

Construction of buildings and their alterations

Abstract

This master's thesis is concerned with the analysis of the primary regulation of realization of structures and their alternations, which is a part of the public construction law. The topic of this thesis is up-to-date because of adoption of the second major amendment to the Building Act. The proclaimed goal of this amendment is a simplification and an acceleration of the processes and procedures. The main goal of this thesis is to identify problems associated with the current legal regulation of realization of general structures and their alternations, which, in selected cases, is followed by the effort to find their solution *de lege ferenda*. The secondary goal of this thesis is a critique of the second major amendment to the Building Act from 2017 and the identification of what problems it has brought including the assessment of whether it is actually fulfilling its stated goal.

The master's thesis is composed of six chapters. Chapter one deals with the sources of law and the fragmentation of implementing statutes. Chapter two analyzes the basic concept of structure as well as other basic concepts related to the topic of this thesis. Chapter three contains an analysis of the organisation of building offices, selected issues related to the performance of public administration, an analysis of the issues of the respective authorities and binding assessments as well as those of an authorised inspector. Chapter four deals with regimes of structure realization and their alternations – a regime of the building permit, a regime of structure's notification approval and so-called free regime. This chapter also deals with a new regime of the joint permit, an amended regime of joint approvals and repeated building permit proceedings. Chapter five focuses on issues related to the change of a structure before its completion. The last chapter focuses on the issue of the illegal constructions, as well as the removal building proceedings and the additional permit proceedings. The conclusion of this thesis contains an overview of identified errors, as well as the evaluation of second major amendment to the Building Act.

Keywords: building, alternation of building, structure realization