

2025-10-30

Policy for renovation and remodeling

Permission from the Board is **ALWAYS** required for:

- **Intervention or modification of load-bearing structures, such as walls and floor slabs.**
Modification or intervention in load-bearing structures is generally prohibited, but in exceptional cases may be approved by the board.
- **Installation or modification of drainage, heating, or water pipes.**
Modification of pipes embedded in concrete or running through the ceiling of the apartment below is generally prohibited, but in exceptional cases may be approved by the board.
- **Installation or modification of ventilation systems.**
Modification of ventilation is generally prohibited, but in exceptional cases may be approved by the board.
- **The application must include:**
 - Drawings and a work description with a time schedule.
 - Proof of the contractor's certificates, qualifications, and insurance.
- **A statement from an expert** may be required to determine whether a structure is load-bearing.
- Notification must be made at least **30 days before** the work begins. It is advisable not to order the work until the board has approved the project.

Permission is **NOT** required for:

- Painting, wallpapering, changing floors, or replacing kitchen cabinets.

NOTE!

Execution of work:

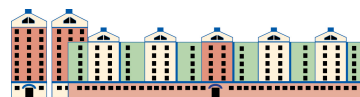
- Must be carried out **professionally** and according to industry standards.

Wet rooms:

- **The board must be notified** of the intention to renovate a bathroom.
- Waterproofing must be carried out by a **certified company** (Säker Vatten, PER, or the Swedish Tile Council).
- The tradesperson must also be **personally certified**.
- This is an **insurance** requirement.

Water taps/mixers:

- Must have a **backflow preventer** and be of **high quality** in terms of durability, reliability, and functionality. Important quality aspects also include having the necessary approvals and available spare parts for easy maintenance.



- A defective backflow preventer can cause cold-water leakage → **risk of too low hot-water temperature** → **risk of legionella**.

Water shut-off:

- Must be booked in advance through the **property manager (Driftia)**.

Kitchen fan:

- The building has **central ventilation** → only **fan hoods without a motor** may be connected.
- If you want a fan **with** a motor → use a **recirculating carbon filter fan** (not connected to central ventilation).
- Central ventilation must have **metal air vents** – supply or exhaust vents made of metal, not plastic. These must be accessible for adjustment, measurement, and cleaning.
- Ventilation vents may not be built in.

Dust and ventilation:

- During demolition or sanding, **exhaust ducts must be covered** to protect the ventilation system.
- Costs for filter replacement due to negligence will be charged to the apartment owner.

Noisy work:

- May be carried out on **weekdays** between **8:00 a.m. and 5:00 p.m.**
- **No noisy work on weekends**, except for occasional wall drilling.
- Group noisy activities together as much as possible.

Informing neighbors:

- Inform neighbors about the **renovation schedule and scope** (e.g., a notice in the elevator or mailbox).
- State when **noisy work** will take place.

Building materials and waste:

- May **not** be stored in stairwells or corridors due to fire risk and potential obstruction during evacuation.
- **Construction waste** may **not** be disposed of in regular or bulky waste rooms.
- Use **Big Bags**, placed so they do not obstruct transport. Remove Big Bags as soon as possible after the work is completed, and no later than two weeks afterward.

Cleaning and protection:

- Stairwells and corridors must be cleaned **daily if dirtied**.
- **Floors and elevators** must be protected against damage.

There are special rules for balcony and roof terrace glazing. You can find them on our website.