

Impact assessment

on the draft amendment to the Ordinance of 29 March 2016 on structural requirements for buildings and on the content and form of the energy performance certificate (Technical Building Regulations 2026 – TBV 2026)

General

A.

The Technical Building Regulations 2016, Provincial Law Gazette [LGBL.] No. 33/2016 entered into force in Tyrol on 1 May 2016 and were last amended by the Ordinance of 7 July 2026, LGBL. No. 59/2026. In this context, the Technical Building Regulations 2026 were firstly adopted to make OIB Guidelines 1 to 5, May 2023 edition, binding, and, secondly, to transpose Directive (EU) 2024/1275 of the European Parliament and of the Council of 24 April 2024 on the energy performance of buildings (recast), OJ L 2024/1275, 8 April 2024, as amended. In this context, the OIB Guidelines, September 2025 edition, were also declared binding, and the legal basis for this was established by an amendment to the Tyrolean Building Regulations 2022. Furthermore, Directive (EU) 2018/2001 of the European Parliament and of the Council of 11 December 2018 on the promotion of the use of energy from renewable sources (recast), OJ L 328, p. 82, has been transposed and accompanying measures to Regulation (EU) 2024/1309 of the European Parliament and of the Council of 29 April 2024 on measures to reduce the cost of deploying gigabit electronic communications networks, amending Regulation (EU) 2015/2120 and repealing Directive 2014/61/EU (Gigabit Infrastructure Act), OJ L, 2024/1309, 08.05.2024, have been adopted.

The purpose of this draft regulation is to implement the government resolution of 15 August 2026 entitled 'Building in Tyrol – Simple, Safe, and Efficient' and to further simplify and reduce the bureaucracy associated with the current building and spatial planning regulations. While maintaining existing safety and quality standards, the proposed simplifications are therefore intended to enable planning permission procedures to be carried out more quickly and cost-effectively, thereby representing an additional effective step towards the creation of affordable housing.

These measures primarily consist of the following:

- Simplified requirements for the installation of emergency lighting
- Significant simplifications in fire safety requirements for battery rooms
- Simplified fire safety requirements for property-adjacent garages
- Simplified accessibility requirements for housing estates in the event of alterations to the ground floor
- Simplified requirements for escape routes, ramps and handrails
- Simplified requirements for passage widths and passage heights, as well as for movement areas for wheelchairs
- Simplified requirements for emergency exits
- Simplified requirements for stairs with regard to step dimensions and landings
- Admissibility of inclined stair lifts over several storeys
- Derogations from the minimum room height or the minimum clear window area for daylight admission
- Deviations regarding room ventilation
- Further deviations from the technical specifications are permitted if compliance with the provisions is technically impossible or would otherwise require a disproportionately high expenditure, or if such deviations are necessary to preserve the building's distinctive character

Finally, it should be noted that, in order to implement the measures set out in the government resolution in full, the necessary legislative amendments – in particular to the Tyrolean Building Code 2022 [TBO 2022] – are to be made in advance.

B.

The enactment of a regulation in accordance with this draft will not result in any additional expenditure for the Province of Tyrol, the local authorities or the Federal Government. The proposed amendments are primarily aimed at simplifying technical requirements.