



CIVIL ENGINEER PRACTICE

Martin Hanko

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Stavebná a znalecká organizácia, s.r.o.
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INTRODUCTION

This university textbook offers an overview of the possibilities of applying a civil engineer in practice. During their studies, each student at the university goes through various professional, theoretical and practical subjects, and throughout their studies, their opinion on the choice of employment is formed, not only in terms of content but also formally. The textbook offers an overview of the possibilities of employment of a civil engineer from dependent activity, business, free employment, forensic expertise. **Choosing a job** is very important and affects the whole life, both financially and in terms of everyday happiness, which a person experiences if he does a job that he enjoys and enjoys a job well done and maybe even time for his personal life. Textbook is intended for students in a variety of undergraduate and graduate programs within Faculties of Civil Engineering at different universities. It is also suitable for learners participating in diverse courses, workshops, and seminars.

The profession of civil engineer in Slovakia currently represents a fascinating, but at the same time extremely demanding balance between technical expertise, **legal responsibility** and economic ferocity. Knowing your career opportunities is not only a matter of career growth, but a basic prerequisite for survival and long-term stability in an industry that is renowned for its cyclicity and high pressure to perform. The Slovak construction market is specific for its fragmentation. An **engineer faces a constant challenge**: he must not only master European technical standards (Eurocodes), but also the ever-changing local legislation and digital tools such as BIM, which have become the unwritten standard. The difficulty of self-assertion lies in the fact that the engineer does not only bear responsibility for the "lines on paper", but also takes on enormous criminal and property **risks**. In an environment where the investment costs of buildings are in the millions of euros, one procedural or computational error can mean the destruction of a career. Therefore, it is critically important to understand the difference between an employment relationship, where an engineer is protected by an institution, and a liberal profession or business, where he faces risk all alone.

The ability to make a living as a civil engineer in Slovakia today depends on how broadly an expert can define **his value**. Relying solely on new construction is risky. This is where the importance of knowing the entire life cycle of a building comes to the fore. An engineer who also understands facility management, energy certification or fault diagnosis is much more resilient to economic crises. If the real estate market with apartments freezes, state contracts for infrastructure or the need to rehabilitate older buildings persist. Knowing these "side roads" of the market means having an insurance policy in your hands for periods when the mainstream of construction slows down.

The importance of knowing your options also lies in the correct pricing of your own work. Many engineers in Slovakia suffer from "professional modesty", where their fees do not reflect the degree of responsibility they have assumed. Understanding whether it is more advantageous for a particular person to build a company (LLC) and scale performance through a team, or to build a name as a top specialist (authorized engineer), determines not only the amount of income, but also the quality of life and the level of stress. Freedom in business brings financial benefits, but it requires an engineer-manager. Dependent activity (employment), on the other hand, offers space for pure technical work without the need to deal with taxes, marketing and invoice collection.

If you underestimate the statics of the building, it will fall. If you underestimate the statics of your career (**your decision**), the building of your career may not fall down right away, but it will cost you a huge amount of energy, money and stress to keep it alive.

1 CURRENT STATE OF CONSTRUCTION IN SLOVAKIA

The construction industry is one of the most important pillars of the global and local economy. It is not just an industry that "builds walls", but a complex ecosystem encompassing architecture, engineering, materials production, logistics and technology. Its importance lies in the fact that it directly shapes the environment in which we live, work and communicate, serving as a reliable **barometer of the economic health of a country.**

The engine of the economy and employment

The construction industry has a huge so-called **multiplier effect**. This means that one euro invested in the construction industry will generate additional revenues in downstream sectors such as metallurgy, glass, energy or transport. At the same time, it is one of the largest employers, offering employment to a wide range of workers – from craftsmen to highly specialized IT analysts and structural engineers.

Technological transformation: From brick to digital data

Although the construction industry has historically been seen as a conservative industry, it is currently undergoing the biggest revolution since the invention of reinforced concrete. The key concepts are **digitalization and BIM (Building Information Modeling)**. Buildings are no longer built only physically, but first digitally. This approach makes it possible to eliminate errors before excavation work begins, accurately calculate costs and optimize material consumption.

In addition to BIM, **robotization and prefabrication are coming to the fore**. More and more building parts are manufactured in a controlled factory environment and are only assembled on the construction site, which significantly speeds up the construction process and increases quality. In the most modern operations, we even see the deployment of 3D printing of concrete, which opens up completely new possibilities in architecture and material savings.

Sustainability and "Green" Construction

Today's construction industry faces a huge challenge – reducing its carbon footprint. Construction and building operations are responsible for almost **40%**

of global CO₂ emissions. The trend is therefore to move towards **a circular economy**, where construction waste is recycled and reused. Natural materials such as wood (in the form of CLT panels) or clay are returning to the fore, but in modern, technologically processed packaging. The goal is no longer just to build a building, but to create a "smart structure" that consumes a minimum of energy during its lifetime and is easy to disassemble and recycle at the end.

Current challenges and obstacles

Despite technological advancements, the industry faces serious challenges. The most significant are **the acute shortage of skilled labour**, fluctuations in the prices of construction commodities and disrupted supply chains. Construction companies also have to cope with increasingly complex legislation and increasing demands for energy certification of buildings. However, it is precisely these pressures that force the industry to innovate and manage processes more efficiently through facility management and intelligent management.

Vision for the future

The construction industry of the future will increasingly resemble the technology sector. The buildings will be equipped with thousands of sensors connected via the Internet of Things (IoT), which will inform about their condition and maintenance needs in real time. The industry will shift from quantity ("build a lot") to quality and durability ("build wisely"). An engineer in 2026 is no longer just a man in a helmet with a drawing, but a data manager who oversees the efficient functioning of the entire construction life cycle.

Value **Chain Analysis** in construction is a model (Fig. 1) that breaks down the entire process of building creation and operation into individual activities. It helps us understand where real value is created in the project, where unnecessary costs arise and how the individual links (from the investor to the demolition crew) follow each other.

In construction, this chain is not linear like in a factory, but rather takes the form of a life cycle. Here are its key parts:

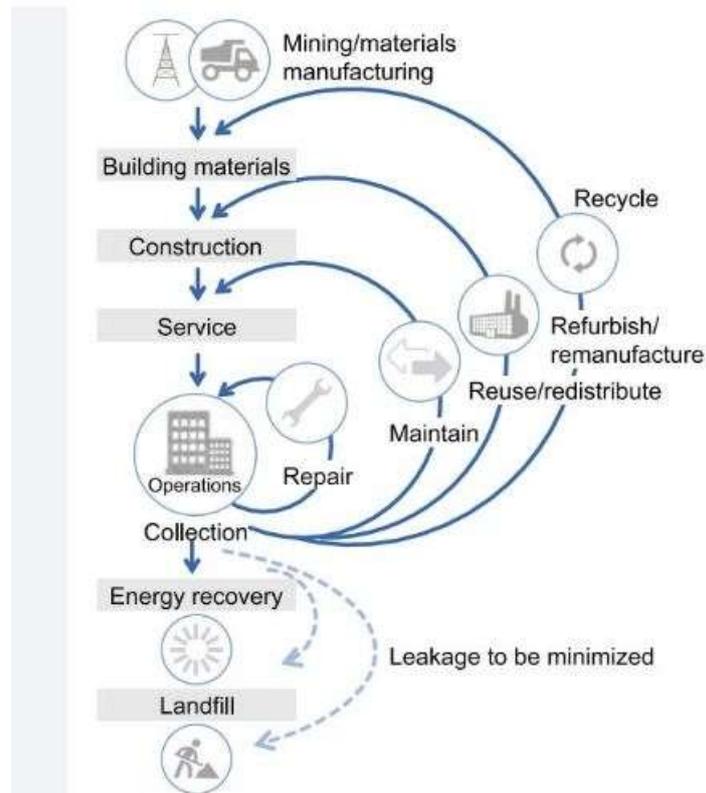


Figure 1 Circular Economy Principles in the Construction Value Chain¹

1. Pre-production stages (Upstream)

This is where the greatest value is created "on paper". If a mistake is made here, it will affect the entire rest of the chain.

1. **Investment plan and development:** Land selection, market analysis and financing. Value is created in the transformation of raw land into a project with potential.
2. **Design and engineering:** Architects and engineers (like you) transform vision into technical drawings. At this stage, decisions are made on future operating costs. The use of **BIM** at this stage dramatically increases the value of the entire chain, as it reduces the risk of collisions on the construction site.

2. Production phase (Midstream)

This is the stage that most people think of as "construction".

¹ https://www.linkedin.com/posts/abdullah-mohammed-al-dubaib-435a45b9_circular-economy-principles-in-the-construction-activity-7265284187195133954-EJIY

1. **Procurement and Logistics:** Procurement of materials and their transport. Value here is created by efficient purchasing and minimizing waste.
2. **Construction implementation:** Construction work itself. Value arises in the transformation of a material into a finished structure. The main risk here is downtime and poor quality, which, on the contrary, destroy value.

3. Operational phase (Downstream)

This is the longest part of the chain (it lasts 30-80 years) and this is where **Facility Management comes into play.**

1. **Commissioning:** Handover of the building to the user.
2. **Administration and Maintenance (FM):** Value is created here by keeping a building in a condition that allows tenants to make money. If the building does not work (e.g. the air conditioning does not work), the value of the chain falls.
3. **Modernization and renovation:** At some point, value must be "injected" into the building again through repairs in order to extend its lifespan.

4. End of lifespan

1. **Demolition or recycling:** In modern construction, we are striving for a "circular economy" here. The value is created by the secondary use of materials (recycled concrete, steel), which reduces the cost of the next project.

Why is this important to you as an engineer?

Value chain analysis shows you that **construction is not an isolated island.**

1. **Linking articles:** If you are a designer, you have to think about the construction manager (so that it can be built) and the facility manager (so that it can be fixed). If you do this, you increase the value of your work.
2. **Finding inefficiency:** The construction industry is notorious for having a lot of "waste" (inefficient logistics, waiting for craftsmen). Chain analysis helps you identify where money is lost.
3. **Strategic decision-making:** It helps the company decide whether to keep its own workers (integrate the chain downwards) or to rent everything.

The value chain in construction shows that profit is not only created on the construction site, but in every single step from the first sketch to recycling. As an engineer, you will have the tools (calculations, plans, technologies) in your hands to directly influence the power of each and every link in this chain.

The 2025 Construction Yearbook, published by the Statistical Office of the Slovak Republic, shows the 7.8% share of construction in 2024 GDP (Fig. 2). Figure 3 shows the structure of construction production in 2024. 68% of production in Slovakia is made up of new buildings and 16.4% is repair and maintenance, which is the area of facility management. The structure of production of residential, non-residential and engineering buildings within new construction, reconstruction and modernization is shown in Fig. 4.

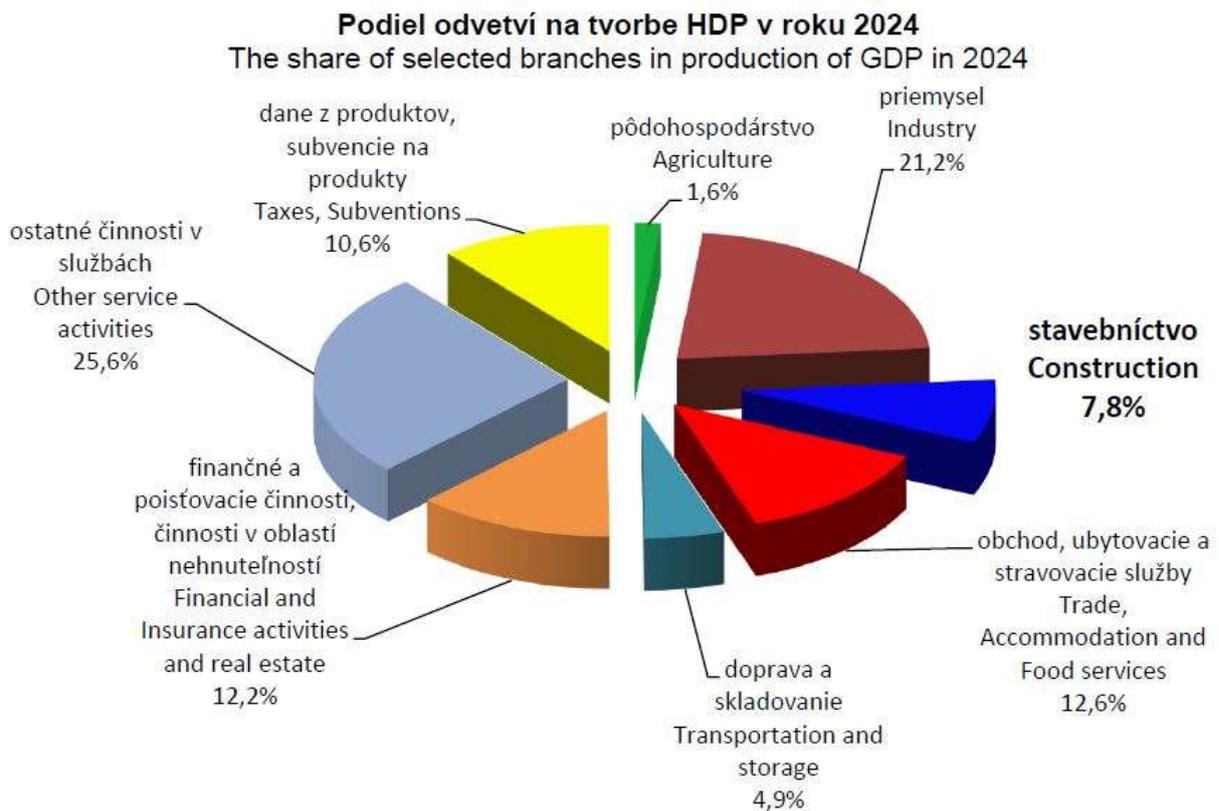


Figure 2 The share of selected branches in production of GDP in 2024²

² Statistical Office of the Slovak Republic. Yearbook of Construction of the Slovak Republic 2025. [accessed at 2025-12-10]. Available at: <https://slovak.statistics.sk/>

Štruktúra stavebnej produkcie podľa dodávateľských zmlúv v roku 2024

Structure of contractually agreed construction production in 2024

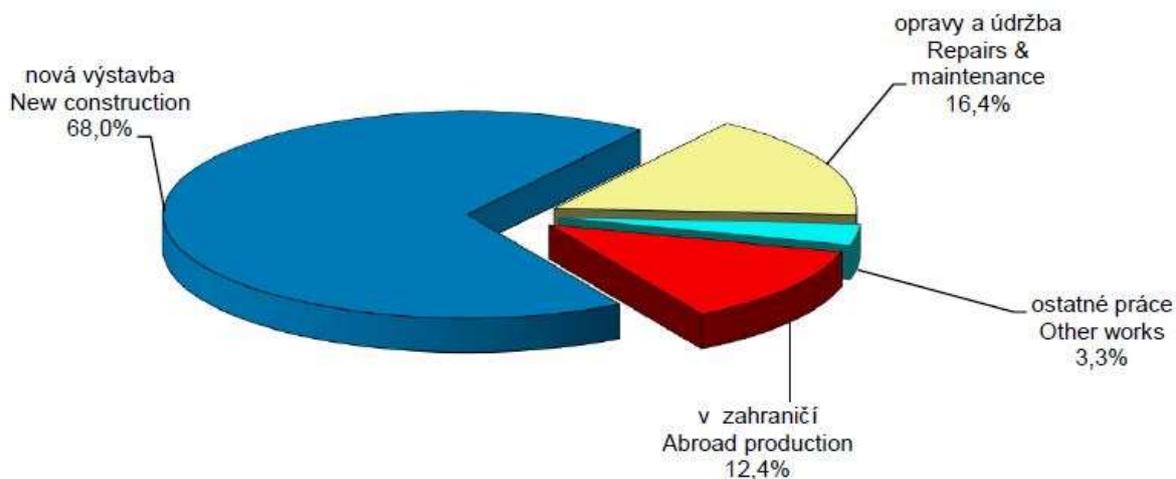


Figure 3 Structure of contractually agreed construction production in 2024³

Štruktúra stavebnej produkcie v tuzemsku v roku 2024

Structure of inland construction production in 2024

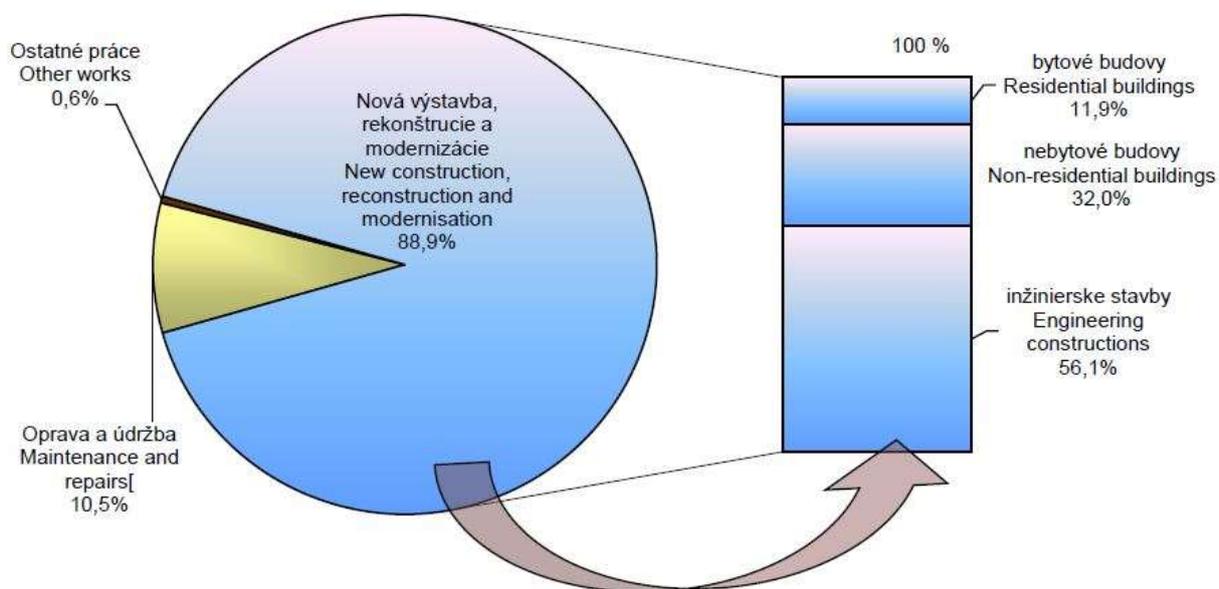


Figure 4 Structure of inland construction production in 2024⁴

³ Statistical Office of the Slovak Republic. Yearbook of Construction of the Slovak Republic 2025. [accessed at 2025-12-10]. Available at: <https://slovak.statistics.sk/>

