



Note on the term building owner

The building owner is the person who is responsible for preparing or performing a construction installation or any other installation or facility, or have them prepared or performed, whereby the building owner can be both a natural or legal person (private or public).

The building owner has the right to select all those involved in construction. This ranges from architects, to engineers, to the construction workers and craftspeople. Finally, they must determine how the project should be built. If they have the necessary skills, the building owner can also lend a hand (design right).

They have a number of obligations. This includes the acceptance of the completed project as well as the compensation of companies, craftspeople, and service providers involved in the construction. In addition, the building owner is committed upon purchasing the premises to contribute to the safety of their site. This especially applies to the construction phase.

Duty of care

Carrying out construction is creating a source of danger. The building owner must ensure that no damage can arise through this source of danger.

In general, the building owner can transfer their duty of care to the company or construction manager that they have carefully selected.

The owner is liable for damages if people on their premises or building site are injured. This does not include the staff of the commissioned contractors, but playing children, pedestrians, potential tenants, as well as all friends and acquaintances who help out in the construction who do not do this work professionally.

Signs such as "It is prohibited to enter the building site! Parents are responsible for their children." Includes a source of error. E.g.: In Austria and Germany, children under 14 years cannot be prosecuted in accordance with the Criminal Code as of 21/09/2015. In Switzerland, children are criminally responsible from 10 years.



OSH = personal accident protection for everyone on your construction site

In carrying out the work, the building owners must provide information about the necessary measures for occupational safety, in particular with respect to

1. maintenance of work equipment,
2. precautionary measures for the storage and disposal of working materials and waste, especially hazardous substances,
3. adapting the execution times for the work taking into consideration the conditions on site,
4. cooperation between building owners and companies without employees.

The building owners must inform the employees of protection measures in a comprehensible way and language

5. to make interactions between the work on the building site and other industrial activities at the site on which or near which the first-mentioned work is carried out, and to comply with the instructions of the coordinator and the health and safety plan.

Health and safety on construction sites

The building owner/s must inquire about regulations at the appropriate places.

Personal equipment / first aid and vaccinations

Safety shoes
Gumboots
Raincoat
Safety helmet
Safety goggles
Leather gloves
Rubber gloves
Hand cream (before concreting)



Aid kit = equipment on construction sites

Since every country in the EU has different rules and there is no uniform law about it, please educate yourself at the competent professional associations, chambers of commerce, or hospitals. If in doubt, always have a little more than is needed than too little. In many countries, your building suppliers can also offer you advice.

Important phone numbers, addresses, and ID cards

- Important phone numbers visible to everyone and immediately at hand
 - Nearest doctor
 - Nearest hospital
 - Nearest pharmacy (pharmacy calendar)
 - Emergency medical first aid skills for the emergency aidEvery immediate first measure can save lives, including yours.
- X-ray passport (if available)
- Blood group passport
- Vaccination certificate

Recommended vaccinations

- Tetanus
- Hepatitis (if people are working on the sewage pipes)

Complaints and praise

In both cases they promote the quality of ICF Teaching.

We also welcome you to bombard our teachers with questions until you understand it. However, this may encroach on working time if no actions can be performed when there is too much talking.

Alternatively you can contact us by email: info@rc-icf-teaching.com. Please enter in the comment line the type of construction project it is and whether it is criticism or praise.