

Maintenance of public buildings - IK-bygg /IC-building

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By Torbjørn Vinje, CEO,
Norwegian Association of Municipal Engineering
Co-author Jonas Havord, CEO,
New Generation Communication



What is IK-bygg?

The word “IK-bygg” is an abbreviation for safety and health of buildings.

IK-bygg is an easy and user-friendly application that helps to uncover the state of public buildings from an health, safety and environmental perspective to meet regulatory demands and legal obligations.

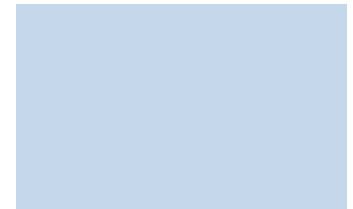


Why IK-bygg?



Several advantages:

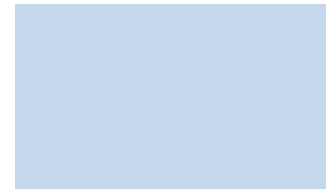
- ✓ Easier to negotiate for needed maintenance when meeting the city council
- ✓ Easier to communicate with politicians, residents, tenants, users and press
- ✓ Easier to prioritize and make plans for maintenance
- ✓ Reduces long-term risk and unwanted damages
- ✓ Easier to prepare and do supervisions
- ✓ Compare your buildings with others (benchmarking)



What does IK-bygg do?



- ✓ Laws and regulations one place
 - Guides you through the "jungle" of all laws and regulations
 - Laws and regulation are constantly revised and always updated
- ✓ Uses colors (traffic light) to state the condition
 - You answer all questions with traffic light (green, yellow and red).
 - Colors are easy to understand
- ✓ Better cooperation
 - Makes it easier to see who is responsible for what and how you cooperate/interact better
 - 4 roles: owner, facility manager, caretaker and user



What subjects does IK-bygg cover?



Responsibility	Building	Indoor environment	Universal design	Fire safety	External environment
Owner	Exterior	Cleaning	Location	Organizational	Flood
Facility manager	Interior	Air quality	Layout	Technical	Avalanche
Tenants / User	Technical facilities	Temperature	Access		Energy efficiency
		Light			
		Noise			

Supporters



IK-bygg is supported and promoted by:

- ✓ **Norwegian Directorate for Building Quality**
Central authority for building regulations.
- ✓ **Norwegian Directorate for Civil Protection**
Central authority for maintaining full overview of risk and vulnerability in society in general.
- ✓ **Norwegian Fire Protection Association**
Independent, non-profit foundation that works to achieve no loss of life, health and values caused by fire.
- ✓ **Norwegian Labour Inspection**
Government supervisory agency that provides information and guidelines on rights and obligations of employers and employees.
- ✓ **Norwegian Directorate of Health**
Executive agency and competent authority subordinate to the Norwegian Ministry of Health and Care Services.
- ✓ **KLP**
Leading Norwegian non-life insurance company offering insurance solutions to municipalities and companies/institutions.

Numbers of municipalities



More than 100 out of 428 Norwegian municipalities use IK-bygg today (25% market share). It was launched on web in 2011.

Norges kommuner



Day by day I – the caretaker in action



It only comes up categories and questions related to the role you have.

Screenshots of IK-building from App

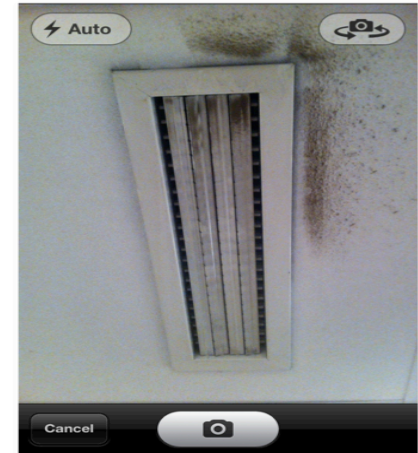


Day by day II



"Are air intakes, aggregate and channels clean and dry?"
Add a picture to your comment!

