



Czech

# ***A – Z Support for Investors for Full Compliance with Czech Legislation and Technical Requirements***

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**TÜV SÜD Czech s.r.o.**



Czech

**Volba jistoty.  
Více hodnoty.**



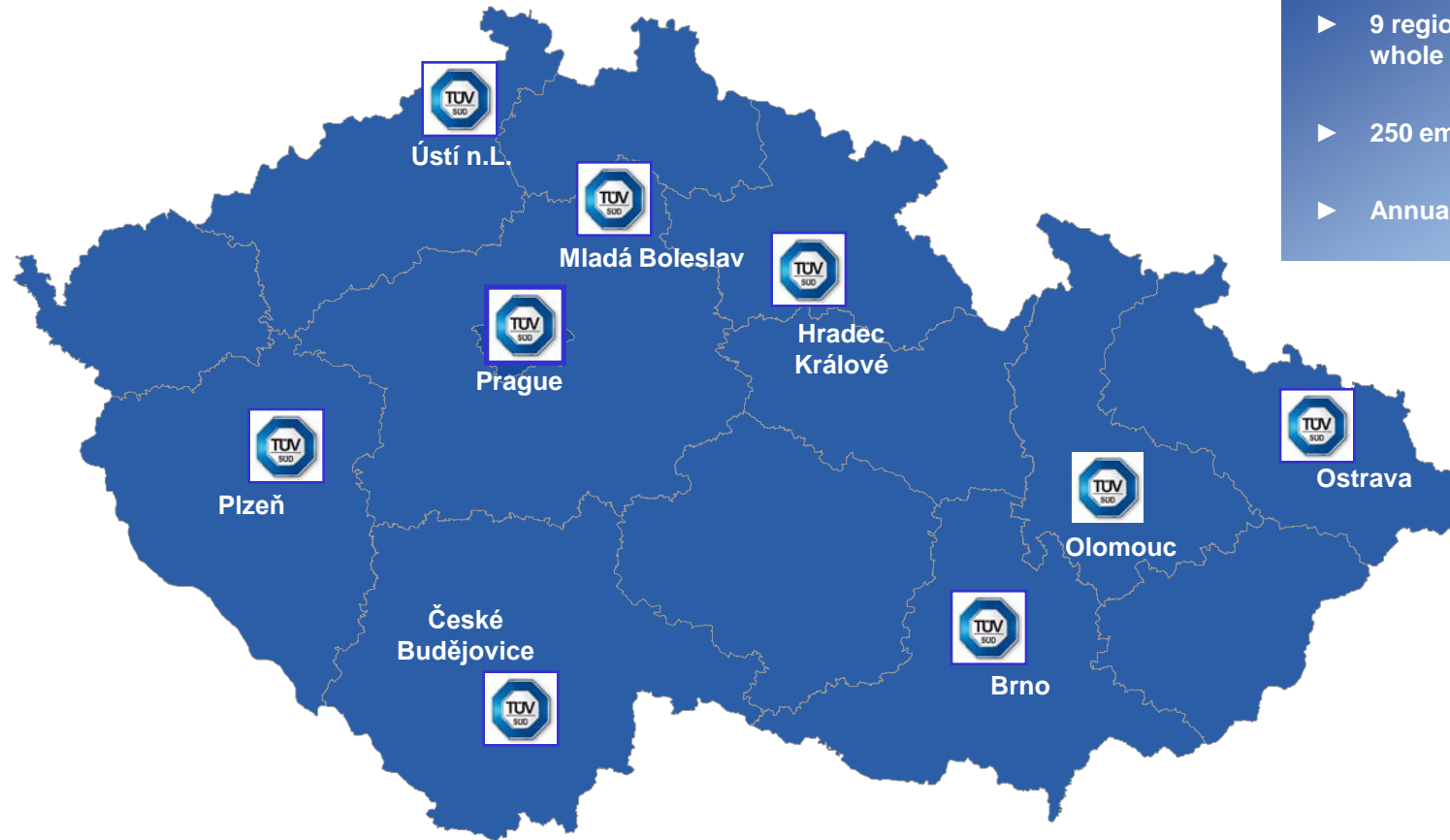
## TÜV SÜD Group – General Overview



- Providing technical services – inspection and certification
- 14 000 employees
- 600 branches
- 2009 turnover: 1,4 bil. €
- Regions of activity: Europe, Americas, Asia
- More than 140 years in business