⁴ Statistical Office of the Slovak Republic. Yearbook of Construction of the Slovak Republic 2025. [accessed at 2025-12-10]. Available at: <https://slovak.statistics.sk/>

1.1 BASIC TERMINOLOGY ACCORDING TO LEGISLATION

This chapter was prepared according to the new Building Act⁵, which came into force in 2025 in Slovakia.

A building is a building structure built by construction work, which is firmly connected to the ground or the installation of which requires modification of the base. A firm connection between the building and the ground is understood as

- a) connection with a solid foundation,
- b) fastening by machine parts or weld to a solid foundation in the ground or to another structure,
- c) anchoring with piles, ground screws or ropes with an anchor in the ground or on another structure,
- d) connection to the technical equipment networks of the territory, or
- e) location underground.

A free-standing building includes related underground spaces, above-ground structures, technical, technological and operational equipment, without which the building would not be complete and fit for operation, and connections, if they are not part of the network of technical equipment of the area after construction.

A set of buildings is several buildings forming a functional unit. The main building of a set of buildings is a building, the function of which determines the purpose of the set of buildings.

A small building is a building that cannot significantly affect its surroundings.

Small buildings are mainly

- a) ground-floor buildings, structures, equipment or products brought to the place of installation or products assembled from structural elements at the place of installation, (hereinafter referred to as the "assembled product") firmly connected to the ground, if their built-up area does not exceed 50 m² and a height of 5 m, in particular sheds, laundries, summer kitchens, shelters, equipment for garbage containers, buildings for keeping small animals, saunas, storage rooms for bicycles and prams, waiting rooms, sports facilities and garages,

⁵ Act No. 25/2025 Coll. Building Act and on Amendments to Certain Acts (Building Act)

- b) underground structures, if their built-up area does not exceed 25 m² and a depth of 3 m, in particular cellars, cesspools, retention tanks, swimming pools,
 - c) buildings on forest land and other land used for forest production and hunting, if their built-up area does not exceed 50 m² and a height of 5 m, in particular warehouses for feed, tools or fertilizers,
 - d) fencing made of solid opaque materials up to a height of 1.6 m or fencing made of light transparent materials up to a height of 2 m from the adjacent terrain,
 - e) electrical connection for connection of off-take electrical equipment to the system according to a special regulation, telecommunication connection to the electronic communication network, gas connection pipeline for connection of off-take gas equipment to the distribution network, water connection or sewerage connection and its outlet to the public sewerage system,
 - f) public transport boarding islands, crossings over pavements and to neighbouring land and culverts,
 - g) information structure, which is a structure with an information area, the purpose of which is the public dissemination of information, navigation, cultural, advertising, sports and other information, regardless of the method of installation, fastening and construction and material design, the largest information area of which is no more than 20 m²,
 - h) a recharging station for electric vehicles with a total power of up to 22 kW with one or more recharging points located outdoors, including off-take electrical equipment for recharging stations and their installations,
 - (i) installation for the production of electricity, heating and cooling from renewable sources with a total installed capacity of up to and including 100 kW.
- Constructions of warehouses for flammables and explosives, buildings for civil protection, buildings for fire protection, construction of nuclear installations 2) and constructions related to nuclear installations and construction of refuelling stations for liquid fuels, liquefied gases or compressed gases for the propulsion of motor vehicles, construction of pumping stations for flammable liquids, flammable gases or combustion-promoting gases and construction of filling stations for pressure vessels with flammable gas or combustion-promoting gases are not considered to be small constructions.

A simple building is a building or building structure that does not have a significant impact on its surroundings. Simple buildings are

- (a) residential buildings with no more than three dwellings, the built-up area of which does not exceed 300 m² and which have no more than two above-ground floors; they can also have one underground floor and an attic or a recessed floor,
- b) buildings for individual recreation, the built-up area of which does not exceed 300 m² and have one above-ground floor; they can also have one underground floor and an attic or a recessed floor,
- c) prefabricated products firmly connected to the ground, in the case of a residential building or a building used by the public, provided that their built-up area does not exceed 300 m² and a height of 6 m;
- d) ground floor buildings and construction site equipment constructions, if their built-up area does not exceed 300 m² and their height is 15 m, if from the point of view of fire safety, the number of persons for their use is determined according to the technical standard, but not more than 30 people,
- e) retaining walls with a maximum height of 3 m above the lowest level of the adjacent terrain,
- f) underground structures, if their built-up area does not exceed 300 m² and a depth of 6 m, if from the point of view of fire safety, the number of persons for their use is determined according to the technical standard, but not more than 30 persons,
- g) information structures with the largest information area exceeding 20 m²,
- h) underground power lines, including system components according to a special regulation, underground lines of the electronic communications network and gas installations, including network parts according to a special regulation,
- (i) overhead power lines, including system components according to a special regulation, overhead lines of the electronic communications network and gas installations, including network parts according to a special regulation,
- j) charging stations for electric vehicles with a power of more than 22 kW, including consumption electrical equipment for charging stations and their installations,
- k) equipment for the production of electricity, heat and cold from renewable sources with a total installed capacity exceeding 100 kW,
- l) substations.

Construction of warehouses of flammables and explosives, buildings for civil protection, buildings for fire protection, construction of nuclear installations and constructions related to nuclear installations, and construction of refuelling stations for liquid fuels, liquefied gases or compressed gases for the propulsion of motor vehicles, construction of pumping stations for flammable liquids, flammable gases or combustion-promoting gases, and construction of filling stations for pressure vessels with flammable gas or combustion-promoting gases are not considered to be simple constructions. gas.

A reserved construction is a building or engineering structure that is technologically demanding or structurally unusual, which, in terms of the scope of construction work, the technology of construction work and the construction products used, places increased demands on the organization and coordination of construction activities and on the necessary technical equipment of the construction contractor.

Reserved buildings are

- a) a single-storey building with the possibility of one mezzanine floor and with a roof structure span of more than 30 m,
- b) a multi-storey building with a height of the last ceiling structure of more than 32 m above ground level,
- c) a multi-storey building with a load-bearing structure span of more than 12 m, excluding a roof structure with a span of up to 24 m,
- d) buildings or civil engineering structures intended for the public in which there are assembly spaces for 1 200 or more persons, in particular buildings with concert halls, theatres, buildings with premises used for the entertainment of the population, exhibition pavilions or stadiums,
- e) buildings in the structural system in which prestressed structures are used as load-bearing elements,
- f) construction of motorways and construction of new sections of first-class roads in the new area,
- g) bridges on motorways and class I roads, bridges with a supporting span of more than 30 m in the case of concrete prefabricated load-bearing structures or more than 20 m in the case of other types of load-bearing structures and footbridges with a load-bearing span of more than 20 m,
- h) tunnels,

- (i) retaining walls and retaining walls, noise barriers and embankments, cuts and cut-offs with a height of more than 10 m;
- j) Railways and trolleybus tracks,
- k) cable cars except ski lifts,
- l) airport structures and structures for aeronautical ground facilities,
- m) dams and other water structures for water retention with a height of more than 8 m above the lowest elevation of the foundation joint or a retained volume of more than 1 million m³,
- n) wastewater treatment plant tanks with more than 500 equivalent inhabitants,
- (o) tanks and silos with a total height of more than 12 m above ground level or with a span of more than 12 m, or tanks and silos used for the storage of explosive and highly flammable materials, including gases;
- p) landfills for hazardous waste,
- q) very high voltage and particularly high voltage power lines, unless otherwise specified in this Act,
- r) other engineering structures not specified in other provisions of this Act, with a height of more than 50 m above ground level or with a span of load-bearing structures of more than 12 m,
- (s) the construction of nuclear installations.

Construction modifications are construction works that

- a) modifies the building structure of an existing building, but which are not a change to the building, in particular the construction renovation of the external cladding or roof cladding of the building, internal construction modifications without changing the size parameters of the building,
- b) modify, replace or supplement electrical lines, electrical equipment, electronic communication network lines, telecommunications equipment, gas equipment and public water supply and public sewerage networks with technological elements, if the modification, replacement or addition of the construction fulfils the purpose of the original construction or is part of it and if its route is not changed,
- c) changes the relief of the terrain, changes the physical properties of the subsoil or affects runoff conditions, if they are not part of the technological procedure of construction of the building, permanently modifies the land and the building in the public interest related to the protection, creation and restoration of the

landscape and to the establishment of elements of vegetation and vegetation areas fulfilling an eco-stabilization, anti-erosion, water retention or recreational function, in particular landscaping, land reclamation, mining and other earthworks (hereinafter referred to as "landscaping"),

d) modifies the land in connection with the change of its use for another purpose, in connection with the installation and operation of the assembled product on the land, the establishment of entrances, paved areas up to 40 m², the connection of small buildings to the distribution networks and the sewerage system of the main building (hereinafter referred to as "external modification").

Construction maintenance is construction work necessary to maintain the functional construction and technical condition and operation of the building during its lifetime without interfering with the supporting structure and without changing the way of use or external appearance, especially routine maintenance, modification, repair and replacement of internal equipment.

Demolition of a building is a construction work that removes a building in whole or in part, including the management of construction and demolition waste. The removal of the building in its entirety means the demolition of all structural elements of the building.

Buildings for the defence of the state are buildings managed, leased or borrowed by the Ministry of Defence of the Slovak Republic (hereinafter referred to as the "Ministry of Defence") used for the performance of its tasks and buildings owned, managed, leased or borrowed by budgetary organisations, contributory organisations, joint-stock companies or state-owned enterprises in the founding competence or founding competence of the Ministry of Defence used for the performance of their tasks.

Buildings for the security of the state are buildings owned by the state under the administration, lease or loan of the Ministry of the Interior of the Slovak Republic (hereinafter referred to as the "Ministry of the Interior"), the Slovak Information Service or the National Security Authority used for official purposes and buildings owned, managed, leased or borrowed by budgetary organizations, contributory organizations, joint-stock companies or state-owned

enterprises in the founding competence or the founding competence of these used for official purposes. Buildings for the security of the state are also considered to be buildings used to perform the tasks of the President of the Slovak Republic, the Chairman of the National Council of the Slovak Republic or the Prime Minister of the Slovak Republic.

The buildings of the Prison and Judicial Guard Corps of the Slovak Republic are buildings for the service activities of this corps and buildings managed and used by its units for service purposes.

Structures in open-pit quarries, sand pits and gravel pits are structures within the boundaries defined by the line of the mining operations actually carried out or overburdens and buildings in an area exposed to the direct effects of mining operations, in particular the effects of blasting works, if the land has not been reclaimed after mining operations and overburdens.

A temporary construction is a building whose duration is limited by its purpose, construction or is determined by a decision of the building authority. An information structure, which is a small construction or a simple construction, is a temporary construction with a duration of no more than five years with the possibility of extension.

Buildings are divided into buildings and engineering constructions according to their construction and technical design.

A building is a spatially concentrated roofed building that is designed and structurally and technically suitable for the protection of people, animals or things. According to their purpose, buildings are divided into residential buildings and non-residential buildings.

A residential building is a building in which at least half of the floor area³⁾ of all floors is intended for permanent housing.

A non-residential building is a building that is not a residential building. If a part of a non-residential building is intended for housing, the requirements for a residential building apply to that part.

If buildings are intended for different purposes, they are distinguished according to the main purpose, which accounts for the largest part of the usable floor area of all floors.

An engineering structure is a structure that is not a building. Engineering constructions are mainly roads, railway and runway constructions, airport structures and constructions for aircraft ground facilities, water structures, line structures, networks of technical equipment of the territory, mining structures, heavy industry constructions, sports facilities and information construction.

The networks of technical equipment of the territory are systems of above-ground and underground distribution and water, electricity, gas, sewerage systems and electronic communication networks.

A line structure is an engineering structure that forms a continuous construction-technical and operationally uninterrupted line. Connections of buildings or land to the technical equipment networks of the territory are not linear structures, if they are not part of them.

A change to the completed building is a superstructure, an extension and a built-in.

An installation is the insertion of a new building-spatial structure into the existing volume of the building, while the external floor plan and height dimensions of the building are not changed; By built-in, the number of floors and the floor area of the building increases or decreases according to the inserted function.

The extension is a ground plan extension of the existing building while maintaining the structural and operational unity of the building.

An extension is an extension of an existing building by at least one floor, attic or recessed floor while maintaining the structural and operational unity of the building.

The closure of the landfill or its part or its reclamation is also considered to be a change to the completed construction, if the construction works for these purposes were not the subject of the original building permit of the landfill.

A construction site is an area designated in the construction plan for the location of a construction site and equipment and for the execution of construction works; it includes a building plot or, where applicable, to a specified extent, other land or parts thereof, as well as land under all buildings of the permitted set of buildings.

Construction site equipment consists of temporary structures intended for the operation of a construction site, in particular for the storage of construction products and for the placement of construction machinery and uncontaminated soil related to construction, as well as workshops, accommodation facilities and personal hygiene facilities.

The construction site must

- a) be secured against the entry of strangers into places where human life or health may be endangered, possibly by complete fencing or fencing,
- b) be marked as a construction site with basic information about the construction and participants in the construction,
- c) have an entrance and exit from a public road or from a purpose-built road for the supply of construction products and construction machinery, for the removal of soil and construction waste and for the access of fire trucks and emergency medical service vehicles, which must be cleaned,
- d) enable the safe storage of construction products and construction machinery and the location of construction site equipment,
- e) to enable the safe movement of persons performing construction works,
- f) have the removal or disposal of waste,
- g) have the equipment necessary for the execution of construction works, for the operation of construction machinery and for the residence of persons carrying out construction works,
- h) be established and operated in such a way as to ensure the safety of people on the construction site, as well as the protection of the environment in accordance with special regulations,

i) not to burden the surroundings with excessive noise, vibrations, optical radiation, dust and odours from the execution of construction works and from the operation of construction machinery, especially during the rest of the night and on non-working days.

In the case of a construction site outside the built-up area, a construction site of a linear structure or a large construction site of another civil engineering structure, the building authority may waive certain technical requirements for the construction site pursuant to paragraph 3 in the Building Act in the decision on the construction plan.

On the construction site, the project documentation of the construction must be verified by the building authority and the construction diary kept by an authorized person throughout the construction period, which are necessary for the implementation of the construction and for the performance of state construction supervision.

A building plot is a part of the territory designated by the zoning documentation for development and a plot of land built up by a building.

