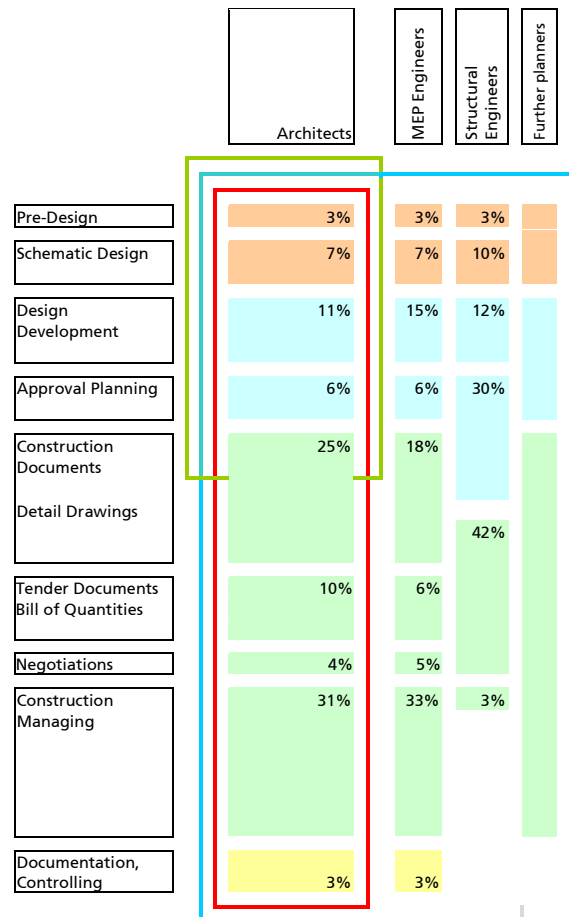


Architectural Services

One of the main differences between German and UK/ US Architects is the way German Architects see themselves holistically as a trustee of the Client until the project is completely built and finished. Typically a German Architect will hence take on, aside from the Design Documentation, tasks of the project realization such as Construction Management, Cost Controlling, Tender and Bidding for which normally in the US/UK separate external specialists would need to be hired. (Quantity Surveyor, Construction Manager)

The graphics below are based on a simplified model of the HOAI which is intended to show the differences more clearly.



- Red: typical scope of work for German architects
- Blue: typical scope of works for a general planner
- Green: typical scope of work for architects in US/UK

Glossary

A collection of frequently used vocabulary in architectural practice

German	English (US / UK)
Bauherr	Client, Building Owner
Honorarangebot	Request for Proposals (RFP)
Abfrage von Referenzen	Request for Qualifications (RFQ)
Wettbewerb	Competition
Honorar	Fee
Machbarkeitsstudie	Feasibility Studies
Grundlagenermittlung	Pre-Design (US)
Vorentwurfsplanung	Preliminary Design (UK), Outline Design, Schematic Design (US)
Entwurf	Draft, Design, Scheme
Entwurfsplanung	Design Development (US), Scheme Design (UK)
Raumprogrammplanung	Programming
Genehmigungsplanung	Approval Planning
Baugenehmigung	Building permit, Building licence, Planning permission
Baubehörde	Building Permit Authority, Building Departments
Bauordnung	Building regulations code
Haftung	Liability
Teilnahmeberechtigung	Eligibility
Gerichtsstand	Jurisdiction
Auftrag	Commission, Contract
Ausführungsplanung	Construction Documents, Working Drawings, 'Blueprints', Execution planning
Deckenspiegel	Reflected Ceiling Plan (RCP)
Tür-, Fensterlisten	Door + window schedules
Detailpläne	Detail drawings
Werkplanung (der Firmen)	Shop Drawings
Ausschreibung	Tender, Announcement
Leistungsverzeichnis	Bill of Quantities
Leistungsumfang	Scope of Works
Angebot	Offer, Bid
Verhandlung	Negotiation
(General-)Unternehmer	(General) Contractor
Baugrundstück, Baustelle	Plot, Construction site
Bauleitung	Construction Manager
Oberbauleitung	Construction Administration
(Hoch-/Tief-) Bauingenieur	Civil Engineer
Tragwerksplaner	Structural Engineer
TGA-Planer	MEP-Engineer
Vermesser	Surveyor
Rohbau, Gebäudehülle	(Building) Shell
Innenausbau	Fit out, Interior works
Baubeschreibung	Building specification
Materialliste, Oberflächen	Room finish schedule
Bemusterung	Mock up
Kostenschätzung	Cost estimate
Kostenberechnung	Detailed cost estimate
Kostencontroller	Quantity surveyor
Abnahme	Hand over, Acceptance
Inbetriebnahme	Commissioning
Mängelprotokoll	Punch list (US), Snag List (UK)
Inbetriebnahmebescheinigung	Certificate of Occupancy

