Draft

Ordinance of the Salzburg Provincial Government dated …… on the enactment of a Salzburg Construction Technology Ordinance and on the amendment of the Salzburg Lifting Systems Operations Ordinance

Article I

Salzburg Construction Technology Ordinance (S.BTV 2025)

Pursuant to Section 6, Paragraph 1, and Section 38, Paragraph 5, of the Salzburg Construction Technology Ordinance 2015 – BauTG, Provincial Law Gazette (LGBl.) No. 1/2016, and Section 9, Paragraph 1b, of the Building Police Act 1997 – BauPolG, LGBl. No. 40/1997, each as amended, the following is hereby decreed:

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Chapter 1

Harmonised requirements

OIB Guidelines and special provisions

Section 1

The construction technology requirements according to Subsections 1 to 6 of the second section of the Salzburg Construction Technology Ordinance 2015 are met if the following guidelines of the Austrian Institute of Construction Technology are complied with, taking into account the special provisions set out in Annex 1:

Construction technology requirement	**OIB Guideline**			**Special provisions**
	No	**Title**	**Version**	
Mechanical strength and stability	1	Mechanical strength and stability	May 2023	none
Fire protection (depending on the case of application)	2	Fire protection	May 2023	according to Part A of Annex 1
	2.1	Fire protection in industrial buildings	May 2023	none
	2.2	Fire protection for garages, roofed parking spaces and multi-storey car parks	May 2023	none
	2.3	Fire protection for buildings with a fire escape level in excess of 22 m	May 2023	none
Hygiene, health and environmental protection	3	Hygiene, health and environmental protection	May 2023	according to Part B of Annex 1
Safety in use and accessibility	4	Safety in use and accessibility	May 2023	according to Part C of Annex 1
Sound insulation	5	Sound insulation	May 2023	according to Part D of Annex 1
Overall energy efficiency, energy saving and thermal insulation	6	Energy saving and thermal insulation	March 2015	according to Part E of Annex 1

Other OIB rules and standards

Section 2

For the application of the OIB Guidelines, the following rules and standards must be consulted where the Guidelines so provide:

1. OIB Guideline ‘Definitions’, May 2023 edition, taking into account the special provisions set out in Annex 1;
2. OIB Guideline ‘Cited standards and other technical rules and standards’, May 2023 issue, taking into account the special provisions set out in Part F of Annex 1.

Chapter 2

Bicycle parking spaces

Requirements

Section 3

(1) Parking spaces for bicycles must be at least 2 m long and at least 0.8 m wide. For parking spaces with double-sided bicycle racks or with a device for storing bicycles at different heights, a width of 0.6 m is sufficient. For every 15 bicycle parking spaces required, an additional area of 2 m² must be provided for bicycle trailers or special bicycles.

(2) Bicycle parking spaces must be must be easily and safely accessible at ground level or via ramps or external staircases with ramps. They must be planned and constructed to ensure safe access and egress. The gradient of the ramps must not exceed 18%. Under these conditions, ramps for motor vehicles may also be used to access bicycle parking spaces.

(3) Bicycle parking spaces must be equipped with suitable devices for secure parking (e.g. with leaning bars, frame holders or wall railings).

(4) In buildings with customer or visitor traffic, bicycle parking spaces should be located as close as possible to the main entrances. For retail establishments with a sales area of 500 m² or more and adjacent ground-level car parking spaces, the distance between the bicycle parking spaces and the main entrance of the retail establishment must not be greater than the distance to the nearest non-accessible car parking space on the same level.

(5) Derogations from the preceding paragraphs are permissible if they ensure that the requirements are met in an equally sufficient and suitable manner.

Chapter 3

Bonus schemes for construction technology quality standards of buildings

Density bonus for thermal insulation

Section 4

The density bonus for thermal insulation pursuant to Section 9, Paragraph 1b, of the 1996 Building Police Act (BauPolG) applies to residential buildings with an LEK_T-value of less than 18.

Density bonus for sustainability

Section 5

The density bonus for sustainability pursuant to Section 9, Paragraph 1b, of the Building Police Act 1996 applies to residential buildings whose GWP indicator for the ecology of building materials is less than or equal to 18. The GWP indicator shall be calculated in accordance with Annex 2.

Chapter 4

Final provisions

Public consultation and equivalence

Section 6

(1) The environmental standards and the guidelines and rules and standards of the Austrian Institute of Construction Engineering referred to in this ordinance are available for public inspection in the department of the State Government Office entrusted with the handling of building law matters. The guidelines and rules and standards can also be consulted online on the homepage of the Austrian Institute for Construction Technology at ‘www.oib.or.at’.