For the purposes of this Act, neighbouring land means land with a common border with the land on which construction works are proposed to be carried out. A neighbouring plot is also a plot of land that does not have a common border with the land on which it is proposed to carry out construction works, if the planned construction or change of the building or its anticipated operation may have a direct impact on the current use of the land or the building on it.

A neighboring building is a building on a neighboring plot.

Construction documentation is a comprehensive set of documents that textually describe and graphically illustrate the building. Part of the construction documentation is the document part, which consists of a set of related documents.

The stages of construction documentation are project documentation, implementation documentation and operational documentation.

Construction documentation is usually prepared in electronic form and stored in the information system of the Office for Spatial Planning and Construction of the Slovak Republic (hereinafter referred to as the "information system"). The obligation to store in the information system does not apply to operational documentation. The construction documentation stored in the information system is considered to be made available at the construction site, with the construction manager and after the building approval with the building owner.

Project documentation is a set of documents on the project preparation of the building. The stages of project documentation are the construction plan, the construction project, the construction project for notification and the implementation project.

A construction plan is a textual and graphic expression of the urban, architectural and basic construction solution of the proposed building, including ensuring the fire safety requirements of the proposed building and its operation, its location in the area, connection to the transport infrastructure and to the networks of technical equipment of the territory, change of the existing building or removal of the building; It is the basis for the proceedings on the construction plan.

A construction project is a textual and graphic expression of the architectural and construction-technical solution of the building, its technical, technological and energy equipment, including ensuring the requirements of fire safety and equipping the building with fire equipment⁴) and the connection to the transport infrastructure and to the networks of technical equipment of the territory in the area in accordance with the construction plan or the expression of a proposal for a change in the building, the implementation of a construction modification or the removal of a building. The construction project is the basis for the construction of the building and the execution of construction works, unless this Act provides otherwise.

A construction project for notification is a textual and graphic expression of the architectural and construction-technical solution of the building for which notification is required. The construction project for notification is the basis for the construction of the construction for the notification and execution of construction works.

The implementation project is a detailed elaboration of a verified construction project for the purpose of carrying out construction works and is compulsorily processed for a reserved building.

The implementation documentation is a set of documents on the production preparation of the construction contractor, a construction diary, documentation of the actual construction and the final opinion of the construction manager.

The construction diary is a documentary record of the progress of construction works from the takeover of the construction site to the complete completion of construction works and the handover and takeover of the construction. The construction diary is usually kept in electronic form; If it is a set of constructions, the construction diary is kept separately for each construction.

The final opinion of the construction manager is a certificate of compliance of the completed construction with the verified construction project; The final opinion of the construction manager is the basis for the approval of the construction. The final opinion of the construction manager is not required for constructions and construction modifications that are announced.

The documentation of the actual construction of the building is a textual and graphic documentation of the actual construction of the building and is the basis for the approval of the building.

Operating documentation is a set of documents on the actual construction and technical condition and on the manner of use of the building during its operation. Operating documentation consists mainly of documents on construction modifications and maintenance of the building and its internal equipment.

The operation of the building is the comprehensive use of the building in accordance with its designed purpose and method of use according to the occupancy certificate and includes in particular the functionality of technical parameters, namely

- a) elements of the building structure for the activities envisaged,
- b) connection of the building to the networks of technical equipment of the territory,
- c) reserved technical equipment or designated technical equipment,
- (d) fire equipment which is firmly attached to the building, and
- e) technical equipment of the building for heating, hot water preparation, cooling and ventilation, internal lighting, including building automation and control equipment, which ensures the designed requirements of the internal environment of the building (hereinafter referred to as the "technical building system").

If the documentation of the construction has not been preserved, from which it would be possible to determine the purpose for which the building was designed, permitted or approved, it is assumed that it is intended for a purpose that allows its actual construction, technical and operational arrangement. If the construction, technical and operational layout allows for several purposes of use, it is assumed that it is intended for the purpose for which it is used without defects.

If it is a construction that was carried out according to the regulations on standardization in construction and the project documentation has not been preserved, the project documentation of the standard building, which is based on the same documents, will be used for the needs of state fire supervision.⁶

⁶ Act No. 25/2025 Coll. Building Act and on Amendments to Certain Acts (Building Act)

2 GRADUATE OPTIONS AFTER UNIVERSITY

A moment that every new engineer experiences – that strange mix of relief, pride and slight panic from the question: "What now?" Construction is fascinating in that it is one of the few fields where you will leave something tangible that will stand here for decades. Obtaining the title of engineer (Ing.) in civil engineering is not a goal, but a ticket to a huge labyrinth of possibilities. Construction is no longer just about mixing concrete; It's about technology, management, ecology and data. The first question you need to ask yourself is not "where do they pay the most", but "what type of energy do I want to put into my work?"

1. Path of construction: Adrenaline right on the construction site

If you are a person who does not sit in the office and loves dynamics, your path is construction. As an assistant construction manager or later a construction manager, you will be on the front line.

What awaits you: Dust, noise, resolving conflicts between drawing and reality, but also an incredible sense of satisfaction when the object grows in front of your eyes.

Impact: You will learn how things actually happen, which no textbook will give you in the future. It's a hard school of life that teaches you how to manage people and crisis situations.

2. The Way of Projection: The Power of Detail and Virtual Reality

If you are fascinated by technical solutions, physics and modern software, a design studio will be your home. Today, it's mainly about BIM (Building Information Modeling).

What awaits you: Designing in a 3D environment, coordinating with professionals (statics, heating, electrics) and finding optimal materials.

Impact: Your task is to solve the problems of a building before it kicks into the ground. It is clean, highly professional work that requires patience and precision.

3. The Facility Management Path: The Building as a Living Organism

The building does not end after the keys are handed over – it just begins to live. Building management and facility management is the ideal path for those who like a combination of technology and economics.

What awaits you: Operational optimization, maintenance planning, energy management and communication with clients.

Impact: You become a strategist who ensures that a building is green, safe and profitable throughout its 50 to 100 years of life.

4. The Path of Public Administration and Control: The Guardian of the Rules

Building authorities, monuments offices or the labour inspectorate need educated engineers.

What awaits you: Checking compliance with laws, standards and permitting processes.

Impact: It may sound less "action-packed", but in this position you have real power to influence the shape of our cities and oversee the safety of construction.

What not to forget in the first years?

Regardless of the path you choose, remember three things:

Aim for authorization: If you want to be a truly free and respected engineer one day, the goal is a stamp from the Slovak Chamber of Civil Engineers (SKSI). It takes practice (usually 3 years), but it opens the door to responsible and better-paying positions.

Learn languages and software: The construction market is global. Proficiency in English/German and advanced work with programs such as Revit, Allplan or specialized budgeting software will make you a "dark horse" in the interview.

Look for a mentor: The first boss or senior colleague is more important than the starting salary. Look for someone who will teach you craft and ethics, not someone who will just overwhelm you with administration.

The university gave you the basics, but you only become an engineer in practice. Don't be afraid to try working in the field and in the office at the beginning. Construction is a long run, and the most interesting projects await you when you combine theory with real-life experience. From the point of view of the formal and legislative framework in Slovakia, the profession of civil engineer is strictly regulated. How you do it depends not only on your taste, but also on your level of professional qualifications and the legal form of your business.

The following chapter lists the main formal ways to apply in the construction industry:

2.1 FORMAL AND LEGISLATIVE PATHS OF PRACTICING THE PROFESSION

1. Employment (Dependent activity)

This is the most common route for a recent graduate. You work on **an employment contract** (TPP) for a design office, construction company or developer.

- **Position:** You are part of a team led by an authorized engineer or an experienced construction manager.
- **Liability:** Your work is covered by your employer with their insurance and the professional guarantor (stamp bearer) by their signature.
- **Meaning:** It is a necessary stage to obtain the legal practice required for later authorization.

2. Chartered Engineer (Freelancer)

After gaining the prescribed experience (standard 3 years) and passing the exams before **the Slovak Chamber of Civil Engineers (SKSI)**, you become an authorized person. This is the "ceiling" of expertise.

- **Form:** You can practice the profession as **a freelance profession** (with an assigned VAT number, similar to lawyers or doctors).

- **Stamp:** You have the right to your own round stamp. You can specialize in:
 1. Engineer for building structures.
 2. Structural engineer (Statics of buildings).
 3. Engineer for technical, technological and energy equipment of buildings.
- **Impact:** You are directly criminally and financially responsible for your proposals. You must be compulsorily insured for damage caused by your profession.

3. Business in the form of a trade or L.L.C.

If you have the ambition to run a company, you can set up a trade or a limited liability company.

1. **Regulated trade:** Construction activities (e.g. construction management or design) are **regulated trades**. This means that if you do not have an authorization yet, you must have a so-called "authorization" in the company. **a responsible representative** (guarantor) who meets this condition.
2. **Business:** Often, engineers do business in the building materials trade, consulting (freelance), or real estate business, where a technical stamp is not required, but an engineering degree is a huge competitive advantage.

4. State and public administration

This is the exercise of a profession within the framework of a civil servant relationship or work in the public interest.

1. **Building Authority:** As a building code officer, you decide on permits. Here, your main agenda is the Building Act and the Administrative Code.
2. **State construction supervision:** Work for the Labour Inspectorate or specialized offices, where you control the quality and safety of construction sites.
3. **Self-government:** Positions of heads of construction departments in city and municipal offices.

5. Forensic expert

After a longer experience (usually 7 years or more) and completion of the professional minimum, you can enter the list of experts maintained by the Ministry of Justice of the Slovak Republic.

- **Role:** You prepare expert opinions in litigation, real estate valuation or technical accidents. It is a highly respected and formally demanding position.

6. Facility Manager / Building Manager

Graduates of the Faculty of Civil Engineering have an excellent basis for work even during the phase of use of buildings. The market needs experts for building structures and technical and technological systems in buildings, who not only know how to design them, but can also take care of them to extend their reliability and service life. Because it is civil engineers who know these systems in detail, they have a huge advantage over graduates of management faculties.

Table 1 Comparison of the formal performance of the profession of civil engineer

Form	Stamp needed?	Main advantage	Main risk
Employee	No (you are covered by the company)	Financial security, learning	Lower level of freedom
Sole proprietorship (subcontracting)	Often yes (or guarantor)	Higher net income	Liability with all assets
Freelance profession	Yes (required)	Max. professional prestige	Direct liability for errors
Limited Liability Company Owner	Yes (own or someone else's)	Brand building, asset protection	High Administration

3 EMPLOYMENT (DEPENDENT ACTIVITY)

For a civil engineer, **dependent activity**, i.e. a classic employment relationship based on an employment contract, is the surest and most common way to build a career. In 2026, this model is attractive mainly because modern engineering projects are so complex that they require teamwork, expensive software equipment and the background of a stable company, which is often unachievable for an individual – a beginner.

The following section lists the main segments and opportunities where you can apply as an engineer in an employment relationship:

1. Design offices and architectural studios

This is a natural start for engineers focused on structural engineering, civil engineering, HVAC or technical equipment of buildings. As an employee, you work here under the guidance **of an authorized engineer** who bears professional responsibility for your work.

- **Positions:** Junior designer, BIM modeller, specialist in statics or energy performance of buildings.
- **Advantage:** Access to expensive software licenses (Revit, SCIA, Allplan) and methodological guidance, which is crucial for your future authorization at SKSI.

2. Construction implementation companies

If you prefer a dynamic environment and want to see the project come to life in reality, your employer will be the construction contractor.

- **Positions:** Assistant Construction Manager, Construction Preparer, Budgeter or Quality Manager.
- **Advantage:** The company will provide you with the necessary protective equipment, a company car, a telephone and, above all, a practical school for managing people and subcontractors directly in the field. The employment relationship here guarantees that the company is responsible for any errors on the construction site with its insurance, not you personally with your property.

3. Development companies and investment groups

Working for a developer (on the "client" side) is often seen as a prestigious degree in an engineer's career.

- **Positions:** Project Manager, Technical Property Manager or Investor Technical Supervision (TDI).
- **The advantage:** You have an overview of the entire project life cycle – from the purchase of the land to the handover of the keys. As an employee of a developer, you coordinate both planners and contractors, using your technical background to control quality and costs.

4. Facility Management and Building Management

As we have already discussed, maintenance and operation are a huge market. You can get a job in specialized FM companies or directly in the internal technical departments of large corporations (e.g. car manufacturers, banks, retail chains).

- **Positions:** Technical Facility Manager, Energy Manager, Maintenance Specialist.
- **Advantage:** High job stability and regular working hours, which is sometimes a rarity in the construction industry.

5. Public sector and government

Working for the state or local government offers stability and the opportunity to directly influence legislation and urban development.

- **Positions:** Clerk at the Building Authority, Inspector at the Labour Inspectorate, Project Manager for Public Investments (Motorways, Railways, Hospitals).
- **Advantage:** A clearly defined career structure, employee benefits resulting from the Civil Service Act and a deep penetration into construction legislation.

Why start "on the contract"?

For a fresh engineer, a dependent activity is strategically the best move for two main reasons:

- **Legal experience:** To obtain a stamp (authorization), you need a confirmed experience from an employer who is an authorized person.

- **Learning from other people's mistakes:** At work, you have more experienced colleagues around you. A mistake in the construction industry can cost hundreds of thousands of euros – in an employment relationship, you are protected by the Labor Code (liability for damage is limited to four times your salary), while as an entrepreneur you are liable for all your property.

The form of dependent activity allows you to focus on **professional growth**, while administration, taxes, software licenses and job search are handled by your employer. It's the perfect way to build a name for yourself in the industry before you decide to pursue a career as an independent expert.

3.1 JOB INTERVIEW

Preparing for a job interview in civil engineering is in many ways similar to preparing project documentation – if you underestimate a field survey or a static calculation, the entire construction (your career) can stand on shaky foundations. In 2026, employers are no longer just looking for someone with a degree, but are looking for an engineer who understands the business context, digital trends, and can fit into the team.

Here's how to "engineer" yourself for a successful interview:

1. Construction site survey (Company analysis)

Don't go into an interview without knowing the "investor's portfolio." Find out what projects the company has worked on. If you go to the screening, take a look at their most important realizations. If you go into facility management, find out what types of buildings they manage (administration, industry, residences).

- **What to watch:** Are they implementing BIM? Do they have sustainability certificates (LEED, BREEAM)? What technologies do they use?
- **Tip:** Mentioning a specific project of a company during an interview shows that your interest is not accidental.

2. Technical "as-built" (your portfolio and knowledge)

As an engineer, you need to be able to prove your expertise. Prepare a brief portfolio of your schoolwork, diploma thesis or previous projects.

- **Software:** Be prepared to answer questions about the level of your work in Revita, AutoCAD or static programs.
- **Diploma thesis:** Prepare an "elevator pitch" – a 60-second summary of what you have dealt with in the diploma thesis and what its practical contribution was.

3. The STAR Method: The Statics of Your Answers

For questions about your experience (e.g., "Tell us about a situation where you had to deal with a bug in a project"), use the **STAR method**. This structure will ensure that your answers are logical and to the point.

- **S (Situation):** Briefly describe the context.
- **T (Task) - Task:** What was the goal or problem.
- **A (Action) - Action:** What exactly did you do.
- **R (Result) - Result:** What impact did it have (e.g. saved material, corrected drawing).

4. Reverse interview (Your questions about the company)

The interview is a two-way street. An engineer who doesn't ask seems disinterested. Prepare questions that show that you are thinking ahead.

- *"What software environment and BIM standards do you use in your workflow?"*
- *"What are the possibilities of professional growth and support in obtaining the SKSI authorization stamp?"*
- *"How do you take sustainability and carbon footprint reduction into account in your projects?"*

5. Professional "façade" and logistics

Although reflective vests are worn on construction sites in the construction industry, bet on Business Casual for an interview in the office or with a developer. Arrive 10 minutes early – in the construction industry, punctuality is a basic prerequisite for meeting the schedule. If the interview is online, test your camera, microphone, and background beforehand.

Remember that even the most experienced engineer was once a graduate. Self-confidence is important, but healthy humility and a willingness to learn are more valuable in 2026 than pretending you know everything. Your goal is not just to get a job, but to find an environment where your engineering foundation can grow.

3.2 CURRICULUM VITAE AND COVER LETTER

Drafting a resume (CV) and cover letter for a civil engineer is essentially **the technical project of your career so far**. It must be clear, precise and have a clear structure so that the HR specialist or technical director can "flip" through it as efficiently as project documentation.

The following section outlines how to process these documents in 2026 to stand out.