Architects in Germany

Comparing architectural practise in English speaking countries and Germany

Architectural Services in Germany compared with standards in English speaking countries (US/UK)

In a global and ever-tighter networked world, the percentage of architectural services that take place across borders is continually growing. German Architects and Engineers provide services for international clients in Germany and export their services around the world.

The term 'German Engineering' stands worldwide for quality and for a holistic and integrative form of practice. This goes hand-in-hand with the occupational image of German Architects and Engineers which is based on the aspiration to be a 'Master Builder', responsible for the entire project from start to finish. The German educational system and the normal scope of work follow this central principle, which is the key to guaranteeing high quality results.

International collaborations can only be successful if each party has the same understanding of their respective tasks and deliverables. Cultural and historical differences are a challenge that can, at the same time, be an enriching asset. The title 'Architect' is the same worldwide. In practice, however, there are many differences between countries in terms of education, liability (legal systems), scopes of work and the way the profession defines itself.

As a part of a series of information brochures of the BDA, this brochure is intended to help potential clients and other planners involved in international projects to understand some of the main differences in building practice (the building practice's understanding of itself) between Germany and English speaking countries.

For further information, please see:
www.bda-architekten.de/cofa

BDA - Bund Deutscher Architekten Bundesverband
(Federal Association of German Architects)
Dr. Thomas Welter
Bundesgeschäftsführer (Secretary General)
Köpenicker Strasse 48/49
D-10179 Berlin
Tel. --49(0)30.27 87 99 0
Fax --49(0)30.27 87 99 15
kontakt@bda-bund.de

Edited by the BDA, Committee of Foreign Affairs
Last updated: May 2011

German Architects UK/US Architects

Training

Consecutive academic studies (Bachelor-Master) take 5-6 years at German and Austrian universities.

The Bachelor degree from a German University of Applied Science takes a minimum of 3-4 years. Practical experience of 6 months at an architectural office is obligatory.

Approval, Licensing

German legislation gives the title 'Architekt' strict protection. The title is awarded after registration with the German Chamber of Architects, a public institution. For registration, a diploma (Master) and 2 to 3 years of practice are of necessity. Apart from certain civil engineers, only listed 'Architects' are entitled to submit planning documents for the purpose of obtaining planning permission from German construction authorities.

Law

Civil law is a legal system inspired by Roman law, the primary feature of which is that laws are written into a collection, codified, and not determined by judges. Civil law proceeds from abstractions, formulates general principles, and distinguishes substantive rules from procedural rules. It holds legislation as the primary source of law; the court system is usually inquisitorial, unbound by precedent, and composed of specially trained judicial officers and judges. In Germany civil law is laid down in a code of law (Bürgerliches Gesetzbuch).

Architectural Services

In Germany architectural services are generally provided in the form of a contract for work and services based on civil law. In the case of a contract to provide work and services, the architect undertakes to provide the client with work, i.e. to achieve a specified result of a physical nature. In return, the architect is paid the agreed fee by the client.

Training starts with an initial degree in architecture (usually three or four years, typically a B.A., B.Sc. or B.Arch).

