

Frederiksberg

When the bill for the first of Copenhagen's building acts was under consideration, there was a general idea to include Frederiksberg in the legislation, since due to its location, the district was comparable to the Copenhagen suburbs – later referred to as Brokvarterer.

Based on the country's administrative division and the alternative structure of the Frederiksberg authorities, the idea initially endured.

But it was quite obvious that building regulations that were roughly the same as Copenhagen's must also apply here, albeit in a slightly different form. This difference was first and foremost predicated on a desire to avoid dense development, and also to avoid the construction of very small apartments – the type that would serve the working classes.

Building Act of 1858

Frederiksberg received its own building act on 12 January 1858, "whereby the Building Act of 17 March 1856, insofar as it affects the Copenhagen suburbs, and with some amendments, is extended to apply to part of Frederiksberg and Hvidovre Parish". (Hvidovre parish was separated some years later.)

The publication of the Act was accomplished by referring directly to the Copenhagen one and simply including those paragraphs that deviated from it. The changes in relation to the Copenhagen Act were few and largely administrative in nature. However, there were special requirements relating to undeveloped space, which has left its mark on Frederiksberg.

Whereas in Copenhagen one quarter or one third of land was to be left undeveloped regardless of the number of floors (depending on whether the location was inside or outside of the waterside area), in Frederiksberg one half of land was to be left undeveloped. To this was added the requirement that the amount of undeveloped land should be increased by one quarter for every floor that was added above the second floor of a residential building.

With respect to the technical requirements, the only provisions to be changed were those relating to exterior walls, whereby it became possible to decrease their thickness (as stipulated in the Copenhagen Act) in buildings of only two floors.

Frederiksberg had not had occasion to amend the law in the same way that Copenhagen had. For one thing, the municipality was smaller, had not been subdivided and was more uniformly developed. Secondly, the special Frederiksberg provisions relating to the density of development had not given sufficient cause to introduce "right to light" provisions as with the Copenhagen addendum of 1875.

Building Act of 1890

In Frederiksberg, the building conditions had developed as in Copenhagen, albeit with the rather large distinctions brought about by the alternative provisions on building density.

It was therefore those amendments of a more technical nature in the Copenhagen legislation that became more relevant to Frederiksberg over time.

With the “Act, whereby the Building Act of 12 April 1889 for the City of Copenhagen, with some amendments, is extended to apply to Frederiksberg municipality” of 11 April 1890, the story of three decades earlier was essentially repeated.

In contrast to Copenhagen, this Act was in force until a change in 1970 of the National Building Act of 1960 – though with special provisions for Frederiksberg, which were still largely justified by the municipality’s alternative administrative arrangements – and in terms of the technical provisions, until the arrival of the Building Regulations in 1972. With respect to understanding the provisions of the Frederiksberg building legislation – and at least in terms of the more technical aspects – it has been largely possible to refer to the interpretations of the corresponding Copenhagen legislation.