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ORDINANCE,

STIPULATING GENERAL LAND-USE REQUIREMENTS AND TECHNICAL REQUIREMENTS FOR BUILDINGS IN THE CITY OF PRAGUE (PRAGUE BUILDING REGULATIONS)

On ....., the Prague City Council resolved to issue, pursuant to § 44(2) of Act No 131/2000, on the City of Prague, as amended by Act No 320/2002, and § 194(e) of Act No 183/2006, on land-use planning and the Building Code (the Building Act), as amended by Act No 350/2012, this order:

PART ONE
INTRODUCTORY PROVISIONS

§ 1
Subject of the legislation

(1) This Ordinance stipulating general land-use requirements and technical requirements for buildings in the City of Prague, as follows:

a) general land-use and technical land-use requirements for the utilisation and organisation of land, including requirements for situating buildings, facilities, and activities (hereinafter “land-use requirements”);

b) technical requirements for buildings and facilities and their performance (hereinafter “building requirements”).

(2) The provisions of this order are used during the creation of land-use planning documentation and land-use planning information in the City of Prague, especially when identifying areas and stipulating conditions for their utilisation and layout.

(3) The provisions of this Ordinance are used when identifying plots of land and when designing and situating buildings and facilities on them, during land-use changes and when splitting or merging plots of land. The provisions of this Ordinance are also used for changes to buildings or facilities, temporary construction site buildings, for changes of the use of a building or facility on land, to identify public areas, and for built-up building land with buildings that are cultural monuments or are located in historic reserves or historic zones,[1] unless this is ruled out by serious territorial, technical or engineering reasons.

(4) The provisions of this Ordinance are used in the design, permission, reporting, performance, use or elimination of buildings or facilities; this does not affect requirements of special legislation.[2] The provisions of this Ordinance shall also apply to changes to buildings or facilities, maintenance, changes in the use of buildings or facilities, temporary construction site buildings, and buildings that are cultural monuments or are in historic reserves or historic zones, unless this is not possible for serious territorial, technical or engineering reasons.

(5) This Ordinance has been notified in accordance with Directive (EU) 2015/1535 of the European Parliament and of the Council of 9 September 2015 laying down a procedure for the provision of information in the field of technical regulations and of rules on Information Society services, and § 7 of Act No 22/1997, on technical product requirements and on changes and amendments to some acts, as amended.

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[1] Act No 20/1987, on state monument care, as amended.

[2] For example, Decree No 410/2005, on hygiene requirements for premises and operation of facilities and establishments for education and training of children and juveniles, as amended by Decree No 343/2009, Decree No 398/2009, on general technical requirements ensuring barrier-free use of buildings, Government Order No 66/1971, on the historic reserve in the City of Prague.

§ 2

Terminology

For the purposes of this Ordinance, the following applies:

a) compound - an area not broken up by public areas, used for a single, special purpose;

b) block - a contiguous area, composed of a set of plots of land, one plot of land or part thereof, usually demarcated by streets and identified by a street line;

c) building - an aboveground structure, including its underground part, spatially concentrated and externally largely enclosed by perimeter walls and a roof;

d) flat - a set of rooms, or one residential room, that meets the requirements for permanent accommodation through its structural and technical arrangements and facilities and is intended for that purpose;

e) flood level - the highest recorded level of a natural flood or the level for which the flood zone was stipulated, if such a stipulated level is higher; the flood level is variable along a watercourse;

f) border - a depicted, stipulated, or derived line (for example between areas zoned as built up and not built up, street and block, or between parts of a block that can or cannot be built up);

g) gross floor area - the sum of areas demarcated by the external outline of a building's individual floors aside from open and partially open areas (balconies, loggia, passages, roof terraces, etc.); on floors with slanted walls or a slanted ceiling, the external outline of structures 1.2 m above floor level is used;

h) protected part of a flood zone - part of a flood zone[3] after the implementation of permanent or mobile anti-flood measures against flood flows in a waterway, including implementation of measures against flooding due to wastewater and stormwater; only areas protected from flooding up to the flood level pursuant to

i) collector - an underground structure, accessed by walking or climbing, containing utility networks;

j) locale - an area or set of areas, or part of an area, demarcated based on dominant character;

k) scale of buildings or areas - specification of their variable size values, especially lengths, widths, heights, and areas, and their mutual ratios;

l) room - a spatially enclosed part of a structure, defined by a floor, ceiling or roof and rigid walls, where:

   1. a residential room is defined as a room in a flat meeting conditions specified by this Ordinance, intended for permanent residency, that has an area of at least 8 m^2, has direct daylight, direct ventilation and heating with the ability to regulate temperature; a kitchen is considered to be a residential room if it has an area of at least 12 m^2;

   2. occupancy room - a room meeting conditions stipulated by this Ordinance, whose location, size, and structural disposition meets conditions for it to be occupied by persons (especially offices, doctor's offices, classrooms, rooms in healthcare facilities);

m) aboveground part of building - that part of a structure above the level of the adjacent landscaped area;

n) attic - an area mainly demarcated by a slanted roof; an attic may contain attic floors;

[3] § 66(2)(e) of Act No 254/2001 on water and amendments to some acts (the Water Act), as amended, are considered to be a protected part of a flood zone;

o) floor - an accessible part of a building demarcated by two consecutive top faces of a structural ceiling or the top face of a sub-floor on the ground or on a roof; parts of a building that have differing floor heights up to one half of this floor are also considered to be one floor, where the following applies:

   1. basement floor - a floor where the majority of the floor is lower than 0.8 m below the highest point of a 3.0 m wide strip of adjacent landscaped area around the perimeter of the building;

   2. aboveground floor - every floor aside from basement floors, including retreating and attic floors;

   3. retreating floor - a floor above the last full floor or another retreating floor, whose perimeter walls retreat from at least one edge of the prevailing level of the building's outer perimeter wall;

   4. attic floor - a floor above the last full floor, or above a retreating or other attic floor, primarily demarcated by a slanted roof, where at most half of the length of perimeter walls exceeds a height of 1.6 m above floor level;

p) basement part of building - that part of a structure below the level of the adjacent landscaped area;

q) vacant lot - an area with no buildings, as follows:

   1. a block or part thereof that has not yet been built upon in an area that is otherwise mostly built-up, and that is intended for building, or

   2. a plot of land or set of plots of land, including corners, not built up or partially built up, intended for building, demarcated by building lines and borders of adjacent plots of land that have been built up or are intended for building;

r) joint development whole - a set of jointly conceived and spatially interrelated buildings and open areas including related infrastructure, sited through one land-use decision or regulatory plan, which replaces them;

s) parking - an area used to park or stop a passenger vehicle, where:

   1. reserved parking is for parking or stopping passenger vehicles reserved for individual uses in the building or in a set of buildings, usually intended for employees or residents;

   2. visitor parking is for parking visitors' vehicles for all uses in the building or set of buildings;

t) individual dwelling:

   1. a family home in which over half of the floor area meets requirements for permanent family living and is intended for this purpose; a family home may have at most three separate flats, at most two aboveground and one basement floor and attic;

   2. other dwellings in which over half of the floor area meets requirements for permanent family living and are intended for this purpose;, and that have at most three separate flats and at most five floors, of which at most four are aboveground;

u) building for family recreation - a building whose volumetric parameters, appearance and structural layout meets the requirements of family recreation, especially a cottage, a recreational bungalow, or a gardening cottage;

v) a building with an assembly area - a building with at least one area intended for assembly of at least 200 individual, in which floor area allocated per individual is less than 4 m^2;

w) tree alley - a predominantly continuous line of planted trees in a defined area, especially along streets and roads;

x) accommodation unit - a room or set of rooms whose layout and facilities meet the requirements of temporary living that is/are intended for this purpose, and a room or set of rooms in social service facilities intended for permanent living, where:

1. short-term accommodation unit - an accommodation unit that meets the requirements of short-term living and is intended for this purpose, for example an accommodation unit in a hotel or pension;

2. long-term accommodation unit - an accommodation unit that meets the requirements of long-term living and is intended for this purpose, for example an accommodation unit in a boarding house; a unit in a social service facility intended for permanent living is also considered to be a long-term accommodation unit;

y) street space - the part of the public space consisting of all streets, squares and roads and areas creating a basic service and access network; street space is usually demarcated by a street line and may comprise both paved and unpaved areas; street space and publicly accessible parts of blocks together make up public space[4];

z) character of an area - a set of important natural landscape, socioeconomic, historical, cultural and civilisational, especially urbanistic, architectural, and aesthetic elements or properties specific to a concrete area (above all location, density, structure and type of structures, demarcation and layout of public areas, infrastructure, territorial use, and degree of its change), including their mutual relationships and linkages.

PART TWO
LAND USE REQUIREMENTS

CHAPTER I
General principles of land disposition in spatial planning documentation.

§ 3
Classification according to development level and buildability

(1) Land is subdivided according to existing use in connection with § 2(1)(d) and (f) of the Building Act as developed and undeveloped areas. The boundary between them is defined by the developed area line.

(2) Land is subdivided according to proposed use in connection with § 2(1)(j) of the Building Act as buildable and unbuildable areas. The boundary between them is defined by the buildable area line.

(3) Land is further subdivided into areas, where:

a) buildable land comprises buildable areas within developed land and buildable areas within undeveloped land;

b) unbuildable land comprises unbuildable areas within undeveloped land and unbuildable areas within developed land.

§ 4
Classification according to the expected degree of changes (stability)

From the perspective of the expected degree of changes, buildable and unbuildable land is classified into the land or areas that:

[4] § 14b of Act No. 131/2000, on the City of Prague, as amended.

a) are stabilised with a fully developed existing character, where no fundamental changes to their existing character, significance, or manner of use are proposed, and only infill is occurring;

b) are transformational, intended for new use of wastelands for construction or other use;

c) are developmental, where an entirely new character is proposed for the land (buildable areas pursuant to § 2(1)(j) of the Building Act); in the specific case of unbuildable development areas within developed land, development can be defined exclusively as improvement of the condition of landscape, natural and recreational values.

§ 5

Classification according to character into locales

An area may be subdivided according to the dominant character of the land into locales.

§ 6

Classification of land into areas with different usage

(1) On buildable land, the following areas are primarily identified according to their predominant use:

a) buildable production areas, primarily including areas for production and storage, mixed production areas, transport and technical infrastructure areas, and compounds for business, services, and work opportunities;

b) buildable residential areas, primarily including mixed residential and public amenity areas; these can include other buildings and facilities compatible with their residential function;

c) buildable recreational areas, primarily including areas for rest, sport, recreation and relaxation.

(2) On unbuildable land, the following areas are primarily identified according to their predominant use:

a) unbuildable natural and as close as possible to natural areas;

b) unbuildable recreational areas, in which a harmonic landscape environment along with recreational, sports or edification facilities provide suitable conditions for rest, sport, recreation and relaxation;

c) unbuildable production areas, primarily used for intensive agricultural activity and economic utilisation of the landscape.

(3) A land-use plan stipulates detailed specifications of areas with different uses.

§ 7

Degree of land use for building

The degree of land use for building is always stipulated for a specified part of buildable land, appropriately for the locale, area, block, or plot, and is stipulated as maximum permissible, or as the lowest required.

§ 8

Public amenities

(1) Public amenities include buildings, facilities, and plots of land with civic amenities pursuant to § 2(1)(k)(3) of the Building Act, and buildings, facilities and plots of land for shops and services.

(2) Public amenities are identified by areas, lines or points.

§ 9

Transport corridors

Transport corridors are identified in independent areas, for example for railways and a higher-order transportation system (freeways, highways and local high-speed roads).

§ 10

More detailed classification of areas

(1) Areas with different uses may be broken down in greater detail according to the nature of the land.

(2) Within unbuildable land, taking into account the nature of the landscape and vegetative cover, areas are usually identified as forest, non-forest near-natural areas, landscape parks and extensively and intensively utilised agricultural areas.

(3) Within buildable land, taking into account the nature of the landscape and vegetative cover, areas are usually identified as parks, park-like areas of other public areas, or park grounds.

(4) Depending on the details of planning documentation, it is also customary to identify areas with permanent water cover, important lines of permanent vegetation, especially alleys, vegetation lining watercourses and expanses of water, and windbreaks. Individual points can also be identified, especially important solitary trees or small groups thereof, and dominant features of the landscape.

(5) Gardening colonies are identified according to their size, status, current condition and degree of development as part of unbuildable or buildable land, as areas or locales.

(6) In order to accommodate pedestrian or cycle traffic, there must be a network of special purpose paths on undeveloped land; for purposes of this order, these paths are considered to be an important part of the landscape pursuant to other legislation[5].

CHAPTER II

Delimitation of public areas, subdivision and merger of plots of land

§ 11

General principles of identification of plots of land and public areas

(1) When delimiting plots, one must ensure public areas that correspond to the nature of the territory are delimited, especially streets.

(2) Plots are delimited so that their properties, especially size, location and layout allow them to be used for the proposed purpose in order to protect, strengthen and respect the character of the land. Plots must not be subdivided in a way that rules out their practical use.

(3) Public areas are delimited to create a spatially and visually contiguous system. The layout of public areas must ensure the territory is accessible and serviced, and can be crossed on foot. Preference is given to streets and roads being mutually interconnected.

(4) Watercourses in buildable areas are usually lined by quays, parks or other public areas. Along the Vltava and Berounka rivers, free passage for purposes of recreation must be ensured.

[5] § 63 of Act No 114/1992, on the protection of nature and the landscape, as amended.

§ 12

Delimiting streets (street lines and blocks)

(1) In a buildable area, the street line identifies the border between streets and blocks. Blocks are classified as development blocks, which are earmarked primarily for building construction, and non-development, which are earmarked primarily for non-construction purposes.

(2) Streets are delimited as a basic network positionally (via their axis) or spatially (street line). During positional delimitation, the width of the street profile can be stipulated. In developmental and transformational areas, streets may be defined simply as a line connecting two locations without precisely specifying their route. Beyond the scope of delimiting streets, it is possible to stipulate the territory's supplementary permeability to pedestrian and bicycle traffic across development blocks.

§ 13

Urban street types

From the perspective of their urban significance for the town or city, the following urban street types are defined:

a) city avenues, which are a type of public area with the greatest degree of importance and significance in the entire city's system of public areas, with a higher share of business and social activities, with greater traffic intensity and with more amenities; along with important streets, they form the basic outline of the street network , the city's basic urban structure, and a foundation for orientation on the scale of the entire city;

b) important streets, which are a type of public area with a high degree of importance and significance in the city's system of public areas, with special significance for larger parts of the city (city districts) or individual locales;

c) local streets, which are a type of public area with no special importance and significance in the city's system of public areas; these streets usually supplement the system of important streets and city avenues;

d) access streets with the lowest degree of significance in the city's system of public areas, intended primarily for local servicing.