1. Curriculum vitae (CV): Your technical specification

In construction today, it is not only the length of experience that is decisive, but especially **hard-skills** (software) and the ability to work with data.

Key sections of CV:

- **Profile / Summary (3-4 sentences):** A brief summary. E.g.: *"A graduate in civil engineering with a focus on civil engineering and BIM modeling. During my studies, I gained experience in the XY design office and focus on static solutions using Eurocodes."*
- **Education:** Include the title of the thesis if relevant to the position. (E.g. *Structural analysis of a high-rise building in SCIA*).
- **Hard Skills:** This is the most important part. Divide them:
 1. **CAD/BIM:** Revit (advanced), AutoCAD, ArchiCAD, Navisworks.
 2. **Calculations:** SCIA Engineer, FIN 2D/3D, Structural Engineering.
 3. **Management:** MS Project, budgeting (CENKROS).
- **Work experience:** Even a summer job on a construction site counts! It shows that you know the reality of the construction site.

2. Cover letter: Why you and why them?

A cover letter must not be just a retelling of a CV. He has to answer the question: **"How do you solve their problem?"**

Structure (Model 1+3):

1. **Introduction (Why are you writing to them):** Respond to a specific construction or direction of the company. *"I follow your projects in the field of sustainable office buildings and would like to contribute my knowledge of BIM modeling to streamline your processes."*
2. **My Value (Why You):** Connect theory from above with their needs. If they are looking for a junior for construction, mention that you are not afraid of the terrain and have technical thinking supported by successful exams in building foundations.
3. **Link (Why them):** Show that you know the business. *"I appreciate your approach to using CLT panels, which is a topic I addressed in my semester project."*
4. **Call to action:** *"I will be happy to present my portfolio of works to you in a personal meeting."*

3. Pro Tips for 2026

1. **ATS optimization:** Larger companies use CV scanning software. Use keywords from the advertisement (e.g. "author's supervision", "BIM Level 2", "STN standards").
2. **Portfolio attached:** Attach a PDF with 2-3 samples of your best drawings or 3D visualizations from above to your CV. One picture of a cross-section of a building says more than a hundred words about your precision.
3. **LinkedIn:** Make sure your LinkedIn profile matches your CV. In construction, headhunters often look at your involvement in professional discussions as well.

What you should do right now:

1. **Collect your certificates:** If you took a course at Autodesk or have a certificate from a language school, scan them.
2. **Choose a "Flagship Project":** Which university job did you enjoy the most? Get ready to talk about it with enthusiasm.

If you are looking for a job in Slovakia, these lines are crucial because they are adapted to our market.

- **[Profesia.sk - Create a CV](#)**

- **Why:** The largest portal in Slovakia. Their generator will create a CV for you that is directly compatible with their system. Employers can download it in a uniform format.
- **Europass**
 - **Why:** Official European format. It is essential if you are applying to **the state administration**, for technical positions within EU projects or for companies cooperating with the state. It looks very formal and technical.

2. Professional global tools (ATS-friendly)

Modern companies (such as STRABAG, Skanska, HB Reavis) use automatic CV scanning systems (ATS). These tools ensure that your text is machine-readable.

- **Novoresume**
 - **Why:** It offers highly professional and clean templates. For an engineer, their "Functional" or "Professional" layout is ideal. The basic version (1 page) is free.
- **Zety.com**
 - **Why:** One of the best builders in the world. It helps you choose phrases and keywords that are important for technical positions.
- **Enhancv**
 - **Why:** Modern, visually appealing, but still serious. Great if you want to show off your project portfolio as well.

3. Design and visual platforms

If you are applying to a smaller architectural studio, where aesthetics matter.

- **Canva - CV Templates**
 - **Why:** Thousands of graphic templates. However, be aware that sometimes Canva cannot be read correctly by automated systems (ATS), so only use it if you are sending your CV directly to a specific person (via email).
- **Adobe Express**
 - **Why:** Similar to Canva, but with a little more "artistic" touch.

4. For "technical connoisseurs" (LaTeX)

If you want your resume to look like a perfectly matched technical report.

- **Overleaf (LaTeX templates)**

1. **Why:** If you know the basics of LaTeX, your CV will look extremely precise. This is a clear signal to the employer that you are technically proficient and care about the structure of data.

Table 2 Tool for CV Comparison

Tool	Formality	Design	Suitable for...
Europass	10/10	Low	Government Certifications
Profesia.sk	8/10	Medium	Slovak labour market
Novoresume	9/10	High	Corporations, large status. Companies
Canva	5/10	Excellent	Architectural studios
Overleaf	10/10	Technical	Research, Statics, IT in Construction

Most of these tools are basically free, but they may ask for a fee to download a "premium" template. Choose a template you like and try to manually compose it in MS Word or Google Docs. This way you will have your CV under control forever and for free.

3.3 EMPLOYMENT CONTRACT

Signing an employment contract is just as important for an engineer as signing a construction handover protocol. This is the moment when the "static" of your relationship with your employer is defined. In Slovakia, employment relations are governed **by the Labour Code**⁷, which defines mandatory minimums, but the devil is often hidden in the details you agree on beyond them.

Here is a detailed analysis of what the contract must contain and which "hidden cracks" to watch out for.

⁷ Act No. 311/2001 Coll. - Labour Code

1. Mandatory requirements (You can't do without them)

By law⁸, every employment contract must contain four basic points. If they are not there, the contract is essentially incomplete:

- **Type of work:** It should be clearly defined (e.g. "Civil engineer – designer"). An overly general description (e.g. 'technical worker') may lead to your employer assigning you to work that is not related to your qualifications.
- **Place of work:** A key point for an engineer. Is it an office in Bratislava or a "place of construction within the Slovak Republic"? Your entitlements to **per diems and travel allowances** are based on this.
- **Date of commencement of work:** The exact date on which the employment relationship is established.
- **Wage conditions:** The basic salary component must be listed here. Beware of the wording "including rewards" – these are usually unclaimable.

2. What to watch out for (Engineering Manual of Caution)

When reading the contract, don't be comforted by a nice amount on the first page. Focus on these specific clauses:

Probationary period

Normally, it is **3 months**. During this time, both you and your employer can leave overnight without giving a reason. Check that the contract does not state that the probationary period is extended by the time of sick leave or vacation (which is legal, but good to know).

Working hours and overtime

Overtime is a common thing in the construction industry, but the law has limits.

- **Beware of the clause:** *"The wage is already agreed taking into account possible overtime work (up to 150 hours per year)."* If you have this sentence in your contract, you will not receive any extra pay for overtime, they are already "in the price" of your salary.

⁸ Act No. 311/2001 Coll. - Labour Code

Material liability and damage

As an engineer, you handle expensive software, measuring instruments or a company car.

- The employer may want you to sign **an agreement on material liability** (for cash, valuables, goods).
- With general liability, you are liable up to **four times your average monthly earnings**. I recommend taking out a commercial "employer's liability insurance" (the so-called stupidity insurance).

Intellectual property and copyright

This is a critical point for designers. According to the Copyright Act, the project is **an employee work**.

- The contract usually says that the property rights to your drawings and calculations belong to the company. It's standard, but make sure you have the right to list these projects in your personal portfolio (references) even after you leave the company.

3. Types of employment relationships in the construction industry

Table 3 Comparison of Types of Employment in the Construction Industry

Parameter	Permanent Employment (TPP)	Agreement (VP, PČ)	Trade (subcontracting)
Protection by law	High (notice period, severance pay)	Low	Almost none (business relationship)
Vacation	Paid (min. 4 weeks)	Unpaid	You solve it yourself
Levies and taxes	Solved by the employer	Solved by the employer	You solve it yourself
Equipment	Provided by the company (PC, software)	Provided by the firm	Often their own

4. Red Flags (When to Pay Attention)

- **Promises "in hand":** If they promise you the minimum wage for the contract and the rest "in an envelope", you are ruining your future pension, sick leave and the chance for a mortgage.
- **Non-competition clause:** If the contract prohibits you from working for a competitor, e.g. 1 year after leaving, the employer must pay you **monetary compensation for this restriction** (min. 50% of your salary per month). If there is no replacement, the clause may be invalid.
- **Uncertain place of performance:** If you are a designer and you have "SR" in your contract, you can be sent to Humenné for 6 months, even though you live in Malacky.

Never sign a contract under pressure directly at the interview. It is completely normal and professional to ask the draft contract home for study. If the company defends itself, it is a signal that something is wrong.

4. BUSINESS IN THE FORM OF A TRADE OR LLC

The term **civil engineer entrepreneur in** Slovak practice differs from the "freelance profession". While a freelance profession is about selling your personal expertise and stamp, **a construction business** (usually in the form of an LLC-Limited Liability Company) is about building a system, a team and the implementation of entire constructions.

As an entrepreneur, you no longer only deal with statics or a project, but you deal with **cash flow, logistics, machinery and subcontractors**.

1. Forms of Business of a Civil Engineer

A civil engineer most often does business on two levels:

- **Design and engineering office (LLC):** You employ other designers, juniors and specialists (electricians, heating engineers). You no longer design everything yourself, you are a process manager and a guarantor of quality.
- **Construction construction company:** You buy materials, own or rent equipment and manage squads of workers. There is added value here in the ability to hand over the finished work on a turnkey basis.

2. What do you need to set up a construction company?

Construction is one **of the regulated trades**. This means that it is not enough to just have an ID card, but you must prove professional competence (Ing. degree and experience).

- **Professional representative:** If you are establishing an LLC, you (or your employee) must be a professional guarantor with a diploma from the Faculty of Civil Engineering.
- **Regulated trade:** To carry out constructions, you need a trade called *"Execution of constructions and their changes"*.
- **Capital:** A business in implementation is money-intensive. You have to pay suppliers before the investor pays you (secondary insolvency problem).

3. Key areas of entrepreneur management

Table 4 Description of key areas of entrepreneur management

Area	What does an engineer-entrepreneur solve?
Sales	Searching for tenders, participating in public procurement, networking.
Risk Management	Contractual penalties for delays, hidden defects, fluctuations in material prices.
HR (Human Resources)	Lack of skilled craftsmen and masters on the market.
Law	Complaints, disputes about the quality of work, insurance of business risks.

4. The business triangle of success in the construction industry

For your business to thrive, as an engineer, you need to balance three factors:

- **Quality (Technical Solution):** Your reputation as an engineer. If the construction sits or leaks, the company ends.
- **Time (Schedule):** In the construction industry, time is literally money. In addition, every day of a crane on a construction site costs thousands of euros.
- **Cost (Budget):** The difference between your bid price and the real cost is your profit. An entrepreneur must be a master in budgeting.

5. Advantages and risks of doing business (LLC)

Advantages:

- **Scalability:** Your income is not limited by your time, but by the skill of your team.
- **Asset protection:** In an LLC, you are not liable for the company's debts with personal property (as opposed to a trade or a freelancer), as long as you act as a proper manager.

- **Branding:** A business has value that you can later sell or pass on as an inheritance.

Risks:

- **High responsibility:** You are responsible for the safety of people on the construction site (OHS).
- **Payment discipline:** The construction industry is notorious for late invoices. You must have a financial reserve.

Most successful owners of construction companies started as employees (construction managers or designers). Doing business in this field requires not only technical knowledge, but also a "thick skin" in negotiation and the ability to anticipate problems before the first foundations are dug.

4.1 TRADE VERSUS LLC

Deciding between a trade and a limited liability company (ILC) is a crucial step for a civil engineer that affects not only taxes, but above all the level **of personal risk**. In the construction industry, where work is done with high financial volumes and the safety of people, this comparison is crucial.

The following section provides a detailed comparison of both forms from the perspective of engineering practice in 2026:

1. Liability and risk (The most important factor)

This is the point where the two forms differ the most.

1. **Trade:** You are liable **for all your assets** (your own house, car, savings). If you make a mistake as a structural engineer or cause damage as a contractor, the injured party may encroach on your private property.
2. **LLC:** The company is liable for its liabilities only up to the amount of its assets. You, as the owner, are separate from the company's assets. If the company goes bankrupt, your personal assets remain protected (subject to compliance with the law).

Table 5 Comparison of Self-Employed and LLC

Parameter	Self-employed	LLC (Legal entity)
Establishing	Fast, almost free	More demanding, higher fees
Accounting	Simple (or flat-rate) expenses	Double-entry (requires an accountant)
Taxes, tax return	15% (up to a certain turnover) or 19/25%	15% (up to a certain turnover) or 21%
Levies	Profit-dependent (often high)	Flexible (executive salary vs. dividends)
Withdraw money	Anytime (company money = your money)	In the form of a salary or once a year from profit
Credibility	Smaller for large developers	Higher for tenders and bank loans

2. Specifics for a civil engineer

When to choose a trade?

It is ideal for **novice engineers** who provide small-scale services (e.g. small projects of single-family houses, construction supervision for private individuals).

- **Advantage:** Possibility to use **lump-sum expenses** (60% of income, max. €20,000/year), which significantly reduces taxes at low real costs (you only have a laptop and software).
- **Disadvantage:** If you start to have a high turnover, social security contributions can be liquidating.

When to choose an LLC?

It is essential for engineers who plan **to employ people**, carry out constructions as a general contractor or enter large tenders.

- **Advantage:** Better optimization of contributions. As an owner, you can pay the minimum wage and withdraw the rest as dividends (profit share),

which have a lower burden than the contributions of a self-employed person.

- **Disadvantage:** You can't just walk to an ATM and withdraw money to buy groceries; every euro has to be billed.

3. Combined model (Freelancer)

As I mentioned earlier, a chartered engineer can operate in **freelance mode**. From a tax point of view, it behaves similarly to a trade (including lump-sum expenses), but it has a higher professional weight. Therefore, many engineers combine a freelance profession (for design activities with a stamp) and a limited liability company (for the purchase of materials and the implementation of buildings).

4. What to watch out for in 2026?

1. **VAT:** If your turnover exceeds the limit (€49,790 by default, current legislation is monitored in 2026), you must become a VAT payer, regardless of the form of business.
2. **Insurance:** Whether you have a trade or an LLC, **professional liability insurance is** an absolute priority in the construction industry. It covers damages that could otherwise ruin you.

If you are just starting your business and have low costs, **the trade** is administratively easier. However, if you build buildings or design complex structures, **the LLC** will provide you with the necessary "shield" against personal bankruptcy in the event of a mistake.

5. FREELANCE WORK

The work of a civil engineer as a **freelance profession** (entrepreneur on the basis of a non-trade license) represents the peak of a career in this field in the Slovak legislative and professional framework. This model is closely related to the term **Authorized Engineer** and is regulated by the Slovak Chamber of Civil Engineers (SKSI).

Unlike a regular trade, a freelance profession in the construction industry carries with it a high social prestige, but also direct and unlimited personal responsibility for technical solutions.

1. Who is a "Freelance Engineer"?

In the construction industry, the liberal profession is carried out on the basis of the Act on Chartered Architects and Chartered Civil Engineers. An engineer does not work under the Trade Licensing Office, but under registration in **SKSI**.

- **Identification:** Instead of a self-employed person's ID number, you use the registration number of an authorized engineer.
- **Stamp:** Your main work tool is an authorization stamp with the national emblem, which you use to certify the safety and stability of buildings.

2. What can an engineer perform in this mode?

A liberal profession allows you to carry out highly professional activities that are reserved by law:

- **Design:** Preparation of project documentation (from architectural designs to implementation projects and statics).
- **Professional consultancy:** Technical and economic audits of buildings, assessments.
- **Performance:** The activity of construction supervision or author's supervision of the designer.
- **Forensic expertise:** Preparing expert opinions for courts and state bodies (requires further training).

3. Path to liberal profession (Criteria)

You can't become one right after school. Maturation and verification of practice is required:

- **Education:** Completed university education of the second degree (Ing.).
- **Professional experience:** A minimum of **3 years** in the field under the guidance of another authorized engineer.
- **Authorization exam:** Successful passing of the written and oral exam in front of the SKSI committee.
- **Promise and insurance:** Taking a professional oath and compulsory contractual liability insurance.

4. Economic and operational specifics

- **Responsibility:** As a freelancer, you are liable for your mistakes **with all your assets**. Therefore, professional liability insurance is an absolute must.
- **Taxes and levies:** You have the status of a self-employed person (self-employed). You pay social and health contributions, income taxes, but you can claim lump-sum or real expenses.
- **Independence:** You decide which projects you will accept, at what cost and at what pace you will work.

