



AUG 20 2024

NBCDO MEMORANDUM)

CIRCULAR NO. 02)

Series of 2024)
AUG 21 2024

SUBJECT: Clarification on Table VII.2 of Section 707 "Maximum Height of Buildings" of the National Building Code of the Philippines (P.D. 1096) and its Revised Implementing Rules and Regulations (RIRR)

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

This pertains to Table VII.2 Building Height Limit (BHL) by Type of Use or Occupancy of Section 707 "Maximum Height of Buildings" of the existing 2005 Revised Implementing Rules and Regulations (RIRR) of P.D. 1096, otherwise known as the National Building Code of the Philippines (NBCP), particularly concerning the entries of Commercial (C-2) and Planned Unit Development (PUD) at reclamation area structures, which have been determined to contain typographical errors in providing the values for Building Height Limit (BHL).

In the said table, C-2 structures contain six (6) allowable storeys/floors above established grade, equivalent to eighteen (18) meters above highest grade, while structures classified as PUD at a reclamation area contain three (3) to thirty (30) allowable storeys/floors above established grade, equivalent to ten (10) to thirty (30) meters above highest grade.

For comparison under the manuscript 2005 RIRR version, the C-2 structures contain six (6) to fifteen (15) allowable storeys/floors above established grade, equivalent to eighteen (18) to forty-five (45) meters above highest grade, while in PUD at a reclamation area structures contain three (3) to thirty (30) allowable storeys/floors above established grade, equivalent to nine (9) to ninety (90) meters above highest grade.

These errors were found after comparison of the said materials, as follows:

1. The values stated for C-2 structures under the existing 2005 RIRR version do not provide for a range of allowable storeys/floors above established grade compared to the other types of structures for commercial use/occupancy, thus leaving a gap and in effect proscribing the erection of 7-15 storeys/floor structures, equivalent to 19.00-45.00 meters above highest grade for the said category.
2. The range of 3-30 storeys, equivalent to 10.00-30.00 meters above highest grade for Planned Unit Development (PUD) at a reclamation area is considered to be *absurd and illogical* since the floor to ceiling height may be interpreted as a height of only one (1) meter per storey. The stated values in the said structures also violate the prescribed floor to ceiling height in accordance with Section 805 of this Code which are the following:

Rooms		Ceiling Heights (in meters)
Habitable rooms with artificial ventilation	One (1)-storey	2.40
	More than One (1)-storey	2.70
	Succeeding Floors	2.10
Habitable rooms with natural ventilation		2.70
Mezzanine Floors		1.80

Hence, all future editions of Table VII.2 of the RIRR of the NBCP will be updated to reflect that **C-2 structures shall have 6-15 allowable storeys/floors above established grade or 18.00-45.00 meters above highest grade** and that **PUD at reclamation area structures shall have 3-30 allowable storeys/floors above established grade or 9.00-90.00 meters above highest grade**, to wit:

Character of Use or Occupancy	Type of Building/ Structure	Building Height Limit (BHL)	
		Number of allowable storeys/floors above established grade	Meters above highest grade (m)
1. Commercial	Commercial 2 (C-2)	6-15	18.00-45.00
2. Planned Unit Development (PUD)	PUD at a reclamation area	3-30	9.00-90.00

This circular shall take effect fifteen (15) days after its publication once a week for three (3) consecutive weeks in a newspaper of general circulation and filing of three (3) certified true copies with the Office of the National Administrative Register, University of the Philippines Law Center in accordance with Section 3, Chapter 2, Book VII of Executive Order No. 292, in relation to Section 2103 of the NBCP. This shall also be accessible in the DPWH website for information of all concerned and modify the relevant entries in Table VII.2 of the RIRR 2005 edition of P.D. 1096. All subsequent versions of the RIRR should reflect this change.

For information, guidance and reference.

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Secretary

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1.1.3 rcmr/mjca/TLL/JASB