

IMPLEMENTING RULES AND REGULATIONS OF THE NATIONAL BUILDING CODE OF THE PHILIPPINES (PD 1096)

OFFICIAL TEXT

2005 REVISED EDITION

INCLUDES

- **NBCDO MEMORANDUM CIRCULAR NO. 1, s. 2004**
- **SCHEDULE OF FEES & OTHER CHARGES**
- **NBCDO MEMORANDUM CIRCULAR NO. 2004-2**
- **NBC FORMS**
- **LEGAL OPINIONS**
- **P.D. 1096 (National Building Code)**
- **R.A. 544 (Civil Engineering Law)**
- **R.A. 9266 (New Architecture Act of 2004)**

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FOREWORD

Presidential Decree 1096, popularly known as the National Building Code of the Philippines, which was issued on February 19, 1977 has achieved the purpose of enforcing uniform standards and requirements on building design, construction, use, occupancy and maintenance in line with the policy of the state to safeguard life, health, property and public welfare.

The original rules and regulations of the Code were issued on various dates in 1977-1979 through Memorandum Orders by the defunct Ministry of Public Works, Transportation and Communications. These rules and regulations were then compiled by the then Ministry of Public Works, now the Department of Public Works and Highways. This compilation was subsequently approved as the "Implementing Rules and Regulations" (IRR) of the Code.

The need to update and amplify various provisions of the existing IRR has become imperative to be realistic and relevant in the present times as demanded by technological changes in building design and construction, rapid urbanization, development of mega cities characterized by high-rise buildings/structures and the relevant requirements of related laws and other government agencies.

This revised IRR includes additional provisions so that each of the Chapters of PD 1096 now has its corresponding rules and regulations. For the purpose of clarity, continuity and homogeneity, the rules and regulations are rearranged following the same sequence and numbering as those of the Chapters and Sections of the Code. Included also in this publication are Permit Forms relevant in the implementation and enforcement of PD 1096.

The realization of this revised IRR is made possible through the efforts of the National Building Code Review Committee and its Board of Consultants and the National Building Code Development Office of the Department of Public Works and Highways.

It is hoped that this publication will contribute to a uniform and clearer interpretation and understanding of the Code for its effective enforcement.

ACKNOWLEDGEMENT

Our profound gratitude to all the representatives of the accredited technical professional organizations and other agencies of the government who shared their expertise, materials, time and effort in realization of the revised Implementing Rules and Regulations of PD 1096 otherwise known as the National Building Code of the Philippines. Likewise, our sincere appreciation to all those responsible for drafting this revised IRR, we commend our esteem and deference in recognition of their contribution, particularly to the following:

NATIONAL BUILDING CODE REVIEW COMMITTEE (NBCRC)

RAUL C. ASIS
Assistant Secretary
Chairman

ANTONIO V. MOLANO, JR.
Director IV, Bureau of Research
and Standards

NESTOR V. AGUSTIN
Director IV, PMO-Special Buildings

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Dr. Arthur Saldivar-Sali
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Arch. Fernando L. Santos
Arch. Michael V. Tomeldan
Engr. Pablo M. Magpily, Jr.

Technical Staff and Secretariat:

Asst. Director Judy F. Sese, Archt. Mariano C. del Castillo, Engr. Teodoro S. Landicho, Archt. Alpha F. Azarcon, Archt. Ellison M. de Guzman, Marilyn A. Oba, , Miriam O. Santos, Yolanda L. Gallardo, Emelita Jorge, Gregoria R. Flores, Ma. Dioscora L. Salomon, Evangeline P. Cruz, Milagros B. Perez, and Maria L. Bernardo.
Republic of the Philippines



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

Jul 06 2005

SPECIAL ORDER

NO. **43**
Series of 2005
X-X-X-X-X-X-X-X-X-X-X

**SUBJECT: COMPOSITION OF THE
NATIONAL BUILDING CODE
DEVELOPMENT OFFICE
(NBCDO)**

Pursuant to Department Order No. 82 series of 2000 reactivating and reconstituting the Building Research and Development Staff and renaming it as the National Building Code Development Office (NBCDO) the following personnel shall compose the NBCDO as per attached approved organizational chart.