Table 6 Comparison of the advantages and disadvantages of freelance work

Benefits	Cons
High income: There is no salary cap, you collect the full amount for the project (fee).	Financial risk: If there are no contracts, there is no income. No paid vacation or sick leave.
Prestige: Status of an expert and an authorized person with a state stamp.	High responsibility: Criminal and property liability for the stability of buildings.
Freedom: The opportunity to work from a home studio and choose	Administration: You deal with accounting, contracts, marketing and

clients.	education yourself.
Intellectual property: You are the sole author of your solutions.	Costs: Expensive software, fees to the Chamber, continuous education.

In 2026, the demand for chartered engineers is huge. Digitalization (BIM) and new environmental requirements (ESG) mean that the market needs individual experts who can guarantee the quality of specific parts of the building. As a freelancer, you are not just a "draftsman", you are **a technical arbiter** whose signature has legal weight.

5.1 SLOVAK CHAMBER OF CIVIL ENGINEERS

The Slovak Chamber of Civil Engineers (SKSI)⁹ is an institution with a long and rich history. It is the successor organization of the Chamber of Engineers, which was founded in 1913. In 1951, however, it was abolished, and with it the then authorizations of civilian technicians. The activities of the SKSI were later restored by the Act of the Slovak National Council No. 138/1992 Coll. on Authorized Architects and Authorized Civil Engineers.

There is strength in unity. SKSI is a professional organization that currently brings together more than 4,800 active authorized civil engineers. Its ranks are complemented by more than 1,100 voluntary members, including both natural and legal persons. Although membership in SKSI is established on the basis of a legal obligation, the elected bodies and employees of SKSI try to ensure that members also have certain benefits from their membership. We are therefore pleased that the mandatory members continue with us as voluntary members after the end of their active activity. The basic principles that guide SKSI in its activities are quality, support, protection and honor. These pillars are then reflected in the performance of its activities in the individual administered areas:

- supervises the quality of the technical level in the field of design, management and implementation of constructions

⁹ Slovak Chamber of Civil Engineers, <https://www.sksi.sk/>

- supports the rights of engineers and their professional, social and economic interests and protects their professional honour
- protects public interests in the field of spatial planning, design, construction, as well as the legitimate interests of companies

The key missions of SKSI also include the supervision of the professional, legal and honest performance of the engineering profession. SKSI is a member of the European Council of Chambers of Engineers ECEC, the European Council of Civil Engineers ECCE and the International Federation of Urban Engineering IFME.

Main activities of SKSI¹⁰:

- organizes and performs authorization and professional competence tests for construction managers, construction supervision and energy certification,
- issues authorizations for authorization and professional competence,
- keeps a list of authorized engineers, a register of visiting persons and a register of professionally qualified persons to perform the activities of a construction manager, construction supervision and energy certification,
- recognises professional qualifications for civil engineers;
- submits statements on the recognition of professional qualifications for the activities of a construction manager, construction supervision and energy certification of buildings,
- organizes professional educational events and preparatory seminars for authorized civil engineers and thus also supports lifelong learning of professionals in the construction sector,
- supports the publication of professional publications and magazines within the framework of awareness-raising, informational and advisory activities,
- Provides useful and important information for civil engineers.

5.2 AUTHORIZED CIVIL ENGINEER [ASI]

According to Act No. 138/1992 Coll. on Authorized Architects and Authorized Civil Engineers, as amended, authorization is a decision on the registration of an applicant in the list of authorized civil engineers. The exam is carried out in accordance with the SKSI Authorization Examination Rules. A person who has

¹⁰ Slovak Chamber of Civil Engineers, <https://www.sksi.sk/>

successfully passed the authorization exam and taken the oath will be entered on the list.

The authorisation examination consists of a written part (a list of legal and technical regulations and questions on written tests) and a public debate - oral part - defence of projects. The Slovak Chamber of Civil Engineers - SKSI also offers (for a fee) and recommends preparatory legislative seminars for exams (participation is voluntary), where participants get acquainted with the basic requirements for the performance of the profession in terms of legal regulations and technical standards in the form of lectures by recognized experts.

REGISTRATION for the authorization exam can only be made via the ON-LINE form in the SKSI Information Portal, where you fill in the application form and enter all the required ANNEXES into the system in accordance with the TERMS and CONDITIONS. Subsequently (after online registration), it is necessary to deliver the originals of the application and all required attachments in PRINTED FORM by the set deadline to the SKSI regional office, where you will take the authorization exam.

Attachments to the exam also include: Professional Practice Recorder/Project List, Affidavit from an Authorized Person, Confirmation from the Employer, Registration Card.

In the event of a discrepancy between the achieved technical education and the required category, the applicant submits an application for an assessment of education, which is possible as part of the online exam registration process or even without registering for the exam. In this case, the applicant will deliver the application in question together with the annexes to the region where he plans to take the exams in the future. Assessment of education outside the exam is subject to a fee.

Authorized Civil Engineer - provides services within the scope of his/her competences resulting from the provisions of Section 5 of Act No. 138/1992 Coll. and performs reserved activities in construction in accordance with the provisions of Sections 34 and 35 of the Building Act No. 25/2025 Coll.

An engineer can be authorized for the categories listed below:

comprehensive architectural and engineering services and related technical consulting in the field of buildings and civil engineering

Building Construction Engineer

Engineer for Civil Engineering Structures

Structural Engineer

engineer for technical, technological and energy equipment of buildings

Engineer for Electrical and Electrical Equipment of Buildings

The scope of authorization authorizations within each category is described in more detail in the Internal Written Interpretation (note: we are currently preparing its update).

More detailed and useful information on the exercise of the profession of "authorized civil engineer".

Membership in SKSI provides benefits that members can start using after paying the basic membership fee for the given year. The due date of the basic membership fee is January 31 each year. The amount of membership fees and the due date are determined in accordance with the resolutions of the General Assembly of SKSI, the provisions of the internal regulations of SKSI and Act 138/1992 Coll.

Authorized civil engineers are authorized to provide their services throughout the territory of the Slovak Republic as well as in all EU Member States in accordance with the relevant European Union (EU) legislation.

Legal requirements required for the authorization exam:

- citizenship of an EU Member State and full legal capacity
- Integrity
- second-level university education obtained by studying in the relevant study programme/field* according to the required (sub)category

* at cat. A1 comprehensive architectural and engineering services – university buildings 2nd level education, which meets the minimum requirements for architectural education and conditions according to Section 16 of Act No. 138/1992 Coll.,

- professional experience of three years carried out after the completion of education under the supervision of an authorized engineer (or architect for cat. A1, I1) or within their studio or office

* in the event of a discrepancy between the achieved university education and the required (sub)category, the applicant shall attach a request for assessment to the application for the authorisation examination education together with a detailed list of study subjects, which will be assessed by the SKSI Authorization Committee.

- The Chamber may, in justified cases, also recognise education in another field of study.
- The Chamber may, in exceptional cases, substantiated in particular by the successful professional activity of applicants, allow an exception from the prescribed education.

Documents required for the authorization exam:

- 1) APPLICATION – application form (SKSI form) – signed original
- 2) PROOF OF COMPLETED EDUCATION – a copy of an officially certified document (at a notary / at the registry office – at the first exam, if the exam was passed after 2015) on the achieved education – a diploma and a certificate from the state final examination, which are related to the required category of authorization.
 - 2a) Application for Assessment of Education and Detailed Transcript of Study Subjects (SKSI Form) – must be submitted in case of discrepancy between the achieved education in the relevant study programme/field and the required category
- 3) PROFESSIONAL PRACTICE NOTEBOOK / LIST OF PROJECTS (SKSI form) – separately for each of the required (sub)categories of authorisation – contains a list of projects prepared by the applicant during at least three years of professional practice – namely their own designs (works) or with a share of their own work from the period of the last 7 years prior to the submission of the application for authorisation, confirmed by the authorised person for the required (sub)category (imprint of the original stamp and his/her handwritten signature, or several authorized persons), under whose leadership he/she worked on these projects. The list of projects is given for at least 3 years of professional practice carried out after completing education under the supervision of an authorized engineer and depending on the education achieved.
- 4) Affidavit - from the authorized person(s) on the recommendation/non-recommendation of the applicant for the authorization exam.

5) Confirmation from the EMPLOYER (if the applicant is an employee) on the length and nature of professional experience in the relevant (sub)category.

6) CATALOGUE OF WORKS (PORTFOLIO) – consists of a selection of at least 3 most important projects confirmed by an authorized person (imprint of the original stamp and his handwritten signature) for each required (sub)category in a bound form of A4 or A3 format, legible, with a title page stating the name, surname, category of authorization, place and date of completion. As a selection catalogue of works, it contains the decisive parts of the main and characteristic drawings, sketches, details, photo documentation, calculations, assessments, text part:

- text part - description of the architectural and construction-technical solution of the work - extract from the summary technical report / accompanying report, description of the coordination of partial project works, implementation of the work, economic parameters,
- calculations and assessments – e.g. static, lighting and other expert opinions,
- graphic part - a selection of characteristic drawings (reduced but legible), floor plans, sections, views, details, it can also contain photographs, visualizations and other graphic outputs,
- Documentation part - for categories A1 and A2, in which the performance of professional complex activities (e.g. construction supervision, building permit, contract for work, etc.) is demonstrably documented.

If the applicant submits projects in a foreign language, it is required that at least one project is in the official (Slovak) language, in other projects only the text part in the official language is sufficient.

7) REGISTRATION CARDS of architectural and engineering works (SKSI form) – only for categories A1 and A2 (especially in the field of transport or water structures), if the applicant is the author or co-author of the work within the meaning of the Copyright Act. Note. Authorship is not meant as the author/processor of the project documentation.

8) Extract from the CRIMINAL REGISTER (original) valid for a maximum of 3 months before the date of delivery of the application for the exam.

9) PARTICIPATION FEE FOR THE EXAM - make an advance invoice sent by e-mail, please make the payment on the due date. Without the payment paid and credited to the account before the start of the exam, the applicant will not be admitted to the exam.

10) IDENTITY CARD – submitted directly during the exam.

5.3 AUTHORIZED CONSTRUCTION MANAGER [ASV], AUTHORIZED CONSTRUCTION SUPERVISOR [ASD]

According to Act No. 138/1992 Coll. on Authorized Architects and Authorized Civil Engineers, an authorization is a decision on the registration of an applicant in the list of authorized construction managers (ASV) and/or in the list of authorized construction supervisors (ASD) on the basis of obtaining or recognizing the professional qualifications necessary for the performance of regulated activities - authorized construction manager – chief construction manager for reserved constructions and/or authorized construction supervision for reserved constructions.

Authorisation is a condition for obtaining authorisation to perform reserved activities under Section 34 of the Building Act No. 25/2025 Coll., the quality and result of which have a decisive impact on ensuring that the construction meets the basic requirements for buildings and the construction-technical requirements for construction, which also includes construction supervision and management of construction works.

A person who has fulfilled the statutory conditions of education, professional experience, successfully passed the authorization exam and taken an oath will be entered in the list. The exam is carried out in accordance with the SKSI Authorization Examination Rules. The exam consists of a written part (test in electronic form) and an oral interview - a public debate. At the authorization exam, the applicant demonstrates his/her theoretical knowledge and acquired knowledge from practice, including questions for tests. The exam is held in the state language, the public debate can also be held in Czech.

When preparing for the exam, the applicant may take the opportunity to attend an exam seminar, where he or she will gain an up-to-date overview of the legislative area, i.e. generally binding legal and technical regulations necessary for the independent performance of the reserved activity by an authorized

construction manager and/or authorized construction supervisor. The seminar is optional and attendance is subject to a fee.

REGISTRATION for the authorization exam can only be made via the ON-LINE form in the Information Portal of the Slovak Chamber of Civil Engineers, where you fill out the application form and enter all required ATTACHMENTS (scanned in PDF format) into the system in accordance with the TERMS and Conditions. Subsequently, after online registration, it is necessary to deliver the original of the signed application form and all required attachments in PRINTED FORM by the set deadline before the exam date to the SKSI regional office, where you will take the authorization exam.

Attachments to the exam also include: Notebook of professional experience/list of reserved buildings, affidavit, confirmation from the employer.

In the event of a discrepancy between the achieved technical education and the required category, the applicant submits an application for an assessment of education, which is possible as part of the online exam registration process or even without registering for the exam. In this case, the applicant will deliver the application in question together with the annexes to the region where he plans to take the exams in the future. Assessment of education is subject to a fee.

An authorized construction manager and an authorized construction supervisor pursuant to the provisions of Section 5b of Act No. 138/1992 Coll. perform reserved activities in construction pursuant to the provisions of Section 34 and in conjunction with the provisions of Sections 36 to 38 of the Building Act No. 25/2025 Coll.

Authorized construction supervisor may be authorized for categories: Authorized construction supervisor may be authorized for categories:

- 10 - Buildings
- 20 - Civil Engineering
- 21 Traffic structures, bridges and tunnels
- 23 water management structures
- 24 pipeline, power and other line constructions
- 25 complex industrial buildings

Authorized construction manager and authorized construction supervisor belong to regulated professions that are related to compulsory membership in SKSI and professional insurance. You can find all the necessary information about practicing the ASV and ASD profession in the useful information.

Membership in SKSI brings several benefits for members, which they can use in the performance of these activities, either in the form of a "freelance profession" (as ASV and ASD are not trades) or under the responsibility of a legal entity (PO) - as employees or as partners or executives.

CONDITIONS during the transitional period (Section 84 of the Building Act valid until 01.04.2029)

- a citizen of an EU Member State and full legal capacity
- Integrity
- Education (Section 16(17)(c) of the Act)
 - proof of second-level higher education obtained through studies in the relevant study programme, first-level university education in the relevant study programme, or complete secondary vocational education in the relevant field of study*.
 - The Chamber may also recognize education in another field of study in justified cases (Section 16 (15) of the Act)
 - The Chamber may, in exceptional cases substantiated mainly by the successful professional activity of applicants, allow an exception from the prescribed education (Section 16 (16) of the Act)

*Note. in the event of a discrepancy between the achieved education and the required (sub)category, the applicant shall also attach to the application for the authorisation examination the Application for Assessment of Education together with a detailed list of study subjects, which will be assessed by the SKSI Authorisation Committee.

- Professional experience
 - for the first authorization exam ASV/ASD - completion of professional practice as a professionally qualified person to perform the activities of SV and/or SD on at least 3 reserved constructions* from each required (sub)category
 - for the extension of the authorisation by another (sub)category of ASV/ASD, specify at least 1 reserved building* from the required (sub)category

*reserved buildings pursuant to Section 2 (8) (a) to (s) of Act No. 25/2025 Coll. of the Building Act, of which a maximum of 1 building may be classified according to Section 2 (8) (e) of the Building Act

- Authorization exam
- Taking the oath

DOCUMENTS FOR THE AUTHORIZATION EXAM for the performance of the activity of an authorized construction manager (ASV) and/or an authorized construction supervisor (ASD):

1) APPLICATION / APPLICATION (via the SKSI <https://verejnyportal.skxi.sk/exam> online form) with filling in personal data and stating the required (sub)category. When applying for both ASV and ASD activities, only one application is completed.

2) QUALIFICATION PREREQUISITES FOR EDUCATION

(2a) PROOF OF COMPLETED EDUCATION – an officially certified copy (notary/registrar/post office) of a university diploma or a secondary school leaving certificate – it is mandatory to submit if the professional competence for the activities of the SV/SD was acquired before 2015 (to be scanned into one pdf file with official verification), after 2015 it is submitted voluntarily, e.g. if the qualification of education has increased.

2b) Application for assessment of education (SKSI form) together with a detailed extract of study subjects from university/diploma supplement, or copies of end-of-year certificates during 4 years of secondary school study – submitted only in the event of a discrepancy between the achieved education and the required category.

3) QUALIFICATION PREREQUISITES FOR PROFESSIONAL EXPERIENCE

- Qualification prerequisites for professional experience to obtain authorization for dedicated activities in construction:

Authorised Construction Manager (ASV)

- for already professionally qualified persons authorized to perform the activity of a construction manager (SV):

- o Completion of professional practice on at least 3 reserved buildings pursuant to Section 2 (8) of Act No. 25/2025 Coll. Building Act, of which a maximum of 1 construction may be classified pursuant to Section 2 (8) (e) of the

Building Act (to be proved in the recorder of professional experience / list of reserved buildings).