§ 14

Street widths

(1) Unless specified otherwise by the land-use or regulatory plan pursuant to § 83(2), when planning new streets, their width for individual urban types pursuant to § 13 must be at least:

a) 24 m for city avenues;

b) 18 m for important streets;

c) 12 m for local streets;

d) 8 m for access streets;

when making changes to existing streets, it is necessary to proceed according to local conditions.

(2) When stipulating the width of new streets pursuant to (1), the character of the territory must be taken into account.

§ 15

Plots earmarked for development

(1) Plots earmarked for construction are delimited so that they are accessible from the street. Access parameters must correspond to the plot's future use.

(2) Merger and integration of plots must obey the street line.

CHAPTER III

Public areas standard, transport and technical infrastructure layout principles

§ 16

Public areas standard

(1) When designing and establishing public areas, their residential quality, local significance and pedestrian needs must be taken into account.

(2) In streets, except for streets permitting mixed traffic[6] (residential zones or pedestrian zones[7]), a sidewalk is usually placed along the street line. The width of the sidewalk in the street profile must be chosen with regards to the urban street type pursuant to § 13, the nature of the area, and the movement of handicapped individuals pursuant to special legislation governing requirements ensuring the barrier-free utilisation of buildings[8].

(3) Buildings and facilities in public areas are grouped and located so that they do not excessively impede pedestrian movement and to preserve net width of at least 1.5 m for passage, unless ruled out by the spatial organisation of the street profile. In particular, elements of technical and transport infrastructure are installed on poles. When designing traction lines in streets with buildings with a predominantly closed building line, installation on cantilever arms shall be given preference over installation of poles in the street.

(4) Public lighting is installed in streets.

(5) City avenues and important streets pursuant to § 13 are usually lined with trees. Unless specified by a land-use or regulatory plan in accordance with § 83(2), the axial distance between the trees in the alley is at most 25 m. When planting trees, requirements stipulated in point 1 of Annex to this Ordinance must be followed.

(6) Transport and technical infrastructure lines and parameters must be in accordance with the public areas standard and the conditions for organisation and use of the area in which they are located.

(7) Underground structures (tunnels, utility facilities, garages, etc.) must be located in streets in a way that permits tree planting. § 19 stipulates rules for utility networks.

§ 17

Transport infrastructure and transport facility requirements

(1) Street-level intersection of pedestrian or cycle paths with motor vehicle routes, except for highways, freeways, and local high-speed roads will be given preference over underpasses and overpasses, or these will at least be supplemented with street-level intersections.

[6] § 6(3)(d) of Act No 13/1997, on roads, as amended.
[7] § 39 of Act No 361/2000, on road traffic, as amended.
[8] § 4(1) of Decree No 398/2009, on general technical requirements ensuring the barrier-free utilisation of buildings, as amended.

(2) Intersection of off-road pedestrian or cycle paths with motor vehicle routes by connections to side roads, loading lanes, connection of buildings to roads, etc. where facilitated by presumed frequency of traffic, will be preferentially be implemented through sidewalk or path crossings that respect the continuity of pedestrian and cycle paths.

(3) Auxiliary lighting for pedestrian crossings and cyclist crossings (mounted and dismounted) must be installed so that it can be switched on independently of the surrounding lighting network.

(4) Bicycle traffic is preferentially part of the road profile (main transport area), while on roads with higher transport significance and frequency of traffic, bicycles may be separated.

(5) Roads in areas with low traffic frequency and increased quality requirements for public areas will be preferentially treated as limited-speed zones with mixed motorised and non-motorised traffic.

(6) Guardrails may not be installed along roads in a buildable area unless specified otherwise by other legislation[9]. A commensurate approach is taken for temporary traffic measures.

(7) Anti-noise barriers and embankments cannot be installed and built in a buildable area except for barriers and embankments along local high-speed roads, railways and existing tram tracks outside of streets.

§ 18

Technical infrastructure and facilities

(1) In buildable areas, technical infrastructure networks are located exclusively in streets. They may be placed in non-buildable blocks only in justified cases and only under paved areas or at their edges. This provision is not applied for connection of individual buildings and when placing higher-order networks at greater depths. Within compounds and residential subdivisions, networks used exclusively to connect buildings within the compound or an integrated development may also be placed outside of streets.

(2) In a buildable area, power and communication distribution lines are located underground. In the case of temporary construction site buildings, in justified cases these lines can be located aboveground as temporary structures.

(3) Underground as well as aboveground lines are concentrated along common routes (corridors, collectors). If the area has a collector, new technical infrastructure networks and additions to them are preferentially placed in this collector if technically possible.

(4) In a buildable area, technical infrastructure facilities are preferentially placed underground or as part of buildings. Outside buildable areas, a commensurate approach is taken.

(5) In flood zones, except in protected parts thereof:

a) technical infrastructure networks, except for high voltage and very high voltage power lines, must be placed underground;

b) transformer, switching and exchange stations, gas regulation stations, electronic communication access points, and phone exchanges must be located so that their operating areas are at least 1 m above flood level.

[9] Decree No 104/1997, implementing the Roads Act, as amended.

§ 19

Technical infrastructure network spatial layout requirements

(1) The spatial layout of technical infrastructure networks must meet minimum horizontal distances when parallel, minimum vertical distances when crossing, and minimum protection pursuant to the standard stipulated in § 84.

(2) The layout of technical infrastructure networks in streets must respect existing tree alleys and make it possible to replace and add trees. During construction work on technical infrastructure networks, existing tree planting areas are preserved.

(3) When situating technical infrastructure networks, including connections, minimum network distances from the foot of the tree trunk pursuant to point 1 of Annex 1 to this order must be met.

(4) In newly planned streets and during overall reconstruction of existing streets 12 m wide or more, a planting strip for tree alleys that is at least 0.8 m wide must be delimited; in narrower streets, this shall be where the layout of the street makes it possible. In streets 18 m wide and up, the minimum width of the planting strip is 1.5 m.

(5) Technical infrastructure networks must not encroach on the planting strip except for perpendicular crossings; masts and lighting poles are permissible. Technical infrastructure network buffer zones may extend past the edge of planting strips. If technical measures pursuant to point 1 of Annex 1 to this Ordinance are not used, buffer zones may extend at most 0.2 m past the edge of a planting strip.

(6) When technical infrastructure lines run parallel to the bed of a minor watercourse, measures must be taken to prevent drainage of surface water into the earth packing around the lines due to the lines running parallel to the drainage system. In the case of unreinforced and natural watercourses, where the watercourse may change its position, lines must be laid at the same elevation as is below the bed of the watercourse up to a distance of at least 6 m from the shore line.

CHAPTER IV

Situation of buildings

§ 20

General requirements for situation of buildings

(1) When situating buildings, it is necessary to take into account the character of the area, especially to the relationship between buildings and public areas, the ground plan of surroundings buildings, and their height.

(2) On squares and city avenues, buildings are usually situated so that the part of their ground floor that faces the street is at the same height and can be utilised for business and services.

(3) Buildings at the edge of public areas are preferentially situated so that they form natural guidelines for handicapped persons pursuant to special legislation governing requirements that ensure the barrier-free use of buildings [10].

(4) Situation of temporary structures must not lead to cutting down trees in public areas.

(5) Construction site facility structures used for construction or maintenance must be situated and permitted only as temporary ones.

(6) In flood zones, except for protected areas thereof, buildings must be situated so they do not impede flow and drainage. This does not affect the requirements of other legislation[11].

[10] Decree No 398/2009, on general technical requirements ensuring the barrier-free use of buildings, as amended.

§ 21

The building line

(1) The manner in which development blocks are built upon and the spatial relationship between buildings and public areas are usually delimited by a building line.

(2) The building line is a border for permanent buildings on a development block that cannot be exceeded. The building line also stipulates the following parameters:

a) building setback from the built-up border, which may or must not be set back;

b) the extent and degree the border of a developed part of the block is built up, which must, must not or may be contiguous and complete.

(3) According to these parameters, primarily the following building line is implemented within a territory:

a) closed, which delimits the buildable and unbuildable parts of a block;

1. whose buildings must not be set back anywhere, and

2. that must be contiguously and completely built up along its entire length;

b) open, which delimits the buildable and unbuildable parts of a block;

1. whose buildings must not be set back anywhere, and
2. that must not be contiguously and completely built up along its entire length; or

c) free, which delimits the buildable and unbuildable parts of a block;

1. whose buildings may be set back arbitrarily, and

2. that may be contiguously and completely built up along its entire length.

§ 22

Situation of buildings with regards to the street and building line

(1) Buildings are situated in accordance with the street line and block type pursuant to § 12. If these are not delimited by a land-use or regulatory plan, the following applies:

a) in areas where streets have been laid out, the street line and block type are derived from the planning study or from existing public areas, taking into account streets marked in planning analytic materials;

b) in areas where streets have not been laid out, the street line and block type are derived from the planning study or are delimited in documentation for planning permission[12].

(2) Buildings, except for buildings of a reasonable size and directly related to the nature of public areas (e.g. public toilets, public transit facilities, stands, etc.), must not be situated on a plot that includes a street area.

(3) Buildings are situated in accordance with the street line pursuant to § 21. If it is not delimited by a land-use or regulatory plan, the following applies:

[11] Act No 254/2001 on water, and on amendments to some acts (the Water Act), as amended.
[12] Parts C and D of Annex 1 to Decree No 499/2006, on construction documentation, as amended by Decree No 62/2013 (layout drawing).

a) in a stabilised area, the building line is derived from the planning study or from the dominant character of buildings and their relationship to public areas; if the building line cannot be derived clearly, it is considered to be a free building line;

b) in transformational and developmental areas, the building line is derived from the planning study, or is delimited in documentation for planning permission[12].

(4) In the case of a building line that requires contiguous and complete build-up of the buildable part of a block, in justified cases (e.g. to ensure permeability of the development block) buildings may be interrupted by a gap at most 4 m in width, unless specified otherwise in the land-use or regulatory plan in accordance with § 83(2).

§ 23

The area between the street and building lines

(1) The area between the street and building lines is usually landscaped or is used for activity related to the adjacent public area, in accordance with its character.

(2) In the area between the street and building lines, only structures that are part of parks and parterres, underground structures, structures connected to technical and transport infrastructure, and parts of structures pursuant to § 24 may be situated.

§ 24

Elements past the building line

(1) Unless specified otherwise in the land-use or regulatory plan in accordance with § 83(2), the building line may be crossed:

a) by 0.3 m by foundations, plinths, façade facing, structural elements that architecturally subdivide the building face, equipment, elements and supplementary building insulation;

b) by 1 m by the top cornice and roof;

c) by structures for advertising and advertising and information equipment pursuant to § 80;

d) bay windows and cantilevered parts of higher floors up to 1 m, and balconies, awnings and entrance canopies up to 1.5 m past the building line, assuming that they are at least 2.5 m from the neighbouring building; these elements may in total makeup of the area of the façade adjacent to the relevant building line, and in streets narrower than 12 m, must not exceed the street line;

e) by entrance parts of buildings up to a distance of 3 m and the height of one floor, assuming that they do not simultaneously cross the street line and do not exceed (with their exceeding part) 15 m^2 of built-up area;

f) by underground parts of buildings, if they do not simultaneously cross the street line;

g) by aboveground buildings and parts of buildings up to a height of 1.2 m from landscaped terrain, if they do not simultaneously cross the street line; railings are not counted as part of height; the prescribed maximum height may be locally exceeded up to a height of 1.8 m, if the greater height is due to situation on a slope.

(2) Elements past the street line must not encroach upon the vehicular and pedestrian area of the road pursuant to other legislation[13], and must not reduce the width of the adjacent sidewalk to less than 1.5 m.

[13] § 27 of Decree No 104/1997, implementing the Roads Act, as amended.

§ 25

Height regulation

(1) Height arrangement is defined by stipulating height levels pursuant to (2), specifying mandatory maximum and minimum regulated building height, or stipulating a minimum and maximum number of floors.

(2) Height levels specify minimum and maximum regulated building height, and are stipulated as follows:

a) level I 0 m – 6 m,

b) level II 0 m – 9 m,

c) level III 0 m – 12 m,

d) level IV 9 m – 16 m,

e) level V 12 m – 21 m,

f) level VI 16 m – 26 m,

g) level VII 21 m – 40 m,

h) level VIII over 40 m;

the height range in an area can be stipulated by specifying one or more levels. The maximum regulated height is stipulated for individual levels over an entire delimited area, while the minimum regulated height only along building lines facing the street.

(3) Along with specification of height regulation in the land-use or regulatory plan, it is possible to set conditions under which the maximum regulated height can be exceeded or the minimum regulated height is not reached, by specifying a specific place or type of building or general rules.

§ 26

Situation of buildings with regards to height regulation

Buildings are situated in accordance with height regulation pursuant to § 25. If height regulation is not stipulated by the land-use or regulatory plan, the following applies:

a) in a stabilised area, height levels are derived from the planning study, or in the case of levels I-VIII (pursuant to § 25(2)(a) to (g)), from the character of the surrounding buildings, taking into account heights listed in planning analytic materials.

b) in planning and development areas, height levels are derived from the planning study, or in the case of levels I-VIII (pursuant to § 25(2)(a) to (g)), they are stipulated in planning permission documentation [12].

§ 27

Specification of height

(1) Regulated building height is defined as the distance measured vertically from the lowest point of the adjacent terrain to the level of the main cornice. The level of the main cornice is defined as the intersection of the external face of the wall and the top edge of the roof or top edge of the attic. In the case of buildings on a slope, height can be stipulated separately for parts of buildings.

(2) Unless specified otherwise by the land-use or regulatory plan in accordance with § 83(2), the following may be built past the maximum regulated height:

a) a slanted roof with at most two gables, or with attic floors, with a maximum angle of 45° and a maximum height of 7.5 m;

b) a retreating floor up to a height of 3.5 m, set back from the external perimeter building wall facing the building line and one other perimeter wall by at least 2 m;

c) another roof shape that does not exceed the limits pursuant to a) or b).

(3) Unless specified otherwise by the land-use or regulatory plan in accordance with § 83(2), spatial limits pursuant to (2) may be exceeded by dormer windows that do not protrude past the building's perimeter wall, are not higher than 2.5 m, do not in total occupy over one third of the area of the roof in an orthogonal projection, and are situated so that at least one third of the roof with no protruding elements remains above them in an orthogonal projection.

