



Republic of the Philippines  
 DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS  
**OFFICE OF THE SECRETARY**  
 Bonifacio Drive, Port Area, Manila

097. B. DPWH  
 04-17-2018

13 APR 2018

**NBCDO MEMORANDUM** )  
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**CIRCULAR NO.** 01 )  
**Series of 2018** 04.17.18 )

**SUBJECT : STRICT COMPLIANCE ON SETBACK REQUIREMENTS UNDER RULE VIII, REVISED IRR OF PD 1096**

**TO : ALL BUILDING OFFICIALS  
 CITY/MUNICIPAL ENGINEERS  
 DPWH DISTRICT ENGINEERS**

It has been observed that setback requirements, particularly front setbacks, of buildings constructed along national and local roads are not properly observed nor complied with pursuant to the provisions of Rule VIII, Revised Implementing Rules and Regulations (IRR) of the National Building Code of the Philippines (PD 1096).

In this regard, all concerned Building Officials are hereby directed to conduct ocular inspections of all non-compliant buildings/structures in their respective areas of jurisdiction, and notify directly the concerned building owners, copy furnished the undersigned, through the National Building Code Development Office (NBCDO), to comply with the provisions of Rule VIII, Revised IRR of PD 1096, and for them to correct/remove such violation/s pursuant to Section 211, Item 1 (b), of said Rule which states that **"In addition to the imposed penalty, the owner shall correct/remove his violations of the provisions of the Code"**.

Likewise, all DPWH District Engineers are directed to conduct the same undertaking along national roads in your respective areas of jurisdiction, and submit to the undersigned, through the NBCDO, your inventory of such non-compliant buildings/structures using the attached form (see Annex "A").

Appropriate sanctions will be taken against those who fail to comply with this directive.

For strict and immediate compliance.

  
**MARK A. VILLAR**  
 Secretary

Encl: as stated/attached

23.1.3 MCDC/JAA/JVD

Department of Public Works and Highways  
 Office of the Secretary



**SITUATIONAL REPORT**  
**ON BUILDINGS/STRUCTURES THAT ARE IN VIOLATION OF SETBACK REQUIREMENTS**  
**UNDER RULE VIII, REVISED IRR OF PD 1096**

**ANNEX "A"**

NAME (IF ANY) / DESCRIPTION (NO. OF STOREY/FLOOR) / USE OR CHARACTER OF OCCUPANCY OF BUILDING / STRUCTURE	LOCATION (Complete Address)	NAME OF BUILDING OWNER	BUILDING PERMIT NO. (IF ANY)	CERT. OF OCCUPANCY (IF ANY)	TOTAL RROW WIDTH ADJOINING THE FRONT PROPERTY LINE (m)	ACTUAL BUILDING/STRUCTURE SETBACK MEASUREMENTS				REMARKS
						AT FRONT	AT RIGHT SIDE	AT LEFT SIDE	AT REAR	
<p><b>SAMPLE ENTRY:</b>  <b>Two (2) Storey Commercial (ABC TRADING) Building</b></p> <p>USE OR CHARACTER OF OCCUPANCY:            (CHECK APPROPRIATE BOX)</p> <p><input type="checkbox"/> RESIDENTIAL, DWELLING</p> <p><input type="checkbox"/> RESIDENTIAL HOTEL, APARTMENT</p> <p><input type="checkbox"/> EDUCATIONAL</p> <p><input checked="" type="checkbox"/> COMMERCIAL (BUSINESS / MERCANTILE)</p> <p><input type="checkbox"/> INSTITUTIONAL</p> <p><input type="checkbox"/> INDUSTRIAL</p> <p><input type="checkbox"/> RECREATIONAL, ASSEMBLY OCCUPANT LOAD LESS THAN 1,000</p> <p><input type="checkbox"/> RECREATIONAL, ASSEMBLY OCCUPANT LOAD MORE THAN 1,000</p>	<b>123 ABC Street, Davao City</b>	<b>Mr. SHO LI</b>	<b>2016-12-34</b>	<b>2018-98-76</b>	<b>30.00</b>	<b>2.45</b>	<b>2.00</b>	<b>0.00</b>	<b>2.00</b>	<b>NON-COMPLIANT WITH THE REQUIRED FRONT SETBACK</b>

PREPARED BY:

SUBMITTED BY:

\_\_\_\_\_  
 DESIGNATION OF CONCERNED PERSONNEL  
 (SIGNATURE OVER PRINTED NAME)

\_\_\_\_\_  
 DISTRICT ENGINEER  
 (SIGNATURE OVER PRINTED NAME)

Date: \_\_\_\_\_