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KRIA/093/2015

IZBA ARCHITEKTÓW
Vice-President
Mr. Piotr Gadomski, Architect IARP
Ul. Stawki 2A
00-193 Warszawa
POLAND



Berlin, 20 January 2015

Re. Your letter of 14 November 2014 – 364/KRIA2014/w

Dear Vice-President, Dear Mr. Gadomski,

Thank you very much for your above mentioned letter which I read with great interest.

On behalf of the German Federal Chamber of Architects I agree that an exchange of information and mutual consultations are essential not only to share information on national questions but also in the European context for developing common positions.

I understand that you are about to draft a legal text for a modification in the Building law concerning the distance between residential buildings and site boundaries in residential areas.

As regards the existing legislation in Germany, the Federal Building Code (Baugesetzbuch) is the basis of urban development law. It contains a framework for general urban planning law and covers such areas as urban land-use planning, building permission, land reallocation, expropriation and compensation, infrastructure provision and servicing and nature conservation.

According to the Federal Building Code a development project is possible within built-up areas where, in terms of type and scale of use for building, the coverage type and the plot area to be built on, the building proposal respects the characteristic features of its immediate environment and the provision of local public infrastructure has been secured. Furthermore, the requirements of healthy living and working conditions must be respected as well as the overall appearance of the locality.

Minimum distances are laid down in state laws by the German Länder. The Länder are competent for the concrete building requirements. In addition, municipalities may designate the boundaries of the inner zone by bye-law.