Authorized Construction Supervisor (ASD):

- for already professionally qualified persons authorized to perform construction supervision activities (SD)
- and/or for persons who performed construction supervision (SD)/investor technical supervision (TDI) on the basis of contractual relationships
- and/or ASI-authorized civil engineer for categories A1, A2, who performed SD within the authorization:
 - o Completion of professional practice on at least 3 reserved buildings pursuant to Section 2 (8) of Act No. 25/2025 Coll. Building Act, of which a maximum of 1 construction may be classified pursuant to Section 2 (8) (e) of the Building Act (to be proved in the recorder of professional experience / list of reserved buildings).

3a) PROFESSIONAL PRACTICE RECORDER / LIST OF RESERVED BUILDINGS (SKSI form) – the applicant prepares separately for the required ASV activity and separately for the ASD activity. If he/she requests several (sub)categories from one activity, he/she will fill in the notebooks for each of the listed (sub)categories separately (scan all notebooks into one pdf file). For each construction that is listed in the Recorder of Professional Experience/List of Reserved Buildings, the Applicant shall justify in writing why the construction in question belongs to the category of "reserved buildings" according to Section 2 (8) (a) to (s) of Act No. 25/2025 Coll., of which a maximum of 1 construction may be classified under Section 2 (8) (e) of the Building Act.

An applicant applying for the first authorisation from the activities of ASV and/or ASD activities shall provide in the Recorder/List an overview of at least 3 reserved buildings for each required (sub)category within each activity of ASV and ASD on which he performed the required activity (SV and/or SD)

Note. The exam fee is charged for each required subcategory as for a new exam in accordance with the valid tariff.

An applicant who applies for the extension of another (sub)category from an activity for which he has already obtained an authorization for ASV and/or ASD is sufficient to state in the Recorder/List at least 1 reserved building from each (sub)category required by him/her.

Note. the extension means – an applicant who is already registered in the ASV List or in the ASD List.

The fee for each new (sub)category within one activity is charged for each requested subcategory as an extension in accordance with the applicable tariff

3b) CONFIRMATION OF PROFESSIONAL EXPERIENCE for individual (sub)categories of the required activity is proved by certificates in the original version (all certificates should be scanned into one pdf file), as follows:

- from the employer (on the letterhead of the company with data according to the SKSI form) and/or
- the first and signature pages of the employment / mandate contract / contract for work, etc., from which the performance of the tenderer's SV/SD on the reserved construction site will be evident (delete parts of the GDPR),
- or in a justified case, by an affidavit of the applicant - a professionally qualified person (SKSI form), i.e. in the case when it is not possible to obtain a certificate of experience from the employer (dissolution of the company, etc.)

3c) CATALOGUE OF WORKS (KP) – in which the applicant presents his/her activities and the performance of the activities of the SV/SD on the implemented reserved constructions. During the first authorisation test, the KP consists of a technical description of at least three reserved buildings from the required (sub)category, on which the SV and/or SD performed the activity (in the case of several (sub)categories within the same activity of the ASV and/or ASD, it proves its operation as an SV/SD on at least 1 reserved building for each required (sub)category). The description contains construction solutions construction technology financial volume of the construction description of the activities performed (job description) of the applicant during the implementation of the construction photographs of the implementation (if possible) or other selected parts of the construction documentation - for example, the first and signature pages of the employment/mandate contract, contract for work, etc., from which the performance of the applicant's SV/SD on the reserved construction site will be evident (delete parts of the GDPR), and so on. The applicant shall state in the catalogue of works for individual reserved buildings a part of the project documentation (drawing, technical report, etc.) and/or photo documentation of the characteristic feature or construction on the basis of which the building in question was classified in the category of "reserved buildings".

The catalogue is submitted in bound form, A4 format, a description of each building in the range of several pages (a copy of the technical report is not admissible). On the title page, the applicant shall state his/her name, the required activity and subcategories, the date and place of completion + the names of the buildings contained in the KP and their classification according to Section 2 (8) of the Building Act.

(all buildings divided for individual activities and (sub)categories should be scanned into one PDF file)

- 4) Extract from the CRIMINAL REGISTER (original) valid for a maximum of 3 months as of the date of delivery to the place of the exams.
- 5) PARTICIPATION FEE FOR THE EXAM – be made on the due date on the basis of an advance invoice sent by e-mail. Without the payment credited to the SKSI account before the start of the exam, the applicant cannot participate in the exam.
- 6) IDENTITY CARD – it is shown by the applicant on the day of the exam.

5.4 CONSTRUCTION MANAGER [SV], CONSTRUCTION SUPERVISOR [SD]

The examination of professional competence to perform the activity of a construction manager / construction supervisor (SV/SD) according to Act No. 138/1992 Coll. on Authorized Architects and Authorized Civil Engineers is necessary to obtain a license to conduct construction according to the Building Act.

The applicant registers for the exam via the online form, where he fills in the application form and enters all the required attachments into the system (in PDF format). Subsequently, after online registration, the original application form and the required attachments will be delivered in PRINTED FORM by the set deadline to the SKSI regional office where they are interested in taking the exam.

At the exam, the applicant demonstrates his/her knowledge, practical experience (Recorder of Professional Experience and List of Constructions, Affidavit of a Professionally Qualified Person - Template, Confirmation from the Employer - Template), Creative Skills and Knowledge of Generally Binding Legal Regulations and Technical Standards Necessary for the Performance of the Activity of a

Construction Manager or Construction Supervision. The examination is carried out in accordance with the SKSI Examination Rules for Examination of Professional Competence for the Activity of Construction Manager / Construction Supervision.

The exam consists of a written part (test electronically) and an oral part - a public debate. For preparation, the candidate will use a list of laws and regulations and questions intended for tests, and can use selected topics for the oral part. SKSI also offers (for a fee) and recommends (participation is on a voluntary basis) a legislative seminar to applicants to gain a better overview of current legal and selected technical regulations required for the professional competence test and to obtain the authorization necessary to perform reserved activities in construction.

CONDITIONS arising from the law (§ 31 and § 15):

- a citizen of an EU Member State and full legal capacity
- Integrity
- technical education and professional experience* (experience only after secondary or higher education):

*a) second-level university education in the relevant or related field of study according to the required category, professional experience of at least three years carried out under the supervision of a construction manager or construction supervisor, or

*b) complete vocational secondary education or university education of the first level of the relevant or related field of study according to the required category, professional experience of at least five years carried out under the supervision of a construction manager or construction supervisor

when assessing the compliance of the achieved education and the required subcategory, the professional focus and content of the study programme/field of study are taken into account, based on the Application for Assessment of Education, which the applicant attaches to the application.

if the applicant has obtained secondary education (a school-leaving examination is mandatory) or university education, but does not meet the conditions of technical education in accordance with Act No. 138/1992 Coll., he/she may supplement his/her education through Supplementary Education.

note. when completing supplementary education, the applicant will be required to prove at least 5 years of professional experience under the guidance of a professionally competent person SV/SD. Experience is also recognized before completing the course and does not replace the school-leaving examination.

DOCUMENTS FOR THE PROFESSIONAL COMPETENCE TEST for the performance of the activity of construction manager (SV) and/or construction supervision (SD):

1) APPLICATION (via the SKSI <https://verejnyportal.skzi.sk/exam> online form) - with filling in personal data and stating the required professional specialization.

PROOF OF EDUCATION – certified copy (notary/registry office/post office) of the university diploma and certificate of the state final examination or secondary school school-leaving certificate – a certified copy (notary / registry office / post office) is submitted at the first exam (scan into one pdf file)

note. Proof of education does not have to be submitted by those applicants who have passed the SV/SD professional competence exam after 2015 and have already sent documents on education verified by an online form.

1a) An application for the assessment of education (SKSI form) together with a detailed extract of study subjects from the university/diploma supplement, or copies of end-of-year certificates during 4 years of secondary school studies – submitted only in the event of a discrepancy between the achieved education and the required (sub)category.

2) NOTEBOOK OF PROFESSIONAL PRACTICE and LIST OF CONSTRUCTIONS (form via the SKSI online form) – the applicant prepares separately for the activities of the SV and separately for the activities of the SD. If it requires several subcategories from one activity, it shall fill in the lists of buildings for each of the above subcategories separately. Practice for selected subcategories can be carried out on the same construction sites and can be concurrent. Practice for SV and SD activities cannot be carried out on the same construction sites (scan all recorders into one pdf file).

An applicant who applies for the award of the first subcategory from the activities of the SV and/or the activities of the SD in the Recorder/List provides a chronological overview of all buildings (min. 3) on which he/she performed the required activity (SV assistant and/or SD assistant) for a minimum of 3 years (36

months) or 5 years (60 months) of professional experience (depending on education).

An applicant who applies for the extension of another subcategory from the activities of the SV and/or the activities of the SD in the Recorder/List provides a chronological overview of all buildings (min. 3) of the requested subcategory (does not need to document 36 months or 60 months of professional experience, as he has already demonstrated legal experience).

The list of buildings shall be divided according to individual employers and professionally qualified persons authorized to perform the activities of the SV or SD, under whose guidance the applicant performed the assistant of the SV and/or SD activities.

3) CONFIRMATION OF PROFESSIONAL EXPERIENCE from the subcategory of the required activity is evidenced by certificates in the original version (scan all certificates into one pdf file), namely:

- from the employer (on the company's letterhead with data according to the SKSI form) together with an up-to-date extract from the Commercial Register of the Slovak Republic, or a trade license if the applicant worked as a self-employed person
- and an affidavit of the professionally competent person(s) (SKSI form).

4) CATALOGUE OF WORKS (KP) – in which the applicant presents his/her work and the performance of the required activity (SV/SD assistant) on completed constructions. The KP consists of a technical description of at least 3 buildings from each required subcategory, separately for the activities of the SV and/or SD. The description contains construction solutions construction technology description of the activities performed (job description) of the applicant during the implementation of the construction photographs of the implementation (if possible).

The catalogue is submitted in bound form, A4 format, a description of each building in the range of several pages (a copy of the technical report is not admissible). On the title page, the applicant shall state his name, the required activity and subcategories, the date and place of completion + the names of the buildings contained in the KP. When logging in on-line, please scan it into one pdf file.

- 5) Extract from the CRIMINAL REGISTER (original) - not older than three months before the exam.
- 6) PARTICIPATION FEE FOR THE EXAM - be made on the due date based on the advance invoice sent by e-mail. Without the payment credited to the SKSI account before the start of the exam, the applicant cannot participate in the exam.
- 7) IDENTITY CARD - it is shown by the applicant on the day of the exam.

Complete documents - originals (listed in points 1 to 5) will <https://verejnyportal.sksi.sk/exam> delivered by the applicant (in person/courier) directly to the exam venue to the SKSI regional office on the set date after online registration via the form on the SKSI Information Portal.

Registration for the legislative seminar before the exams (participation is voluntary) is possible only via the online form on the SKSI Information Portal: <https://verejnyportal.sksi.sk/seminar>

On the basis of the submitted documents, the applicant's chamber:

- a) invites you to the exam (by email one week before the exam);
- b) request the rectification of the deficiency within the specified deadline in the event of incompleteness of the application,
- c) does not invite to the exam and sends the exam a written justification no later than 5 working days before the exam

The proficiency test consists of:

- written part - a test consisting of 50 questions - after successful completion of the test (min. 80% of correctly answered questions, i.e. 40 correct answers), the candidate proceeds to an oral interview
- oral part - is a public debate in the form of an interview and the candidate's answers to the questions asked before the examination board.

Final evaluation of the professional competence examination - after the evaluation of the oral interview, the examination board decides on the success or failure of the applicant.

The stamp and certificate of professional competence to perform the activities of the SV and SD will be collected by the professionally qualified person in person (or on the basis of a notarized/registrar/post certified power of attorney) only after receiving the invitation sent by the relevant regional office within about 1

month (or in another region in which they want to collect them, if the applicant has stated this in the online application).

Together with the documents, they will also receive a card - a cryptographic chip card intended only for natural persons - authorized persons or professionally qualified persons, which will be used to securely store your certificates for electronic signature creation, authentication and encryption, and which you will be able to use as part of the electronic submission of documentation after adding/uploading the mandate certificate (i.e. qualified electronic signature and stamp). The effectiveness/validity period of the card is currently set to a 5-year cycle and the duration of the mandate certificate will be on an annual basis.

Professionally qualified persons authorized to perform the activities of the SV and SD do not have mandatory membership in the Chamber, but they can take advantage of the benefits as voluntary members-FO SKSI, e.g. professional insurance, access to STN standards, participation in seminars and professional events, lifelong learning, sending a professional journal electronically, etc.

5.5 CERTIFICATES AND STAMPS ISSUED BY SKSI

A1 (marking on the certificate and stamp) – Comprehensive architectural and engineering services and related technical consulting –

(red stamp) – the following text appears on the back of the certificate:

According to Section 5 (2) of the Act of the National Council of the Slovak Republic No. 138/1992 Coll., on Authorized Architects and Authorized Architects, the holder of this certificate is

civil engineers, as amended, shall be entitled to:

- a) carrying out preparatory pre-project activities, in particular for the development of construction plans for public works, plans, architectural studies, land-use surveys and analyses, comprehensive forward-looking engineering documentation and variant studies,
- b) carrying out complex design activities, in particular for the development of architectural designs and documentation for the location of buildings and their alterations, including their interior and exterior, as well as the reconstruction and modernisation of buildings and the renovation of monuments,

- c) processing of the relevant part of spatial planning documents and spatial planning documentation,
- (d) the implementation of project management, in particular for project management and for the coordination of sub-projects developed by engineers, architects, landscape painters and other specialists, and to carry out professional authorial supervision over the implementation of the constructions according to the approved project documentation,
- e) representing the investor in the preparation and execution of constructions,
- f) preparation of documents for the assessment of the impact of the construction on the environment,
- g) performing construction supervision.

A2 (marking on the certificate and stamp) – Comprehensive architectural and engineering services and related technical consultancy –

(red stamp) – the following text appears on the back of the certificate:

According to Section 16 of the Act of the National Council of the Slovak Republic No. 138/1992 Coll., on Authorized Architects and Authorized Building Contractors, the holder of this certificate is

engineers, as amended, on the basis of education, entitled to:

performance of comprehensive services and related technical consultancy, with the exception of architectural services.

According to Section 5 (2) of the Act of the National Council of the Slovak Republic No. 138/1992 Coll., on Authorized Architects and Authorized Architects, the holder of this certificate is

civil engineers, as amended, shall be entitled to:

a) carrying out preparatory pre-project activities, in particular for the development of construction plans for public works, plans, studies, land-use surveys and analyses, comprehensive forward-looking engineering documentation and variant studies;

b) carrying out complex design activities, in particular for the preparation of designs and documentation for the location of buildings and their changes, including their interior and exterior equipment, as well as reconstructions and upgrades of buildings and restoration of architectural monuments

- c) processing of the relevant part of spatial planning documents and spatial planning documentation,
- (d) the implementation of project management, in particular for project management and for the coordination of sub-projects developed by engineers, architects, landscape painters and other specialists, and to carry out professional authorial supervision over the implementation of the constructions according to the approved project documentation,
- e) representing the investor in the preparation and implementation of constructions,
- f) preparation of documents for the assessment of the impact of the construction on the environment,
- g) performing construction supervision.

I1 (marking on the certificate and stamp) – Engineer for building structures – (blue stamp) – on the back

certificate, the following text is indicated:

According to Section 5 (3) of the Act of the National Council of the Slovak Republic No. 138/1992 Coll., on Authorised Architects and Authorised Architects, the holder of this certificate

civil engineers, as amended, are entitled to:

- a) to prepare project documentation for a building permit and to provide technical and economic advice regarding the construction of building structures.

Holder of this certificate pursuant to Section 5 (6) of the Act of the National Council of the Slovak Republic No. 138/1992 Coll. on Authorized Architects and Authorized Architects

civil engineers, as amended, hereinafter:

- a) prepares expert opinions and estimates,
- b) performs professional author's supervision over the implementation of constructions according to the project documentation verified by the building authority in the zoning procedure or in the construction procedure.

I2 (marking on the certificate and stamp) – Engineer for civil engineering structures – (blue stamp) – on the back

certificate, the following text is indicated:

According to Section 5 (3) of the Act of the National Council of the Slovak Republic No. 138/1992 Coll., on Authorised Architects and Authorised Architects, the holder of this certificate

civil engineers, as amended, are entitled to:

a) to prepare project documentation for a building permit and to provide technical and economic advice regarding the construction of civil engineering structures.

Holder of this certificate pursuant to Section 5 (6) of the Act of the National Council of the Slovak Republic No. 138/1992 Coll. on Authorized Architects and Authorized Architects

civil engineers, as amended, hereinafter:

a) prepares expert opinions and estimates,

b) performs professional author's supervision over the implementation of constructions according to the project documentation verified by the building authority in the zoning procedure or in the construction procedure.

