

Model Regulation on the Inspection of Technical Installations
according to building regulations – **MPrüfVO** – (Model Inspection Ordinance)
- As of 21/10/2025-¹

Pursuant to Section 85(1) Point 5 of the Model Building Code (MBO), the following is decreed:

- Section 1 Scope
- Section 2 Inspections
- Section 3 Existing Plants and Facilities
- Section 4 Administrative Offences

Section 1 Scope

This regulation applies to the inspection of technical installations in:

1. Retail outlets within the meaning of Section 1 of the Model Retail Outlet Ordinance (MVkVO),
2. Assembly venues within the meaning of Section 1 of the Model Assembly Venue Ordinance (MVStättV),
3. Hospitals and nursing homes,
4. Accommodation establishments within the meaning of Section 1 of the Model Accommodation Establishments Ordinance (MBeVO),
5. High-rise buildings as defined in Section 2(4) of the MBO,
6. Garages within the meaning of Section 2 Paragraph 7 Sentence 2 of the MBO,
7. General education and vocational schools,

if required by building regulations or insofar as building regulations impose fire safety requirements on them.

Section 51 of the MBO remains unaffected.

Section 2 Inspections

(1) Technical installations must be inspected by certified experts for their effectiveness and operational safety, including the intended interaction of installations (functional principle inspection):

¹ Notified in accordance with 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 (OJ L 241, 17/09/2015, p. 1).

1. Ventilation systems, except those whose ducts do not pass through ceilings or walls, for which fire resistance is required for reasons of room separation, and to ventilate individual rooms on the same floor directly to the outside,
2. CO warning systems,
3. Smoke extraction systems,
4. Pressurisation systems,
5. Fire extinguishing systems, excluding non-independent fire extinguishing systems with dry risers without pressure boosting systems,
6. Fire detection and alarm systems,
7. Emergency power supply systems including emergency lighting
8. Other electrical installations according to federal state law.

(2) The inspections pursuant to Paragraph 1 must be carried out:

1. before the first use of the building structures,
2. immediately after any technical modifications to the building structures, and
3. immediately after any significant modifications to the technical installations, as well as
4. within a period of three years (recurring inspections).

(3) The building owner or operator must commission inspection experts to carry out the inspections in accordance with Paragraphs 1 and 2, provide the necessary equipment and qualified personnel and provide the required documents upon request.

(4) The building owner or operator must send the reports on inspections pursuant to Paragraph 2, Points 1 and 2 to the competent building supervisory authority and must keep the reports on inspections pursuant to Paragraph 2, Point 3 for at least five years and submit them to the building supervisory authority upon request.

(5) The building owner or operator must rectify the identified defects within the period specified by the expert inspector.

Section 3 Existing Plants

1. For existing technical installations, the deadline according to Section 2(2) is to be calculated from the date of the last inspection. 2. If an inspection pursuant to Section 2 has not yet been carried out, the first inspection must be carried out within one year of the entry into force of this regulation.

Section 4 Administrative Offences

Any person who intentionally or negligently fails to have the prescribed inspections carried out, or fails to have them carried out in a timely manner, contrary to Sections 2 and 3, is committing an administrative offence within the meaning of Section 84(1) Point 1 of the MBO.