

WE BUILD MUNICIPAL INFRASTRUCTURE



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WE BUILD MUNICIPAL INFRASTRUCTURE

Modern urban life relies on high-quality municipal infrastructure, such as streets, roads, pedestrian and bicycle routes, parks, water services systems and other networks.

The construction of infrastructure can impact residents and landowners in many ways. The city may need to take possession of land areas, remove vegetation or carry out other measures that cause damage to properties or losses to their owners. In some

cases, a property owner or another interested party is entitled to compensation for the damage or loss. Once a street is completed, the owners of the properties along the street will have obligations related to the maintenance and cleaning of the street.

STREET CONSTRUCTION

The locations of streets and other public areas are determined in the local detailed plan. More specific plans are also drawn up for streets, roads, parks, etc. Residents can have their say on land-use planning in their local area.

The concrete impacts of local detailed plans and other plans on residents become evident once the plans are implemented. Below we have presented some key principles and practices related to the construction of municipal infrastructure that residents and landowners should know about.



When can the city take possession of a street area?

The city is responsible for the construction and maintenance of streets. When the first local detailed plan is approved for an area, the city will get ownership of the street areas specified in the plan through so-called subdivision proceedings. The city will take possession of a street area when the construction of the street starts or the area is needed for some other use. The landowners or land-holders are notified by letter that the city is taking possession of the street area. If a building in the street area has more than negligible value, the city may only take possession of the land once compensation has been agreed on or expropriation proceedings concerning the building have been initiated.

If municipal infrastructure (e.g. water services) is constructed in an area without a local detailed plan in force, the landowner's

consent must be obtained for the construction work. The consent may be requested by means of a permit form, or an agreement may be drawn up on the matter. At the same time, the city and the landowner will agree on possible compensation and other arrangements related to the work. As a rule, the compensation is based on the established compensation principles of the city.

When can a landowner receive compensation for land that will be used for street construction?

In some cases, the city pays compensation for the land.

The city is obliged to compensate the landowner for land used for a street area if the surface area of the land assigned to the city exceeds 20% of the land owned by the landowner in the local detailed plan area or

exceeds the permitted building volume on the land that remains in the landowner's possession in the local detailed plan area. If the street area includes a private road area, no compensation is paid for that area. The size of the area to be assigned is calculated based on the first local detailed plan.

The landowner must apply for compensation for the land. Decisions on compensation are made on a case-by-case basis. The unit price of the compensation (EUR/m²) depends, for example, on the location, surface area and use of the area at the time when the local detailed plan entered into force.

How will the city compensate the landowner for vegetation or structures remaining in the street area?

Before the start of construction, an initial inspection may be carried out. The inspection includes defining the location of the work and assessing and defining compensation for things like plants, trees and equipment remaining in the area that will be taken into possession. However, at this stage it is too late to address issues related to land-use planning, such as amending the local detailed plan.

When the city takes possession of a street area, it pays the landowner compensation for any vegetation and structures in the street area. The compensation is usually defined in connection with the initial inspection based on the confirmed grounds for compensation. The grounds for compensation are presented in the initial inspection report.



If necessary, before construction work begins, water samples are taken and water levels are measured from wells in the area affected by the work. In connection with the initial inspection, landowners must indicate the location of all the wells in the vicinity. Any damage caused to wells will be compensated on the basis of confirmed grounds for compensation.

The initial inspection includes the assessment of all the damage that the construction work may cause. However, unforeseeable damage may still occur during the work. It is important to report any damage to site management as soon as possible.

Once the construction work is completed, a final inspection is usually carried out. Any damage or other claims resulting from the work will be specified during the inspection. Residents will also get the opportunity to comment on the construction work before the street is handed over for public use.

HANDING THE FINISHED STREET OVER FOR PUBLIC USE

When the street has been completed, it is handed over for public use through a street-management decision. The decision is sent to the owners of the properties along the street for information. A private road or a section thereof is discontinued once the city issues a street-management decision on the street intended to convey the traffic of the private road. The street-management decision determines which roads or sections of roads will be discontinued.

Obligations of plot holders

The owner or lessee of a plot located along the street that has been handed over for public use is obliged to clean the street section next to their plot. In Espoo, the city is responsible for the winter maintenance of

pavements. A separate decision is made on the transfer of this statutory obligation of the plot owner to the city.

The winter maintenance of pavements carried out by the city includes:

- snow ploughing
- gritting and grit removal
- removal of snow, including packed snow, when required by road safety or maintenance.

The duties of the plot owner include:

- removal of banks of snow formed at the plot access, and maintenance of the access road leading to the plot
- keeping the street gutter and rainwater channel free of snow and ice
- other removal of snow and grit.