I3 (marking on the certificate and stamp) – Structural Engineer – (green stamp) – on the back of the certificate is indicated

the following text:

According to Section 5 (4) of the Act of the National Council of the Slovak Republic No. 138/1992 Coll. on Authorised Architects and Authorised Architects, the holder of this certificate is

civil engineers, as amended, authorised to perform professional activities in construction reserved for a structural engineer in accordance with general regulations, in particular for:

a) preparation of project documentation of load-bearing structures of buildings,

b) verification of projects in terms of mechanical resistance and stability of buildings,

c) carrying out surveys, construction measurements and construction diagnostics, and

d) technical advice on the statics and dynamics of load-bearing structures of buildings.

Holder of this certificate pursuant to Section 5 (6) of the Act of the National Council of the Slovak Republic No. 138/1992 Coll. on Authorized Architects and Authorized Architects

civil engineers, as amended, hereinafter:

- a) prepares expert opinions and estimates,
- b) performs professional author's supervision over the implementation of constructions according to the project documentation verified by the building authority in the zoning procedure or in the construction procedure.

I4 (marking on the certificate and stamp) – Engineer for technical, technological and energy equipment of buildings – (blue stamp) – the following text is written on the back of the certificate:

According to Section 5 (5) of the Act of the National Council of the Slovak Republic No. 138/1992 Coll., on Authorised Architects and Authorised Architects, the holder of this certificate

civil engineers, as amended, shall be entitled to:

- a) preparation of project documentation concerning technical, technological and energy equipment of buildings,
- b) processing of the relevant part of the land-use planning documents and land-use planning documentation
- c) preparation of documents for the assessment of the impact of the construction on the environment, and
- (d) the provision of technical and economic advice on technical, technological and energy equipment buildings.

Holder of this certificate pursuant to Section 5 (6) of the Act of the National Council of the Slovak Republic No. 138/1992 Coll. on Authorized Architects and Authorized Architects

civil engineers, as amended, hereinafter:

- a) prepares expert opinions and estimates,
- b) performs professional author's supervision over the implementation of constructions according to the project documentation verified by the building authority in the zoning procedure or in the construction procedure.

6. STATE AND PUBLIC ADMINISTRATION

Working in public administration is often perceived as the "other side of the barricade" for a civil engineer. While in the private sector you design or build buildings, here you are in the position **of a guarantor of legality, quality and public interest**. In 2026, after the full implementation of the new construction reform in Slovakia, the field has become significantly digitized and professionalized, making it an attractive and stable career choice.

The following section lists the main pillars where you can apply your technical education in the service of the state or local government:

1. State administration: Office for Spatial Planning and Construction of the Slovak Republic

This is currently the "brain center" of the Slovak construction industry. The work here is not just about stamps, but about setting rules for the whole country.

- **Job description:** Creation of methodologies, administration of the new construction information system (Urbion), decision-making on strategic investments of the state and supervision of the building code.
- **Importance:** You are at the source of legislation and you have a real influence on how construction will be done in Slovakia in the coming decades.

2. Building authorities (self-government – towns and villages)

The most common form of application. As a building code officer, you are a key player in the process from zoning to final approval.

- **Job description:** Assessment of project documentation, management of construction proceedings, verification of compliance of buildings with the zoning plan and dealing with "black buildings".
- **Challenge:** It requires a combination of engineering thinking and excellent knowledge of the law (Code of Administrative Procedure, Building Act).

3. Infrastructure managers (NDS, ŽSR, SSC)

Work for state-owned joint-stock companies that manage billions in assets. This is engineering at its largest.

- **Job description:** Preparation and control of highway, bridge and railway projects. Performing **technical supervision of the investor (TDI)** over the largest constructions in the country.
- **Advantage:** Working with huge budgets and cutting-edge technologies that an ordinary private company cannot afford.

4. State Construction Supervision and Inspection

If you have an eye for detail and order, this is the way for you.

1. **Job description:** Inspection directly on construction sites. You check whether the contractor complies with technological procedures, work safety and whether the materials have the necessary certificates.
2. **Impact:** You are a "police officer" on a construction site who has the power to stop work if there is a danger or deterioration of the construction.

Table 7 Overview of benefits and challenges in public administration

Parameter	Public Administration (State/City)	Private sector (Firm)
Job security	Extremely high (Civil Service Act)	Dependent on orders and the market
Working hours	Fixed (mostly 7:30 - 15:30)	Often flexible, but with overtime
Salary conditions	Table salaries + personal allowances	Market, performance bonuses
Liability	Decision-making (administrative and legal)	Implementation (technical-economic)
Benefits	5 extra days of vacation,	Company car, turnover

	contributions to DDS	bonuses
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What to prepare for (The reality of the engineer-clerk)

- **Table salaries:** You have to take into account that your starting salary will be determined by the Public Interest Remuneration Act. However, seniority and degrees automatically increase your salary over time.
- **Official exams:** To work at the building office, you will need to obtain a **special qualification prerequisite** (exams at the ministry).
- **Resistance to pressure:** You will be in contact with investors, architects and angry neighbors. You have to remain objective and strictly stick to the letter of the law.

Working in public administration is ideal for engineers who are looking for **long-term stability, work-life balance** and want to have a real impact on the development of public space. It is an environment where you become an expert in the legislative process, which is a skill that is hugely valuable in the labor market even if you later decide to return to the private sphere.

State administration under construction is carried out by

- a) the Office for Spatial Planning and Construction of the Slovak Republic (hereinafter referred to as the "Office"),
- b) a regional office,
- c) the Building Authority,
- d) a special building authority and another building authority.

6.1 OFFICE IN THE FIELD OF CONSTRUCTION AND STATE CONSTRUCTION SUPERVISION

This chapter has been prepared according to the new Building Act¹¹ in Slovakia. Office in the field of construction and state construction supervision :

- a) develops concepts and directions of development in construction,

¹¹ Act No. 25/2025 Coll. Building Act and on Amendments to Certain Acts (Building Act)

- b) cooperates with the European Commission and professional chambers in the field of recognition of professional qualifications for the professions of architect and civil engineer,
- c) ensures cooperation with other states, international organizations and bodies of the European Union,
- d) develops a concept of safety and suitability of construction and a uniform technical policy by determining the construction and technical requirements for construction,
- e) manages the performance of state administration in construction by issuing directives and methodological instructions, providing expert interpretations and organizing professional training of professional employees of building authorities and regional offices,
- f) decides on ordinary and extraordinary appeals filed against decisions of the Regional Authority,
- g) coordinates the application of this Act by special building authorities,
- h) coordinates the procedures of bodies reviewing interests protected by special regulations in proceedings under this Act,
- i) determines which building authority is competent to carry out the acts instead of the building authority that has been inactive for at least 90 days; it designates only a municipality that belongs to the territorial district of the same regional office, is the seat of the joint municipal office and agrees with the designation as the competent building authority; this does not apply to the determination of the competence of the special building authority,
- j) determines which of the regional authorities shall carry out the proceedings on the construction project in the case of a construction or measure to be carried out in several regions,
- k) determines which of the regional offices exercises the competence of the building authority, if the municipality does not ensure the performance of the building office in the required staffing for at least one year and cannot designate the building authority according to letter i),

- l) decides in agreement with the relevant central state administration bodies on contradictions in proceedings, if the conflict has not been eliminated by agreement between the authorities concerned,
- m) determines the content and scope of professional training and the procedure for verifying and certifying a special qualification prerequisite for the performance of activities in the building authority and in the regional office,
- n) determines, in cooperation with professional chambers, the content of the written part of the authorisation examination necessary to obtain authorisation in the scope of reserved activities in construction, construction manager and construction supervision, except for the activities referred to in Section 34 (2) (d),
- (o) coordinate activities in the field of trans-European energy infrastructure under construction,
- p) supervises the certification of the management system of the contractor of reserved constructions by the general contractor,
- q) issues and revokes the certificate of professional employees pursuant to Section 17 (5) of the Building Act.
- r) handles complaints filed against the activities of the regional office,
- s) manages and supervises the performance of state administration at a regional office,
- t) ensures the activities of the administrator and operator of the information system and makes data from it available to the public through its public part, except for data and information that are classified information, sensitive information or trade secrets or could jeopardize the performance of the tasks of intelligence services.

6.2 REGIONAL OFFICE

This chapter has been prepared according to the new Building Act¹² in Slovakia.

¹² Act No. 25/2025 Coll. Building Act and on Amendments to Certain Acts (Building Act)

Regional Office according building act::

- a) it is an appellate body for decisions of the building authority,
- b) manages and controls the implementation of the delegated performance of state administration in construction by the building authorities,
- c) records data in the construction register,
- d) handles complaints against the Building Authority,
- e) ensures the performance of the competence of the Building Authority on the basis of the designation of the Office's headquarters, if the Building Authority does not exercise its competence,
- f) determines which building authority shall handle the notification or carry out the procedure and issue a decision in the case of constructions or measures to be carried out in the territorial district of two or more building offices,
- g) determine, at the proposal of the municipality, which other municipality will be the building authority in all proceedings under this Act in which this municipality will be the applicant, builder, owner of the building, future owner of the building under the contract on the future contract or applicant for permission for landscaping or works; the designation of another competent building authority shall be issued for a maximum period of 24 calendar months and shall apply to the conduct of the entire proceedings under this Act and the issuance of a decision in the case, if the proceedings have commenced within this period,
- h) may reserve the competence of the building authority for individual technically demanding or unusual constructions or for measures with more extensive environmental impacts in their vicinity.

6.3 BUILDING INSPECTORATE

This chapter has been prepared according to the new Building Act¹³ in Slovakia. Building inspectorate according building act:

- a) performs state construction supervision on construction sites,

¹³ Act No. 25/2025 Coll. Building Act and on Amendments to Certain Acts (Building Act)

b) it is an administrative authority competent to order construction works in the public interest and to carry them out, to deal with offences and to impose fines for other administrative offences.

The Regional Authority exercises the competence of the Building Authority if it concerns the execution of a construction that is

a) part of a rental housing project approved by the Agency for State-Supported Rental Housing,6)

(b) a significant investment; 7) this does not apply if the significant investment is a mining structure, a mining work or a construction related to mining activities or a geological work,

c) landscaping during the mining of a deposit of an unreserved mineral.

The building authority is the municipality. The competence of the Building Authority is a delegated exercise of state administration.

(2) Municipalities as building authorities may associate and create a joint municipal office for the purpose of providing professional documents for the performance of state administration in the field of construction. The territories of municipalities that have joined together to form a joint municipal office must belong to the territorial district of the same regional authority. If the municipalities create a joint municipal office, they shall determine which of the municipalities will be the seat of the joint municipal office and agree on the organisation of the activities of the joint municipal office and its staffing.

(3) The municipality which is the seat of the joint municipal office shall immediately notify the regional office of its establishment or change, as well as the list of municipalities that have formed the joint municipal office and its staffing. The Office shall publish a list of joint municipal offices and the municipalities that make them up on its website.

(4) A building authority that has been inactive in the proceedings shall be obliged to pay the designated building authority funds in the amount of the administrative fee for these proceedings.

6.4 BUILDING AUTHORITY

This chapter has been prepared according to the new Building Act¹⁴ in Slovakia.

Building authority according building act:

- a) issues decisions on the construction plan,
- b) handles notifications,
- c) verifies construction projects,
- d) issues occupancy certificates and verifies the documentation of the actual construction of the building,
- e) permits the temporary use of the building,
- f) permits the premature use of the building,
- g) provides cooperation to the Building Inspectorate in the performance of its tasks,
- h) records data in the construction register,
- i) cooperates with the municipal police and with municipalities in the construction district in monitoring construction activities and the construction and technical condition of buildings in the municipality,
- j) examines the suitability of the building for use,
- k) submits an initiative to the Building Inspectorate for the performance of state construction supervision.

The performance of the activities of the Building Authority is staffed by at least two employees who meet the special qualification requirement of a professional employee.

The head of the building office organizes the activities of the building office, professionally leads, manages and controls the employees of the building office. It is responsible for compliance with the basic rules of procedure in administrative proceedings as well as in other administrative procedures that are not of an administrative nature.

¹⁴ Act No. 25/2025 Coll. Building Act and on Amendments to Certain Acts (Building Act)

The status and performance of work of employees of the Building Authority are subject to the regulations on the performance of work in the public interest.

Special Building Authority and Other Building Authority

Special Construction Authority in the case of airport constructions and constructions for aviation ground facilities, road constructions, runway constructions, constructions in the runway perimeter and constructions in the runway protection zone that are used for the operation of the runway or for transport on the runway, in the case of water structures and constructions according to a special regulation,⁸⁾ geological works, mining works and mining structures below the surface, including structures on the surface directly serving their operation, constructions in open-pit quarries, sand pits, gravel pits, and when determining the type and dimensions of their protection zones and the method of their protection, the Building Authority is established according to a special regulation.

The competence of another building authority is exercised by

a) Ministry of Defence

1. for buildings in the territory of military districts,
2. for buildings for the defence of the state outside military districts and for buildings that are not intended for the defence of the state, but are administered by the Ministry of Defence or administered by legal entities established or established by the Ministry of Defence,

b) the Ministry of the Interior for Constructions for State Security,

c) the Ministry of Justice of the Slovak Republic for the construction of the Prison and Judicial Guard Corps of the Slovak Republic,

d) the Nuclear Regulatory Authority of the Slovak Republic (hereinafter referred to as the "Nuclear Regulatory Authority") for the construction of nuclear installations and constructions related to a nuclear installation on the premises of a nuclear installation.

Unless a special regulation stipulates otherwise, the special building authority and other building authority shall proceed in accordance with this Act.

Unless a special regulation stipulates otherwise, the special building authority and another building authority shall exercise the competence of the building inspectorate under this Act.

If doubts arise as to the competence of the Building Authority to proceed between the Building Authority and the Special Building Authority or the Building Authority and another Building Authority, the jurisdiction for the proceedings shall be determined by the Special Building Authority or another Building Authority.

6.5 SPECIAL QUALIFICATION REQUIREMENT OF PROFESSIONAL EMPLOYEE

A professional employee of a building authority and a professional employee of a regional office who performs state construction supervision must meet a special qualification prerequisite.

A special qualification prerequisite shall be understood as the qualification prerequisites of education and experience and the sum of theoretical knowledge and practical skills in the application of this Act and related legal regulations. The knowledge and skills of a professional employee of a building authority and a professional employee of a regional office are verified by an examination before an examination committee of the office.

The qualification prerequisite for education and experience is

a) for a professional employee of the Building Authority, a first-degree university degree in the field of law or a second-level university degree in the field of study of architecture and urban planning, civil engineering, geodesy and cartography, mechanical engineering, electrical engineering, wood engineering or second-level university education in another field of study and at least five years of experience in the performance of the Building Authority, or a complete secondary professional education focused on construction, geodesy and cartography, mechanical engineering or electrical engineering and at least three years of experience in the performance of a building authority,

b) for a building inspector who performs state construction supervision, second-level university education in the field of study of architecture and urban planning,

civil engineering, geodesy and cartography, mechanical engineering, electrical engineering, wood engineering or complete secondary professional education focused on civil engineering, geodesy and cartography, mechanical engineering or electrical engineering.

The employer is obliged to register the employee for training and for taking an exam. Before being enrolled in training, an employee must have at least six months of experience in a building authority or office.

Proof of obtaining a special qualification prerequisite is a certificate issued by the Office within five working days from the date of successful completion of the examination.

Employees referred to in paragraph 1 are obliged to deepen their qualifications through systematic professional training. The employer is obliged to allow employees to participate in vocational training.

The Office shall decide on extraordinary professional training of employees pursuant to paragraph 1 if there is a substantial change in the content of their activities, in particular after a significant change in legislation.

This chapter has been prepared according to the new Building Act¹⁵ in Slovakia.

¹⁵ Act No. 25/2025 Coll. Building Act and on Amendments to Certain Acts (Building Act)

7. FORENSIC EXPERT

The Slovak Chamber of Experts (SKZ)¹⁶ was established on 18 June 2003 as a civic association called the Slovak Association of Economic Experts (SAEZ) according to Act No. 83/1990 Coll. on Associations of Citizens. On 14.12.2007 at the General Assembly of SAEZ the Slovak Chamber of Experts was established from SAEZ. The purpose of its establishment is to support, protect and increase the professional level of experts and expert organizations in the performance of expert activities. The SKZ is an interest association of experts, expert organizations and experts whose activities contribute to the development of expert activity.

In 2026, the Slovak Chamber of Experts celebrated its 23rd anniversary.

