

PARTNER BRIEF · VERSION 1.0 · 2026

Construction is broken.

Let's fix it — *together.*

A short brief for partners considering working with AI-BOB on the EIC Accelerator project: scaling automated regulatory compliance across European construction.

4.00_{/4}
EIC STAGE 1 SCORE

TRL 6 → 8
24-MONTH PROGRESSION

4 countries
SE · NL · DE · UK

01 / THE PROBLEM

Every building project must satisfy *tens of thousands* of regulatory requirements. They're still being checked by hand.

Construction is one of the largest industries in the world and one of the least digitalised when it comes to compliance. Architects and developers must interpret thousands of pages of evolving regulations and verify compliance manually across complex projects. Deviations are usually caught when correction is expensive — or impossible.

~13%

Of global GDP

Construction's share of global economic activity. World Economic Forum, 2024.

20–25%

Wasted on rework

Errors and rework as a share of total project cost in Sweden and the UK.

2×

More documents

Manual review workload has doubled in a decade. Error rates haven't moved since the 1990s.

02 / THE APPROACH

AI-BOB turns regulations into *executable checks* — directly inside Revit.

Existing tools (Solibri, Autodesk Model Checker) execute predefined rules. They still need a human to read the regulation, interpret it, and code the check. AI-BOB automates that upstream step. Every check stays traceable to its source regulation, so the output is audit-ready by default.

01 INGEST

Read the regulation

Unstructured regulatory documents, standards, and project specs go in as inputs.

02 REASON

Determine what applies

AI identifies which requirements apply to a specific project and resolves contradictions.

03 VERIFY

Run inside the BIM

Project-specific verification logic runs directly on the BIM model in Revit.

04 PROVE

Audit-ready evidence

Every result traces back to its source regulation. Deterministic, permit-ready output.

03 / WHAT'S DIFFERENT

Existing tools execute rules. *We generate them.*

The market has well-known rule executors. None of them automate the upstream step — translating regulatory text into executable checks. That's the bottleneck AI-BOB removes.

	AI-BOB	Solibri Office	Autodesk Model Checker	BlueBeam
End-to-end automation	• Requirements → tests → results	◦ Manual rule logic	◦ Manual rule logic	◦ Human verification
Scalable rule generation	• AI-generated	◦ Manual test creation	◦ Manual test creation	◦ No automation
3D model verification	• Native Revit	• Reduced	• Yes	◦ 2D PDF only
Traceability to regulation	• Requirement → result	◦ Results only	◦ Results only	◦ Comments only

04 / THE EIC PROJECT · ACIBRA

A perfect score from the European Commission.

4.00 / 4

STAGE 1
RESULT

AI-BOB's Stage 1 application — Automated Compliance Infrastructure for Building Regulation Approvals — received the maximum 4.00/4.00 evaluation in March 2026. Four independent reviewers rated every criterion "very good." Stage 2 is in preparation.

"Combines end-to-end regulatory traceability with BIM-native, continuous verification, turning compliance into a proactive design capability."

— EIC EVALUATOR

"A profound technology advancement that credibly supports scalable, multi-jurisdictional implementation."

— EIC EVALUATOR

"High technological distinctiveness, clear market pull, and a credible scaling plan."

— EIC EVALUATOR

05 / TRACTION

Already validated in *live projects*, under real deadlines.

500_{hours} Saved on one residential tower OMA's 37-floor, 65,000 m² residential project (Netherlands). Initial regulated area calculation went from weeks to hours. Recalculations after design changes: days to minutes.	5_{min} Accessibility review per apartment type Down from 6–8 hours of manual expert review. Validated with White Arkitekter side-by-side against human experts in two live multi-family projects.
€100k+ Per deviation avoided 12 deviations identified across pilot projects, each costing €5k–€100k+ if discovered during construction instead of design.	250k_{m²} Already analysed in paid deployments Live projects with Europe's leading architects and developers. ISO 27001:2022 certified.