The plot owner is responsible for keeping the street clean from



the boundary of the property to the centre line of the street, up to a maximum distance of 15 metres. Cleaning includes, for example, removal of litter, leaves and loose items from the street area. The plot owner's cleaning obligation does not apply to planting areas within the street area. The plot owner is also obliged to remove any litter and keep vegetation neat in the area of the green strip and ditch bordering the property, up to a maximum distance of 3 metres from the plot boundary.

In other respects, the city is responsible for the maintenance and cleaning of streets. This means, for example, repairing

surfacing and kerbs, sweeping carriageways, snow ploughing and gritting. The city also takes care of street plantings, street furniture and traffic signs.

If the plot owner notices any damage on the adjacent street that could endanger traffic, they must notify the customer service of the Public Works Department (tel. 09 8162 5000) or the police and take temporary measures to warn traffic. Residents can also contact customer service in other matters related to the maintenance of public areas.

WORKS IN A PUBLIC AREA

Excavation work in public areas

Excavations in public areas require an excavation permit issued by the Public Works Department. In addition, a siting permit is required for placing cables and structures in a public area. Some short cables do not require a siting permit.

A fee is charged for the processing and monitoring of the excavation permit. The siting permit is free of charge. You can apply for excavation and siting permits online through the eLupapalvelu service which is available on the City of Espoo website at www.espoo.fi. The website also offers more detailed instructions regarding the permits.

To connect a property to water services networks, you have to contact the Helsinki Region Environmental Services Authority (HSY) to obtain a connection point statement and to book a connection time.

Information on underground cables and pipes

When applying for an excavation permit, you must also acquire a map of underground cables and pipes in the area and, if necessary (for installing cables and pipes), agree on the surveying of cables and pipes.

In matters concerning underground cables and pipes, you can send email to johto.kartoitus@espoo.fi or call customer service, tel. 09 8162 5000.

Temporary traffic arrangements

If a street or its section needs to be closed for construction work or for the placement of a work machine, a permit for temporary traffic arrangements is required. You must contact the Public Works Department about the



matter no later than one week before the start of the work.

You can also apply for a temporary traffic arrangements permit online through the eLupapalvelu service (www.espoo.fi).

Plot access and street height

The plot access location is specified in the site plan attached to the building permit. The Public Works Department will determine the dimensions regarding the width, gradient and visibility zone of the plot access. The property

owner is responsible for the construction and maintenance of the plot access.

In order to make plans and apply for a building permit, you must obtain information on the street height from the Public Works Department. You can request the information by sending an email to katukorkeusilmoitus@espoo.fi. This information is needed for adjusting the height of the plot access and the yard area to the height of the existing or planned street.

Fencing and renting of a public area

If you have to carry out work in a public area that needs to be separated from traffic, you have to fence the area (which also requires renting the area). You must apply for a permit for fencing from the City of Espoo. Fencing may also require a decision on temporary traffic arrangements.

Fencing and closing a section of a street may be necessary, for example, for construction work, storage, or temporary placement of a work machine. You must submit permit applications for short-term fencing and renting together with map attachments through eLupapalvelu no later than one week before you intend to start the work. An area use fee is always charged for temporary arrangements.

For long-term renting of an area, you can turn to the Building Sites Unit of the City of Espoo.

Stormwater management

Stormwater is rainwater or melting snow that is led off from the ground surface, rooftops or other similar places. Stormwater also includes foundation drainage water.

If a property is located within a stormwater system area, it must, as a rule, be connected to the stormwater system. Upon application, the Environment Department may grant an exemption from joining the stormwater system provided that the owner or holder of the property takes care of stormwater management by other appropriate means. If the area does not have a stormwater system or its access point is so far away from the property that joining it would be unreasonably costly, the property must manage its stormwater by other means.

The owner or holder of the property must apply (through eLupapalvelu) for a decision on the location where the stormwater system of the property is to

be connected to that of the city, as provided in section 103g of the Land Use and Building Act. Stormwater can, for example, be led into a ditch in a public area.

You can find more information about work carried out in public areas at www.espoo.fi. You can also call the customer service of the Public Works Department, tel. 09 8162 5100.

CONNECTING A PROPERTY TO PUBLIC WATER AND SEWER NETWORKS

The Helsinki Region Environmental Services Authority (HSY) is in charge of water services in the capital region.

You can find more information about connecting a property to the water services network on the HSY website at www.hsy.fi or by calling HSY's customer service, tel. 09 1561 2110, Mon-Fri 8:30-15:30.