

WORKING TEMPLATE: VIENNA BAUWERKSBUCH

Outline following Section 128a(4), Bauordnung für Wien

Our own draft, not an official form. The Bauwerksbuch itself is prepared by an independent party (Section 128a(2)).

A. BUILDING AND PARTIES

Address / property (EZ, KG): _____

Built: before 1.1.1919 / between 1.1.1919 and 1.1.1945 / later

New build, addition or conversion with completion notice (s. 128a(2)): yes / no

Owner (co-owners): _____

Property manager (if appointed): _____

Exemption under s. 128a(2) and (3) (allotment-garden house, allotment-garden residential house, built-up area of not more than 50 m²): yes / no

Preparer (civil engineer, court-sworn expert or entitled person): _____

Inspector of the first inspection (existing buildings): _____

B. PERMITS AND COMPLETION (s. 128a(4) point 1)

Document | Date | File number | Where filed

Building permit ____ | ____ | ____ | ____

Completion notice or occupancy permit ____ | ____ | ____ | ____

C. COMPONENTS INSPECTED REGULARLY (point 2; s. 128a(1))

Component (e.g. load-bearing structure, envelope, railings, parapets) | Location | Reason for inclusion
____ | ____ | ____

D. FIRST INSPECTION AND INTERVALS (point 3)

Component | First inspection on | Interval

____ | ____ | ____

E. REQUIREMENTS FOR THE INSPECTING PERSONS (point 4)

Component | Who may inspect (qualification)

____ | ____

F. INSPECTION RESULTS (point 5)

Date | Component | Inspector | Result | Where the report is filed

____ | ____ | ____ | ____ | ____

Note: inspections required under other federal or state rules do not belong here.

G. STRUCTURAL DEFECTS AND PLAN TO REMEDY (point 6)

Defect found | Found on | Measure | Deadline | Status

____ | ____ | ____ | ____ | ____

H. MEASURES AND CHANGES UNDER S. 118c(2) AND (7) (point 7)

Date | Measure or change | Documentation (where filed)

____ | ____ | ____

I. KEEPING AND REGISTRATION (s. 128a(5); for existing buildings s. 128a(3) and s. 128c(2))

Bauwerksbuch kept electronically by: _____

Available to the authority on request: yes / no

Date the Bauwerksbuch was prepared: _____

Preparer's electronically signed confirmation on file: yes / no

Date of the first inspection: _____

Inspector's confirmation of the first inspection on file: yes / no

Submitted to the Bauwerksbuch database on: _____