Nataša Pelja-Tabori

CODELESS SARAJEVO

Effects of the absence of a building code on building permit procedure in Sarajevo Canton

TU WIEN Academic Press

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Preface

In the very last years of the previous century, as an Erasmus student from Israel, I read about the Paris building code in the library of the National School of Architecture of Paris-la-Villette.

A couple of years after this event, as an architect working in the Institute for Canton Planning in Sarajevo, I started thinking again about the Paris building code because I discovered that the Sarajevo spatial planning system has functioned without a building code for almost a century. That is how this research began. Few urban planners and professionals in Sarajevo have written about the spatial planning system in former Yugoslavia and Bosnia-Herzegovina, but none focused on the building code with the aim to reintroduce it.

I thought that it may be useful to make an analysis of the spatial planning and coding system in Sarajevo in a chronological order, comparing it to the relevant continental European examples to objectively determine whether it would be advisable to introduce a building code to Sarajevo spatial planning legislation.

This research will be the first in the history of spatial planning in Sarajevo in the English language, which will provide a systematic and holistic analysis of various political contexts of the local spatial planning and coding system. It aims to arrive at the recommendations and the model for the next building order for the Sarajevo Canton, appropriated for the wider continental European context it appertains to.

Acknowledgements

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I would like to thank my friend and guiding star Professor Dr. Jasmina Osmanković, without whom I would not have the courage to start this adventure.

I thank my brother for his kindness and support.

I would also like to thank the management and my colleagues at the Institute for Canton Planning, for supporting my research work from the start.

I thank my husband and children for their support and patience throughout my study.

Finally, I am deeply thankful to have had the opportunity to learn from my teachers and professors in Sarajevo, Jerusalem, Paris, and Rome, who prepared me for life and professional challenges and engraved scientific curiosity and doubtfulness forever in my worldview.

The analysis of the Swiss case study is based on the researcher's short-term scientific study in Switzerland at the host Institut für Raumentwicklung at Rapperswil (HSR) and visits to the Swiss Federal Institute of Technology in Zurich (ETH Zurich), Spatial Planning Department and Spatial Development and Urban Policy Department during November 2019. The sources were gathered from the respective libraries of these universities. The interviews were conducted with professors at the Spatial Planning Departments of the mentioned institutions, Professor Emeritus Thomas Matta, Prof. Dr. Joachim Schöffel, Professor Dr. Gunnar Heipp from HSR, Professor Dr. David Kaufman and Dr. Ana Perić Momčilović from ETH in November 2019.

The analysis of the Austrian case study is based on the PhD research study at the Vienna University of Technology from October 2018 until October 2019. The sources for this method were found in the library and courses attended at TU Wien with late Professor Emeritus Erhard Busek and Professor Dr. Andreas Faludi. The interviews were conducted with Ms. Andrea Wallner, Coordinator of CBC programmers at ÖROK, DI Walther Stöckl, CBC, and transnational planning on behalf of the City of Vienna until 2013, currently retired, my supervisor Professor Dr. Thomas Dillinger, Professor Dr. Arthur Kanonier, and kindness of my friend Aleksandar Dimitrić, TU Wien student, and architect in Vienna.

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List of Abbreviations

Abs	Paragraph from Subregional Development Programs (Teilregionale Entwicklungsprogramme)
ABV	Building code/Ordinance (Allgemeine Bauverordnung)
ARE	Swiss Federal Office for Spatial Development
BD	Brčko District
BiH	Bosnia–Herzegovina
BP	building permit
BR	building régime regulation
BVV	Building Procedure Ordinance (Bauverfahrensverordnung)
DKM	Digital Cadastral Register
DORIS	Upper Austria Geographic Information System
EAFRD	European Agricultural Fund for Rural Development
EKZ	Shopping Centre Program (Einkaufszentrenprogramm)
EMFF	European Maritime and Fisheries Fund
ERDF	European Regional Development Fund
ESDP	European Spatial Development Perspective
ESF	European Social Fund
ESI	European Structural and Investment funds
FBiH	Federation of Bosnia–Herzegovina
FPRY	Federative People's Republic of Yugoslavia
GIS	Geographic Information System
GUP	General Urban Plan
IMG	International Management Group
ISOCARP	International Society of City and Regional Planners
JNA	Yugoslav People's Army
KAGIS	Carinthia Geographic Information System
k. u. k.	Imperial and Royal (Kaiserlich und Königlich)
LOSP	Spatial Planning Law