(4) Unless specified otherwise by the land-use or regulatory plan in accordance with § 83(2), the following may exceed the maximum height:

a) public buildings (public amenities);

b) buildings that in a prominent urban location (corners, along the axis of squares, etc.) locally emphasise the town's urban structure (local landmarks), if this is not at odds with the character of the area; in this case, a building's regulated height may be increased by at most 2 floors and at most above one third of the area of the last full floor.

§ 28

Spacing from surrounding buildings

(1) A building must be situated at a sufficient distance from the windows of residential rooms in existing adjacent buildings. Fulfilment of this requirement is proven by meeting the spacing angle pursuant to point 2 of Annex 1 to this Ordinance for the windows of residential rooms in existing adjacent buildings.

(2) The spacing requirement is not applied if it would make it impossible to fulfil spatial regulation requirements stipulated by the land-use or regulatory plan or would make buildings impossible in a stabilised area in accordance with the building line; in such a case, it is possible to build to the depth of existing structures and to a height that corresponds to surrounding buildings.

§ 29

Building setback and rules for construction at property lines

(1) Setback from the property line and rules for situating buildings at property lines are applied exclusively when situating buildings at a boundary with adjacent developed plots and plots earmarked for development. These do not apply to boundaries with public areas and bodies of water.

(2) Unless specified otherwise by the land-use or regulatory plan in accordance with § 83(2), a building must be set back at least 3 m from the boundary with an adjacent plot. This requirement is not applied:

a) where the building line or land-use or regulatory plan mandates a situating a building with smaller setback than 3 m or on the property line;

b) if such a building construction method is customary at that location, corresponds to the nature of the area, or ensues from the subdivision method;

c) between plots that are part of an integrated development;

d) for a building or part thereof, if it does not exceed a height of 2.5 m; or

e) or a building or part thereof, if it does not exceed a height of 3.5 m, and the length of the edge adjacent to one neighbouring plot does not exceed 9 m and to all neighbouring plots 15 m; these conditions must be met in summary for all new and existing buildings.

(3) A roof may exceed the minimum setback from the property line by at most 0.5 m, supplementary building insulation by at most 0.3 m, and underground parts of a building may extend to the property line.

(4) If a building is located on the property line, the wall of the building being situated facing a neighbouring plot may not contain any structural openings and water and snow must be prevented from falling on the neighbouring plot.

(5) Any free space between buildings must be accessible for maintenance.

(6) Building spacing must also meet the requirements of other legislation[14].

§ 30

Fencing requirements

(1) The spatial parameters and character of fencing of plots adjacent to public areas must match fencing customary at that location in an appropriate manner.

(2) In the case of buildings that are set back from the public area boundary, fencing at the public area boundary may be either opaque with a height of up to 1.2 m, or transparent with a height of up to 2 m, or with an opaque part with a height up to 1.2 m. Opaque fencing up to a height of 2 m may be installed if it is needed to fulfil the requirements of other legislation[15].

(3) In the case of buildings that are not set back from a public area boundary, fencing at the public area boundary may be opaque with a height of up to 3.5 m.

(4) Fencing on property lines inside a development block may not exceed 2 m above the highest point of the adjacent terrain on either side. This provision does not apply to property lines within integrated developments.

(5) The height of fencing pursuant to (2) to (4) can be increased in a commensurate manner if higher fencing is customary in the location or if it is required by other legislation or special purpose of the property being fenced in.

(6) The height of fencing pursuant to (2) to (4) can be increased up to 2.5 m if the greater height is due to it being situated on a slope.

(7) Fencing in a flood flow zone must permit the flow of flood waters including items and detritus carried off by flooding.

[14] For example Act No 59/2006, on prevention of major accidents caused by selected dangerous chemical substances or chemical products and on amendment of Act No 258/2000, on the protection of public health, and on amendment of certain related acts, as amended, and Act No 320/2002, amending and repealing certain acts in connection with the termination of activities of district authorities, as amended, (the Major Accident Prevention Act), as amended.

[15] Government Order No 272/2011, on the protection of health from the harmful effects of noise and vibration.

CHAPTER V

Connection of buildings to transport and technical infrastructure

Connection of buildings to transport infrastructure

§ 31

Road connection

(1) Depending on their type and needs, buildings are provided with a suitable connection to roads whose parameters meet the requirements of this connection. Connection to a road must be completed no later than notification of building use, or the issue of the building's final approval.

(2) Where expected intensity of traffic makes it possible, the connection is preferably designed as a sidewalk or path crossing, or in another manner that does not interfere with the convenience of the crossed sidewalk or path pursuant to § 17(2).

(3) Entrance and exit ramps for garage compounds must not be placed in streets. In justified cases, ramps situated parallel to the road may be installed in the street area between the road surface and the sidewalk. This provision does not apply to public garages.

§ 32

Parking capacity

(1) Buildings, except for temporary buildings for a period of at most one year, require dedicated and visitor parking in quantities pursuant to this Ordinance. Parking for buildings is stipulated as follows:

a) the minimum required, and

b) the maximum permitted number of parking stalls.

(2) The minimum required and the maximum permitted number of parking stalls is stipulated as a per cent of the basic number of stalls. Unless specified otherwise by the land-use or regulatory plan in accordance with § 83(2), the percentage stipulated based on the area's centrality and walking distances to public transport stations in Annex 3 to this Ordinance, separately for:

a) dedicated residential stalls, and

b) dedicated stalls for other uses and visitor stalls for all uses;

in the case of buildings that span several zones, the number of stalls is determined according to principles for the zone with a lower percentage for the required minimum. The resulting minimum required and maximum permitted number of stalls is rounded to whole stalls by rounding 0.5 stalls and greater upwards to the nearest whole stall and rounding less than 0.5 stalls down to the nearest whole stall.

(3) Basic numbers of dedicated and visitor stalls for a building or a building complex are given by the sum of stalls for individual purposes pursuant to Annex 2 to this Ordinance. For buildings or building complexes with a combination of uses, the basic number of visitor stalls can be reduced in justified cases taking into account their mutual substitutability.

(4) Parking pursuant to (1) must be completed no later than notification of building use, or the issue of the building's final approval.

§ 33

The form and nature of parking

(1) Parking is situated on a development lot, on lots within a complex, or there where specified by the land-use or regulatory plan.

(2) Parking does not need to be situated on a building lot or a complex if an individual building is being situated among existing buildings, and due to local conditions parking cannot be situated on the building lot; in this case, parking must be situated within walking distance of 300 m.

(3) Dedicated parking is not situated in streets. For building complexes up to three storeys high that are predominantly residential, dedicated parking can also be situated in streets, appropriately to the street profile, if the requirements of (1) and (2) are met.

(4) Visitor parking can be situated in streets, appropriately to the street profile, if the requirements of (1) and (2) are met.

(5) Dedicated residential parking, except for low-rise buildings up to three storeys and individual homes, must be located in enclosed or semi-enclosed garages or stacked parking systems, where an enclosed garage is defined as a structurally enclosed interior space and a semi-enclosed garage is defined as an exterior space that is predominantly enclosed and defined by structures; the parking stalls in the garage must be covered by a roof.

(6) Parking stalls must be individually accessible by vehicles except for parking for individual homes, if each building has its own parking on its property.

(7) Visitor parking must be publicly accessible, but its use may be controlled.

(8) Surface parking lots are planted with trees; unless specified otherwise by the land-use or regulatory plan in accordance with § 83(2), one tree must be planted per eight stalls in the parking lot. If for technical reasons trees cannot be planted in the parking lot, they can be planted elsewhere on the building lot or complex.

(9) If the main pedestrian access route for civic amenity buildings leads across a surface parking lot, the pedestrian pathway must meet the requirements of legislation on requirements ensuring the barrier-free use of buildings[10].

§ 34

Bicycle parking requirements

(1) Buildings are usually equipped with areas for parking bicycles, where capacity depends on the building's specific intent and location. Bicycle parking areas are especially set up for visitors to public amenity buildings.

(2) Visitor bicycle parking areas are set up as publicly accessible and must make it possible to lock the bicycle. Areas for storing bicycles belonging to permanent users of buildings are usually set up outside of publicly accessible areas.

Connection of buildings to technical infrastructure

§ 35

General requirements

Every building connection to public water mains and power lines must be capable of being independently turned off. Water valves and taps must be accessible and permanently marked.

§ 36

Drinking water and wells

(1) Buildings, depending on type and need, must be connected to a public water main or to an individual source of drinking water.

(2) Buildings usually have one connection to a public water main. Larger buildings may have several connections if suitable for technical and financial reasons.

(3) A well for the individual supply of water must be situated and operated so that it does not substantially reduce the usable amount of groundwater in existing surrounding water extraction facilities. Wells must be protected from ingress of surface water.

(4) A well for the individual supply of drinking water must be situated in an environment that is not a source of possible contamination or a threat to the quality of the water in the well.

(5) The shortest distance between a well for the individual supply of water and sources of possible contamination is given in point 3 of Annex 1 to this Ordinance; a smaller distance may be stipulated depending on specific hydrogeological conditions based on a hydrogeological survey or hydrogeological assessment.

(6) In flood zones, except for protected parts thereof, wells that serve as the only source of drinking water must be protected from the ingress of water during floods up to a height of 0.5 m above flood height.

§ 37

Wastewater disposal, cesspools and small treatment plants

(1) Depending on their type and needs, buildings must be connected to a public sewer or wastewater treatment plant[16], or a small treatment plant pursuant to conditions stipulated in (3), or they may be equipped with a septic tank pursuant to conditions in (4). In specially justified cases, where these wastewater disposal methods cannot be used (e.g. construction site facilities, outdoor sports facilities, substations, control stations, final urban mass transit stops), if the requirements of other legislation are met[17], wastewater may be disposed of via special technical systems (chemical, separation, etc.).

(2) Buildings usually have one sewer connection to the public sewer system. Larger buildings may have several connections or several buildings may share a connection if suitable for technical and financial reasons.

(3) Small treatment plants may be set up only there, where it is possible to release treated wastewater via an independent effluent pipe into a watercourse, or to release it via soil layers into groundwater while meeting the requirements of other legislation[18]. Wastewater must not have a negative effect on neighbouring buildings. A small treatment plant is considered to be a wastewater treatment plant up to a population equivalent of 50.

(4) Cesspools may be set up only in vacant lots by individual homes and family recreation buildings, or as a replacement for an existing cesspool for these buildings, and this only in justified cases where wastewater cannot be drained into a sewage network and simultaneously for technical reasons it is impossible to install a small treatment plant, as well as for construction site structures, gardening colonies, outdoor sports facilities, technical infrastructure and for minor structures in parks.

[16] Decree No. 428/2001, implementing Act No 274/2001, on water supply and sewage systems for public use and on amendments to certain acts (the Water Supply and Sewage Systems Act), as amended.
[17] Act No 254/2001, on water and on amendments to some acts (the Water Act), as amended. Act No 185/2001, on waste and on amendments to certain acts, as amended.
[18] § 38(7) of Act No 254/2001, on water and amendments to some acts (the Water Act), as amended.

(5) A cesspool or small treatment plant must be situated and designed to make future connection to a sewer system possible, if one exists within an accessible distance or if it can be expected that it will be built given the nature of the area. Cesspools and small treatment plants are situated so that they can be emptied.

§ 38

Rainwater management

(1) Every building and building plot must manage rainwater:
   a) preferentially through seepage, if hydrogeological conditions, plot size, and its expected use demonstrably permit this, and if seepage does not threaten surrounding buildings and plots;
   b) if seepage is demonstrably impossible, then through its retention and regulated drainage through a separate rainwater drainage system to surface water; or
   c) if neither seepage nor drainage to surface water is possible, its retention and regulated drainage to a shared sewer system.

(2) Minimum retention (total retention volume, measures such as furrows in greenery, open ditches, green roofs, tanks, retention pipes or pipe retention, etc.) for regulated rainwater drainage must be such that a flow of 10 l/s per hectare does not occur after 30 minutes of ten-year rain, unless specified otherwise by the watercourse administrator.

(3) Rainwater seepage or drainage pursuant to (1) and (2) must be addressed on the building lot, within the scope of a complex, or a broader area for which rainwater seepage or drainage is addressed together by the land-use or regulatory plan. Retention measures pursuant to (2) must be located above the flood level, unless these are retention measures for building plots or parts of building plots in flood zones.

PART THREE

CONSTRUCTION REQUIREMENTS

CHAPTER I

Basic principles and requirements

§ 39

(1) A building must be designed and constructed so that, while being economical, it is suitable for its intended use and at the same time meets basic requirements, which are as follows:
   a) mechanical durability and stability;
   b) fire safety;
   c) hygiene, protection of health and the environment;
   d) protection against noise;
   e) safety and accessibility during use;
   f) energy savings and thermal protection.

(2) A building must comply with the requirements stipulated in (1) during normal maintenance and commonly predictable effects during its planned life.

(3) Products, materials, and structures designed and used in a building must ensure that the building meets requirements pursuant to (1).

CHAPTER II

Mechanical durability and stability

§ 40

General requirements

(1) A building must be designed and constructed so that the effects of stress and adverse environmental influences to which it is exposed during construction and use, with proper routine maintenance, cannot cause:

a) sudden or gradual collapse, or other destructive damage to any part of the building or to adjacent buildings;

b) unacceptable deformations or vibrations of the structure that may affect the stability, mechanical durability, or functional capability of the building or part thereof, or that results in a reduction in the life of the building;

c) damage or a threat to the operability of attached equipment due to deformation of the load-bearing structure;

d) a threat to the operability of roads and railways in the vicinity of the building or a threat to the flow of traffic on the roads and railways adjacent to the construction site;

e) a threat to the operability of technical infrastructure networks in the vicinity of the building and construction site;

f) damage to buildings to an extent that is disproportionate to the original cause, in particular by explosion, collision, overloading or due to human error, that could be avoided or at least limited without undue difficulty or cost;

g) damage to buildings due to the adverse effects of groundwater caused by an increase or decrease in the level of an adjacent watercourse, or the dynamic effects of flood flows, or hydrostatic buoyancy during flooding;

h) the threat of blockage of watercourse beds, or valley profiles and culverts; requirements are considered fulfilled if the standard specified in § 84 is followed.

(2) In buildings used to ensure supplies to energy customers and other selected buildings whose properties cannot be modified by future users, the structure must be designed and constructed so as to avoid any unforeseen permanent or temporary threat to the operability of the building as a whole.

(3) Structures and products installed in a building must be designed and built such that throughout the planned life of buildings they serve the desired purpose and resist all effects of stress and adverse environmental effects, even under predictable extraordinary stress that can normally arise during the construction and use of buildings.

(4) Buildings situated in the vicinity of undermined areas or other technical seismicity are also designed for these effects.

