

## Other building authority decisions

Universal application route for building supervisory decisions before or parallel to the main building supervisory procedure. Application route for matters relating to temporary buildings in accordance with Section 76 BremLBO.

### Competent Department

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

### Basic information

Before you construct an installation that requires planning permission, it can be useful to make certain thematic preliminary declarations before submitting the planning application in order to reduce the risk of subsequent rescheduling as part of the main procedure.

This may be the case for the following issues, for example:

1. Accessibility (structural)
2. Issuing a building gap certificate
3. Tree protection (ancillary building law)
4. Structural approval
5. Flying constructions
6. Open space design
7. Determination of house numbers
8. Children's play areas (close to buildings)
9. Mobility management measures
10. Type approval
11. Early appointment of a test engineer
12. Miscellaneous

You therefore have the opportunity to contact the building supervisory authority or the responsible specialist authority in advance. Please submit the documents required for the decision-making process.

Please submit the decision or the interim notification from the authority together with the other building documents as part of the main procedure.

Depending on the nature of the matter, reference will be made to a possible obligation to pay fees. This may be necessary in particular if additional authorities are involved.

A new application must be submitted for each of several decisions.

This application route is also used for matters relating to temporary buildings in accordance with Section 76 BremLBO.

Building easement procedures in accordance with Section 82 BremLBO must be carried out via a separate application route.

## **Requirements**

You will receive confirmation if the submitted documents comply with the legal requirements in accordance with the relevant public law regulations.

If your building project does not yet comply with the public building regulations, you will receive an interim notification. The outstanding issues must then be finally clarified as part of the subsequent building inspection procedure.

## **What documents do I need?**

- The documents required for the decision must be submitted with reference to the BremBauVorIV and the relevant supplementary public law regulation.

## **Procedure**

Before you construct a facility that requires approval, it may be useful to make certain thematic preliminary clarifications before submitting the building application in order to reduce the risk of subsequent rescheduling as part of the main procedure.

You therefore have the opportunity to contact the building supervisory authority or the responsible specialist authority in advance. Please submit the documents required for the decision-making process.

If documents are missing or there are other ambiguities, you will be asked to rectify these obstacles to the decision. In this case, please submit the missing or amended documents and/or the clarification.

The lower building supervisory authority will review your application and involve those bodies whose participation is required for the decision.

You will receive confirmation if the submitted documents comply with the legal requirements in accordance with the relevant public law regulations.

If your building project does not yet comply with the relevant public building regulations, you will receive an interim notification. The outstanding issues must then be finally clarified as part of the subsequent building supervisory procedure.

Please note that the decision may be subject to a fee.

## **Legal bases**

- [§ 1 Kostenverordnung Bau \(BauKostV\)](#)
- [Bremische Bauvorlagenverordnung \(BremBauVorlV\)](#)
- [Bremische Landesbauordnung \(BremLBO\)](#)
- [Bremisches Gebühren- und Beitragsgesetz \(BremGebBeitrG\)](#)
- [Bremische Baumschutzverordnung \(BaumSchV\)](#)
- [Mobilitäts-Bau-Ortsgesetz für die Stadtgemeinde Bremen](#)
- [Kinderspielflächenortsgesetz für die Stadtgemeinde Bremen](#)

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

There is no formal validity for these preliminary declarations. It can be assumed that, as a rule, a corresponding planning application will be prepared promptly.

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

There are no statutory decision deadlines for these preliminary declarations. However, a reference to § 69 BremLBO is recommended.

## **What are the costs?**

If the matter is listed in the Construction Costs Ordinance, the amount of the fee is based on Section 1 of the Construction Costs Ordinance.