NUTS III	35 statistical units in Western Austria (NUTS-Nomenclature of territorial units for statistics of the official statistics of the European Union for Austria)
OECD	Organisation for Economic Co-operation and Development
OIB Richtlinien	Austrian Institute for Building Technology Guidelines
ÖROK	Austrian Conference on Spatial Planning
ÖREK	Austrian Spatial Development Concept
PBG	Planning and Construction Law (Planungs- und Baugesetz)
PRBiH	People's Republic Bosnia–Herzegovina
PRS	People's Republic Serbia
RBiH	Republic Bosnia–Herzegovina
RPG	Swiss Spatial Planning Law/Act (Raumplanungsgesetz)
RS	Republika Srpska
SAGIS	Salzburg Geographic Information System
SERDA	Sarajevo Economic Development Agency
SC	Sarajevo Canton
SFRY	Socialist Federal Republic of Yugoslavia
SMART	Specific, Measurable, Assignable, Realistic, and Time-related
STEP	Urban Development Plan (Stadtentwicklungsplan)
SWOT	Strengths Weaknesses Opportunities Threats analysis
TA 2020	Territorial Agenda 2020
TA 2030	Territorial Agenda 2030
TEN-T	Trans European Transport Network
TIRIS	Tyrol Geographic Information System
UN	United Nations
UNO	Methodology for determining standards and goals in the field of housing and environmental organization, Juginos, Belgrade 1974
VOGIS	Vorarlberg Geographic Information System
WBO	Viennese Building Code (Bauordnung für Wien)
WBTW	Vienna Building Technology Regulation (Wiener Bautechnikverordnung)

Zone U.A. City of Paris Land Use Plan Regulation. The centre-west of Paris, home to a large number of tertiary sector activities, including major company head offices and large corporations. These activities generally occupy buildings previously used for residential purposes.

Zone U.C. City of Paris Land Use Plan Regulation

Sector U. Ca The historic and archaeological center of Paris, characterized by the housing and typically Parisian shops.

Sector U. Cb The old village of Montmartre and its surroundings.

Sector U. Cc The central part of the district known as “de la Butte aux Cailles”.

Zone U.F. City of Paris Land Use Plan Regulation.
The area, well served by public transport with the highest density of office jobs and the highest land use in the capital.

Zone U.H. City of Paris Land Use Plan Regulation

Sector U. Ha Characterized by the predominance of housing and accompanying traditional commerce

Sector U. Hb Specifically designed for residential use.

Zone U.I. City of Paris Land Use Plan Regulation.
Predominantly industrial zone.

Zone U.L. City of Paris Land Use Plan Regulation.
The zone includes more than a hundred hamlets, villas, and housing estates.

Zone U.M. City of Paris Land Use Plan Regulation

U. sector Ma Mix of uses that covers most of the outlying districts of eastern Paris.

Sector U. Mb The mixed-use that covers most of the southern part of the districts 14 and 15.

Zone U.N. City of Paris Land Use Plan Regulation
The entire S.N.C.F. (Société nationale des des chemins de fer français - France´s national state-owned railway company) estate.

Zone U.O City of Paris Land Use Plan Regulation.
Covers those parts of Paris whose development has been undertaken under previous agreements with development or construction institutions.

Zone U.P. City of Paris Land Use Plan Regulation.
This zone, subdivided into three U.Pa, U.Pb and U.Pc, covers the public river domain (land, banks, quays, water bodies).

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