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ANALYSIS OF PERMITTING PROCEDURES FOR CONSTRUCTION OF RESIDENTIAL BUILDINGS

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BUILDING PERMIT PROCESS

- ▶ Generally, you need to obtain a building permit from the City whenever you construct, enlarge, alter, repair, move, remove, improve, convert, or demolish a building or other structure;
- ▶ A building could be anything from a tool shed to a house;
- ▶ Additionally, code violations are generally required to obtain a permit to correct violations including minor property maintenance violations;
- ▶ A Building Permit may include building, grading, plumbing, mechanical and electrical permits.
- ▶ The City processes the various permit types required as one total package.

PRELIMINARY REVIEW: BEFORE YOU APPLY

- ▶ You have to check if your desire project is within the City's development guidelines. You may be referred to other staff members to determine if your project will require any Planning approvals before you can apply for a building permit. Approval may require action by the Architectural Review Commission or the Planning Commission;
- ▶ If your project will require approval through a planning process, you must file a separate planning application and pay required fees to the Planning Department. Those fees are separate from the building permit fees. Planning approvals must be granted before you are allowed to apply for a building permit.

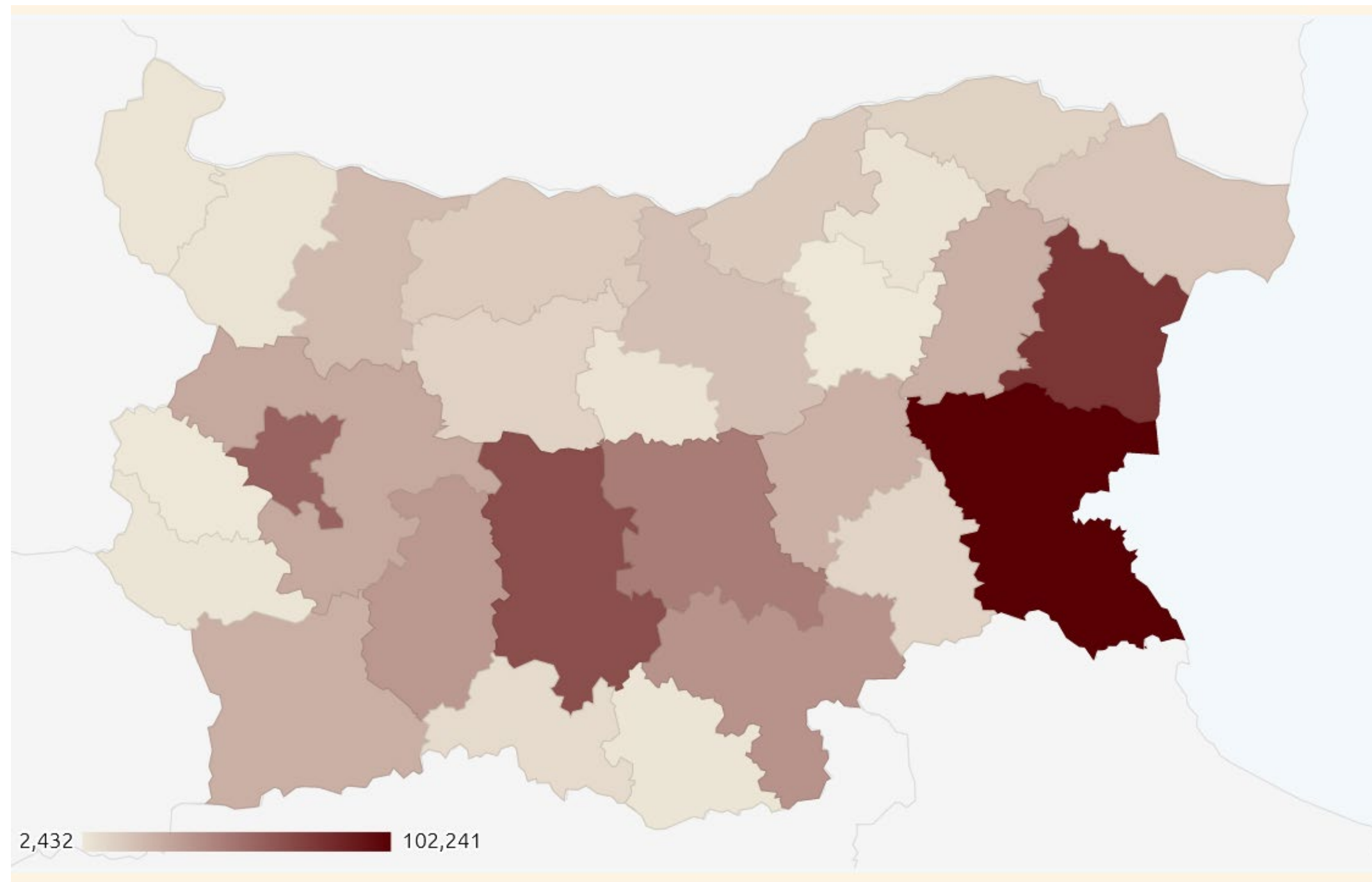
APPLYING FOR A PERMIT

- ▶ You may apply for a building permit when the plans for your proposed project are complete and Planning approvals are received.
- ▶ To apply you must turn in an application package the City's Community.
- ▶ Development part consisting of:
 - ▶ Completed application, checklist and related forms
 - ▶ The plan review deposit
 - ▶ Copies of required plans
 - ▶ Supporting documentation (structural, energy, soils analysis)
- ▶ The application packet have to be prepared;
- ▶ The information included on the plans and the number of copies will vary, depending on the specifics of your project.

