

Translation from Finnish

Legally binding only in Finnish and Swedish

Ministry of the Environment, Finland

Decree of the Ministry of the Environment on the Content of Design Models of Buildings and Site Visits of Buildings by Authorities (1340/2025)

By decision of the Ministry of the Environment, the following is enacted under sections 60, 61, 69 and 72 of the Construction Act (751/2023) such as sections 61 and 69 stand in Act 897/2024:

Chapter 1

General provisions

Section 1

Scope of application

This Decree applies to the content, presentation and machine-readable information of the design models, as-built models and special designs of buildings and their format.

In addition, this Decree applies to the machine-readable format and content of information on site visits to a building by authorities and the kick-off meeting to be submitted to the Built Environment Information System.

Section 2

Machine-readable format

In this Decree *a machine-readable format* means a format of information or a file where the structure and format make it possible for programmes or software to easily identify, recognise and retrieve datasets, individual pieces of information and structures of datasets and files from them.

Machine-readable format does not mean file formats or information created by means of photography, conversion into electronic form or other similar manner where the information produced as the outcome require optical character recognition, computer vision or another similar tool or technology for the identification, recognition and retrieval of information.

Section 3

File format of the information model

Version 4.3.2.0 of the Industry Foundation Classes file, hereinafter IFC, or a more recent version shall be used as the file format of the information models referred to in this Decree. The file shall comply with the Reference View Model View Definition.

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

Chapter 2

Information models and machine-readable information of design models, as-built models and special designs

Section 4

Design model

The design model of a building is composed of one or several building information models and the building site information model.

The design model shall contain the information specified in sections 7 and 8 and in Annexes 1 and 2 of this Decree.

The provisions of subsections 1 and 2 concerning the design models of a building also apply to construction objects.

Section 5

Machine-readable information of a building design

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

Section 6

Coordinate systems to be used

The location of a construction object shall be specified in a nationally recognised coordinate system and a height system in such a way that the object can be placed automatically in the recipient system.

In the permit application a consistent coordinate system shall be used with respect to all information in the application.

Section 7

Building site information model

The building site information model shall contain the geometrics of the site in a three-dimensional model. The boundaries of the three-dimensional model shall follow the boundaries of the building site. The land surface shall be modelled in such a way that the site topography is shown.

The building site information model shall be submitted only if the alterations to be made in connection with construction, repair or other alteration are targeted to the building site.

The building site information model shall contain the information to be entered on a building site referred to in Annex 1.

Section 8

Building information model

The building information model shall be modelled by floors. The information model shall contain the building elements and spaces and apartments in the building.

The building elements of the building envelope shall be specified separately from the interior building elements. The type of the building element shall be specified. The building elements shall contain information on whether they are new, to be retained or to be demolished.

Section 9

Special design information model

The information model shall contain the core information specified in Annexes 4 and 5, information on the building elements, information on the systems and information on the product components.

The special design information model shall be modelled by floors.

Section 10

Machine-readable information of a special design

The machine-readable information submitted instead of the special design information model shall contain the information specified in Annex 4.

Section 11

As-built model

The as-built model shall contain the as-built information specified in section 4 and Annexes 1 and 2. The as-built model of a special design shall contain the as-built information specified in section 9 and Annexes 4 and 5.

Section 12

Information of as-built updated designs

The as-built updated designs shall contain the as-built information specified in section 5 and Annexes 1 and 3. The as-built updated designs of special designs shall contain the as-built information specified in section 10 and Annex 4.

Chapter 3

Machine-readable information of site visits by authorities

Section 13

Machine-readable information format of site visits by authorities and the kick-off meeting

A municipality shall submit the information specified in section 14 of this Decree to the Built Environment Information System in the format and structure supported by the technical interface of the Built Environment Information System.

