

Reintroduction of the Building Code for Canton Sarajevo as a Prerequisite of Urban Planning and Urban Management in the Cantonal Transformation Process

Nataša Pelja Tabori, Damir Lukić, Edib Uruči, Thomas Dillinger

(mr.sci.Nataša Pelja Tabori dipl.ing.arh., Canton Sarajevo Office for Planning Development, Branilaca Sarajeva 26, 71 000 Sarajevo, Natasa.Pelja-Tabori@zpr.ks.gov.ba)

(Damir Lukić, dipl.ing.arh., Canton Sarajevo Office for Planning Development, Branilaca Sarajeva 26, 71 000 Sarajevo, Damir.Lukic@zpr.ks.gov.ba)

(Dipl.-Ing. Edib Uruči, Technische Universität Wien, Department of Spatial Planning, Augasse 2-6, 1090 Vienna, edib.uruci@tuwien.ac.at)

(Associate Prof. Dipl.-Ing. Dr. Thomas Dillinger, Technische Universität Wien, Department of Spatial Planning, Augasse 2-6, 1090 Vienna, thomas.dillinger@tuwien.ac.at)

1 ABSTRACT

The City of Sarajevo, since its establishment in the 15th century, was facing a constant population growth and enlargement process of the city area. Due to the topographical conditions of Sarajevo's location in the valley, the potential expanding city area is very limited and the future expanding zones should be carefully selected (Arhiv Zavoda za planiranje razvoja Kantona Sarajevo, 1984a). Different phases and epochs of city's development history are readable along the valley from east towards west, from Ottoman, through Austro–Hungarian, Modern and Post–Modern period. As a part of former Austro-Hungarian Monarchy, Sarajevo got its first Building Code in 1880. This planning document should have helped to regulate the upcoming development of the city and its settlement area in an integrative way. In 1893 Sarajevo got its second Building Code, an "update" of the first one, and ever since then, this kind of spatial planning instrument was and is missing in Sarajevo's development and planning regulative (Biblioteka Zemaljskog muzeja BiH, 1884). This paper explains why it is important to reintroduce the planning tool of the “Building Code for Canton Sarajevo” as an instrument of the integrative, balanced and smart trans-sectoral development of Canton Sarajevo.

Keywords: building code, development process, urban and regional planning, Sarajevo, transformation

2 INTRODUCTION

One of the most important impacts on contemporary urban planning has had Haussmann with his plan for Paris reconstruction. That period of Haussmanization (definition which implies creating urban landscape which uses the parameters of uniformity and regularity, that most people consider “monotone and redundant”), was firstly criticized, but would have shown its positive sides after the “failure” of urban visions of the Modern movement. In 1852 Haussmann started with the interventions of the Paris urbanization, and in twenty years of reconstructions, he created the basis for the future development. The holistic approach in city's center development, as well as the development of suburbs, which were for the first time included in the city plan, reflected itself in two methods or approaches: registering the actual state and the graphic description of the future interventions (creating new streets, space for public buildings and green areas) and additional regulations in form of the building code. “Organization of network, term used by Haussmann in his memoirs in order to classify work, shows the will to think the city as a whole and in order to modify it (networks) till the deepest structures in order to improve it. Not a new reality questioned paratactically or integrated in an old city, but a transformation of it, to arrive to, on the basis of hygienic, demographic, technical and esthetic parameters, new forma urbis”.¹

Soon after Paris and some other cities in Europe started to follow its example and started to create their own “regulation plans” and “building orders”, amongst the first cities were Vienna and Barcelona: «... we talk about a big project, «a Program», according to Haussmann's definition, which had to be “completed” and “perfected” in order to transform the old Paris. It seems that Joseph Alexander von Hübner, Austrian Ambassador in Second Empire period, shared Haussmann's opinion. He new Haussmann privately, met him often and considered him “the inspiration and soul” of all those works which he admired in French capital. It is interesting to notice that the ambassador stayed in Paris from 1851 to 1859, and soon after Vienna will announce the competition for the systematization of Ring, which will provoke Austrian Capital to

¹ Haussman e il piano per una capitale moderna, Rosa Tamborrino, URBANISTICA, No. 111, Dec. 1998, Rivista semestrale di Urbanistica, str. 116, (Mémoires du Baron Haussman, Havard, Paris, 1890-93. tri toma: 1. Avant l'Hôtel de Ville; 2. Préfecture de la Seine; 3. Grands travaux de Paris).