§ 41

Building foundations

(1) Building foundation construction must correspond to foundation conditions determined through geotechnical and hydrotechnical exploration, and must not threaten the stability of any other building. Requirements are considered fulfilled if the standard specified in § 84 is followed.

(2) Building foundation construction must take into account any changes caused to neighbouring lots intended for development and possible changes to groundwater.

(3) Foundations must be designed and built so that they are protected against aggressive water and harmful substances, as required.

(4) In the case of buildings whose foundations are exposed to temperature changes, especially in the case of ovens and freezers, or are subjected to vibration, the effects of these changes on the characteristics of foundation soil must be taken into account.

(5) When building foundations for buildings with production machinery and equipment that transmit shocks and vibrations to the foundation soil, these effects must be taken into account.

CHAPTER III
Fire safety

§ 42

Fire safety requirements are stipulated by other legislation[19].

CHAPTER IV
Hygiene, protection of health and the environment

§ 43
General requirements

(1) Buildings must be designed and constructed so as not to jeopardise the life or health of people or animals, safety, the healthy living conditions of its users or users of surrounding buildings, and to not jeopardise the environment beyond limits contained in other legislation, in particular due to:

a) the release of substances that are harmful to the health and lives of humans and animals, and to plants;

b) the presence of harmful particles and gases in the air;

c) emissions of harmful radiation, in particular ionising radiation;

d) the adverse effects of electromagnetic radiation;

e) pollution of the air and surface or underground water and soil;

f) inadequate treatment of waste water and smoke;

g) unsuitable handling of waste;

h) the occurrence of dampness in building structures or on building structure surfaces inside buildings;

i) insufficient thermal insulation and sound-proofing properties depending on the nature of occupied rooms;

j) unsuitable technical lighting characteristics;

k) the occurrence of biotic pests and moulds in structures and on their surfaces.

(2) Buildings must resist the harmful effects of the environment, in particular the effects of ground moisture and groundwater, atmospheric and chemical effects, radiation, tremors and biotic pests. If justified by a building's special purpose (for example buildings intended for the cultivation of plants and storage of plant products), a building does not need to have floor insulation against ground dampness, or can be built without a floor.

(3) The floor of a residential room must be situated at least 0.8 m above the highest level of groundwater in the building location, unless the room is permanently protected by technical means against the unwanted effects of water.

[19] Decree No 23/2008, on technical conditions for building fire safety, as amended by Decree No 268/2011; Decree No 246/2001, on establishing fire safety conditions and on state fire supervision (the Fire Prevention Decree).

§ 44

Room heights and areas

(1) The clearance of residential rooms must be 2.6 m. The minimum clearance of a residential room may be reduced to 2.4 m if the flat includes at least one residential room with a height of at least 2.6 m and an area greater than 16 m^2.

(2) The clearance of occupancy rooms must be at least 2.6 m; in family recreation buildings, occupancy rooms must have a clearance of at least 2.4 m.

(3) During building reconstruction, all occupancy and residential rooms on attic floors must have a clearance of at least 2.3 m.

(4) In residential and living rooms with a sloping ceiling, the minimum clearance must be achieved above at least half the floor space of the room.

(5) If a flat consists of one residential room, it must have a floor area of at least 16 m^2.

(6) The floor area of rooms does not include any areas where the clearance is less than 1.2 m.

§ 45

Sunlight, daylight and artificial light

(1) Flats and occupancy rooms whose location, character, and manner of use require this must adhere to direct sunlight requirements pursuant to (2). If the character of existing development makes it impossible to meet sunlight requirements, at least 80 % of newly designed flats must be designed as sunlit.

(2) A flat is sunlit if the total floor area of sunlit rooms is at equal to or greater than one third of the total floor space of all its residential rooms. Assessment of direct sunlight is based on the standard listed in § 84.

(3) Newly designed residential rooms and long-term accommodation units must meet daylight requirements pursuant to the standard listed in § 84.

(4) Residential rooms and long-term accommodation units affected by the building being designed must meet the following requirements:
   a) daylight levels pursuant to the standard listed in § 84, or
   b) a daylight exposure factor at the window glass level pursuant to the standard listed in § 84.

(5) In existing buildings affected by a newly situated building on a vacant lot or changes to a building on a vacant lot facing the street, residential rooms and long-term accommodation units must meet daylight levels or a daylight exposure coefficient at the window glass level corresponding to the level of shading that would occur in the case of a complete contiguous structure (structural height and depth corresponding to surrounding buildings).

(6) All newly designed occupancy rooms as well as occupancy rooms in buildings affected by the newly designed building must, depending on their type and needs, have access to daylight stipulated by legislation stipulating occupational health protection requirements[20], legislation on hygienic standards in education[21], and must meet daylight values specified pursuant to the standard listed in § 84.

(7) The sum of the areas of window openings that admit daylight into residential rooms and long-term accommodation units must not be less than 1/10 of the rooms' floor area. The area of window openings is stipulated based on the windows' installation size.

[20] Government Order No 361/2007, stipulating conditions for occupational health protection, as amended
[21] Decree No 410/2005, on hygienic standards in education, as amended by Decree No 343/2009.

(8) Buildings with residential rooms must meet artificial lighting values pursuant to the standard listed in § 84.

§ 46

Ventilation and heating

(1) Residential and occupational rooms must have sufficient natural or forced ventilation to meet values listed in point 4 of Annex 1 to this Ordinance, and must be heated sufficiently with the ability to regulate temperature.

(2) Occupational rooms, except for rooms in buildings for family recreation and accommodation facilities, must be ventilated to meet the maximum permitted concentration of carbon dioxide of 1 500 ppm in the presence of persons.

(3) Toilets, areas for personal hygiene and cooking areas must be ventilated effectively in accordance with values listed in point 4 of Annex 1 to this Ordinance, and must be heated with the ability to regulate the supply of heat. Pantries and larders must be effectively ventilated.

(4) Interior common rooms and interior hallways in a building must be ventilated.

(5) Flats and other areas of residential buildings and rooms in accommodation units must not be ventilated into the common areas or hallways.

(6) A flat may also be ventilated via light and ventilation shafts if their floor plan is at least 5 m^2 and the length of the shorter side is at least 1.5 m. Their bottom must be accessible, easy to clean and have a drain with an odour trap. Installation of equipment in a light or ventilation shaft must not impede its function or functional parameters.

(7) Light or ventilation shafts may only receive room ventilation of the same character throughout the entire height of the shaft, and may not be used for the evacuation of combustion gases from fuel appliances. In justified cases, while maintaining the functionality of a light or ventilation shaft, they may contain a chimney meeting the requirements of § 47.

(8) Air-handling equipment must be designed for rooms without access to natural ventilation, or for rooms whose ventilation is required by hygienic, fire prevention, or safety regulations or where the ventilation requirement is based on technological needs. Its operation must be safe and cost-effective, and it must not endanger the environment or the health of people or animals. Air-handling equipment must permit required regular cleaning and maintenance. In the case of suction ventilation, sufficient fresh air must be provided.

(9) If there is a threat of condensation during the transportation of air with high water vapour content, the air duct must be watertight, inclined and equipped with drainage.

(10) Air-handling equipment operating with high-intensity air exchange must be equipped with heat reclamation from exhaust air with certified sufficient efficiency, unless for example an energy audit demonstrates that this solution is not appropriate under the given conditions.

(11) Rooms with combustion equipment, an open appliance or fuel appliance must be supplied with sufficient combustion air. For fuel appliances, the amount of combustion air must be at least the minimum combustion airflow for the nominal output and type of appliance.

(12) If heat is supplied by an external source, a main shut-off valve of the heating medium must be fitted at its output.

§ 47

Chimneys and flues

(1) Chimneys and flues must be designed and built so that, under all operating conditions of connected fuel combustion appliances, the safe removal and dispersion of combustion gases into open air are ensured to prevent their accumulation, and emissions limits that are set by other legislation[22] applicable to the given source of pollution are not exceeded.

(2) Combustion gases from fuel appliances must be conducted above the roof of the building. Chimneys must be high enough to ensure that combustion gases are safely conducted and dispersed into the atmosphere. When chimneys are in use, their operation must not be impeded by surrounding structures. Combustion gases may be conducted into the open air through an external wall only in technically justified cases while adhering to permissible pollution levels stipulated by other legislation[22].

(3) The distance of chimneys and flues from structures must meet requirements stipulated by legislation on building fire protection[23].

(4) The combustion gas path must contain openings for the inspection and cleaning of chimneys and flues.

(5) Permanent access must be provided for chimneys that are checked and cleaned through their top openings.

(6) Free-standing chimneys must meet gas-tightness requirements stipulated in the standard listed in § 84.

§ 48

Water connections and internal water lines

(1) A drinking water connection from a public water main and an internal potable water line may not be connected to another source of water. The water connection must be fitted with equipment preventing any backwash of contaminated water from the internal water line.

(2) Sewage connection pipes must be laid below the frost line or must be protected against freezing.

(3) The main internal water supply shut-off is fitted in front of the water meter; it must be accessible and its location must be clearly and permanently marked.

(4) If a building is designed with drinking and non-potable water supply, the internal water line must also be designed as separate.

(5) Cold water pipes and hot water distribution and circulation pipes must be thermally insulated. Pipes that are subject to corrosion must be protected against it.

§ 49

Sewer connections, cesspools and internal sewer lines

(1) If the sewer system for public use is separate, the internal sewer system must be separate too.

(2) Sewer connection pipes must be laid below the frost line or must be protected against freezing.

(3) Clean-outs must not be installed in rooms in which any release of waste water could threaten healthy conditions of building use.

[22] Act No 201/2012, on air protection, as amended.
[23] § 8 of Decree No 23/2008, on technical requirements for building fire protection, as amended by Decree No 268/2011.

(4) A floor drain must be installed in rooms and areas with wet cleaning floors where there are water containers and fixtures and fittings that are not connected to the internal sewer system. If required by the type of operation, the floor drain must be equipped with a dirt trap (fats, oils, solids, etc.).

(5) Indoor sewer ventilation pipes must not be vented into chimneys, ventilation openings, wiring shafts, and attics and must extend at least 0.5 m above the surface of the roof; in the case of terraces and other accessible areas, indoor sewer ventilation pipes must be located in a way that does not bother and threaten their surroundings.

(6) Cesspools must be watertight, with no possibility of any run-off, and ventilated.

§ 50

Sanitary facilities

(1) A flat must have at least one room with a toilet bowl and one washroom (sanitary facilities). The toilet must not be accessible directly from a residential room or from a kitchen if it is the only toilet in the flat.

(2) Buildings with more than three flats must be equipped with a janitorial room with a sink for cleaning the common areas of the building.

(3) Commercial structures with a sales area greater than 5 000 m^2 must be equipped with a public toilet.

(4) Sanitary facilities are usually installed in accommodation units. If not installed, each floor must have an appropriate number of separate washrooms and toilets for men and women.

(5) Food service establishments must have a separate room for the public with a toilet bowl with a vestibule and sink, usually separate for men and women. This provision also applies in buildings with accommodation units where food services are provided or where social or cultural activities are held.

(6) Buildings with assembly areas must have a separate room for the public with a toilet bowl with a vestibule and sink, separate for men and women. Requirements for the minimum number of sanitary facilities are listed in point 5 of Annex 1 to this Ordinance. Staff sanitary facilities are usually separate from public facilities.

§ 51

Waste

(1) Buildings must be equipped with rooms for storage of waste whose capacity corresponds to the intended use of the building, or they must have a location for trash bins on the building plot. Rooms for waste must be ventilated.

(2) In the case of residential subdivisions, gardening colonies or cottage settlements, a common area for a sufficient volume of trash bins may be situated within walking distance from the building plot.

CHAPTER V

Protection against noise and vibration

§ 52

(1) Buildings must be designed to meet noise and vibration protection requirements stipulated by legislation on the protection of health form the harmful effects of noise and vibration[15].

(2) In the case of modifications to completed buildings or the construction of new buildings on vacant lots, at least one residential room must be orientated towards an outdoor area, where the safety noise limits are not exceeded for this room in the outdoor protected building space[24].

(3) Walls, partitions, ceilings along with floors and surfaces provide sufficient noise insulation if their air and structure-borne sound insulation meets requirements pursuant to the standard listed in § 84.

(4) All built-in equipment causing noise and vibrations must be located and installed in buildings with residential and occupancy rooms such that transmission of noise and vibrations into the structure and their propagation is limited, in particular into the protected internal area of the building.

(5) Utility piping must be installed and secured such that it does not transmit noise into protected internal areas of the building caused by their use, or transmit noise from other sources.

CHAPTER VI
Safety and accessibility during use

§ 53
General requirements

(1) Buildings must be designed, built, used, and if applicable demolished in a way that does not threaten the safety of their users or the users of surrounding buildings. During construction, access to adjacent buildings or properties and to technical infrastructure and fire equipment must not be restricted in an unreasonable manner, beyond the usual degree.

(2) Requirements related to the barrier-free use of buildings are stipulated by other legislation[10].

(3) Public areas and roads used temporarily as a construction site while preserving their use by the public must be safely protected and maintained for the duration of their joint use. Public areas and roads may be used for the construction site only to the stipulated necessary extent and duration. After their use as a construction site has ended, they must be returned to their previous condition or one that has been decided on. The construction and use of buildings must not compromise road or rail traffic safety.

Connections

§ 54
Building connections

(1) The principal domestic connections in buildings with residential or occupation rooms must allow objects of dimensions 1.95 x 1.95 x 0.8 m to be moved; in buildings where health or social care is provided, they must allow movement of objects of dimensions 1.95 x 1.95 x 0.9 m. This requirement does not apply to houses or buildings used for family recreation.

(2) The main entrance door to flats and the doors of occupation rooms must have a clear width of at least 0.8 m.

§ 55
Lifts

(1) Buildings are equipped with lifts according to their type and need[25].

[24] § 30(3) of Act No 258/2000, on the protection of public health and on amendments to certain related acts, as amended.

(2) Lifts must be installed in new apartment buildings with entrances to flats at the level of the fifth aboveground floor and above. In the case of changes to existing buildings, lifts need not be installed or extended if entrances to flats are not located more than one floor higher than the existing level.

(3) The lift shaft must not be used to ventilate areas not related to the lift.

§ 56

Stairs and ramps

(1) Each floor must be accessible via at least one set of stairs or inclined ramps, aside from floor directly accessible from the outside.

(2) Stairs and ramps must fulfil values listed in point 6 of Annex 1 to this Ordinance; this does not affect the requirements of other legislation[19].

(3) If natural lighting is not provided for the main building staircase, it must be equipped with emergency lighting.