Screenshots of IK-building from App



Condition Report



	Areal per bruker	Antall kvadratmeter	0 - ANSVAR OG GJENNOMFØRING	0-1- Et eller/kommunestyret klar over s...	0-2- Et forvalter klar over sitt forvaltera...	0-3- Et bruker klar over sitt bruker-/ei...	1- BYGNING	1-1- Bygning utvendig	1-2- Bygning innvendig	1-3- Et-anlegget (ledninger, kabling, f...	1-4- Varmer og ventilasjonsanlegg	1-5- Vann, avløp og sanitær anlegget	1-6- Skalkledning og lås	1-7- Heis	2 - ANLEGG	2-1- Elektrisk	2-2- Varmeanlegg	2-3- Tjenesteanlegg	2-4- Ledningsnett	2-5- Vann og avløp	2-6- Varmeanlegg	2-7- Tjenesteanlegg	3 - UNIVERSELL UTFORMING	3-1- Bygningens beliggenhet	3-2- Planløsning	3-3- Adkomst	3-4- Bygningens tilgjengelighet	4 - BRANN OG BEREDSKAP	4-1- Branddokumentasjon organisatorisk	4-2- Dokumentasjon teknisk utførelse	4-3- Boliger - særskilte forhold	5 - YTRE MILJØ	5-1- Flomfare	5-2- Skred/rasfare	5-3- Nedgravede tanker	5-4- Energimerke	5-5- Sikkerhet og helsemessig beredskap	6- OFFENTLIGE PÅLEGG	7 - VED BYGGARBEID	7-1- Et byggherreforskriften varetatt ved...	Utbedringskostnad (1 000 kr)									
Skole 1	12	1489	3,0	3,0	2,0	3,0	3,0	1,0	1,0	1,0	2,0	3,0	1,0	3,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	2,0	2,0	1,0	1,0	1,0	2,0	1,0	1,0	1,0	1,0	2,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	134			
Skole 2	17	1258	3,0	3,0	2,0	3,0	2,0	1,0	1,0	1,0	1,0	1,0	2,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	3,0	3,0	1,0	1,0	1,0	3,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	34
Skole 3	21	2389	3,0	3,0	2,0	3,0	2,0	2,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	3,0	1,0	3,0	1,0	1,0	2,0	1,0	2,0	1,0	2,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	110
Skole 4	18	1605	3,0	3,0	2,0	3,0	2,0	1,0	2,0	1,0	3,0	3,0	1,0	1,0	3,0	3,0	1,0	1,0	2,0	1,0	1,0	2,0	1,0	1,0	1,0	1,0	2,0	1,0	3,0	1,0	3,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	235	
Barnehage 1	8	350	3,0	3,0	2,0	3,0	3,0	1,0	1,0	3,0	2,0	1,0	1,0	1,0	3,0	1,0	1,0	3,0	2,0	1,0	1,0	3,0	1,0	2,0	3,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	3,0	1,0	1,0	3,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	131	
Barnehage 2	7	520	3,0	3,0	2,0	3,0	3,0	2,0	1,0	1,0	1,0	3,0	1,0	3,0	2,0	1,0	1,0	1,0	3,0	2,0	1,0	3,0	1,0	1,0	1,0	1,0	1,0	3,0	2,0	3,0	1,0	2,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	86		
Barnehage 3	9	275	3,0	3,0	2,0	3,0	3,0	1,0	1,0	2,0	1,0	3,0	1,0	1,0	2,0	1,0	2,0	1,0	2,0	1,0	1,0	2,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	2,0	1,0	2,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	180		
Barnehage 4	12	342	3,0	3,0	2,0	3,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	3,0	1,0	3,0	1,0	1,0	1,0	1,0	3,0	1,0	1,0	1,0	1,0	1,0	2,0	2,0	3,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	368	
Sykehjem 1	56	1775	3,0	3,0	2,0	3,0	3,0	1,0	3,0	3,0	1,0	1,0	2,0	1,0	2,0	1,0	1,0	2,0	1,0	1,0	1,0	3,0	1,0	3,0	3,0	1,0	3,0	3,0	3,0	1,0	3,0	1,0	3,0	1,0	3,0	1,0	3,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	870	
Sykehjem 2	98	1254	3,0	3,0	2,0	3,0	2,0	1,0	1,0	1,0	1,0	2,0	1,0	1,0	2,0	1,0	2,0	1,0	1,0	2,0	1,0	1,0	2,0	1,0	1,0	2,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	56		
Idrettshall	1,5	2347	3,0	3,0	2,0	3,0	3,0	2,0	1,0	2,0	1,0	3,0	1,0	1,0	3,0	1,0	2,0	2,0	3,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	3,0	3,0	1,0	1,0	3,0	3,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	289		
Kulturhus	1	1789	3,0	3,0	2,0	3,0	3,0	1,0	3,0	2,0	1,0	1,0	1,0	1,0	3,0	1,0	3,0	1,0	1,0	2,0	2,0	2,0	2,0	1,0	2,0	1,0	2,0	2,0	1,0	2,0	1,0	2,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	95		
Rådhuset	54	800	3,0	3,0	2,0	3,0	2,0	1,0	1,0	2,0	1,0	1,0	1,0	2,0	2,0	1,0	1,0	2,0	1,0	2,0	1,0	3,0	1,0	1,0	1,0	1,0	1,0	2,0	2,0	1,0	1,0	1,0	1,0	1,0	2,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	1,0	61		

Feedback

Pros

- ✓ Easy to get started
- ✓ Easy to use
- ✓ Low costs
- ✓ Easy to visualize the condition

Cons

- ✓ Used only by facility managers
- ✓ Lack of time and capacity
- ✓ Other systems are already in place



Routines year-by-year



The wheel of the year for Internal Control