(2) Where Austrian standards (‘Önormen’) are to be used in accordance with the provisions of this ordinance, equivalent European standards or equivalent standards of a Member State of the European Union or another signatory state to the Agreement on the European Economic Area and Switzerland may also be used.

Implementation information

Section 7

This ordinance serves to implement Directive (EU) 2024/1275 of the European Parliament and of the Council, of 24 April 2024, on the energy performance of buildings, OJ No. L 2024/1275, 08/05/2024.

Notification information

Section 8

The ordinance published in the Provincial Law Gazette No. …../... was notified in accordance with the provisions of Directive (EU) 2015/1535 of the European Parliament and of the Council of 9 September 2015 concerning a procedure for the provision of information in the field of technical regulations and of regulations on Information Society services, under number …….

Entry into force and repeal

Section 9

(1) This ordinance shall enter into force at the beginning of the month following its publication; at the same time, the following shall be repealed:

1. the Salzburg Construction Technology Ordinance, Provincial Law Gazette No. 55/2016, as amended by the ordinance published in the Provincial Law Gazette No. 78/2021;
2. the Bicycle Parking Ordinance, LGBl No. 79/2021.

(2) The building law proceedings pending at the time specified in Paragraph 1 shall be continued in accordance with the provisions in force up to that time.

Annex 1

Special provisions

Part A: Derogations from the OIB Guideline 2 'Fire protection'

By way of derogation from Point 2.2.1, Table 1b, Line 1.2, Line 2.2 and Line 4.3, and by way of derogation from Points 5.3.1 and 5.3.5, a fire resistance period of 60 minutes is sufficient for detached residential buildings of building class 5 with no more than six above-ground floors, accessible from the outside for fire-fighting on at least three sides on their own property or from traffic areas.

Part B: Derogations from the OIB Guideline 3 'Hygiene, health and environmental protection'

For starter and transitional dwellings, the room height according to Point 11.2.2. (clear room height 2.50 m) does not apply, but rather that according to Point 11.2.3. (clear room height 2.40 m).

Part C: Derogations from OIB Guideline 4 'Safety of use and accessibility'

For the purpose of assessing accessibility, only the legislation laid down in this ordinance shall be used.

Part D: Derogations from the OIB Guideline 5 'Sound insulation'

Point 5.2.3 applies with the proviso that for air-source heat pumps the requirements of Category 1 must be met and the evening and night value is 33 dB.

Part E: Derogations from the OIB Guideline 6 'Energy saving and thermal insulation'

(1) From the general provisions (Point 1), Point 1.2 shall not apply.

(2) The definitions (Point 2) are to be applied with the proviso that the term 'major renovation' is to be understood within the meaning of Section 1 of the BauPolG 1997.

(3) The building categories (Point 3) have been expanded to include the Group '13. Other energy consuming buildings'.

(4) With regard to the requirements (Point 4), the following applies:

1. Point 4.1 shall not apply.
2. Instead of Points 4.2.1, 4.2.2 and 4.3, the following requirements apply:
   a) Proof of compliance with energy performance requirements must be demonstrated via the transmission heat losses according to the lines of European criteria (LEK_T value) and the primary energy indicator (PI value). The calculation of the LEK_T value and the primary energy indicator shall be carried out in accordance with Annex 2.
   b) Depending on the building category, new buildings and existing buildings after major renovations shall not exceed the following values:

Building category	**New buildings**	**Existing buildings after major renovations**
	LEK_T value	
Residential and non-residential buildings[1)]	22	26
	PI-value[2)]	
Residential buildings	40	68
Office buildings	60	88
Kindergarten and primary/secondary schools	58	86
Upper secondary schools and universities	82	110
Hospitals	152	180
Nursing homes	96	124
Guesthouses	50	78
Hotels	86	114
Restaurants	102	130

Event venues	92	120
Sports facilities	104	132
Retail outlets	82	110
Indoor swimming pools	184	212
Other energy-consuming buildings	-	-

1) For buildings in the category "other energy-consuming buildings" with a heating setpoint temperature below 20 °C, the LEK_Tvalue may be exceeded by +1 for every 1 Kelvin below 20 °C.

2) For buildings equipped with cooling systems, the PI values may exceed the primary energy indicator for cooling energy demand level (PI_{CEDL}) by 75%.