EMMANUEL P. CUNTAPAY - Acting Executive Director, NBCDO
In Concurrent capacity and
Chief, Architectural Division,
Bureau of Design

DANTE B. POTANTE - Acting Deputy Executive Director
Project Manager
OIC, Director III, Bureau of Design

TECHNICAL STAFF:

- | | | |
|----------------------------|---|-------------------------------|
| 1. Wilfredo S. Lopez | - | Bureau of Design |
| 2. Mariano C. Del Castillo | - | Bureau of Design |
| 3. Jaime A. Avellaneda | - | Bureau of Design |
| 4. Jaime S. Pedro | - | Bureau of Design |
| 5. Eriberto Sioson | - | Bureau of Design |
| 6. Josephine P. Isturis | - | Bureau of Design |
| 7. Valeriano L. Esquibal | - | Bureau of Design |
| 8. Jacinto B. Sebastian | - | Bureau of Design |
| 9. Rodolfo Somera | - | Bureau of Construction |
| 10. Ferdinand Briones | - | Bureau of Design |
| 11. Ellison M. De Guzman | - | Bureau of Design |
| 12. Lucia B. Vargas | - | National Capital Region |
| 13. Mario E. Palileo | - | Bureau of Research & Standard |
| 14. Emmanuel R. Martinez | - | Legal Service |
| 15. Vincent A. Beran | - | Bureau of Design |
| 16. Joyce P. Banatao | - | Bureau of Design |

ADMINISTRATIVE STAFF:

- | | |
|---------------------------|-----------------------|
| 1. Marilyn A. Oba | 4. Marlon B. Turingan |
| 2. Gregoria R. Flores | 5. Donna Leuterio |
| 3. Frances Xyra R. Flores | |

The assignment of the members of the technical and administrative staff shall be on full-time basis. However, they will continue to draw their salaries/wages from their mother unit

This Order shall take effect immediately

HERMOGENES E. ERDANE, JR.
Acting Secretary

NBCDO/EPC/ylg
Special Order – Composition of NBCDO



WIN5R00012



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
NATIONAL BUILDING CODE DEVELOPMENT OFFICE
Bonifacio Drive, Port Area, Manila

NBCDO MEMORANDUM)

CIRCULAR NO. 01)
Series of 2005

For the guidance and compliance of all concerned in the proper implementation of the revised Implementing Rules and Regulations (IRR) of the National Building Code of the Philippines otherwise known as P.D. 1096, the following orders are issued:

1. The National Building Code Development Office (NBCDO) created thru Special Order No. 43series of 2005 shall serve as the technical staff of the Secretary in the administration and enforcement of the provisions of P.D. 1096 and its IRR.
2. Decision/Resolution of appeals shall be approved and signed by the DPWH Secretary, however, as regards the reply to technical opinions, queries and exemptions these will be delegated and resolved by the Executive Director of the NBCDO.
3. All incumbent Building Officials (BO) appointed thru Office Orders by the Local Chief Executive may continue to exist and perform until the DPWH deputize and appoint a Building Official selected from three (3) nominees endorsed by their respective professional organizations and in coordination with the Local Executives. Offices of the BO shall be organized in accordance with the Figure II.1 of Rule II, IRR of P.D. 1096.
4. Prior to the processing of building and ancillary permits, authenticated machine copies of the valid and recent Professional Identification Card issued by the Professional Regulation Commission, Integrated and Accredited Professional Organization of Architects and other Accredited Professional Organizations Certificates, Professional Tax Receipt, Community Tax Certificate, Tax Identification Number, shall be submitted to the BO as guide in verifying the certainty that the signatories are registered Filipino professionals.
5. Permits and Certificates of buildings and related structures for public use to include multiple dwelling units whether government or privately owned shall only be issued when provided and installed with a) accessible ramps, b) accessible stairs, c) accessible lift/elevator, d) accessible entrances, corridors and walkways, e) accessible functional areas/comfort rooms, f) accessible switches and controls, g) access symbols and directional signs with Braille version, h) reserved parking for disabled persons, in pursuant to B.P. 344 (Accessibility Law) and Section 302, Subsection 4.a.viii, Rule III of the Revised IRR of P.D. 1096.
6. Pursuant to Rule II, Section 203, Subsection 5 of Revised IRR P.D. 1096 R the herein New Schedule of Fees and Other Charges shall be enforced uniformly nationwide. The Order of Payment issued by the Building Official shall show the breakdown of the total collection indicating the share of the local government concerned amounting to 80% and the 20% share of the national government.
7. Submittal of a quarterly situational report to the Secretary, thru the NBCDO on the status of all existing, on-going and proposed public as well as private building/structure activities is enjoined pursuant to Section 207, Subsection 6 of Rule II of Revised IRR adopting the attached matrix.

This Order shall take effect immediately.

