

Glazing of balcony

These are the requirements if you would like to glaze your balcony

There are regulatory requirements to be able to glaze a balcony. To fulfil these requirements, you will need to apply for a building permit with the council. The glazing also needs to be approved in regards of personal and fire safety.

The personal safety aspect looks at things like the height of the railing and child safety amongst other things.

In regards of the fire safety the glazing is required to be fire class E130 and more information can be found here: <https://www.brandkonsultforeningen.se/syfteshandboken/58-bbr-5537-krav-inglasade-balkonger/>

Skebo are not able to assist you with arranging the glazing of the balcony. If you as a tenant still want to go ahead and organise glazing you should follow the steps below:

- Building permit. You apply yourself for the building permit with Skelleftea Kommun. Please use form attached. You are required to pay a fee to the council for the building permit.
- A simple plan drawing is required and this should be sent with your building permit application to the council (example of a drawing is attached)
- You will also need a certified inspector to ensure that the construction of the glazing has been done according to the drawing as well as complying to the building act. You are required to pay for the cost of the inspector.

You can look at the Boverkets webpage to find a certified inspector: www.boverket.se/sv/om-boverket/tjanster/hitta-certifierade/

As landlords we have some demands on the glazing:

- Esthetical. The colour of the glazing frames needs to be anodised aluminium.
- Characteristics. The glazing needs to have an appropriate runoff area and be water safe so that the neighbours are not affected.
- Electricity. If there is any electricity that is going to be installed inside the glazing this needs to have the right class (IP) and the work needs to be done by an authorized electrician.
- All of the plans, drawings as well as the approved building permit need to be sent to the person responsible for your area at Skebo. These need to be approved by Skebo before the building commences.