For new buildings for which a building permit application has been submitted by the following dates, as well as for major renovations of existing buildings that have commenced by the following dates, the LEK_T- and PI-values specified above shall be increased as follows:

Submission of the building application or commencement of major renovation	Increase in LEK_Tvalue by	Increase in PI-value by
until 31/12/2016	+ 2	+ 12
until 31/12/2018		+ 8
until 31/12/2020	-	+ 4 [1)]

[1)] The increase does not apply to buildings used by public authorities and agencies.

c) The values according to Letter b for major renovations may be exceeded for technical, functional and economic reasons. After completion of the major renovation, the existing buildings must in any case demonstrate improved overall energy efficiency.

d) For extensions and additions of up to 80 m² of conditioned gross floor area, the requirements for the LEK_T-value and the primary energy indicator are waived.

e) For newly constructed non-residential buildings with a total floor area exceeding 1,000 m², a portion of the required electricity demand should be met by on-site generation from renewable energy sources. Self-generated electricity should amount to at least 2 kWh per m² of floor area annually, unless technical, functional or economic reasons preclude this.

3. Point 4.4 applies with the proviso that the requirements also apply to major renovations and individual measures, whereby the U values may be exceeded for the reasons stated in Subparagraph 2, Letter c.
4. Point 4.5 does not apply.

(5) Of the requirements for parts of the building services system (Point 5), Points 5.2 and 5.5 do not apply. In place of Points 5.1 and 5.3, the following requirements apply:

1. For new residential buildings with more than five residential units, the following must be installed:
   a) Supply and exhaust air systems with heat recovery in accordance with Austrian Standard (ÖNORM) H 6038, February 2014 edition; or
   b) demand-controlled exhaust air systems in accordance with Austrian Standard (ÖNORM) H 6036, June 2007 edition, whereby the humidity-controlled operating volume flow can be designed for a 0.4 times air changes per dwelling.
2. For new buildings, the heating and hot water systems must be designed as follows:
   a) When using district heating: the temperature difference between the district heating return and the return of the secondary system must not exceed 2 K at the design point;
   b) the supply temperature of heat distribution networks must not exceed 55 °C, unless a higher supply temperature is required for the supply of safe drinking water;
   c) the return temperature of heat distribution networks must not exceed 40 °C.

3. For constructing or installing central heat supply systems for more than five residential or industrial units, a common two-pipe heat distribution network for heating and decentralised hot water preparation must be provided. This does not apply if the central heat supply is provided by an electrically operated heat pump.

(6) The provisions concerning the energy performance certificate (Point 6) shall apply with the proviso that the following shall be attached to the energy performance certificate:

1. a confirmation from the issuer that the minimum building code requirements for overall energy efficiency have been met in accordance with this ordinance;
2. an indication of where the contracting authority/entity can obtain more detailed information, including on the cost-effectiveness of the recommendations contained in the energy performance certificate.

(7) The provisions on the layout of energy performance certificates (Point 7.1.2) shall apply to non-residential buildings belonging to the group ‘other energy-consuming buildings’, with the proviso that the energy performance certificate shall only show: the object data, the building characteristics supplemented by the building material primary energy indicator (BI) and the construction data.

(8) The provisions concerning the conversion factors (Point 8) shall be applied with the proviso that Line 6 ‘District heating from heating plant (renewable)’ shall read as follows:

	Energy carriers	**PEF**	**PEF,nren**	**PEF,ren**	**CO2F**
6	District heating from heating plant (renewable)	1.0	0.28	0.72	10

Part F: Derogations from the OIB Guidelines – ‘Cited standards and other technical rules and standards’

(1) The Austrian Standard (ÖNORM), H 5059, January 2010 edition, is to be applied with the proviso that the benchmark values specified in Table 1 are to be multiplied by a factor of 0.3.

(2) The Austrian Standard (ÖNORM) B 8110-7, March 2013 edition, is to be applied with the proviso that a default value of λr of 0.100 W/mK is to be assumed for kiln-dried timber (spruce/fir) and 3- or 5-lay solid wood panels (spruce/fir).

Annex 2

Guide to calculating energy performance indicators

Format characters	**Designation**	**Unit**	**Formula**
LEK_T [1)]	Characteristic value for the thermal insulation of the building envelope	[-]	$\mathrm{LEK_T} = \frac{300 * \mathrm{U_m}}{2 + \mathrm{l_c}}$
PI	Primary energy indicator	[-]	$\mathrm{P_i} = \frac{\mathrm{Q_{PEB}} + 10 * \mathrm{Q_{CO2}}}{\mathrm{C_E}} + 4 * \mathrm{l_c}$
$PI_{,CEDL}$	Primary energy indicator for cooling energy demand level	[-]	$\mathrm{P_{i,KEB}} = \frac{\mathrm{Q_{PEB;KEB}} + 10 * \mathrm{Q_{CO2,KEB}}}{\mathrm{C_E}}$
C_E	Building constant	[-]	$\mathrm{C_E} = \frac{\mathrm{l_c} * \mathrm{A_B} * \mathrm{HGT_{Ref}} * 24}{100 * 1000}$
HDD_{Ref}	Heating Degree Days	[Kd]	4336
Q_{PED} [2)]	Annual primary energy demand for building conditioning	[kWh/year]	-
Q_{CO2} [2)]	Annual carbon dioxide emissions for building conditioning	[kg/year]	-
BI [3)]	Primary energy indicator for building materials	[-]	$\mathrm{B_i} = \frac{\mathrm{Q_{PEIne}} + 10 * \mathrm{Q_{GWP}}}{\mathrm{C_E}}$
$Q_{PEInren}$	Primary energy input of non-renewable building materials	[kWh]	-
Q_{GWP}	Global warming potential of building materials	[kg]	-
B_{I30}	Primary energy indicator for building materials (Service life 30 years)	[-]	$B_{I30} = \frac{B_I}{30\ years\ service\ life}$
NI_{30}	Sustainability-related primary energy indicator (Service life 30 years)	[-]	$N_{I30} = B_{I30} + P_I$
GWP_i [3)]	GWP indicator	[-]	$GWP_I = \frac{Q_{GWP}}{2 + I_C}$

