

# Apply for a building permit for the construction of a plant under the simplified procedure

The simplified building permit procedure applies to residential buildings, to other constructional facilities that are not buildings, to auxiliary buildings and to auxiliary facilities to the aforementioned construction projects and to mobile stables.

## Competent Department

- [Die Senatorin für Bau, Mobilität und Stadtentwicklung | FB 02 | Stadtplanung, Bauordnung Nord](#)
- [Bauordnungsamt](#)
- [Die Senatorin für Bau, Mobilität und Stadtentwicklung | Abteilung 6 Stadtplanung/ Bauordnung \(Bremen Stadt\)](#)

## Basic information

The simplified building permit procedure applies to residential buildings, to other structural facilities that are not buildings, to ancillary buildings and to ancillary facilities to the aforementioned construction projects and to mobile stables.

In the simplified building permit procedure, the building inspection is limited to certain regulations. The lower building supervisory authority checks whether the project is permissible under building planning law. The authority also decides on deviations in accordance with Section 67 (1) and (2) sentence 2 of the Bremen State Building Code and on other requirements under public law, insofar as these no longer apply as a result of a building permit.

The restriction of the inspection program means that the building owners and those involved in the construction are responsible for ensuring that their building project also complies with the regulations that have not been inspected.

## Requirements

The application for a building permit in the simplified procedure is permissible for the following building projects

- residential buildings, also with rooms for the practice of liberal professions according to § 13 of the Building Use Ordinance or

- other structures that are not buildings, garages, parking spaces, outbuildings and ancillary facilities to construction projects under letters a and b, with the exception of special buildings and advertising facilities.

## What documents do I need?

- Explanation of the required documents

The building application must be submitted using the official building application form of the supreme building supervisory authority published under Applications & Forms - The Senator for Building, Mobility and Urban Development (bremen.de). You will find the link under "Further information".

In addition to the building application, the documents required for the assessment of the project and the processing of the building application (e.g. site plan, excerpt from the official real estate map, building description, construction drawings, etc.) must be submitted to the lower building supervisory authority.

The following documents must be submitted in accordance with § 3 of the Bremen Building Documents Ordinance:

1. the site plan (§ 7),
2. an excerpt from the development plan including legend,
3. the construction drawings (§ 8),
4. the building description with calculations (§ 9),
5. the proof of stability (§ 10), insofar as it is not checked by the building authorities, with the declaration of the structural engineer in accordance with the list of criteria in Annex 2, Note: the submission of the structural engineer's declaration is not required for residential buildings in building classes 1 and 2,
6. the proof of fire protection (§ 11), insofar as it is not already included in the other building documents,
7. the required information on the secured development with regard to the supply of water and energy as well as the disposal of waste water and the development in terms of traffic, insofar as the building project cannot be connected to a public water or energy supply or a public waste water disposal system or is not located in sufficient width on a public traffic area,
8. applications for approval of deviations, exceptions and exemptions (Section 67 (2) of the Bremen Building Code) with the information required for assessment,
9. information on the application for approval decisions required for the project under other provisions of public law,
10. a tree inventory declaration with all the information required under the tree protection ordinance, which must also be submitted directly to the lower nature conservation authority by the developer when the building application is submitted.

Note: Depending on the purpose of the building project, further building documents may be requested by the lower building supervisory authority or a waiver may be declared.

## Procedure

The building application must be submitted to the lower building supervisory authority. The latter examines the building application and makes the decision. In the simplified building permit procedure in accordance with § 63 of the Bremen State Building Code, it checks

1. the conformity with the regulations on the admissibility of the building structures according to §§ 29 to 38 of the Building Code,
2. requested deviations within the meaning of Section 67 (1) and (2) sentence 2 of the Bremen Building Code, as well as
3. other requirements under public law, insofar as a decision under other provisions of public law is omitted or replaced due to the building permit.

The examination of structural engineering evidence in accordance with Section 66 of the Bremen Building Code remains unaffected.

The lower building supervisory authority shall first involve those bodies whose participation or hearing is required for the decision on the building application, or without whose opinion the approvability of the building application cannot be assessed.

## Legal bases

- [Bremische Bauvorlagenverordnung](#)
- [Bremisches Gebühren- und Beitragsgesetz \(BremGebBeitrG\)](#)
- [§ 1 Kostenverordnung Bau \(BauKostV\)](#)
- [Bremische Landesbauordnung \(BremLBO\)](#)

## More information

Building Activity Statistics Online

The survey form for building permits or departures/disposals survey can be filled out online or printed out on the Building Activity Statistics Online (statistik-bw.de). The link to this can be found under "Further information".

You can also find a link to the overview of the state and municipal legal bases under "Further information".

If you do not agree with a building permit issued or a notice of costs, you can lodge an appeal with the authority that issued the notice within one month.

## **What deadlines must be paid attention to?**

In accordance with Section 73 (1) of the Bremen Building Code, the building permit and any partial building permit expire if construction of the building project has not commenced within three years of their issue or if construction has been interrupted for more than one year.

## **How long does it take to process**

In accordance with Section 69 (3) of the Bremen State Building Code, the lower building supervisory authority shall decide on the building application within twelve weeks after the completeness of the application has been confirmed.

## **What are the costs?**

The amount of the fee is based on § 1 of the Cost Ordinance for Construction, tariff number 101.02 and amounts to 4.5 per cent of the construction costs.