

Applying for a partial building permit for the construction of a system

With a partial building permit, you can start construction work for the excavation pit and for individual components or construction phases before the building permit is issued. To do this, you submit an application for a partial building permit to the responsible lower building supervisory authority.

Competent Department

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

Basic information

If you have applied for planning permission and would like to start building individual sections of the building before planning permission is granted, you will need partial planning permission for this construction work. To do this, you submit an application for partial building permission to the responsible lower building supervisory authority.

In the application, you specify which individual building components or construction phases you would like to start before the building permit is issued.

The partial building permit for the construction of a facility is subject to a fee.

Requirements

You will receive a partial building permit if

- the underlying building application is complete with regard to the construction measures applied for partial building permit and
- the building project described is in accordance with the public law regulations to be examined in the building inspection procedure.

Procedure

You can apply for a partial building permit for the construction of a system online or in writing.

Online application

- You can submit applications in digital form via the online service. You will find the link to the online service under "Further information" - "Online service".
- Once you have successfully logged in via a user account, you will be guided through the form step by step.
- Please have the required attachments to your application ready for upload.
- After submitting your application, you will receive a confirmation of receipt.
- Communication regarding your application with the authority should take place entirely via the online service.
 - You have the option of sending and receiving messages in the online service. The authority's decision will also be communicated electronically via the online service.
- Further information is available directly in the online service.

In writing

- Submit the application, stating which building application your application for partial building permission relates to and which construction measures it covers.
- Attach the required building documents.
- Submit the application documents to the responsible lower building supervisory authority.

The lower building supervisory authority will review your application and involve those bodies whose involvement or consultation is required for the decision on the partial building permit or without whose opinion the suitability of the application for approval cannot be assessed. You will then receive the decision on your application.

The partial building permit is subject to a fee. You will receive a notification of fees. If necessary, the lower building supervisory authority will ask you to make an advance fee payment after you have submitted your application.

Legal bases

- [Bremische Bauvorlagenverordnung \(BremBauVorlV\)](#)
- [Baugesetzbuch \(BauGB\)](#)
- [Verordnung über die bauliche Nutzung der Grundstücke \(Baunutzungsverordnung\)](#)
- [Bremische Landesbauordnung \(BremLBO\)](#)
- [Bremisches Gebühren- und Beitragsgesetz \(BremGebBeitrG\)](#)

More information

If you have the partial building permit, you must notify the competent lower building supervisory authority of the start of construction work at least one week before the start of construction work by submitting the notification of the start of construction work in accordance with Section 74 sentence 2 of the Bremen State Building Regulations.

What deadlines must be paid attention to?

There is no application deadline in the regular partial building permit procedure.

The partial building permit expires if work on the project has not begun within three years of it being granted or if work has been interrupted for more than one year. The application can be extended once by two years within the period of validity.

If a partial building permit has been granted, the lower building supervisory authority must be notified at least one week before the start of construction work.

How long does it take to process

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

What are the costs?

The amount of the fee is based on § 1 of the Construction Costs Ordinance, tariff number 101.05.