(4) Areas intended for occasional use by a limited number of persons can be designed with ladder stairs that must be at least 0.55 m wide.

§ 57

Parking garages

(1) Garages must have headroom at least 0.2 m greater than the height of the highest expected vehicle, but at least 2.2 m. Along the rear wall of reserved perpendicular or angle parking stalls, the headroom may be reduced to 1.8 m to a depth of 0.7 m. Headroom is defined as the free space in a building's interior between its floor and ceiling in which no building parts or facilities protrude.

(2) The basic dimensions of individual stalls must be 2.5 x 5 m in the case of perpendicular and angle parking, and 2 x 5.75 m in the case of parallel parking; basic dimensions may be modified according to the size of expected vehicles, the positions of individual stalls, and the technical and structural parameters of the garage. This does not affect the requirements of other legislation[10].

(3) The parameters of internal driveways must permit the expected vehicles to enter individual perpendicular and angle parking stalls from the front via a turn, with at most one preparatory manoeuvre.

Prevention of slips and falls

§ 58

Railings

(1) The edge of accessible walking areas of a building adjacent to open space must have a protective railing or other fall protection barrier. Parameters are stipulated by values listed in point 7 of Annex 1 to this Ordinance. This requirement does not apply to areas that are accessible only for their maintenance.

(2) Railings need not be installed if:

a) they would prevent the basic operation for which the area is intended, in particular platforms, loading ramps, swimming pools, quays, and stages;

b) the open space is covered by a structure that meets parameters stipulated in point 7 of Annex 1 to this Ordinance;

[25] Government Order No 27/2003, stipulating technical requirements for elevators, as amended

c) the depth of the open space is not more than 3 m and there is a non-treadable safety strip at least 1.5 m wide along the edge of the walking area, which is clearly defined by measures stipulated in point 7 of Annex 1 to this Ordinance.

(3) Where there is a risk of slipping under or falling through, at floor level the railing must be equipped with a protective moulding at least 0.1 m high.

(4) Inclined railings on stairways and inclined ramps must be equipped with handrails.

(5) Window sills in residential and occupancy quarters, under which there is a free exterior area deeper than 0.5 m, must be at least 0.85 m above floor level and must have a railings or other fixed barrier pursuant to (1).

(6) The properties of glass fulfilling the function of a railing or barrier pursuant to (1) must not pose a risk to the life and health of humans or animals, especially when struck or upon impact.

§ 59

Anti-slip properties

(1) The floors of all residential and occupancy rooms and floors of balconies, terraces, and loggia must have anti-slip surfaces with a coefficient of sliding friction or pendulum slip resistance or skid angle pursuant to the standard listed in § 84.

(2) The surfaces of stairways, landings, and ramps must have anti-slip surfaces with a coefficient of sliding friction or pendulum slip resistance or skid angle pursuant to the standard listed in § 84.

(3) The design and construction of the surface layer is also assessed in terms of its anti-slip properties due to changes in humidity.

(4) The anti-slip layer of stairway steps and landings, if not applied over the entire area, must not extend more than 0.003 m above the surrounding area. Its edge must not be more than 0.02 m from the front edge of steps and landings.

§ 60

Protection from falling ice and snow and water run-off from roofs

Roofs must capture and divert rainwater, snow and ice so that they do not threaten vehicles, humans and animals in the adjacent area.

Protection and safety during the installation and use of selected technical networks

§ 61

Openings

All openings for technical networks in buildings or parts thereof located below ground level must be designed to prevent the escape of gas.

§ 62

Gas pipeline connections and gas appliances

(1) Only materials that correspond to purpose of use, type of medium being distributed and its operating pressure may be used in gas pipeline connections and gas appliances.

(2) Gas appliances must be designed and installed with regard to potential risks such that their use and method of installation do not threaten the life and health of people or animals.

(3) The main gas shut-off must be permanently accessible and permanently visibly marked.

(4) Gas distribution pipes are placed in protective structures:

a) for ensuring protection against mechanical damage or corrosion;

b) when passing through hollow and inaccessible structures; or

c) when passing through perimeter walls and foundations.

(5) Checks, inspections, and tests of gas appliances are stipulated by other legislation[26].

§ 63

Connections of buildings to distribution networks, indoor power mains and indoor electronic communications wiring

(1) If a building is designed to be connected to the power distribution network, indoor power mains are connected to this network via a connection or an extension of the power distribution system.

(2) If a building is designed to be connected to an electronic communications network, indoor electronic communications wiring is connected to this network with an electronic communications network communication line.

(3) Depending on the type of operation, power mains and electronic communications wiring must meet the requirements of:

a) the safety of people, animals, and property;

b) operational reliability in the given environment and with the prescribed method of operation and effects of the environment;

c) clarity of distribution, enabling the rapid localisation and correction of any faults;

d) easy adaptability of distribution when relocation of electrical equipment and machinery is required;

e) power supply to facilities that must remain functional during a fire;

f) limiting mutual adverse effects and disruptive voltages where heavy current power lines and electronic communications cables cross or run in parallel;

g) installing in electrical distribution buildings equipment with electromagnetic compatibility and resistance such that the equipment works satisfactorily in the electromagnetic environment without causing adverse electromagnetic disturbances to other equipment in that environment.

(4) Power shut-off devices must be permanently accessible and permanently visibly marked.

§ 64

Lightning protection

Lightning protection must be installed on buildings and facilities where the lightning could threaten human life or health or cause property damage.

§ 65

Protection from flooding and storm water

(1) In flood zones, except in protected parts thereof:

a) buildings below flood level must be designed to resist the effects of water during flooding and to permit the smooth flow of water around them;

[26] Decree No 85/1978, on checks, inspections, and tests of gas appliances, as amended by Decree No 352/2000.

b) buildings must be resistant to being carried away, lifted up, or tipped over by water;

c) building equipment must be designed and constructed with increased resistance against the possible effects of water during floods;

d) equipment for the simple pumping of water out of buildings must be designed, if a building is not engineered to permit the gravitational drainage of water from its lowest floor.

(2) In flood zones, except in protected parts thereof, the following must be located at least 1 m above flood level:

a) floors of occupational rooms;

b) main power switchgear, boiler room equipment for building heating, and backup sources of power;

c) electronic communication utility rooms;

d) elevator machine rooms in residential and civic amenity buildings;

e) air-handling machine rooms.

(3) In flood zones and there where land or buildings need to be protected from public sewer backup during flooding or rainstorms, sewer connections or indoor sewer pipes must be equipped with a backup prevention or shut-off valve.

CHAPTER VII
Energy savings and thermal protection

§ 66

(1) Buildings must be designed and built so that the primary energy consumed by their heating, ventilation, artificial lighting or air conditioning is as low as possible.

(2) Building energy efficiency requirements pursuant to (1) are stipulated by other legislation[27].

(3) In buildings with the required indoor environment, while they are in use, thermal protection requirements must be met that ensure:

a) thermal comfort for users;

b) the required technical thermal properties of structures and buildings;

c) heat and humidity conditions for technologies according to buildings' various purposes;

d) high energy efficiency of buildings.

(4) The required technical thermal properties of structures and buildings must meet requirements pursuant to the standard listed in § 84.

(5) Panels and panes in openings must meet requirements for technical thermal properties under stable temperature in accordance with the standard listed in § 84.

PART FOUR
SPECIAL REQUIREMENTS FOR SELECTED BUILDING TYPES

§ 67
School buildings

School building requirements are stipulated by other legislation[28].

[27] Act No 406/2000, on energy management, as amended.

[28] For example Decree No 410/2005, on hygienic standards in education, as amended by Decree No 343/2009.

§ 68

Healthcare buildings

Healthcare building requirements are stipulated by other legislation[29].

§ 69

Family recreation buildings and gardening colonies

(1) Family recreation buildings may have a maximum gross floor area of 80 m^2 and two aboveground floors with the upper cornice at a maximum height of 6 m, and with a maximum total height of 8 m.

(2) Gardening colonies may contain only gardening cottages and a common building with sanitary facilities, or a common room. Gardening cottages in gardening colonies must not have a built-up area of over 25 m^2 including decks, verandas and entrances. They may have one aboveground floor with an occupational room clearance of at most 2.5 m, and may have a basement if the first aboveground floor is at most 1 m above the adjacent terrain.

(3) Fencing in gardening colonies must be transparent with a maximum height of 2 m.

§ 70

Agricultural buildings

An agricultural building is defined as:

a) a building for livestock, i.e. a building or set of buildings for animals for breeding, feeding, working ,and other economic purposes, especially stalls and their associated facilities;

b) an auxiliary building for livestock, i.e. a building for the drying and storage of hay and straw, a building for the storage of farmyard muck, manure, slurry or liquid manure, a building for the storage of liquid waste, and a building for the conservation and storage of silage and silo effluent;

c) a building for post-harvest crop processing and storage;

d) a building for storage of mineral fertilisers;

e) a building for the storage of plant protection products and agents;

f) a utility storage room, a building, part of a building, or a separate room intended for the storage of up to 1 000 kg of plant protection products and agents.

§ 71

Buildings for livestock

(1) Buildings for livestock must provide all functions that follow from the nature of operations and must create an optimum environment for the animals they house.

(2) Stalls must be designed to prevent the escape of harmful substances into ground or surface water. All floors in stalls and paved barnyard areas, including channels and traps for the collection and retention of harmful substances, must be designed as impermeable. In areas with heightened water protection and in specially protected areas and their buffer zones, stalls must be equipped with equipment that allows for regular measurement of the impermeability of traps and channels.

[29] For example Act No 372/2011, on healthcare services and conditions for their provision (the Healthcare Services Act), as amended; Government Order No 361/2007, stipulating requirements for occupational health and safety, as amended.

(3) Minimum standards for facilities and buildings for livestock are stipulated by other legislation[30].

§ 72

Auxiliary buildings for livestock

(1) A building for the drying and storage of hay and straw must be designed according to the number and type of livestock and in accordance with how the animals are kept.

(2) Requirements for the storage and manner of use of fertilisers (solid mineral fertilisers, barnyard manure, etc.) are stipulated by other legislation[31].

§ 73

Buildings for post-harvest crop processing and storage

(1) Buildings for post-harvest crop processing and storage are primarily halls and silos for grain products, and halls for potatoes, fruit and vegetables. Plant product processing facilities are usually part of storage buildings.

(2) A building for post-harvest crop processing and storage must provide a suitable environment for the preservation of the stored product's quality, and must correspond to the crop storage and handling technology being used.

§ 74

Buildings for storage of mineral fertilisers

(1) A building for the storage of mineral fertiliser must provide separate storage of individual fertiliser types according to required capacity while respecting the physical and chemical properties of the stored substances, and must accommodate the unloading of fertilisers from railway wagons or haulage trucks.

(2) The framework, walls, and roof of buildings for storage of mineral fertilisers must correspond to the fertiliser storage and handling technology being used, and must especially meet requirements:

a) for the creation of premises with the required climactic conditions according to stored fertiliser types;

b) of resistance against the chemical effects of the fertilisers and against corrosion;

c) of avoiding the possibility of pyrolytic decomposition of fertilisers.

(3) Storage and handling areas of silage troughs, with the exception of entry and exit ramps, must be equipped with curbs or ditches such that storm water cannot enter them or liquid escape from them into unprotected water resource areas.

(4) Requirements for buildings for storing ammonium nitrate, compound fertilisers containing ammonium nitrate, and compound fertilisers partly or wholly containing nitrogen in the form of ammonium nitrate are stipulated in a manner corresponding to requirements pursuant to the standard listed in § 84.

§ 75

Buildings for the storage of plant protection products and agents

(1) A building for the storage of plant protection products and agents must be designed to prevent the escape of harmful substances into the surrounding terrain and subsequently into ground or surface water. All surfaces and structures of buildings for the storage of plant protection products and agents, including channels and traps for the collection and retention of harmful substances, must be designed as impermeable. Floors must slope down to

[30] Decree No 208/2004 Coll. on minimum standards for the protection of livestock, as amended.

[31] Decree No 377/2013, on the storage and use of fertilisers.

an emergency trap, with an emergency trap defined as a trap, retention tub, or tank intended for the retention of harmful substances that have escaped or have been accidentally released from tanks, containers, packages or equipment, whose volume is at least that of the capacity of the largest tank located in it or routed to it.

(2) A building for the storage of plant protection products and agents must be subdivided into:

a) a section for receiving and unloading plant protection products and agents with a covered handling area with a ramp and an emergency containment area;

b) a section for the storage of plant protection products and agents for separate storage of individual types, and empty contaminated containers for return[32]; it must be possible to separately ventilate this area with the ability to condition and monitor air temperature;

c) a separately ventilated and heatable section for auxiliary and sanitary operations.

(3) The drainage system must be designed as being separate for rain, sewage and waste water contaminated by products.

(4) A building for the storage of plant protection products and agents must be equipped with an emergency trap that must have a surface resistant to the chemical effects of the stored products, and must be protected from ingress by rainwater from surrounding areas and against ingress of groundwater. Its capacity must be at least 10 % of the entire volume of stored liquids, but no less than the volume of the largest stored transport cask or container.

§ 76

Utility storage

(1) A utility storage room must be separately ventilated with the ability to condition and monitor air temperature; the storage room's design and layout must permit the storage of plant protection products and agents in a clear manner, separately according to their hazard type, and must permit the separate storage of contaminated containers[32] and personal protection devices and clothing.

(2) The floor of a utility storage room must be impermeable, resistant to the chemical effects of the stored plant protection products and agents, and must have a raised plinth along the perimeter of walls.

Structures and facilities for advertising and information

§ 77

General requirements

(1) Structures for advertising and advertising and informational facilities are situated so that they do not interfere with the architectural, urban, landscape or sacred nature of the surroundings, do not pose a threat to road or rail traffic, do not expose their surroundings to unreasonable levels of noise or light, and do not impinge on the crowns and root systems of trees.

(2) Structures for advertising and advertising and informational facilities with panel size above 4 m^2 may be situated in conservation areas and conservation zones[1] only if they are used to convey information that is not of a commercial nature[33]. This restriction does not apply to structures and facilities situated on temporary construction site hoarding.

[32] Act No 477/2001, on containers and on amendments to certain acts (the Containers Act), as amended.
[33] § 1(2) of Act No 40/1995, on the regulation of advertising and on changes and amendments to some acts, as amended.

(3) Structures for advertising and advertising and informational facilities that together create one whole or could be perceived as one whole, are considered for purposes of §§ 77 to 82 as one structure for advertising or advertising or informational facility.

(4) For purposes of §§ 77 to 82, panel area is defined as the area of a panel or other area(s) used to display advertising or information; multi-sided panels are counted only once.