HERMOGENES E. ERDANE, JR.
Acting Secretary

5.2a EPC/grf
NBCDO MEMO



WIN5R00015

Pursuant to the authority vested in the Secretary of the Department of Public Works and Highways (DPWH) under Chapter 2 of the National Building Code of the Philippines (PD 1096), the following Rules and Regulations are hereby promulgated and issued:

RULE I – GENERAL PROVISIONS

SECTION 101. Title

These Rules shall be known and cited as the “***Revised Implementing Rules and Regulations of the National Building Code of the Philippines (P.D. 1096)***” and shall be referred to as the “**IRR**”.

SECTION 102. Declaration of Policy

It is hereby declared to be the policy of the State to safeguard life, health, property, and public welfare, consistent with the principles of sound environmental management and control; and to this end, make it the purpose of the Code to provide for all buildings and structures, a framework of minimum standards and requirements to regulate and control their location, site, design, quality of materials, construction, use, occupancy, and maintenance.

SECTION 103. Scope and Application

1. The scope of this IRR shall cover the following disciplines: architectural, civil/structural, electrical, mechanical, sanitary, plumbing, and electronics. This shall also apply to the design, location, siting, construction, alteration, repair, conversion, use, occupancy, maintenance, moving, demolition of, and addition to public and private buildings and structures, except traditional indigenous family dwellings, and those covered by **Batas Pambansa Bilang 220** otherwise known as the “**Economic and Socialized Housing Projects**”.
2. Existing buildings or structures without appropriate building permits/certificates of occupancy may be legalized and issued the necessary permits and certificates, provided, they are made to conform to these rules and regulations. However, they shall be subject to the imposition of penalties, surcharges, fines and other appropriate measures.
3. The applicable and consistent provisions of the allied professional codes and other government agency codes as approved by the DPWH Secretary shall serve as the referral codes of PD 1096 and this IRR.

SECTION 104. General Building Requirements

1. All buildings or structures as well as accessory facilities thereto shall conform in all respects to the principles of safe construction and must be suited to the purpose for which they are designed.
2. Buildings or structures intended to be used for the manufacture and/or production of any kind of article or product shall observe adequate environmental safeguards.
3. Buildings or structures and all parts thereof as well as all facilities found therein shall be maintained in safe, sanitary and good working condition.

SECTION 105. Site Requirements

The land or site upon which will be constructed any building or structure, or any ancillary or auxiliary facility thereto, shall be sanitary, hygienic or safe. In case of sites or buildings intended for use as human habitation or abode, the same shall be at a safe distance, as determined by competent authorities, from streams or bodies of water and/or sources of air considered to be polluted; from a volcano or volcanic site and/or any other building considered to be a potential source of fire or explosion.

SECTION 106. Definitions

1. For purposes of this IRR, the following definitions shall apply:

ADDITION – Any new construction which increases the height and/or floor area of existing buildings/structures.

AGENCY OF THE GOVERNMENT – Refers to any of the various units of the government including a department, bureau, office, instrumentality, or government owned or controlled corporation.

ALTERATION – Works in buildings/structures involving changes in the materials used, partitioning, location/size of openings, structural parts, existing utilities and equipment but does not increase the building height and/or floor area.

APPLICATION FORMS – A preformatted prescribed application form duly accomplished and notarized by the respective design professional with validation matrices related to other building rules and regulations.

APPLICANT/PERMITTEE – Any person, firm, partnership, corporation, head of government or private institution, organization of any character applying for the issuance of permits and certificates.

BUILDING OFFICIAL – the Executive Officer of the OBO appointed by the Secretary.

BUILDING PERMIT – A document issued by the Building Official (BO) to an owner/applicant to proceed with the construction, installation, addition, alteration, renovation, conversion, repair, moving, demolition or other work activity of a specific project/building/structure or portions thereof after the accompanying principal plans, specifications and other pertinent documents with the duly notarized application are found satisfactory and substantially conforming with the National Building Code of the Philippines (the Code) and its Implementing Rules and Regulations (IRR).

CODE – PD 1096, otherwise known as the National Building Code of the Philippines.

CONSTRUCTION – All on-site work done in the site preparation, excavation, foundation, assembly of all the components and installation of utilities, machineries and equipment of buildings/structures.

CONVERSION – A change in the use or occupancy of buildings/structures or any portion/s thereof, which has different requirements.

DEMOLITION – The systematic dismantling or destruction of a building/structure, in whole or in part.

DEPARTMENT – The Department of Public Works and Highways (DPWH).

EXECUTIVE DIRECTOR – The Executive Officer or Head of the NBCDO.

MOVING – The transfer of buildings/structures or portion/s thereof from original location or position to another, either within the same lot or to a different one.

OFFICE OF THE BUILDING OFFICIAL (OBO) – The Office authorized to enforce the provisions of the Code and its IRR in the field as well as the enforcement of orders and decisions made pursuant thereto.