Czech



- ▶ Headquarters in Prague
- ▶ 9 regional branches – covering whole country with services
- ▶ 250 employees
- ▶ Annual turnover 16 milion euro

## Services

**Inspection**



**Testing**



**Certification**



**Training**

in all business sectors for full compliance



## Sector of Activities



- Industry

- Environment

- Pharma & Healthcare

- Automotive

- Rail

- Insurance & Finance



- Cableways

- Transportation

- Tourism



- Electronics

- IT

- Drinks & Food



- Construction

- Renewable energy

- Retail



- Energy

- Education

- Cosmetics



Prezentace, 2009



- 1) Elimination of „collisions“ with Czech technical + legal framework
  - *projects technology x requirements*

- 2) Speeding up processes
  - *preparation, negotiations, „compliance“ and supervision of sub-contractors to provide all documents*

- 3) Keeping project costs and fulfillment
  - *suppliers closely monitored, including documents to be submitted to investor*

- 4) Certification and inspection
  - *flexible solutions using accreditations and notification of TÜV SUD Czech – Notified Body 1017*

- 5) Reduction of risk of penalties from state authorities, sound preparation and all relevant documents available – negative PR



## Process

Czech legal and technical requirements

**Plan**



**Construction**



**Completion**



**Operation**

Project support – elimination of „collissions“ and addtional costs



## Phase I - Planning and Project Design



**Building - opportunity study X involved authorities**  
- infrastructure  
- area planning, „building permit“

**Technology - specification of legal and technical requirements**  
- machinery, construction products  
- CE x non harmonised parts x origin



**Environment - EIA, soil, waste**  
- planned production  
- other – air, water, soil ...

**HR – no particular requirements in this stage**

## Phase I - Planning and Project Design



### Technical and Environmental due-diligence

- ✓ Legislation and project compliance
- ✓ Maintenance and operation costs
- ✓ Technical infrastructure (fire safety, energy)
- ✓ Testing (functionality, safety and risk)



### Technology – assessment of compliance in relation to Czech legislation

- ✓ Complete assessment of intended technical solution with regard to technical and legal requirements
- ✓ Identification of potential „collisions“
- ✓ Negotiation with state authorities and inspections
- ✓ Proposal of adjustments and additional technical documentation

## Phase II - Construction



**Building**

- compliance with project file and documentation
- changes of structure
- structure inspection, material used

**Technology**

- construction products CE x non CE marked
- conformity assessments and revisions „revize“
- compiling documentation for authorities



**Environment**

- approval to collect and disposal of waste
- waste (other x hazardous)
- leaks and emissions

**HR** – coordinator of safety at construction site

## Phase II - Construction



### Supervision

**General services for Czech, German and international investors to comply with legislation, avoiding non compliances and finishing on time.**

- ✓ TÜV SÜD Czech acts as inspection body for investor and proceeds on behalf of investor
- ✓ Check of validation of supplied materials, technology and works
- ✓ Inspection of both (a) documentation for final building approval/test operation and (b) on-site tests
- ✓ Verification of compliance with (a) legislation and (b) contractual requirements
- ✓ Optimal preparation of project for test operation and final building approval
- ✓ **Saving time, money and nerves**

## Phase III - Completion



**Building** - inspection of individual parts  
- preparation for approval  
- check of all relevant documents

**Technology** - inspection before test and full operation  
- revisions and safety  
- completion of all missing documents



**Environment** – IPPC (integrated pollution prevention and control)  
– water, air..., instructions, limits

**HR** - OHS and fire safety training and record  
- manuals  
- personal protection equipment

## Phase III - Completion

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### Building and Technology

- ✓ Inspection of individual parts and sections
- ✓ Preparation for test operation/building approval
- ✓ Checked of all documents for further proceedings



### Supervisions

- ✓ Final control of all parts before acceptance
- ✓ Final inspection report
- ✓ Certificates for building and technology

## Phase III - Completion



**Building** - used for approved purposes  
- changes = building permit, inspection OHS

**Technology** - assessment of operational risks of machinery and technology, approval of second hand machinery, annual inspection of operated technology (Government Decree 378)