§ 78

Stand-alone structures for advertising and advertising and information facilities

(1) Stand-alone structures for advertising and advertising and information facilities with panel size greater than 4 m^2can be situated in conservation areas and conservation zones[1] only if they are used to convey information that is not of a commercial nature[33], or designate premises or building of an institution; these must be located on the property of the building they designate, or in its immediate vicinity.

(2) Unless specified otherwise by the land-use or regulatory plan in accordance with § 83(2), the distance between individual stand-alone structures for advertising or stand-alone advertising and information facilities with panel size greater than 4 m^2 must be equal in metres to at least triple the panel area of the larger of these structures or facilities in square metres, in any case not less than 100 m, always along one side of a road. This provision does not apply to structures and facilities that are used to convey information that is not of a commercial nature[33], or if they designate premises or a building of an institution; these must be located on the property of the building they designate, or in its immediate vicinity.

(3) Stand-alone structures for advertising or stand-alone advertising and information facilities cannot be situated in parks, forests[34], natural parks, especially protected areas and their protective zones[35], tree alleys, on bridges across watercourses and on pedestrian paths, except for facilities with panel size less than 4 m^2 used to convey information that is not of a commercial nature[33], or facilities that designate premises or a building of an institution; these must be located on the property of the building they designate, or in its immediate vicinity. Stand-alone structures for advertising and advertising and information facilities cannot be situated in bodies of water and watercourses and in tree planting areas.

(4) Stand-alone structures for advertising and advertising and information facilities are situated in public areas in accordance with § 16(3) in a manner that does not unduly restrict pedestrian traffic and so that a clear passage width of at least 1.5 m is preserved.

(5) Stand-alone structures for advertising and advertising and information facilities in flood zones must permit passage of floodwaters, including items and debris carried off by flooding.

§ 79

Structures for advertising and advertising and information facilities situated above roof level

Unless specified otherwise by the land-use or regulatory plan in accordance with § 83(2), structures for advertising and advertising and information facilities situated above roof level:

a) must consist only of letters, numerals, and logos, unless they are structures or facilities intended for conveying information that is not of a commercial nature[33];

b) must not be higher than 2 m and in the case of sloped roofs with an angle greater than 30°, they must not exceed the height of the main roof peak.

[34] § 2(a) of Act No 289/1995 Coll. on forests, as amended.
[35] § 14 and § 37 of Act No 114/1992, on the protection of nature and the landscape, as amended.

c) must be used exclusively to designate business premises or buildings of an institution, unless they are structures or facilities intended for conveying information that is not of a commercial nature[33].

§ 80

Structures for advertising and advertising and information facilities situated vertically on a façade

(1) Unless specified otherwise by the land-use or regulatory plan in accordance with § 83(2), structures for advertising and advertising and information facilities situated vertically on a façade must not extend more than 0.8 m past the façade and must not have a panel size greater than in 6.5 m^2.

(2) Unless specified otherwise by the land-use or regulatory plan in accordance with § 83(2), structures for advertising may not be situated vertically on a façade.

§ 81

Structures for advertising and advertising and information facilities
situated on a façade and offset from the façade

(1) Unless specified otherwise by the land-use or regulatory plan in accordance with § 83(2), structures for advertising and advertising and information facilities situated on a façade and offset from the façade:

a) must be outside the parterre of buildings with hanging signs consisting of only letters, numerals, and logos;
b) must not be taller than 2 m if they are of a horizontal format, and not wider than 1.5 m if they are of a vertical format.

(2) (1) does not apply to structures for advertising and advertising and information facilities if they are part of a building's architectural design, if they are placed on blank gable walls and blank façades, or if they are intended for conveying information that is not of a commercial nature[33].

(3) Structures for advertising and advertising and information facilities situated on blank gable walls and blank façades must not exceed their outlines.

§ 82

Structures for advertising and advertising and information facilities on fences, abutment walls and railings

(1) Structures for advertising and advertising and information facilities on fences, abutment walls and railings must not have a panel size greater than 4 m^2 and may be used only to designate specific business premises or buildings of an institution.

(2) Advertising and informational facilities situated on abutment walls must not have a panel size greater than 6 m^2.

(3) Structures for advertising may not be situated on fencing and abutment walls except for temporary construction site hoarding.

(4) Structures for advertising situated on temporary construction site hoarding and information facilities situated on fencing and abutment walls must not exceed their height by more than 0.3 m.

(5) A structure for advertising and advertising and information facility may not be situated on a railing in a public area.

PART FIVE
COMMON, TRANSITORY, AND FINAL PROVISIONS

§ 83
Exceptions from planning and construction requirements

(1) Under the conditions laid down in § 169 of the Construction Act, exceptions may be permitted in justified cases to the provisions of § 17(6) and (7), § 18(2), § 24(1), § 28(1), § 29(2) to (4), § 32(1), § 44(1) to (4), and § 45(3) and (6).

(2) Under the conditions laid down in § 169 of the Construction Act and in accordance with this Ordinance, exceptions to the land-use or regulatory plan may be permitted for § 14(1), and § 16(5), § 22(4), § 24(1), § 25(1) and (2), § 27(2) to (4), § 29(2), § 32(2), § 33(8), § 78(2), § 79 and § 80(1) and (2), and § 81(1).

§ 84

Selected requirements described in § 19(1), § 40(1), § 41(1), § 45(2), (3), (4), and (8), § 46(1) and (3), § 47(6), § 52(3), § 59(1) and (2), § 66(4), and § 74(4) are considered to have been met if a specified standard or part thereof notified in the Newsletter of the Czech Office for Standards, Metrology and Testing that contains more detailed technical requirements has been followed. More detailed technical requirements are contained in standards concerning:

a) spatial layout of technical networks (minimum horizontal separation when running in parallel, minimum vertical separation when crossing, and minimum network overlap);
b) mechanical durability and stability (structural design, structural loading);
c) building foundations (structural design, structural loading);
d) sunlight;
e) daylight (daylight level, daylight exposure coefficient at the window glass level);
f) artificial lighting;
g) the gas-tightness of free-standing chimneys;
h) structure-borne and air sound resistance of walls, partitions, and ceilings;
i) anti-slip properties of floors;
j) anti-slip properties of stairways, landings, and ramps;
k) thermal insulation of buildings;
l) storage of solid industrial fertilisers;

these requirements may also be met through a different technical solution, if it is proven that the proposed solution guarantees at least the basic building requirements stipulated in § 39.

§ 85
Transitory measures

(1) Documentation and design documentation[36] drawn up by 30 September 2014 pursuant to Decree No 26/1999 of the City of Prague, on general technical requirements for development in the City of Prague, as amended, and submitted to the Board of Works by 30 September 2016, is evaluated pursuant to Decree No 26/1999 of the City of Prague, on general technical requirements for development in the City of Prague, as amended.

[36] Decree No 499/2006, on building documentation, as amended by Decree No 62/2013.

(2) Documentation and design documentation[36], drawn up between 1 October 2014 and 15 January 2015 pursuant to Ordinance No 11/2014 of the City of Prague, stipulating general land-use requirements and technical building requirements in the City of Prague, and submitted to the Board of Works by 15 January 2017, is evaluated pursuant to Ordinance No 11/2014 of the City of Prague, stipulating general land-use requirements and technical building requirements in the City of Prague.

(3) Documentation and design documentation[36], drawn up starting 16 January 2015 until the effective date of this Ordinance pursuant to Decree No 501/2006, on general land-use requirements, as amended, and Decree No 268/2009, on technical building requirements, as amended by Decree 20/2012, and submitted to the Board of Works within one year of this Ordinance's effective date, is assessed pursuant to Decree No 501/2006, on general land-use requirements, as amended, and Decree No 268/2009, on technical building requirements, as amended by Decree 20/2012.

(4) In other cases, this Ordinance is followed.

(5) During changes to binding parts of existing planning documentation, existing legislation is followed while taking into account the goals and tasks of planning and this Ordinance.

§ 86

Cancellation provisions

Ordinance No 11/2014 of the City of Prague, stipulating general land-use requirements and technical requirements for buildings in the City of Prague (Prague Building Regulations).

§ 87

Effective date

This Ordinance shall enter into force on the first day of the third calendar month following that of its promulgation.

Annex 1 to Ordinance No .../... of the City of Prague

Specific values

1. Trees and utility networks

Re § 16(5); § 19(3) and (5)

Planting area

A tree must be provided with a minimum planting area. The planting area must not contain compacted layers and materials that roots cannot penetrate; it usually remains open or covered with grates. Its minimum width is 0.8 m and minimum size is 9 m^2 for large trees (over 20 m), 4 m^2 for medium trees (10 to 20 m) and 2 m^2 for small trees (up to 10 m).

Rainwater infiltration area

A tree must be provided with sufficient area of rainwater infiltration and aeration. For large trees this area is usually 10 m^2, and for medium and small trees, 6 m^2. A rainwater infiltration area is designed either as open ground, or with paving stones in a dry bed with wide gaps, or covered with other material that allows the passage of water and air (e.g. sand or gravel). This requirement can also be fulfilled using adequate technical and technical vegetative elements ensuring sufficient water and aeration levels.

Root space

The root space includes the volume of soil in which a tree can establish roots. The root space must ensure a tree's physical stability, and must allow roots to grow to a volume that usually corresponds to 1/10 of the crown's design volume.

Minimum distances of underground networks from a tree trunk base

Water main	1.5 m 1.0 m during renewal and with the use of technical measures
Sewers	3.0 m without restrictions 1.5–3.0 m if the sewer is up to a depth of 5 m and with the use of technical measures 1.0 m for connections with the use of technical measures
Gas main	2.5 m 1.5 m with the use of technical measures
1 kV	1.0 m 0.5 m with the use of technical measures
22 kV	1.0 m 0.5 m with the use of technical measures
110 kV	3.0 m
Heating pipeline	2.5 m
Public lighting (cables)	1.0 m 0.5 m using technical measures, pole base outside of the planting area
Electronic communications	1.0 m 0.5 m with the use of technical measures
Collector	3.0 m for collectors with an overburden of less than 5 m 1.5 m for collectors with an overburden of less than 5 m and with the use of technical measures

Distances apply both to main routes and to individual connections.

In cases where networks are laid down earlier than a planned tree, or where a tree is being planted near an existing network, the following are considered technical measures:

a) installation of networks in conduits;
b) installation of a root barrier between the root space and network route.

In cases where networks are being laid down near an existing tree, the following are considered technical measures:

a) insertion of a network conduit (boring);
b) manual excavation or use of a vacuum excavator; treatment of roots, coverage of the root space with a special tree substrate.

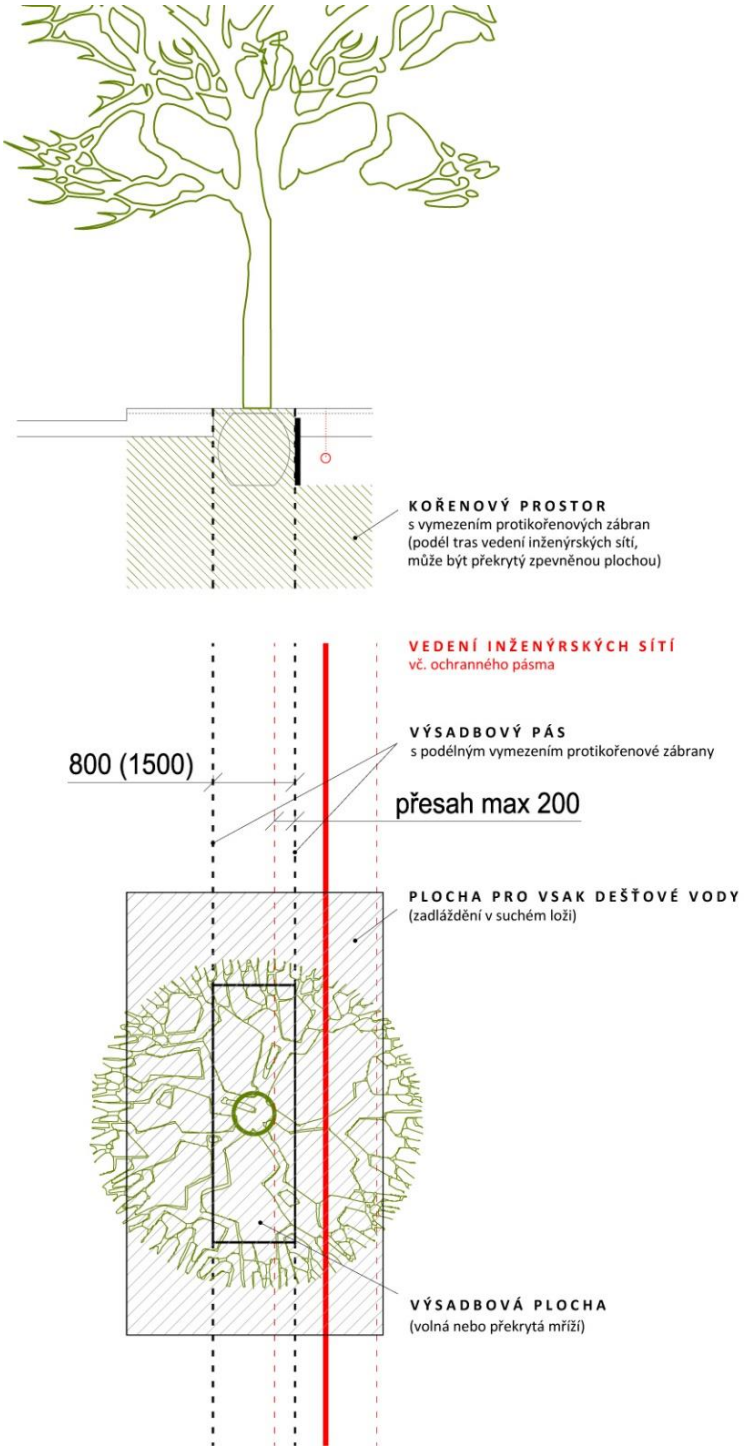


Figure 1: Trees and utility networks: planting strip, planting area, root space and rainwater infiltration area

KOŘENOVÝ PROSTOR s vymezením protikořenových zábran (podél tras vedení inženýrských sítí, může být překrytý zpevněnou plochou)	**ROOT SPACE** with demarcation of root barriers (along utility network routes, can be covered by a paved area)
VEDENÍ INŽENÝRSKÝCH SÍTÍ vč. ochranného pásma	**UTILITY NETWORK ROUTES** incl. a protective strip
VÝSADBOVÝ PÁS s podélným vymezením protikořenové zábrany	**PLANTING STRIP** with longitudinal demarcation of root barriers
přesah max 200	overlap max 200

PLOCHA PRO VSAK DEŠŤOVÉ VODY (zadláždění v suchém loži)	**RAINWATER INFILTRATION AREA** (paving stones in a dry bed)
VÝSADBOVÁ PLOCHA (volná nebo překrytá mříží)	**PLANTING AREA** (open or covered with a grille)

2. Spacing angle

Re § 28(1)

The spacing angle is fulfilled if no obstacle infringes upon the open space demarcated above a vertical angle of 45 ° and a plan area sector (horizontal angle) of at least 45 °, calculated from a control point in the window under assessment. The horizontal angle is included at least 25 ° from the façade and it cannot be summed from parts. An obstacle is considered to be a building or part thereof, an abutment or other wall, or surrounding terrain.