[1)] For buildings or extensions with a l_c-value of less than 1.25, a l_c-value of 1.25 is to be assumed when determining the $LEK_{T.}$

[2)] When calculating Q_{PED} and Q_{CO2}, electrical energy generated on-site from renewable energy sources is fully eligible.

[3)] The primary energy content and the global warming potential of the building materials used in the construction of the buildings are to be calculated based on the Austrian Institute for Building and Ecology ´s guidelines for calculating life cycle indicators for buildings, version 5.0 (as of September 2023).

Article II

Amendment of the Salzburg Lifting Systems Operations Ordinance

Pursuant to Section 3, Paragraph 2, Section 4, Paragraph 2, Section 7, Paragraph 1, and Sections 10 and 11, of the Salzburg Lifting Systems Operations Ordinance [Salzburger Hebeanlagengesetz - HebeAnlG], Provincial Law Gazette No. 1/2016, the following is decreed:

The Salzburg Lifting Systems Operations Ordinance, LGBl No. 84/2016, as amended by the promulgation published in the LGBl No. 19/2018, is amended as follows:

1. Section 1, Paragraph 3, reads:

‘(3) For the construction and operation of lifting systems pursuant to Section 2, Paragraph 3, of the HebeAnlG with a nominal speed of up to 0.15 m/s, the ‘Vertical lifting equipment’ guidelines, issued by the Federal Ministry for Digital and Economic Affairs in January 2020, constitutes the state of the art.’

2. In Section 2, Paragraph 1, the words “March 2015” are replaced by the words “May 2023”.

3. Section 9 reads as follows:

'Inspection scope of the safety-related inspection

Section 9

The safety-related inspection must be carried out in accordance with the Austrian Standard (ÖNORM) B 2454-1, Safety inspection of existing lifts and safety rules for the modification of existing passenger and goods lifts – Part 1: Supplementary provisions to the Austrian Standard (ÖNORM) EN 81-80, edition of 15 March 2025, are to be implemented.'

4. The following amendments are made to Section 14:

4.1. In Paragraph 1, Subparagraph 4, the text, ‘157/2016" *is replaced by* the text ‘161/2025’.

4.2. In Paragraph 1, Subparagraph 5 the text, ‘228/2014" *is replaced by the text,* ‘350/2016’.

4.3. Paragraph 2 reads:

'(2) The Austrian Standards (ÖNORM), the guidelines and rules and standards of the Austrian Institute of Construction Engineering and the guideline for ‘Vertical lifting equipment’ referenced in this ordinance are available for public inspection in the department of the Office of the Provincial Government responsible for the handling of building law matters during the office hours designated for public access (Section 13, Paragraph 5, of the General Administrative Procedure Act). In addition, the ‘Vertical lifting equipment’ guideline can be consulted on the homepage of the Federal Ministry of Economic Affairs, Energy and Tourism at the address ‘www.bmwet.gv.at’ and the OIB guidelines and rules and standards can be consulted on the homepage of the Austrian Institute of Construction Engineering at the address ‘www.oib.or.at’.

5. The following Paragraph 3 is added to Section 15:

'(3) The ordinance published in the Provincial Law Gazette No …/... was notified in compliance with the provisions of Directive (EU) 2015/1535 of the European Parliament and of the Council of 9 September 2015 laying down a procedure for the provision of information in the field of technical regulations and of rules on Information Society services, under number ……'

6. In Section 17, to the existing text designated as “(1)”, the following Paragraph 2 is added:

‘(2) Section 1, Paragraph 3, Section 2, Paragraph 1, Section 9, Section 14, Paragraphs 1 and 2, as well as Section 15, Paragraph 3, as amended by the ordinance published in the LGBl No. xxx/20xx, shall enter into force at the beginning of the month following its publication.’