of a zoning plan that is not legally valid

Notwithstanding section 53, subsection 3 and section 81, subsections 1 and 2 of the Land Use Act and section 44, subsection 1, paragraph 7 of this Act, after the period for requesting a review has

expired a construction permit may be issued based on an approved local detailed plan that is not legally valid. In this case, the construction permit shall contain a provision stating that construction may not be commenced before the local detailed plan is legally valid. The permit is deemed expired if the local detailed plan does not become legally valid.

The provisions of subsection 1 on issuing a construction permit on the basis of a local detailed plan also apply to issuing a construction permit referred to in section 52 for constructing a wind power plant on the basis of a local master plan.

Chapter 17
Miscellaneous provisions

Section 185
Notification and communication of certain decisions

Notification of an administrative court decision in a matter referred to in section 19 is given by issuing a public notice. Provisions on public notices are laid down in section 62a of the Administrative Procedure Act.

The municipality shall deliver a permission to derogate under section 57 to the applicant. The municipality shall also deliver the permission to derogate or a copy thereof to those who have submitted an objection regarding the matter and those who have specifically requested this. If an objection has been submitted by several parties together, the permission to derogate or its copy only needs to be sent to the first signatory of the objection. The first signatory is responsible for forwarding the information to the other signatories. The municipality shall also send the permission to derogate to the Finnish Supervisory Agency for information without delay. (809/2025)

Further provisions on the delivery of a permission to derogate may be issued by government decree.

Section 186
Permission to derogate that is not legally valid

A construction permit may be issued on the basis of a permission to derogate that is not legally valid. In this case, the construction permit shall contain a provision stating that construction may not commence before the permission to derogate is legally valid.

Section 187
Using a permission to derogate

The applicant shall use a permission to derogate within two years and a local permission to derogate within five years of the date on which the permission becomes legally valid. The municipality may impose conditions on the derogation in the permission. The provisions of section 79 on permit and supervision fees apply to a permission to derogate.

Section 188 (809/2025)
Right of an authority to access information

The Ministry of the Environment and the Finnish Supervisory Agency have the right to obtain information necessary in terms of the guidance, monitoring and development of this Act from municipalities, regional councils and other authorities referred to in this Act free of charge.

Section 189
Access to information from the Finnish Tax Administration

Notwithstanding secrecy provisions, a municipality and a regional council have the right to, on request, obtain the following information necessary for carrying out their official tasks under this Act and delivering the notices relevant to administrative matters referred to this Act:
1) name of an authorised agent or other contact person of an estate, their personal identity code or other unique identifier, or business ID and electronic and other contact details;
2) name of the property owner, their personal identity code or other unique identifier, or business ID and electronic and other contact details;
3) name of the titleholder of a property, their personal identity code or other unique identifier, or business ID and electronic and other contact details.

An authority referred to in subsection 1 above has the right to obtain the information listed above free of charge.

Section 190
Product Contact Point for Construction

The Finnish Safety and Chemicals Agency is the Product Contact Point for Construction referred to in Article 10 of the Construction Products Regulation.

Section 191
Relationship with other legislation

When deciding on a permit matter and making other official decisions, the provisions laid down in the Antiquities Act and the Nature Conservation Act shall also be complied with.

Section 192
Compensation due to a restriction imposed under the Nature Conservation Act

If a construction permit application is rejected due to a restriction imposed under the Nature Conservation Act and the property owner cannot use the area for an activity yielding a reasonable profit due to the permit having been rejected, the property owner is entitled to compensation for this inconvenience from the state as provided in section 111 of the Nature Conservation Act.

Chapter 18
Entry into force

Section 193
Entry into force

This Act enters into force on 1 January 2025.

Section 194
Pending matters

The provisions in force before the entry into force of this Act apply to the processing of a matter that is pending upon the entry into force of this Act, unless otherwise provided hereinafter.

Section 195 (897/2024)

Transitional provision on qualifications

A person who was authorised no longer than five years before the entry into force of this Act by a construction supervision authority for the corresponding tasks with regard to both the difficulty class and the intended use of the construction project and who can therefore be deemed as fulfilling the requirements required by the task is regarded as a designer or site manager fulfilling the qualification requirements until 1 January 2027. If a design task or site management task remains to be completed on 1 January 2027, the qualification for the task in question continues until the completion of the task.

A person who completed the degree of *rakennusarkkitehti* [construction architect] at an institute of technology before 1 January 1997 and who has at least six years of experience in difficult design tasks and who has proven their qualifications by a certificate specified in section 83 is regarded as a person fulfilling the qualification requirements for exceptionally difficult design tasks. A person who completed the degree of *rakennusmestari* (*teknikko*) [construction manager (technician)] at an institute of technology before 1 January 1998 and who has at least four years of experience in difficult site management tasks and who has proven their qualifications by a certificate specified in section 87 is also regarded as a person fulfilling the qualification requirements for site management tasks concerning exceptionally difficult building objects.

Section 196
Transitional provision on the calculation of gross floor area

When calculating the building right in construction based on a zoning plan that was valid or had been approved upon the entry into force of this Act, the provisions on gross floor area that were in force upon the entry into force of this Act are complied with.

Section 197 (897/2024)
Transitional provision on submission of information to the Built Environment Information System

The municipality shall start submitting the information referred to in sections 72 and 73 to the Built Environment Information System no later than on 1 January 2029.

Entry into force and application of the amending acts:

897/2024:

This Act enters into force on 1 January 2025. Sections 38, 38a, 61 and 68a of this Act apply, however, only from 1 January 2026.

From 1 January 2025 to 31 December 2025, section 131 of the Land Use Act (132/1999) applies to construction permit applications.

809/2025:

This Act enters into force on 1 January 2026

831/2025:

This Act enters into force on 1 January 2026.