To assess the spacing angle, a control point in the middle of the window in the façade plane at the height of the parapet or at a height of 1 m above the floor of the relevant room. If the relevant room has more than one window, the window that according to its dimensions is most important for contact with the environment is assessed.

Fulfilment of the spacing angle can be proven using a spacing angle diagram (Figure 3). The diagram is used as follows (as per the example in Figure 2):

a) The plan is transferred onto tracing paper in the appropriate scale, and placed on the diagram in Figure 3 in a manner that in the assessed situation aligns the control point of the assessed room with the point marked *'window'* , and the plane of the façade in the immediate vicinity of the window is aligned with the segment labelled *'façade plane.'* The diagram is independent of alignment with cardinal points.

b) An arc is drawn on the diagram whose centre is at the point marked *'window'* and whose radius is the corresponding difference between the height of the point of the assessed window and the height of the potential obstacle.

c) The spacing angle is stipulated between the beginning of the arc (the thick line demarcating the shaded area of the non-applicable angle 25 ° from the façade) and the intersection of the arc with the obstacle, or between two intersections. If some part of the obstacle closer to the assessed window infringes on the spacing angle, it must be reduced by the corresponding angle (see illustration).

d) The spacing angle is fulfilled if the horizontal angle is at least 45 °. Arcs cannot be summed.

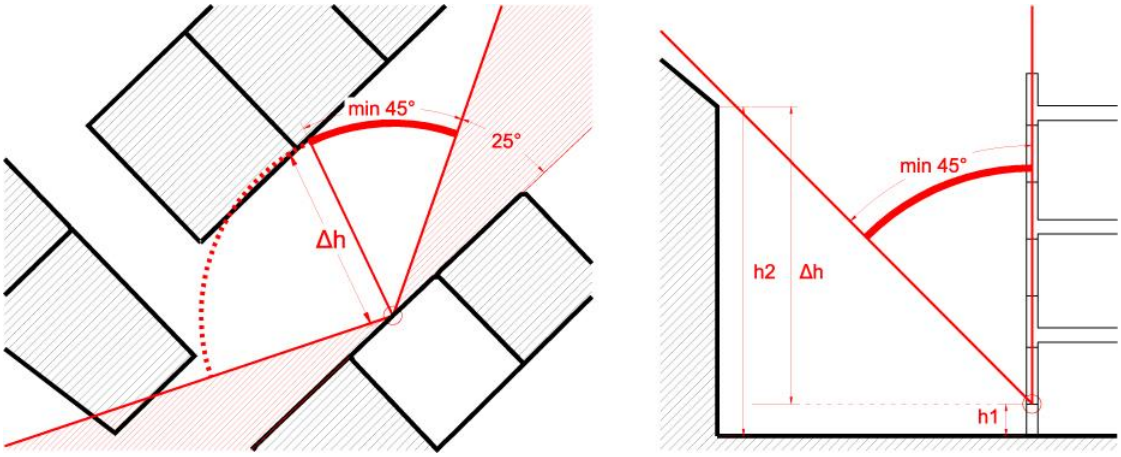


Figure 2: An example of proof of spacing angle on the building plan

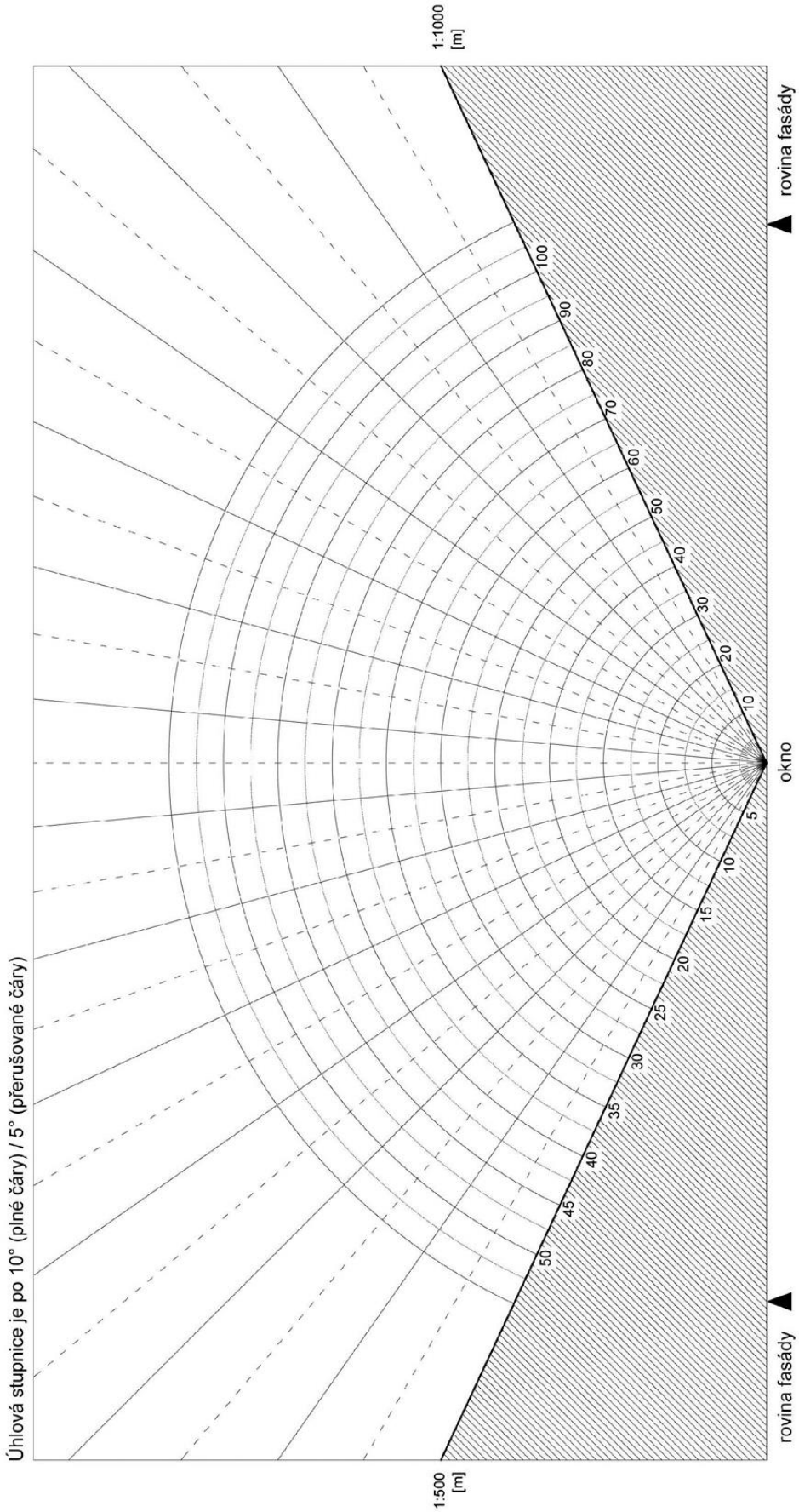


Figure 3: Spacing angle diagram

Úhlová stupnice je po 10° (plné čáry) / 5°	The angle scale is every 10° (solid lines) / 5°

(přerušované čáry)	(dashed lines)
rovina fasády	façade plane
okno	window
rovina fasády	façade plane

3. The minimum distance of a well for the individual supply of drinking water from potential sources of contamination

Re § 36(5)

Table 1: The minimum distance of a well for the individual supply of drinking water from potential sources of contamination

Potential source of contamination	Low-permeability environment	Permeable environment
Cesspools, small treatment plants, sewer connections	5 m	12 m
Liquid fuel tanks for individual heating located in a residential building or a separate outbuilding	7 m	20 m
Stalls, liquid manure reservoirs and manure pits in the case of small-scale housing of individual farm animals	10 m	25 m
Individual car wash areas and their drainage pipes and channels	15 m	40 m

4. Ventilation

Re § 46(1) and (3)

Table 2

Requirement	Permanent ventilation (flow of outdoor air)	Intermittent ventilation (flow of exhaust air)		
	Amount of outdoor air per person (m^3/h per person)	Kitchen (m^3/h)	Washrooms (m^3/h)	WC (m^3/h)
minimum value	15	100	50	25

5. Sanitary facilities

Re § 50(6)

Table 3: Requirements for the number of sanitary facilities in buildings with an assembly area

Buildings with an assembly area	Toilet bowl	Urinal
Per every 30 women	1	
Per every 100 men	1	2
Per every 50 additional men		1

6. Stairways

Re § 56(2)

Minimum through and exit headroom of stairs

The through headroom of a flight of stairs is the vertical distance between a line intersecting the corners of steps on the exit line and a parallel line running through the bottom edge of the structure above the exit line.
The through headroom of stairways and ramps must be at least 2.1 m.

The exit headroom of a flight of stairs is the perpendicular distance between a line intersecting the corners of steps on the exit line and a parallel line running through the bottom edge of the structure above the exit line.
The exit headroom of stairways and ramps must be at least 1.95 m.

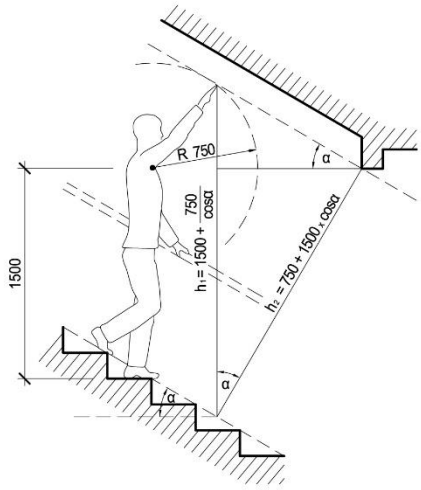


Figure 4: Minimum permitted through (h1) and exit (h2) headroom

Requirements for steps and treads
All steps on the exit line of one flight of stairs must have the same height and width, and must be horizontal, with no incline in the perpendicular or axial direction.

A step on the exit line must be at least 0.21 m wide. In apartments, houses and family recreation buildings, the width of a step may be reduced to 0.18 m in justified cases.

The step tread on the exit line must be at least 0.25 m wide. In apartments, houses and family recreation buildings, the width of a step tread may be reduced to 0.225 m in justified cases.

The relationship between the width and height of a step
The relationship between the width and height of a step must be as follows: the sum of two heights and one width must be at least 0.61 m and at most 0.65 m.

The slope of a flight of stairs
In buildings with at most three flats and in buildings with elevators that have more than three flats, the maximum slope of flights of stairs is 35 °. If the structural height of floors in houses and family recreation structures does not exceed 3 m, the slope of flights of stairs may be increased up to 41 °.
This does not affect the provisions of other legislation[37].

The maximum number of steps in one flight of stairs
In buildings with at most three flats, one flight of stairs may contain at most 18 steps. This does not affect the provisions of other legislation[37].

The minimum clear width of flights of stairs
The clear width of a flight of stairs is designed according to its purpose and use. The clear width of stairways and ramps must be at least 0.9 m[38]. In flats, in houses and in family recreation structures, this may be reduced to 0.75 m.

Railings or handrails may protrude into the clear width of the flight by at most 0.1 m.

General technical requirements for stairway landings and ramp landings
The clear width of a landing must be at least equal to the clear width of connected flights of stairs, and must not be narrowed by any structure or equipment. Landings must be horizontal, with no slope in the transverse and longitudinal direction.

Doors on emergency exit stairway landings must be located so that the door does not narrow the minimum clear width of the landing in any position.

Doors on the landings of other stairways that open onto landings parallel to the axis of the flight of stairs must have a distance of at least 0.3 m between a fully opened door to the edge of the nearest step.

Doors on the landings of other stairways that do not open onto landings must have a distance of at least 0.6 m

[37] Decree No 398/2009, on general technical requirements ensuring the barrier-free use of buildings.
[38] Decree No 23/2008, on technical requirements for building fire protection, as amended, and Decree No 398/2009, on general technical requirements ensuring the barrier-free use of buildings.

between the closed door to the edge of the nearest step.

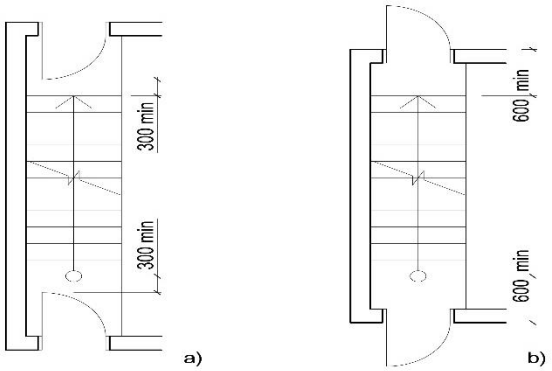


Figure 5: Placement of doors on landings of other stairways not used as emergency exit routes (dimensions in mm)

7. Railings

Re § 58(1)

Table 4: Free space dimensions

Walking area		Limit dimension (m)	
		depth	width
With restricted access	with regular traffic	0.8	0.2
	with low traffic	1.5	0.3
Freely accessible		0.5	0.15
In facilities for children		0.3	0.1
Auditoriums that are dark when in use	freely accessible by adults	0.3	0.15
	in facilities for children	0.2	0.1

Table 5: Minimum permitted railing height

Minimum permitted railing height (m)		Use
Lowered	0.9	Depth of open space is ≤ 3 m
Standard	1.0	In all other cases
Heightened	1.1	Depth of open space is greater than 12 m A treadable area at a distance of up to 1 m from an open edge slopes to this edge at a grade greater than 10 % or stepwise. The open area poses a health risk due to harmful substances or temperature greater than 50 degrees.
Special	1.2	Depth of open space is greater than 30 m
	1.3	For cycle traffic along the edges of cycling surfaces with an open space depth greater than 0.5 m

For stairways or ramps with an intermediate landing, the railing height is stipulated:

a) according to the depth of the open space in the intermediate landing, if the landing is wider than 0.2 m, or
b) according to the height difference to the lowest lower floor (flight of stairs, landing, etc.) past the intermediate landing, if the intermediate landing is not wider than 0.2 m.

