

Humidity and Technical Indoor Climate Condition Survey

Purpose of the Humidity and Technical Indoor Climate Condition Survey

There are regulations on the health and safety of buildings, residential premises and workplaces in the Land Use and Building Act (132/1999), the Health Protection Act (Terveydensuojelulaki, 763/1994), the Occupational Safety and Health Act (738/2002), decrees and regulations based on these acts, as well as supplementary guidelines. Furthermore, the Housing Transactions Act (843/1994), the Limited Liability Housing Companies Act (1599/2009), the Consumer Protection Act (38/1978) and the Tort Liability Act (412/1974) directly or indirectly deal with the health and safety of buildings.

A Humidity and Technical Indoor Climate Condition Survey can be used to study the condition and repair needs of a building before a renovation, for example, or when occupants are having health problems that are suspected to have been caused by damage in the building structures.

The actions specified in a Humidity and Technical Indoor Climate Condition Survey are part of the systematic maintenance of the property, and the client should include them in the property's long-term maintenance plan.

The condition survey is usually requested by the property owner or their representative, such as a building manager, a technical building manager or a property manager.

A Humidity and Technical Indoor Climate Condition Survey is always performed in accordance with a guideline on humidity surveys and technical indoor climate condition surveys (Ympäristöopas 2016) by the Ministry of the Environment.

A Humidity and Technical Indoor Climate Condition Survey is used to study the condition of the building and repair needs before a major renovation, for example.

The survey is also excellent for a situation where the occupants are having health problems that are suspected to have been caused by damage in the building structures.

Contents of the Humidity and Technical Indoor Climate Condition Survey

A written agreement is always made for the Humidity and Technical Indoor Climate Condition Survey. The agreement specifies the contents of the survey, the price, limitations and studies to be completed.

A research plan is prepared. For this purpose, a site visit is usually required in addition to an investigation of the site by means of reviewing initial data and conducting interviews.

The team to perform the Humidity and Technical Indoor Climate Condition Survey is selected on the basis of the site's special characteristics and the assignment.

Preparations for which the client is responsible, any required documents and usage limitations are presented in the preparation instructions (see Preparation Instructions for a Humidity and Technical Indoor Climate Condition Survey).

An order for the Humidity and Technical Indoor Climate Condition Survey must be placed at the latest two weeks prior to the desired starting date.

The survey period depends on the scope – if the site is large or the studies are extensive, the survey can take up to two or three months.

The Humidity and Technical Indoor Climate Condition Survey research report cannot be used as a repair work specification or a repair plan. ■

