

Development of Dutch Building Control (1982-2003): Towards certified building control

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FIGG 2006

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Introduction

- Progress of the Housing Act
- (Some) theories on regulation and enforcement
- Daily practice of Dutch building control
- Future developments in Dutch building control
- Discussion and conclusions

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Progress of the Housing Act

- 1st phase: 1901 – 1940, regulation
- 2nd phase: 1940 – 1980, standardization
- 3rd phase: 1980 – 2003, redefining regulation



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Progress of the Housing Act

- 1983: Action plan MDW
- 1992: Building Decree – minimum technical standards
- 2003: Building Decree – table legislation, change in permit categories
- 2005: VROM-report on quality of building control



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Future developments in Dutch building control

- Voluntary Process Certification – involving private actors in building control
- Project for Collective Quality Standards for Building Permits and Project for Supervision Protocol – uniform/collective municipal controlling standards

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Daily practice of Dutch building control

- Field research on controlling frequent building activities
- Conclusions field research (27 municipalities involved):
 - three municipalities showed no building plan control upon the Building Decree
 - six municipalities showed no site control
 - no clear 'national' protocol could be described
 - municipalities use informal (risk) prioritization (based upon building costs, applicants and reputation)
 - high valuation of prior to application consultancy

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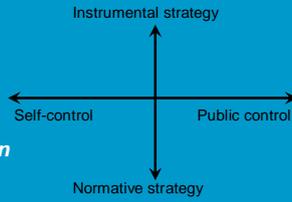
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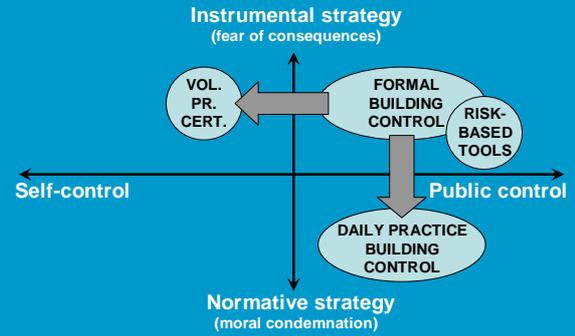
(Some) theories on regulation and enforcement

- *Command and control vs. compliance-strategies; or: sanctioning/instrumental vs. persuasive/normative-style*
- *Self-regulation vs. public-regulation; or: self-control vs. public control*
- Mixed models:
 - *Responsive regulation*
 - *Smart regulation*
- Tools: *Risk-based regulation*



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Discussion and conclusions



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