For this purpose, the width of the intermediate landing is measured between the contiguous elements surrounding the landing that protrude the furthest, for example, handrails, stringers, etc.

If on the side facing the walking surface, the railing structure or an adjacent structure creates an approximately horizontal platform 0.13 to 0.3 m wide and up to 0.5 m high (permitting standing), the railing must be at least 0.9 m higher than this platform. A platform wider than 0.3 m is considered to be a walking area, and the railing height is specified according to the above table.

For walking surfaces with limited access or with free access by adults, the railing height can be partially replaced by increased railing width(b_z) at the level of its upper edge (see Figure 6).

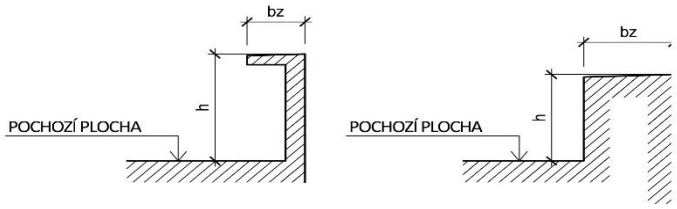
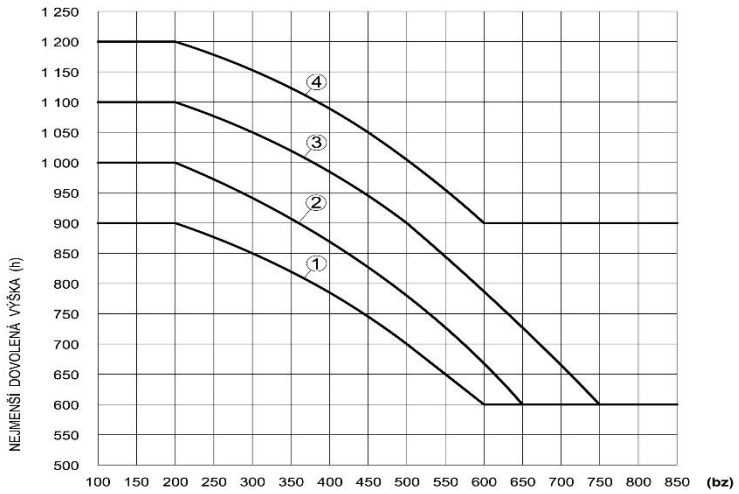


Figure 6: Examples of increased railing width

POCHOZÍ PLOCHA	WALKING AREA
bz	Bz

In this case, railing height and width limits are stipulated by the diagram in Figure 7. The upper surface of a railing should not slope in the direction of open space.



Minimum permitted railing height (mm): 1 – lowered, 2 – standard, 3 – heightened, 4 – special
Figure 7: Railing height and width diagram

NEJMENŠI DOVOLENÁ VÝŠKA (h)	MINIMUM PERMITTED HEIGHT (h)

Railing infill

Limited-access walking surfaces may have railings with infill:

a) the same as for freely accessible areas (point 2) or
b) two-bar infill with a footguard, if the bottom bar is parallel to the upper edge of the footguard and is 0.35 m to 0.5 m above this edge, or
c) multi-bar or other infill, as follows:
   - with a footguard in indoor areas with a humid or wet environment and with at most a 0.35 m gap between the upper edge of the footguard and the bottom edge of the infill;
   - without a footguard in other areas, and with at most a 0.25 m gap between the infill and the walking surface.

In freely accessible walking areas, gaps in railing infill must meet the following requirements:

- vertical and angled ones at up to 45 ° from the vertical (between columns, panels, etc.) must not be wider than 0.12 m;
- horizontal and angled ones at up to 45 ° from the vertical (including gaps between the footguard and infill) must not be wider than 0.18 m;
- railings without a footguard must not have a gap between the walking surface and the infill greater than 0.12 m;
- the plan view projection of the gap between a cantilevered railing and the edge of the walking surface must not be greater than 0.05 m;
- other gaps or openings must be arranged so that a test bar does not pass through them in any position perpendicular to the plane of the infill - see Figure 8.

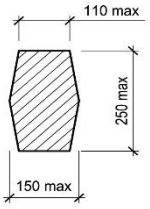


Figure 8: A test bar for freely accessible areas (dimensions in mm)

In freely accessible walking areas with normal traffic, railings with two-bar infill and no footguard can be used, if

- the bottom bar is located 0.45 to 0.6 m above the walking area surface;
- the railing is at least 1.5 m from the edge of an open space;
- the area between the railing and the open space is not a walking area and is at the same level as the walking area or is at most 0.5 m lower;
- both the walking and non-walking area have a slope of at most 3 % towards the open edge;
- the non-walking area is clearly differentiated from the walking area (contains plants, is covered with gravel, etc.)

In walking areas in facilities intended for children, gaps in railing infill must meet the following requirements:

- vertical and angled ones at up to 45 ° from the vertical must not be wider than 0.08 m;
- up to a height of 0.6 m above the walking area surface, railing infill may be only solid or made with vertical bars or panels;
- horizontal and angled ones at up to 45 ° from the vertical located higher than 0.6 m above the walking area surface must not be wider than 0.12 m;
- the vertical distance between the walking area or railing footguard and railing infill must not be greater than 0.08 m;
- the plan view projection of the gap between a cantilevered railing and the edge of the walking surface must not be greater than 0.03 m;
- other gaps or openings must be arranged so that a test bar does not pass through them in any position perpendicular to the plane of the infill — see Figure 9; for stairways, the gap between each step and the lower bar of the railing must be split into at least two parts or the edge of the step must have a footguard.

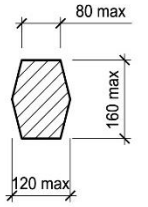


Figure 9: Test bar in facilities for children (dimensions in mm)

Walking areas in buildings with more than three flats and buildings with accommodation units must have railings with solid infill up to 0.6 m above the walking surface, or have infill of vertical bars or panels.

The maximum permitted gap size pursuant to points 2 and 4 also applies to gaps between railings and structures or equipment adjacent to the railings.

At the open edge of walking areas in auditoriums with seating (balconies, galleries, etc.) freely accessible to adults, railing infill can be modified for reasons of visibility pursuant to point 3 only to a height of

- 0.6 m where a lowered or standard railing height is required;
- 0.7 m where a heightened railing height is required.

If the walking area in front of the railing is not an aisle but only a row of seats, the railing above this height can consist of one horizontal bar. If the walking area in front of the railing is an aisle, there may not be horizontal gaps above infill pursuant to point 3 larger than 0.18 m.

At the open edges of walking areas in auditoriums freely accessible to adults that require railings, two-bar infill is sufficient, as follows:

- without a footguard, if there are only seats by the open edge of the walking area and the depth of the open space under them is not greater than 0.8 m, or
- with a footguard, if there are only seats by the open edge of the walking area and the depth of the open space under them is not greater than 2 m, or if there is room for standing as well as sitting by the open edge of the walking area, and the depth of the open space under them is at most 1.5 m.

Re § 58(2)(b)

A railing need not be installed if the open space is covered by a structure that can bear pedestrian traffic and that does not have openings through which a sphere of the following dimensions can pass:

a) 0.08 m in a walking area with limited access;
b) 0.06 m in a walking area freely accessible to adults;
c) 0.03 m in a walking area in facilities for children.

Re § 58(2)(c)

A non-walking safety strip must be clearly marked

a) by a structure at least 0.3 m in height;
b) by a body of water whose bottom is at least 0.15 m below the level of the walking area;
c) contiguous perennial greenery at least 0.5 m high; or
d) other safety measures ensuring the safety strip is inaccessible in a manner more effective than mere prohibition of entry.

Annex 2 to Ordinance No .../... of the City of Prague

Basic parking calculations

This table stipulates the basic number of parking stalls for individual purposes, including dedicated and visitor parking shares for calculations pursuant to § 32.

For individual usages, a basic parking stall quantity indicator is used, which is defined by the gross floor area of that usage (in m^2) per parking stall. The share of dedicated and visitor parking is stipulated by per cent.

For selected usages with specific demands (listed in the table under individual usage categories), the relevant value is always used. For specific usages pursuant to point 12, the basic number of stalls is stipulated individually according to the expected number of visitors and job positions.

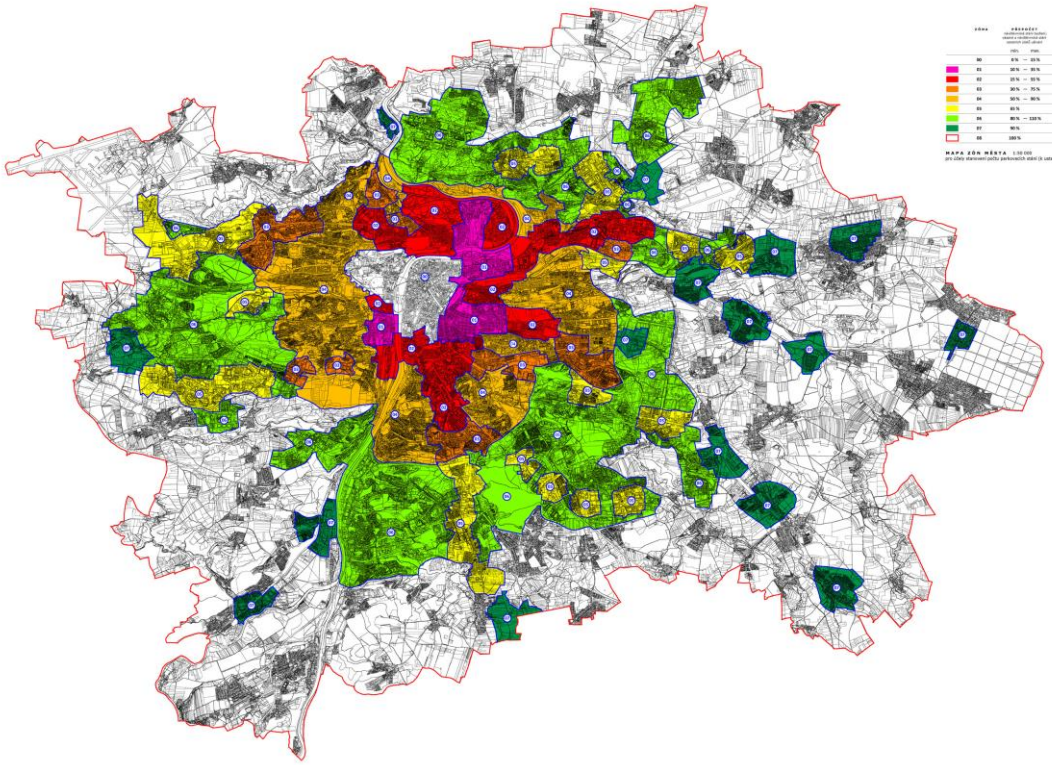
The gross floor area of a usage is defined as the sum of gross floor areas (§ 2(2)(g)) of all parts of a building or building complex for the selected usage; garages, basements, technical and auxiliary rooms and technical infrastructure buildings are not included.

No	USAGE	BASIC PARKING STALL QUANTITY INDICATOR [GFA m^2/stall]	Dedicated [%]	visitor [%]
1	Residential	85*	90	10
2a	Individual shops at ground level	70	10	90
2b	Services and small business premises	40	10	90
	(food service, restaurants, pubs, workshops, repair shops, showrooms, e-shop distribution points, etc.)			
	selected usages with specific demands:			
	service station	20	10	90
2c	Large shopping and services	40	10	90
	(supermarkets, department stores, shopping centres, hypermarkets, etc.)			
3a	Offices with low visit rates	50	90	10
	(regular offices, company headquarters, design studios, etc.)			
3b	Offices with high visit rates	45	60	40
	(public and other institutions, government offices, banks, insurance companies, post offices, etc., especially facilities with counter service)			
4a	Long-term accommodations	120	80	20
	(employee housing, etc.)			
4b	Student accommodations	250	90	10
	(university dormitories, etc.)			
4c	Short-term accommodations	100	90	10
	(hotels, guest houses, etc.)			
	selected usages with specific demands:			
	motel	25	90	10
	hostel	180	90	10
4d	Institutional and social care	350	35	65
	(senior citizens' homes, care homes, youth homes, shelters, etc.)			

5a	Education	250	30	70
	(elementary school, high school, vocational school, etc.)			
	selected usages with specific demands:			
	crèche, nursery school	300	80	20
	post-secondary school	100	30	70
5b	Education/congress	60	10	90
	(training facilities, lecture centre, congress centre, etc.)			
6	Facilities with assembly areas	60	20	80
	(cinema, theatre, concert, social and dance halls, etc.)			
	selected usages with specific demands:			
	church, prayer hall	200	5	95
	ceremonial hall, crematorium	120	10	90
7	Cultural institutions	120	20	80
	(galleries, museums, libraries, etc.)			
8a	Outpatient healthcare facilities	50	30	70
	(health centres, doctor's offices, etc.)			
8b	Inpatient healthcare facilities	300	50	50
	(hospital, clinic, etc.)			
9a	Sports centres — facilities with indoor playing areas (no spectators)	100	20	80
	(sports hall, gymnasium, squash courts, etc.)			
9b	Sports centres — facilities without playing areas and pools (no spectators)	40	10	90
	(wellness and fitness centres, bowling alleys, swimming pools, aquatic centres, etc.)			
9c	Outdoor sports facilities (no spectators)**	120	10	90
	(tennis courts, volleyball courts, mini-football fields, etc.)			
	selected usages with specific demands:			
	football field	400	10	90
10	Production	200—800	10	90
11	Warehousing	200	30	70
12	Specific usages	—	—	—
	stadium, sports and multi-purpose hall, concert hall, etc.	—	—	—
	zoo, botanical garden	—	—	—
	exhibition grounds, fairground, leisure facility, etc.	—	—	—

* at most two stalls per unit, however
** outdoor areas with sports fields are counted

Annex 3 to Ordinance No .../... of the City of Prague



ZÓNA	ZONE
PŘEPOČET návštěvnická stání bydleni; vázaná a návštěvnická stání ostatních účelů užíváni	CALCULATION residential visitor parking, dedicated and visitor parking for other usages
PŘEPOČET vázaná a stání bydleni	CALCULATION dedicated and residential parking
min.	min.
max.	max.
MAPA ZÓN MĚSTA pro účely stanovení počtu parkovacích stání (k ustanovení § 32 odst. 2)	CITY ZONE MAP for purposes of stipulating parking stall quantities (for § 32(2))