WORKING WITH EUROPE'S LEADING ARCHITECTS AND DEVELOPERS

Skanska Sweco OMA White Arkitekter C.F. Møller

06 / TRL ROADMAP

From validated pilots to fully operational platform — in 24 months.

3 2024 Proof-of-concept: 20 accessibility rules automated	4 APR 2024 Lab validation: 80 rules. Early adoption by Sweco	5 AUG 2025 Smart Built Environment grant. 120 rules validated	6 JUN 2025 · NOW OMA scale-up. 500 hours saved per project	7 NOV 2026 Customer-operated in live construction projects	8 2028 System complete, qualified, repeatable
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07 / THE TEAM

Female-led. *Construction-native*. Enterprise-grade engineering.

FOUNDERS



Elin Mårtensson
Chief Executive Officer

14 years in complex real estate developments. Led major projects at Unibail-Rodamco-Westfield including Mall of Scandinavia. Founded Tillgänglighet Sverige.



Rickard Svedenmark
Chief Technical Officer

Built governance and compliance infrastructure at Spotify during NYSE readiness. Now leads AI-BOB's core verification platform (ISO 27001 certified).



Petter Wallberg
Chief Revenue Officer

Built and scaled digital products in high-stakes environments. Led enterprise adoption across 15+ hospitals in SE/NO. Founding member of Norrsken Foundation.



Olle Eriksson
Tech Lead

A builder who has taken platforms from early product to real scale. Joined Acast as early employee and helped grow the backend through IPO.

ADVISORS



Max Barclay
CEO, Newsec

25+ years leading advisory and property businesses across the Nordics and Baltics. CEO of Newsec, board member across European markets. Owner, Stronghold Invest.



Magnus Svantegård
Senior Advisor

25+ years building SaaS for real estate and construction. Former CPO of Datscha, scaled to 2019 exit to Real Capital Analytics. Cambridge lecturer.



Anna König Jerlmyr
CEO, Arwidssonsstiftelsen

Former Mayor of Stockholm and Member of the Swedish Parliament. Former President of Eurocities and Vice Chair of C40 Cities, the world's leading climate network.



The team building AI-BOB
10 full-time employees

AI-BOB combines architecture, AI evaluation, and software engineering to deliver compliance automation inside Revit workflows.

08 / PARTNER ROLES

Two ways to be part of *the fix*.

We're not selling seats. We're building infrastructure with the people who'll use it and the experts who'll vouch for it. Pick the lane that fits.

EXPERT COLLABORATION

€0

Expert Partner

Municipalities, regulators, public bodies, compliance specialists, building permit authorities.

No fee. No procurement. Shape the work.

YOU COMMIT

- 40–80 hours of expert time over the 2-year project period
- 2 expert workshops per year (digital, 90 min)
- Structured feedback on AI-BOB's regulatory output and roadmap
- Domain expertise on regulatory interpretation, permit processes, and audit-evidence requirements

YOU RECEIVE

- Co-shape Europe's compliance infrastructure
- Early access to AI-BOB platform and regulatory roadmap
- Recognition as founding Expert Partner in EIC project documentation, AI-BOB website, and press

PAID PILOT

€2,500

Pilot Partner

Property developers, construction companies, architects and engineering firms — any size, any number of projects.

Pay only if EIC is approved. Refund if we don't deliver.

YOU COMMIT

- Pilot Partner status during the 24-month EIC project period
- Best-efforts deployment of AI-BOB in minimum 1 live project
- Participation in 2 digital workshops per year
- Self-declared rollout ambition if solution delivers

YOU RECEIVE

- Founding Pilot Partner status in AI-BOB EIC communications, website, and press
- 20% discount on all AI-BOB projects during the 24-month period
- Direct line to AI-BOB's development team via workshops
- Early access to new regulatory domains as they activate
- Full refund guarantee if AI-BOB fails to technically deliver

The window is *now*. Let's talk.

The EIC project is a 24-month sprint with serious stakes — for our customers, for European construction, and for AI-BOB. We're being selective about who we work with, and generous with the partners we do.

PARTNERSHIPS

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WEBSITE

aibob.io

HEADQUARTERS

Stockholm, Sweden

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