Then follows a period of a minimum of one year in which the candidate gains work experience in an architect's office. The candidate must then complete a post-graduate university course, usually two years, to obtain either a graduate diploma (Dip. Arch), Masters (M.Arch) or Bachelors (B.Arch).

In the UK, practising under the name, style or title 'architect' is restricted by law to those registered at the Architects Registration Board. It usually takes a minimum of seven years to obtain the necessary qualifications and experience for registration. Those wishing to become registered must first study at a recognized university-level school of architecture.

In the United States, architects wishing to become licensed are required to meet the requirements of their respective state. Each state has a registration board to oversee that state's licensure laws. The National Council of Architectural Registration Boards (NCARB) is a non-profit professional association created in 1919 to help ensure parity between the states' often conflicting rules. The NCARB issues a national certificate to qualified licensed architects.

Common Law is law developed by judges through decisions of courts and similar tribunals rather than through legislative statutes or executive branch action. The body of precedent is called „common law“ and it binds future decisions. In cases where the parties disagree on what the law is, an idealized common law court looks to past precedential decisions of relevant courts. If a similar dispute has been resolved in the past, the court is bound to follow the reasoning used in the prior decision.

A different type of contract is used in the US and the UK: The contract of employment is a contract under the law of obligations in which the architect undertakes to provide the services agreed and the client undertakes to pay the fee agreed. The party obliged to provide services owes the services but, unlike in the case of a contract to provide work and services, not their success.

German Architects UK/US Architects

In the case of a contract to provide work and services, provision of work is the defining feature of contractually agreed performance. The legal definition of work in this case covers tangible and intangible things as well as the successful results of a service.

The basic services provided by a German architect as part of full execution planning include co-ordinating the other specialists involved (MEP engineers, structural engineers).

Preparing the bill of quantities including measurement calculations and participating in the decision to award a contract also number among the services provided by the architect.

Building supervision numbers among the services provided by the architect. During the construction phases he ensures that building work carried out by the contractor conforms to approved planning and agreed quality.

Costs estimating and quantity surveying is based on the structure of DIN 276 and is part of the general services provided by an architect.

Fees

Fees are regulated by the 'Fee scale for architects and engineers' (Honorarordnung für Architekten und Ingenieure, HOAI). It covers most regular services in particular areas where fees depend on the degree of difficulty and the building costs (so-called chargeable costs) and are shown in fees tables.

Professional associations

BDA / D:
Based in the German capital Berlin, the BDA (Bund Deutscher Architekten – Federal Association of German Architects) has become a leading and highly influential professional membership association.

It was founded in 1903 in Frankfurt to promote quality in the built environment and responsibility towards society.

Regular membership is restricted to selected licensed architects and urban planners in independent professional practices. Eligibility for membership depends on recognized personal integrity and outstanding contributions to architectural design.

5,000 licensed architects are members of the BDA.

In the case of many design & build projects in the US/UK, execution planning is provided by the contractor. The basis of the commission is in the form of construction documents; these only contain part of the execution planning necessary for actual construction and are not co-ordinated.

The basis of most contracts is only a description of quantities without measurement calculations,

As a rule there is no independent building supervision in design & build projects; this work is carried out by a general contractor. In some cases, a separate construction manager is brought in as a specialist.

Cost estimating and control is usually the responsibility of a specialist, namely a quantity surveyor.

An architect's compensation can be based on time, a stipulated sum, a percentage of the cost of the work, the project's square footage, unit cost (based on number of rooms/apartments, etc.), or royalty in which compensation is a share of the profit derived from the project. Time-based compensation and stipulated sums are most common.

RIBA / UK:
The Royal Institute of British Architects in London was formed in 1834 by a number of prominent architects.

The RIBA is a member organization and has 44,000 members. Chartered Members are entitled to call themselves chartered architects and add the post-nominal RIBA after their name

AIA / US:
The American Institute of Architects was founded in New York City in 1857. More than 83,500 licensed architects and associated professionals are members. AIA members adhere to a code of ethics and professional conduct intended to assure clients, the public, and colleagues of an architect's dedication to the highest standards in professional practice.