experiment with its own model of urban reconstruction, different from Paris, but analog by the initiatives for the role of public buildings and introducing the infrastructure networks.²

3 DEVELOPMENT OF SARAJEVO

The City of Sarajevo, since its establishment in the 15th century, was facing a constant population growth and enlargement process of the city area. Due to the topographical conditions of Sarajevo's location in the valley, the potential expanding city area is very limited and the expanding zones should be carefully selected (Fig. 1) (Arhiv Zavoda za planiranje razvoja Kantona Sarajevo, 1984a). Different phases and epochs of city's development history are readable along the valley from east towards west, from Ottoman, through Austro-Hungarian, Modern and Post-Modern period (Fig. 2) (Tabori, 2017).

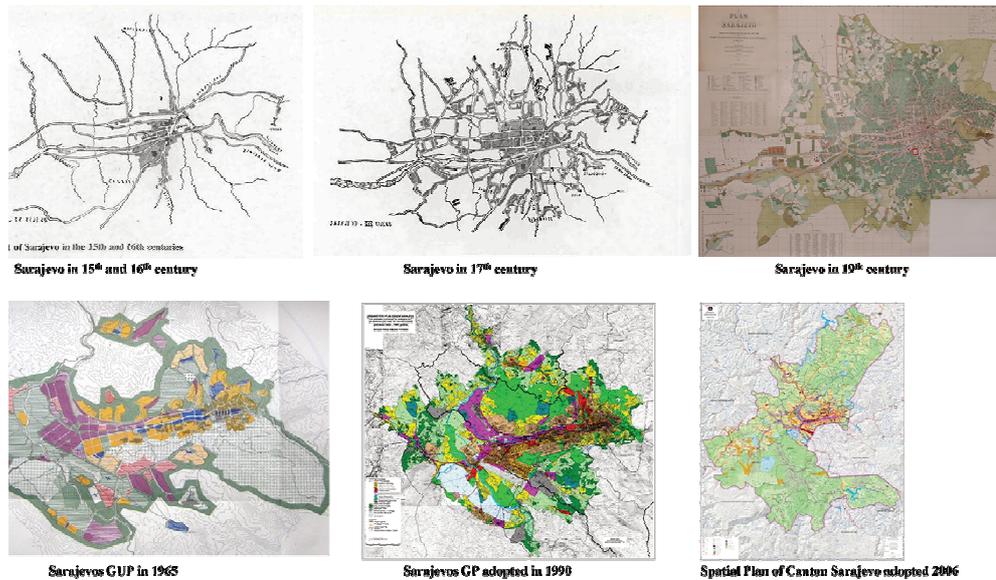


Fig. 1: Sarajevo's development history through centuries (Tabori, 2017)

Sarajevo, as a part of former Austro-Hungarian Monarchy, got its first Building Code in 1880 (Fig. 3), followed by a second Building Code in 1893. Ever since then, the Building Code Document is missing in Sarajevo's spatial regulative, which resulted in unclear building procedures and urban "cacophony". In 1932, there was an attempt to make a unified Building Code for all cities in former Kingdom of Yugoslavia, but it failed. The last valid Building Code for Sarajevo was from Austro-Hungarian period, which was set at the same time as in Vienna. For the comparison, since then Vienna has novelized its Building Code about 60 times, sometimes four times per year (Geuder, 2016).