Section 14

Information to be submitted on site visits by authorities

The following information on site visits by authorities shall be submitted to the Built Environment Information System:

- 1) permanent building number or other building identifier;
- 2) type of site visit;
- 3) first name and last name of the person conducting the site visit;
- 4) state of the site visit;
- 5) information on whether a site visit is required in the permit regulations; and
- 6) date of the site visit.

Information on observations made during the site visit and on the site concerned shall be submitted on site visits by authorities if such information has been collected.

The provisions of subsections 1 and 2 shall also apply to the kick-off meeting.

Section 15

Entry into force

This Decree enters into force on 1 January 2026.

Annex 1

Core information and machine-readable core information of main drawing level design and as-built models

Explanation: x = to be entered if information is available; r = also entered in the building site information model

Category	Attribute		Explanation
Building information model	Type of building information model	r	
Designer	Name of designer	r	
	Business name	r	Company name
Building site	Name	r	
	Property identifier	r	
	Unseparated parcel identifier	x, r	
	Address	r	
	Permanent zoning plan identifier	x, r	
	Zoning status	r	
Construction measure	Type of construction measure		
	Renovation	x	
	Area undergoing alterations	x	Extension, alteration or renovation
	Commercial construction		Value: yes/no
Construction object	Name		
	Address of the construction object		
	Temporary	x	
	Type of owner		
	Type of network connection	x	Multiple values are possible
	Number of bicycle parking spaces		
Charging point	Ducting		Value: yes/no
	Other cable routes		Value: yes/no
	Pre-cabbling		Value: yes/no
	Number of charging points		
Building	Permanent building identifier		As-built model and alteration
Building use information	Planned number of users of the building	x	
	Target service life of the building	x	
Intended use	Type of intended use		
Building material of the load-bearing structure	Type of building material of the load-bearing structure		Multiple values are possible
	Construction method		
Source of heating energy	Type of source of heating energy		Multiple values are possible
Heating method	Type of heating method		Multiple values are possible
Facade building material	Type of facade building material		Multiple values are possible

Information on the building envelope	Gross floor area		
	Gross level area		
	Permitted gross level area		
	Height		
	Number of floors		
	Volume		
	Relation to ground level		
Information on the interior	Net floor area of apartments in total	x	
	Basement floor area	x	
	Attic floor area	x	
Building section	Number of persons in assembly facilities	x	
	Building section identifier	x	
	Grounds for the subdivision of the building	x	
	Type of cooling method		
	Type of ventilation method		
	Type of household water		
	Type of wastewater treatment		
	Fire class		
	Energy efficiency class	x	
	Sub-index of the energy efficiency class	x	
Equipment of the building section	Type of equipment of the building section	x	Multiple values are possible
Internal network	Fibre optic cabling for structured cabling		New building and alteration, value: yes/no
	Twisted pair cabling for structured cabling		New building and alteration, value: yes/no
	Antenna network		New building and alteration, value: yes/no
	Existing fibre-optic network		Alteration, value: yes/no
Alteration of the construction object	Alteration of gross floor area	x	
	Alteration of gross level area	x	
	Alteration of permitted gross level area	x	
	Alteration of net floor area of apartments	x	
	Alteration of basement floor area	x	
	Alteration of number of floors	x	
	Alteration of volume	x	

Annex 2

Location, space and component information of main drawing level design and as-built models

Explanation: x = to be entered if information is available

Category	Attribute		Explanation
Location	ETRS89 coordinate system		
	Easting		IFC model origin
	Northing		IFC model origin
	Height coordinate system		
Spaces			
Apartment	Apartment identifier	x	As-built model and alteration, multiple apartments are possible
	Intended use of the apartment	x	
	Staircase letter		
	Apartment number		
	Apartment letter	x	
	Number of rooms		
	Net floor area of the apartment		
	Type of kitchen		
	Floor where located		
	Specification of the floor where located	x	
	Type of equipment		Multiple pieces of equipment are possible
	Type of alteration	x	
Civil defence shelter	Name	x	Unique identifier, multiple civil defence shelters are possible
Shel	Shelter floor area		
	Shelter capacity		
	Civil defence shelter class		
	Shared civil defence shelter	x	
	Attribute		
Space	Room number		
	Pre-defined type	x	
	Property		
	Room space category		
	Number of persons in the space	x	
	Accessibility	x	
	Is external	x	
Building elements			