Mission of the Slovak Chamber of Experts:

- Support, protection and improvement of the professional level of experts and expert organizations in the performance of expert activities
- Acceptance of the Chamber and its members in international structures and transfer of international knowledge in the field of valuation to the performance of expert activities
- Cooperation with state administration bodies in the creation of binding legal regulations in the field of expert activity

The activities of the SKZ are focused on the promotion and protection of common interests, as well as the coordination and regulation of the activities of its members. The Chamber helps to create optimal conditions for the performance of expert activities in the territory of the Slovak Republic. Its activities are aimed at its acceptance in international structures and the transfer of international knowledge in the field of evaluation to the performance of expert activities of its members. According to the statutes, the Chamber furthermore:

- takes care of the proper performance of the activities of its members, its high professional and ethical level, directs the activities of its members in accordance

¹⁶ Slovak Chamber of Civil Engineers, <https://www.sksi.sk/>

with the legal order of the Slovak Republic and international standards valid in this area,

- cooperates with state administration bodies in the creation of binding legal regulations in the field of expert activities, as well as in the control of their compliance,
- prepares and supervises compliance with the Code of Ethics for Experts and Expert Organisations;
- by collecting and disseminating knowledge from expert theory and practical performance of activities, it creates prerequisites for increasing the education and professional level of members or employees of SKZ members,
- in accordance with the applicable legal regulations, it carries out publishing and publishing activities aimed at educating, educating and informing experts;
- provides methodological, advisory and consulting services to its members.
- represents the interests of members and promotes their justified demands in negotiations with legislative and executive bodies of the state,
- ensures cooperation with other expert institutions,
- on request, provides legal assistance to its member in the event of proceedings aimed at reviewing the activities of an expert;
- provides basic information about the activities of its members,

The Chamber may associate with legal entities of the Slovak Republic and join international organizations. Currently, SKZ cooperates with the Czech Chamber of Property Appraisers and through it it awards TEGOVA certificates. In addition, SKZ is a member (currently as an observer) of the International Valuation Standards Committee (IVSC) in London. With the permission of the IVSC, it also translated the International Valuation Standards (IVS) and published it in December 2004.

Several reasons led the Preparatory Committee to establish the SKZ. It was mainly the absence of a functional organization that would represent the interests of economic experts in the field of Economics and Business and expert organizations in the field of Business Administration in relation to other entities,

coordinate their activities, ensure information and help increase the expertise and level of services provided.

Membership in the SKZ¹⁷ is established by registration in the membership list. The basis for the registration of a member in the membership list is a binding application (the application and other information about the Chamber are published on the www.saez.sk page in the member registration section). Upon adoption, the SKZ Statutes, the Code of Ethics, as well as other valid regulations of the Chamber become binding for the SKZ member.

Based on the expressed interest, it can be stated that not only forensic experts, but also audit and advisory organizations and natural persons (experts in the field) dealing with determining the value of assets and liabilities for the needs of practice are interested in membership in the Chamber.

What conditions do I have to meet in order to be registered in the list of experts in the field of Construction?

- integrity and legal capacity to the full extent,
- second-level university education in a field of study focused on the selected field of study (Civil Engineering),
- successful completion of special training on the manner of carrying out the activity ('professional minimum' – already included in 'specialised training');
- practice in the field that is the subject of the activity for at least seven years,
- passing an examination in the field or sector that is the subject of the application for registration ('professional examination');
- successful completion of 'specialised training' (for OHN and OHSP only) (basically preparation for a 'vocational examination');
- material equipment sufficient to carry out the activity in the field or sector.

¹⁷ Slovak Chamber of Civil Engineers, <https://www.sksi.sk/>

In construction, you can be an expert in the following areas:

37 01 00 Building construction

37 02 00 Transport constructions

37 03 00 Water structures

37 04 00 Mining Constructions

37 05 00 Linear structures

37 06 00 Building Physics

37 07 00 Statics of buildings

37 08 00 Design in construction

37 09 01 Property valuation

37 10 02 Estimation of the value of construction works

37 11 00 Building Materials

37 12 00 Building structures

37 13 00 Structural Defects

37 14 00 Geotechnika

8. FACILITY/BUILDING MANAGER

The traditional view of the profession of a civil engineer is often limited to the moment of creation of the building – to the design and implementation itself. However, the modern market and global trends show that **the care of existing buildings**, i.e. their operation, maintenance and rehabilitation, is one of the most stable and technically demanding areas of application. For a new engineer, it is no longer just a "side track", but a full-fledged career path that combines deep technical knowledge with managerial responsibility.

From construction to lifecycle management

Most of the building stock in developed countries has already been built. This means that the center of gravity of industry inevitably shifts from new construction to the maintenance and renovation of existing structures. In this sphere, a civil engineer works not only as a repairman, but as **a life cycle manager**. Its task is to understand how a building ages, how materials behave after thirty years, and how to extend the life of structures while maintaining safety and economic efficiency.

Engineering expertise in diagnostics and remediation

Building care requires a specific type of expertise – **construction diagnostics**. While the engineer proposes the ideal condition for a new building, he must be able to "read" the symptoms of failures during maintenance. He/she must be proficient in non-destructive testing methods, understand the statics of degrading materials and be able to design remediation measures that are often technically more complex than the original construction. This application is ideal for engineers who like analytical thinking and technical "detective stories".

Economic and environmental pillar (ESG and LCC)

From an investor's perspective, taking care of the building is key to capital protection. As we have already mentioned in the value chain analysis, up to **80% of the total cost of a building is incurred during its operation**. An engineer who can optimize these costs through planned maintenance and energy management becomes an indispensable partner for the owner.

In addition, in the era of **ESG (Environmental, Social, and Governance)** and European environmental standards, renovation and efficient management of buildings is perceived as a much greener way than demolition and new construction. A civil engineer in building management thus directly contributes to reducing the carbon footprint, which is now a priority for large corporations and state administration.

Technology as a bridge to the future

This area is undergoing radical digitization. **BIM experts for facility management (6D BIM)** and Digital Twins are used here. An engineer no longer manages a building with a folder of papers, but works with a digital model that is connected to real-time (IoT) sensors. This technological complexity makes building maintenance a modern field that requires continuous education and work with the latest software.

Career stability and growth

Unlike new construction, which is heavily dependent on economic cycles and interest rates, **the maintenance and management of buildings are crisis-proof**. Buildings require care, revisions and energy, regardless of the state of the economy. For a civil engineer, this means a high level of job security and the opportunity to grow into senior management positions, such as *Chief Technical Officer (CTO)* or *Head of Asset Management*.

Employment in the care of buildings offers the engineer a fascinating combination of fieldwork, technical analysis and strategic decision-making. It is a journey for those who want to see deeper beneath the surface of concrete and steel and want to ensure that our cities operate safely and sustainably for generations.

The field of building care (often collectively referred to as **Facility Management**) offers engineers a wide range of positions. It's not just a "maintenance man", but technically and managerially demanding roles where you decide on millions of assets.

The following chapters list specific job positions divided according to their focus:

8.1 TECHNICAL FACILITY MANAGER (TFM)

This is a key role for a civil engineer who wants to be at the center of the action. You are responsible for ensuring that the building functions at 100% from the technical point of view.

- **Job description:** Managing teams of technicians, planning preventive maintenance (PPM), dealing with emergency conditions and communicating with tenants.
- **Key role:** Ensure that the building's technological equipment (MEP) and load-bearing structures comply with standards and inspection reports.
- **For whom:** For those who like to interact with people and have a good grasp of building technology.

8.2 STRUCTURAL DIAGNOSTICS AND MAINTENANCE ENGINEER

A role for "technical detectives". You focus on the physical condition of structures.

- **Job description:** Performing professional inspections, non-destructive testing of materials, monitoring cracks and static failures.
- **Key task:** Identify failures before they become critical and design a remediation procedure.
- **For whom:** For analytical types who enjoy statics and materials engineering.

8.3 ASSET MANAGER

It is a strategic position that combines engineering with finance.

- **Job description:** Monitoring the value of the entire building portfolio (e.g. for a development fund). You decide whether the building is worth repairing, modernizing or selling.
- **Key task:** Optimizing the life cycle of the building so that it brings maximum profit to the owner.
- **For:** For engineers with an interest in economics, investment and strategic planning.

8.4 ENERGY MANAGER / ESG SPECIALIST

The fastest growing position today in response to the EU's climate goals.

- **Job description:** Monitoring of energy consumption, insulation proposals, installation of renewable sources and carbon footprint (ESG) reporting.
- **Key task:** Reduce the operating costs of the building and ensure its energy performance certificate (A0).
- **For whom:** For ecologically minded engineers who enjoy modern technologies and legislation.

8.5 BIM FM COORDINATOR (6D BIM)

A role for fans of digitization.

1. **Job description:** Managing the "digital twin" of the building. You enter data on revisions, material life and equipment manuals into the 3D model.
2. **Key task:** Connect the digital model to the sensors in the building (IoT) so that maintenance can be planned from the desk.
3. **For whom:** For engineers who are proficient in software (Revit, etc.) and want to set the direction in digitization.

8.6 OVERVIEW OF POSITIONS AND ENTITLEMENTS

Table 8 Overview of positions and entitlements

Position	Main Tool	Dominant ingredient	Practice (approximate)
Technical FM	CAFM systems	People management	1 - 3 years
Diagnostics	Ultrasound, gauges	Expertise	3-5 years
Asset Manager	Excel, LCC Analyses	Strategic business	5+ years
Energy Manager	Energy audits	Ecology / Data	2 - 4 years
BIM/FM Coordinator	Revit, Navisworks	IT / Technology	1 - 3 years

RECOMMENDED SOURCES

Act No. 25/2025 Coll. Building Act and on Amendments to Certain Acts (Building Act)

Act No. 200/2022 Coll. on Spatial Planning, as amended

Act No. 124/2006 Coll. on Health and Safety at Work and on Amendments to Certain Acts, as amended

Act No. 311/2001 Coll. - Labour Code, as amended

Act No. 40/1964 Coll. - Civil Code, as amended

Act No. 513/1991 Coll. - Commercial Code, as amended

Act No. 455/1991 Coll. - Trade Licensing Act (Trade Licensing Act), as amended

Act No. 595/2003 Coll. on Income Tax, as amended

Act No. 222/2004 Coll. Value Added Tax Act, as amended

Act No. 382/2004 Coll. on Experts, Interpreters and Translators and on Amendments to Certain Acts

Decree No. 60/2025 Coll. on the structure and operation of the spatial planning and construction information system, on the content of submissions and the content and scope of construction documentation.

Decree No. 59/2025 Coll. (on the classification of buildings): Defines a new classification of buildings according to the construction and technical design and purpose of use for the purposes of the unified record.

Decree No. 38/2025 Coll. Decree of the Office for Spatial Planning and Construction of the Slovak Republic, supplementing the Decree of the Ministry of the Environment of the Slovak Republic No. 453/2000 Coll., implementing certain provisions of the Building Act

Decree of the MSSR No. 490/2004 Coll., implementing Act No. 382/2004 Coll. on Experts, Interpreters and Translators and on Amendments to Certain Acts

Decree of the MSSR No. 491/2004 Coll. on Remuneration, Reimbursement of Expenses and Compensation for Loss of Time for Experts, Interpreters and Translators

Decree of the MSSR No. 500/2005 Coll., amending the Decree of the Ministry of Justice of the Slovak Republic No. 490/2004 Coll., implementing Act No. 382/2004 Coll. on Experts, Interpreters and Translators and on Amendments to Certain Acts

Decree of the Ministry of Justice of the Slovak Republic No. 400/2006 Coll., amending the Decree of the Ministry of Justice of the Slovak Republic No. 491/2004 Coll. on remuneration, reimbursement of expenses and compensation for loss of time for experts, interpreters and translators

Decree of the Ministry of Justice of the Slovak Republic No. 534/2008 Coll., amending the Decree of the Ministry of Justice of the Slovak Republic No. 490/2004 Coll., implementing Act No. 382/2004 Coll. on Experts, Interpreters and Translators and on Amendments to Certain Acts, as amended by Decree No. 500/2005 Coll.

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Decree of the MSSR No. 492/2004 Coll. on the Determination of the General Value of Property

Decree of the Ministry of Justice of the Slovak Republic No. 626/2007 Coll., amending the Decree of the Ministry of Justice of the Slovak Republic No. 492/2004 Coll. on the determination of the general value of property

Decree of the Ministry of Justice of the Slovak Republic No. 605/2008 Coll., amending the Decree of the Ministry of Justice of the Slovak Republic No. 492/2004 Coll. on the determination of the general value of property, as amended by Decree No. 626/2007 Coll.

Decree of the MSSR No. 33/2009 Coll., amending Decree No. 490/2004 Coll., implementing Act No. 382/2004 Coll. on Experts, Interpreters and Translators and on Amendments to Certain Acts, as amended (reason: acceleration of motorway construction).

Decree of the Ministry of Foreign Affairs of the Slovak Republic No. 34/2009 Coll., amending Decree No. 491/2004 Coll. on remuneration, reimbursement of expenses and compensation for loss of time for experts, interpreters and translators, as amended (reason: removal of the disproportion of share remuneration).

Decree of the Ministry of Foreign Affairs of the Slovak Republic No. 524/2009 Coll. amending the Decree of the Ministry of Justice of the Slovak Republic No. 491/2004 Coll. on remuneration, reimbursement of expenses and compensation for loss of time for experts, interpreters and translators, as amended (regulation of expert fees for VAT payers)

Decree of the MSSR No. 254/2010 Coll. amending the Decree of the Ministry of Justice of the Slovak Republic No. 492/2004 Coll. on the determination of the general value of property, as amended.

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CONCLUSION

Slovakia currently offers a wide range of opportunities for civil engineers – from state offices to private development. However, the difficulty of this environment does not forgive unpreparedness. An engineer who knows legislative frameworks, understands the differences between forms of business and can adapt to digital transformation is no longer just a "cost item" in the construction budget. It becomes a strategic partner of the investor, whose ability to make a living is not limited by the job offer, but by his own decision which of the paths to choose.

Deciding on the form of your employment in the construction industry is not just an administrative step, it is a **"foundation slab"** on which your entire professional life will stand. In this industry, the wrong decision has far more serious consequences than in many other industries, for several critical reasons: Construction is a field where errors are not only manifested in Excel, but in statics, safety and health of people. If you decide to **become a trade or a liberal profession**, you are liable for every decision you make (calculation, supervision) with all your private property. If you sign **an unfavorable employment contract** at work, you may unknowingly take responsibility for the mistakes of others without adequate insurance. So, making the right decision about the form of business or the type of contract is your primary security element.

The construction market is cyclical – experiencing periods of rapid growth (boom) and deep downturn. **An employee** has salary security even when the company does not have contracts, but his income is limited by the wage policy. **An entrepreneur** can earn many times more in times of boom, but in times of crisis, he bears the fixed costs of software and technology himself. Understanding what stage of life you're in (whether you need a mortgage and stability, or have venture capital) determines whether the engineering profession fulfills you financially or exhausts you.

In the construction industry, time is the number one enemy (deadlines for approvals, concreting, handover of projects). As **an entrepreneur**, you can gain freedom, but often at the cost of being at work 24/7, because you deal not only with technology, but also with business and taxes. As **an employee**, you have clearly defined working hours, but you may lose control over what projects you work on. The right decision about the form of work is a decision about your lifestyle.

The path to the authorization certificate (SKSI stamp) takes years. If at the beginning of your career you decide on a company or form of work that does not allow you to collect **relevant experience under the guidance of an authorized person**, you may lose 3-5 years of time that you will lack in career advancement. Making the right decision at the beginning will shorten your path to expert status.

The world is changing to **BIM, digital twins and ESG reporting**. If you opt for an employer or a form of business that ignores these trends, your value in the market will decrease. Making the right choice means choosing a path that pushes you to grow and keeps you in touch with the technologies of the future.

The choice of specialization in **the care of buildings in the use phase** is a strategic decision that provides the engineer with unique stability and a long-term perspective independent of the fluctuations of the investment market. While new construction is often the first area to be hit by an economic recession, the existing building stock requires constant maintenance, diagnostics and energy optimization, regardless of the business cycle. An engineer who chooses this path becomes an expert in **life cycle management (LCC)**, where he can save owners up to 80% of the total cost of the building thanks to the implementation of technologies such as digital twins or predictive maintenance. This decision not only brings professional security, but also puts the engineer in the role of a key guarantor of sustainability and safety, which is one of the most valuable positions on the market in the context of today's environmental standards.

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