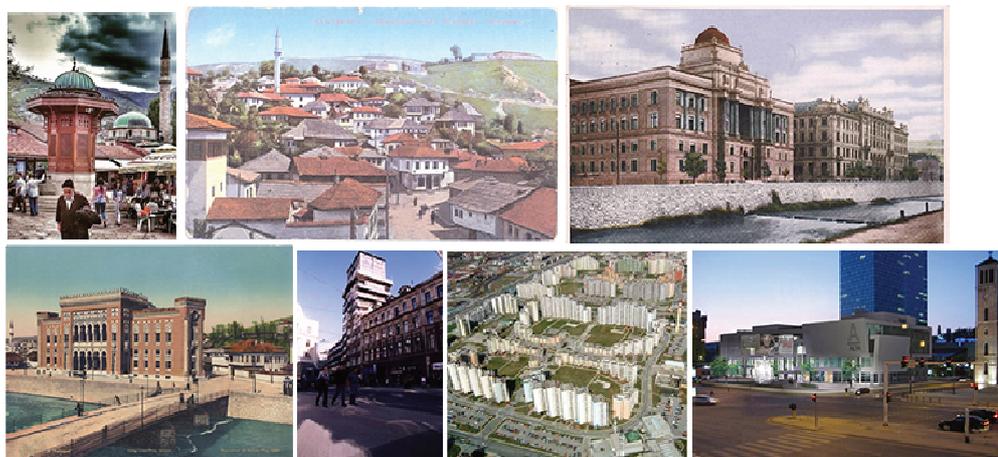


Fig. 2: Reading Sarajevo's development history along the valley (Tabori, 2017)

² Op.cit.

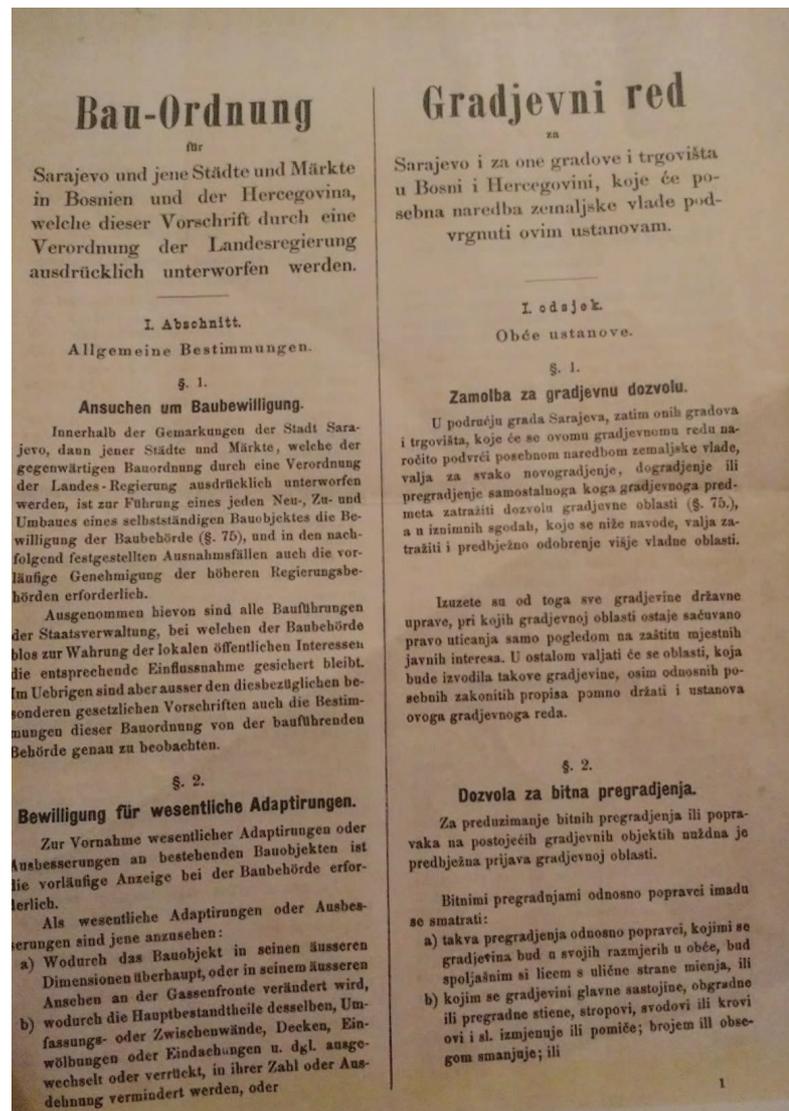


Fig. 3: The Second Building Code Document for Sarajevo in 1893 (Tabori, 2017)

After the Bosnian war in the 1990s, the sociopolitical and spatial development opportunities of Sarajevo have become more complex and limited by the new administrative structure and the division of the city settlement area in local, cantonal and entity units (Korijenić, 2015). On the other hand, Sarajevo continued to attract new population as a capital city, which it has become after the war. Population migrations have accelerated the transformation process of the city and its uncontrolled settlement area growth, which negatively affected its net of infrastructure, as well as, the city's image and its quality of living (Fig. 4) (Arhiv Zavoda za planiranje razvoja Kantona Sarajevo, 2015) (Uruči, 2017).

