

0 B Building owner



Target group: Building owners who own one or more commercial, non-residential buildings (by commercial building is meant buildings where commercial activities take place, both public and private, such as schools and day-care centres).

The enterprise must also fulfil the *General Industry Criteria*.

Criteria designated with "§" are imposed by law or regulations. See guidance for additional information.

Criterion ID	Working environment
1051	The building owner shall ensure that no radon gas leaks into the building from the ground.
1052	Fire regulations and fire drills shall be held in compliance with relevant requirements for the building(s).
1743 §	An environmental survey shall be performed on buildings erected prior to 1980 and due for demolition, rebuilding or renovation work, and be inspected for hazardous health or environmental substances or gases that affect the working environment (asbestos, PCB in sealants, brominated flame retardants, PCB in windows, condensers in light fittings, walls, mortar, paint, sealants, etc.).
Criterion ID	Procurements
1053	The building owner shall personally, or in consultation with the tenants, register water consumption on a monthly basis or more frequently if installations/activities in or around the building generate a particularly high level of water consumption.
Criterion ID	Energy
23 §	The owner of a commercial building measuring more than 1,000 m ² shall ensure that the building is energy-labelled. An energy expert shall prepare a list of measures, an estimate of price/recoupment time and a plan for implementing the measures.
1960 §	All commercial buildings measuring more than 50 m ² to be sold or rented shall have an energy performance certificate.
1961	The enterprise must review and assess relevant measures in the Eco-Lighthouse Foundation's ideas bank for energy efficiency measures.
1796 §	The owner of the commercial building shall conduct an energy performance assessment of boiler and climate/ventilation systems.
27	Building owners using oil boilers for heating purposes shall install a less environmentally harmful heating source prior to recertification.
1054	The total energy consumption in the commercial building(s) shall be monitored weekly or monthly. It should be possible to register the energy consumption of individual tenants on separate

meters in order to maintain separate energy consumption accounts as far as possible. Energy consumption for common areas must however be divided.

Criterion ID

Transport

1049

The use of bicycles shall be accommodated by providing bicycle racks and shower facilities for everyone in the building.

1964	Adequate information about local public transport services, service timetables and destinations etc. shall be made readily available.
Criterion ID	Waste
1064	The building owner shall provide facilities for source separation in the waste room and goods reception area, and shall sort waste within a minimum of 5 waste fractions.
1066	The building owner shall prepare instructions for waste management for the commercial building(s). These shall be made available for its own employees and the tenants.
Criterion ID	Emissions to water
1068	Grease separators shall be installed in drains running from any industrial kitchens that may be located in the building(s).

Guidance

Criterion ID	<u>Working environment</u>
1051	This criterion requires the building owner to have performed radon measurements that document radon levels. Measures shall be taken to reduce radon levels over 100 Bq/m ³ . The Norwegian Radiation Protection Authority recommends regular radon tests be performed, preferably every five years and always after rebuilding or similar work. Radon levels shall always be measured after radon reduction measures are implemented, to test whether such measures have sufficient effect. Click on the link to access guidance on the Norwegian Radiation Protection Authority's website.
1052	A summary of legislation regulating fire safety in buildings of which the building owner must be aware and comply with: - Planning and Building Act and pertinent technical regulations. - Fire and Explosion Prevention Act and relevant pertinent regulations. - Act concerning electrical installations and equipment. - Working Environment Act. - Refer to the Directorate for Civil Protection's website https://www.dsb.no/ .
1743	Buildings owners who plan to demolish or renovate a building or installation that exceeds 100 m ² or that generates more than 10 tons of waste are required to perform an environmental survey of substances posing a health or environmental risk, prepare a description of how hazardous substances will be removed, and a waste management plan. Several regulations specify what such descriptions must contain, and performance of an environmental survey requires qualification and experience. Responsibility for performing environmental surveys is assigned in the Planning and Building Act. Contact an engineering consultancy with the relevant expertise for assistance.
Criterion ID	<u>Energy</u>
23	This criterion is legally required and is laid out in the Energy Labelling Regulations, section 8. Buildings account for almost 40 per cent of energy consumption in Norway. Energy labelling of commercial buildings and residential buildings is an environmental measure aimed specifically at raising awareness about energy consumption and about what can be done to achieve more energy-efficient commercial and residential buildings. The energy labelling requirement always applies for commercial building measuring over 1,000 m ² , and energy labels shall be clearly displayed. All commercial buildings (and new residential buildings) shall be energy-labelled by an expert. Anyone who meets the competence requirements specified in the Energy Labelling Regulations is considered an expert. The building owner is obligated to implement energy labels, and is responsible for the data used. Click on the external guidance for more information at www.energimerking.no .

1960	<p>This criterion is based on a statutory requirement laid out in the Energy Labelling Regulations, section 6.</p> <p>All commercial buildings measuring more than 50 m² that are rented or sold shall carry an energy performance certificate.</p> <p>In addition, competence requirements are set for the performance of energy labelling (Energy Labelling Regulations, section 18).</p> <p>All commercial buildings (and new residential buildings) shall be energy-labelled by an expert. Anyone who meets the competence requirements specified in the Energy Labelling Regulations is considered an expert. The building owner is obligated to implement energy labels, and is responsible for the data used.</p> <p>See www.energimerking.no for more information.</p>
1961	See the external guidance for access to the ideas bank for energy efficiency measures.
1796	<p>This criterion is based on a statutory requirement laid out in the Energy Labelling Regulations, section 13. The energy performance assessment of boilers and climate/ventilation systems must not be confused with the energy performance certificate.</p> <p>Click on the external guidance for more information at www.energimerking.no.</p>
27	<p>This criterion requires the building owner to find alternative, less environmentally harmful heating sources for buildings that are heated using oil boilers. Examples of these are waterborne heating systems (district heating), heat pumps, pellet ovens and geothermal energy. The Norwegian Environment Agency has proposed regulations to ban oil-fired heating. This means that from 2020 it will be prohibited to use fossil oil or paraffin for heating residential buildings or as a base load in other buildings. This is intended to facilitate the transition to renewable energy sources in many buildings over the next five years and to reduce greenhouse gas emissions. Click on the external guidance below for more information.</p>
<u>Criterion ID</u>	<u>Waste</u>
1066	See the sample waste management instructions prepared in Criterion ID 40.