**Environment** - water, air, waste, chemicals  
- GHG verifications

**HR** - trainings of employees, list of occupational risks  
- risk factors of workplace (noise, temperature, dust)

## State authorities – approvals and inspections



- **Building office „Stavební úřad“**
  - Building permits and approvals
- **Technical Inspection „ITI Praha“**
  - state inspection and supervision for gas, electrical, nuclear, lifting and pressure equipment
- **Czech environmental inspection „ČIŽP“**
- **State Energy Inspection „SEI“**
- **State authority for Labour Safety „SÚIP“**
  - Regional offices „OIP“
- **Czech Trade Inspection „ČOI“**
- **Others as fire „PO“, health „KHS“, KÚ...**

- **Our approach**
  - **Relations – regular communication**
  - **Information – what is the problem and way forward**
  - **Experience – practice and experts of TÜV SÜD Czech**
  - **Support – negotiations and solutions**



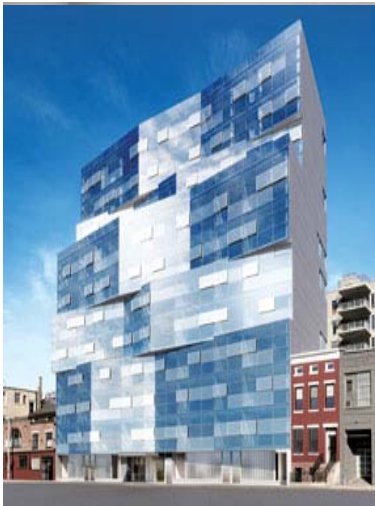
- ▶ TÜV SÜD Czech is a partner for banks and other financial institutions, governmental institutions, insurance companies, property owners and occupiers, real estate agencies
- ▶ We cover all necessary technical support with use of wide range of experiences gained in whole TÜV SÜD corporation
- ▶ Services offered to our partners include the following:
  - ▶ Property valuation
  - ▶ Construction quality control
  - ▶ Technical due diligence
  - ▶ Energy consulting
  - ▶ Construction products certification



- ▶ Detailed inspection of technical state of the building, including technologies
- ▶ Use of internal experts on various technologies included in the buildings (statics, energy experts, technical installations expertise etc.)
- ▶ Technical assessment of the state of the building
- ▶ Preparation of required investment plan within following 1, 3 and 5 years
- ▶ Preparation and control of revision and testing plans



- ▶ Electrical equipment in accordance with Czech and European Standards
- ▶ Electrical appliance in accordance with Czech and European Standards
- ▶ Checks of Conductors
- ▶ Control of fire protection systems
  - ▶ Electronic fire signalization (EPS)
  - ▶ Operational control of fire protection system
  - ▶ Checks of passive fire protection equipment
- ▶ Checks of gas and pressure equipment low pressure boiler
- ▶ Regular chimneys inspections
- ▶ Checks of lifts and hoisting means



- ▶ Valuation and reports determining Market Value ( according to EVS)
- ▶ Determination of Mortgage Lending Value (according to BelWertV)
- ▶ Risk rating for individual properties in their specific market sector
- ▶ Valuations for tax purposes (according to IFRS)
- ▶ Review of lease contracts
- ▶ Review of purchase contracts
- ▶ Feasibility study or assessment of development plan
- ▶ Portfolio valuation with analyses
- ▶ Due diligence review
- ▶ Assessment of technical state of properties
- ▶ Czech standard valuation (according to Act 151/1997 Coll. and Executive regulation 460/2009 Coll.)



- ▶ Energy performance certificates EPC
- ▶ Energy audit – overall assessment and evaluation of the building considering energy consumption and potential for reduction = reduction of operational costs
- ▶ Preparation of the energy saving scenarios with detailed financial calculations and DCF
- ▶ Cooperation with the client on the final energy saving arrangements
- ▶ Supervision of the implementation works, quality checks and final performance check

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- A photograph of a modern interior space with a glass and wood ceiling, a wooden floor, and a black lamp. A semi-transparent purple box is overlaid on the center of the image, containing a list of five bullet points.
- **Top quality expertise**
  - **Impartial and independent view**
  - **Cost effectiveness**
  - **International and regional representation**
  - **Confidentiality assurance**



Czech

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