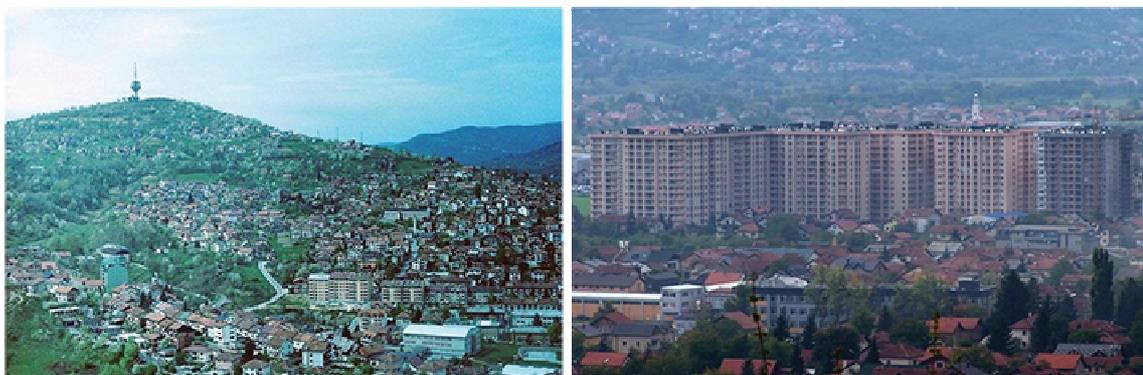


Fig. 4: Uncontrolled settlement development in Sarajevo (Uruči, 2017)

Due to the new state structure, the competence of spatial planning has spread over several levels. This fact have had for the consequence an absence of connection between many strategic documents which have little

or no connection to each other and therefore many matters of spatial planning and development are decided case by case (Uruci, 2017).

Today, in Canton Sarajevo, the procedure of obtaining the urban permit has no clear structure and rules about how to build in a specific area. Obtaining the building permit depends on individual aesthetic criteria of municipality clerk who is creating an individual frame of rules. This makes procedures unclear, not transparent and often open for corruption. The result of unclear procedures is urban and architectural “cacophony”, which is especially visible in the urban area of Sarajevo valley.

4 IMPORTANCE OF THE REINTRODUCTION OF THE BUILDING CODE FOR CANTON SARAJEVO

The Building Code Document is an instrument of spatial planning, which makes procedures for obtaining the urban and building permits clear, transparent and strengthen the rule of law equal to all social groups, citizens and investors. The content of the "Building Code" document needs to be reinvented, but it should treat and link all relevant strategic documents and law regulations, which deal with developing of the living area and its environment. The buliding code is an important planning and regulating instrument, by which a city and a region can be modified and which completes the vision of the future development given by other spatial documents.

Therefore, it is highly necessary to develop and implement planning tools which enable control development such as the “Building Code” which should manage, the current and the future city and regional transformation process in Sarajevo valley in a balanced, integrative and contemporary way. To prevent the described uncoordinated and disintegrated development in Canton Sarajevo, especially in the densely populated Sarajevo valley, the future document of the "Building Code" should (Arhiv Zavoda za planiranje razvoja Kantona Sarajevo, 2015):

- ...be a formally regulative act on the cantonal level, which is connected and interlinked with all other, regulations and strategies on all legislative and administrative levels of Bosnia and Herzegovina.
- ...claim the role of the roof document in terms of spatial planning and development of the Canton Sarajevo.
- ...contain regulations about:
 - building regulations and structures (settlement structure, mahala design, design type, object height, density, mixed use, etc.)
 - environmental (city parks, recreations areas, natural parks, urban gardening, fresh-air corridors etc.)
 - social infrastructure (hospitals, schools, kindergartens, theatres, cinemas, universities, etc.)
 - technical infrastructure (heating, electricity, gas, water, channel, waste disposal, etc.)
 - traffic (public transport, bicycle routes, pedestrian zones and routes, parking zones, hubs, etc.)
 - culture and heritage (monuments, sacral objects, history objects, etc.)
 - potential areas for smart development (vertical farming, green roofs, solar roofs, sharing ports, logistic hubs, etc.)

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