	Attribute		
	Type		
	Pre-defined type	x	
	Property		
	Part of the building envelope		
	Load-bearing	x	
	Component status		
	Thermal transmittance	x	
	Sound insulation	x	
	Fire class	x	
Lifts and entrances			
Lift	Name	x	Unique identifier, multiple lifts are possible
	Pre-defined type	x	
	Type of lift	x	
	Number of persons	x	
	Load-bearing capacity	x	
	Doorway height	x	
	Doorway width	x	
	Firefighting lift	x	Value: yes/no
	Internal width	x	
	Internal depth	x	
Entrance	Name	x	Unique identifier, multiple entrances are possible
	Pre-defined type	x	
	Is accessible	x	Value: yes/no
	Is an attack route of the rescue department	x	Value: yes/no
	Address code of the entrance		
	Type of entrance		
	ETRS89 coordinate system		
	Easting		
	Northing		

Annex 3

Machine-readable information of spaces and components

Specification: x = to be entered if information available

Category	Attribute		Explanation
Spaces			
Apartment	Apartment identifier	x	Multiple apartments are possible
	Intended use of the apartment	x	
	Staircase letter		
	Apartment number		
	Apartment letter	x	
	Number of rooms		
	Net floor area of the apartment		
	Type of kitchen		
	Floor where located		
	Specification of the floor where located	x	
Civil defence shelter	Type of equipment		Multiple pieces of equipment are possible
	Type of alteration of the apartment	x	
	Name	x	Unique identifier, multiple civil defence shelters are possible
	Shelter floor area		
	Number of shelter spaces		
	Civil defence shelter class		
	Shared/joint civil defence shelter	x	
Lifts and entrances			
Lift	Name	x	Unique identifier, multiple lifts are possible
	Type of lift	x	
	Number of persons	x	
	Load-bearing capacity	x	
	Doorway height	x	
	Doorway width	x	
	Firefighting lift	x	Value: yes/no
	Internal width	x	
	Internal depth	x	
Entrance	Name	x	Unique identifier, multiple entrances are possible??
	Is accessible	x	Value: yes/no
	Is an attack route of the rescue department	x	Value: yes/no
	Address code of the entrance		
	Type of entrance		

	ETRS89 coordinate system		
	Easting		
	Northing		

Annex 4

Core information and machine-readable core information of special design information models and as-built models

Explanation: x = to be entered if information available

Category	Attribute		Explanation
Special design	Type of special design		
Designer	Name of designer		
	Business name		Company name
Construction measure	Area undergoing alterations	x	
	Type of construction measure		
	Renovation	x	
Construction object	Name		
	Address of the construction object		
Building	Permanent building number		As-built model and alteration work
Building section	Fire class		
Intended use	Type of intended use		

Annex 5

Location, element / component and system information of special design information models and as-built models

Explanation: x = to be entered if information available

Category	Attribute		Explanation
Location	ETRS89 coordinate system		
	Easting		IFC model origin
	Northing		IFC model origin
	Height coordinate system		
Building elements			Structure plans
	Attribute		
	Type		
	Pre-defined type	x	
	Property		
	Compartmentalising	x	
	Load-bearing	x	
	Fire rating	x	
Systems			
	Property		
	System category		
	System class		
	System type code		
	System type		
	General description of the system type		
Product component			
	Property		
	HVAC system		
	HVAC information content		
	HVAC product component		
	Building automation and control system		
	Building automation and control information content		
	Building automation and control product component		
	Electricity system		
	Electricity information content		
	Electricity product component		
	Building services system		
	Building services information content		
	Building services product component		

	Joined / Shared building services information content		
	Intended use		