New construction permits issued by in Bulgaria for the 2nd quarter of 2022.

	Residential buildings			Administrative buildings		Other buildings	
	Number	Number of	Gross	Number	Gross	Number	Gross
		dwellings	building area- sq. m		building area- sq. m		building area- sq. m
Total	2249	13810	1 692 823	20	23464	1164	697715
Blagoevgrad	124	409	55401	-	-	50	26309
Burgas	153	614	87506	..	..	56	102241
Varna	203	2380	260484	..	..	43	78984
Veliko Tarnovo	51	253	23283	-	-	33	19564
Vidin	7	33	3717	-	-	5	3915
Vratsa	25	44	7549	-	-	36	21817
Gabrovo	25	40	6917	-	-	10	4592
Dobrich	42	69	13539	-	-	30	17189
Kardzhali	52	322	43283	-	-	8	3456
Kyustendil	35	57	7607	..	..	18	3471
Lovech	28	30	5117	-	-	31	11309
Montana	9	11	1508	-	-	15	4296
Pazardzhik	75	166	21972	-	-	64	36390
Pernik	98	126	21994	3	356	34	2503
Pleven	22	143	16430	..	..	36	14499
Plovdiv	399	1820	226633	..	..	122	68321
Razgrad	12	42	5788	-	-	38	4412
Ruse	35	100	10230	..	..	43	14911
Silistra	10	10	2197	-	-	29	11637
Sliven	40	59	8366	-	-	24	26025
Smolyan	14	21	4577	-	-	31	7627
Sofia	243	307	55776	..	..	68	29336
Sofia (stolitsa)	338	5984	716885	4	11427	49	58887
Stara Zagora	94	304	37978	-	-	151	48377
Targovishte	25	211	15532	-	-	12	2432
Haskovo	43	72	13178	..	..	44	38613
Shumen	34	159	16257	..	..	57	26083
Yambol	13	24	3119	-	-	27	10519

New construction permits issued by in Bulgaria for the 2nd quarter of 2022.



The state of spatial data in the institutions holders and interaction between them

- ▶ Due to the directive INSPIRE all the spatial data created by the projects in the territory of EU have to be declared by the governmental institutions - data holders as well as services to be provided.
- ▶ The publication updates the statuses of the data and will be found on the official paper
- ▶ No interaction realized;
- ▶ Access to the spatial data was provided separately on request.

The experience of other countries

- ▶ There is investigation for the procedure in France and Greece
- ▶ The procedure in Bulgaria is the same as action plan for consistent documentation approval;
- ▶ The price per square meter for budling permission is ten times expensive in Greece and almost the same in France;
- ▶ What more we receive back for this price?
 - ▶ Fastest procedure;
 - ▶ Ready infrastructure;
 - ▶ Fully digital process of applying;
 - ▶ Automatic communication between the institution;
 - ▶ Digital aprovement.

Positive development

Municipal administration

- 90% of the districts in Bulgaria accept electronic submission of documents.

Cadaster agency

- Fully equipped with information system as data holder and service provider for citizens;
- Electronic submission of documents;
- The best spatial data base with main and additional information (Geo position, maps, Aerial images etc.)

Utilities

- Equipped with GIS system;
- There is no communication within the data bases of different institutions;
- The process for ordinant procedures take time as described.

To be improved

Municipal administration

- The data between districts and municipality goes by post mail;
- The data between districts and investors goes by post mail;
- Comity from different specialties for check of the documentation work person by person and there is no digital system for control;
- The time period due to the regulation cannot be met.

Cadaster agency

- No automatic update of the changes for owners of new parcels/ buildings;
- Working on the minimum of the staff (if somebody is sick we have to wait until he/she is back);
- No underground cadaster information;
- No communication with the other information systems of government organization and utilities.

To be improved

Utilities

- Water end sewage
- Electricity
- Heating
- GAS
- Fire and Safety
- Transport infrastructure
- Ecology and Environmental protection
- Communication network

- There is no communication within the databases of different institutions;
- The process is not regulated as consistency. If you start reconciliation of your project from the first institution, you would be stopped after a month from the last for changes. Then the procedure have to be repeated with at list double payment);
- There is no update of the stage of the drawings in the database - feasibility studies, technical drawings or work project.

Prescriptions to increase the speed and efficiency of obtaining construction permits

- ▶ Electronic government have to be in action;
- ▶ Policy for development of the infrastructure in the areas with new buildings;
- ▶ Increase the price of the construction permission but for better services;
- ▶ Spatial data to be accessible between the institutions;
- ▶ The portals of Utility companies to be accessible for the specialists in the regional municipalities.

Thank you for your attention!

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