REFERRAL CODES – The applicable provisions of the various agency and technical professional codes that are supplementary to the Code.

RENOVATION – Any physical change made on buildings/structures to increase the value, quality, and/or to improve the aesthetic.

REPAIR – Remedial work done on any damaged or deteriorated portion/s of building/structure to restore to its original condition.

SECRETARY – Head or Chief Executive Officer of DPWH.

STAFF – The personnel of the National Building Code Development Office (NBCDO).

2. As used in this IRR, other words, terms and phrases enumerated in the Glossary hereof shall have the meaning or definition correspondingly provided therein.

RULE II – ADMINISTRATION AND ENFORCEMENT

SECTION 201. Responsibility for Administration and Enforcement

The administration and enforcement of the provisions of the Code and this IRR, including the imposition of penalties for administrative violations thereof, is hereby vested in the Secretary.

SECTION 202. Technical Staff

The National Building Code Development Office (NBCDO) created through DPWH Department Order, shall serve as the technical staff of the Secretary. The functions thereof are as follows:

1. Assist the Secretary in the administration and enforcement of the provisions of the Code and its IRR.
2. Review, evaluate and take final action on various technical and legal problems forwarded to the Office of the Secretary.
3. Conduct seminar/workshops on the Code, its IRR, and Batas Pambansa Blg. 344 (Accessibility Law).
4. Undertake such other duties and tasks as may be assigned by the Secretary from time to time.

SECTION 203. General Powers and Functions of the Secretary

1. Formulate policies, plans, standards and guidelines on building design, construction, use, occupancy and maintenance, in accordance with the Code.
2. Issue and promulgate additional rules and regulations in the form of Memorandum Circulars to implement the provisions of the Code and ensure compliance with policies, plans, standards and guidelines and issue office guidelines or Memorandum Circulars to guide the actions of the Building Official in the performance of his duties and responsibilities.
3. Exercise appellate jurisdiction over the decisions and orders of the Building Official. The order or decision of the Secretary shall be final and executory subject only to review by the Office of the President of the Republic.
4. Evaluate, review, approve and/or take final action on changes and/or amendments to existing Referral Codes as well as on the incorporation of other referral codes, which are not yet expressly made supplementary to the Code and its IRR.
5. Prescribe and impose the amount of fees and other charges as may be deemed necessary that the Building Official shall collect in connection with the performance of regulatory functions.
6. Appoint a Building Official, separate and distinct from the Office of the City/Municipal Engineers in all Cities and Municipalities.

SECTION 204. Professional and Technical Assistance

The Secretary may secure professional, technical, scientific and other services including testing laboratories and facilities from other agencies of the National Government when deemed necessary. He may also engage and compensate within available appropriations, such number of consultants, experts and advisers on full or part-time basis, as may be necessary, coming from the government or private business, entities or associations to carry out the provisions of the Code and this IRR.

SECTION 205. Building Officials

Except as otherwise provided herein, the Building Official shall be responsible for carrying out the provisions of the Code in the field as well as the enforcement of orders and decisions made pursuant thereto.

All Building Officials appointed or designated other than by the Secretary, shall continue to act as the Building Official until such time that the Secretary appoints the Building Official. Offices of the Building Officials already established, separate and distinct from the office of the City/Municipal Engineers in cities and municipalities may continue to exist until such time that a regular office is created. (Fig. II.1.)

SECTION 206. Qualifications of Building Officials

No person shall be appointed as Building Official unless he possesses the following qualifications:

1. A Filipino citizen and of good moral character.
2. A duly registered architect or civil engineer.
3. A member of good standing of a duly accredited organization of his profession for not less than five (5) years endorsed or recommended by the accredited professional organization.
4. Has at least five (5) years of diversified and professional experience in building design and construction.
5. Has attended and successfully completed a seminar workshop on PD 1096 and its IRR conducted by the DPWH.

SECTION 207. Duties of the Building Official

The Building Official shall have the following duties:

1. Be primarily responsible for the enforcement of the provisions of the Code and its IRR, as well as circulars, memoranda, opinions and decisions/orders issued pursuant thereto. His actions shall always be guided by appropriate orders/directives from the Secretary.
2. Have overall administrative control and/or supervision over all works pertinent to buildings/structures in his area of responsibility and shall be charged with the processing of all permit applications and certificates as well as the issuance of the same.
3. Ensure that all changes, modifications, and alterations in the design plans during the construction phase shall not start until the modified design plan has been evaluated and the necessary amendatory permit issued.
4. Undertake annual inspections of all buildings/structures and keep an up-to-date record of their status.

OFFICE OF THE BUILDING OFFICIAL ORGANIZATION

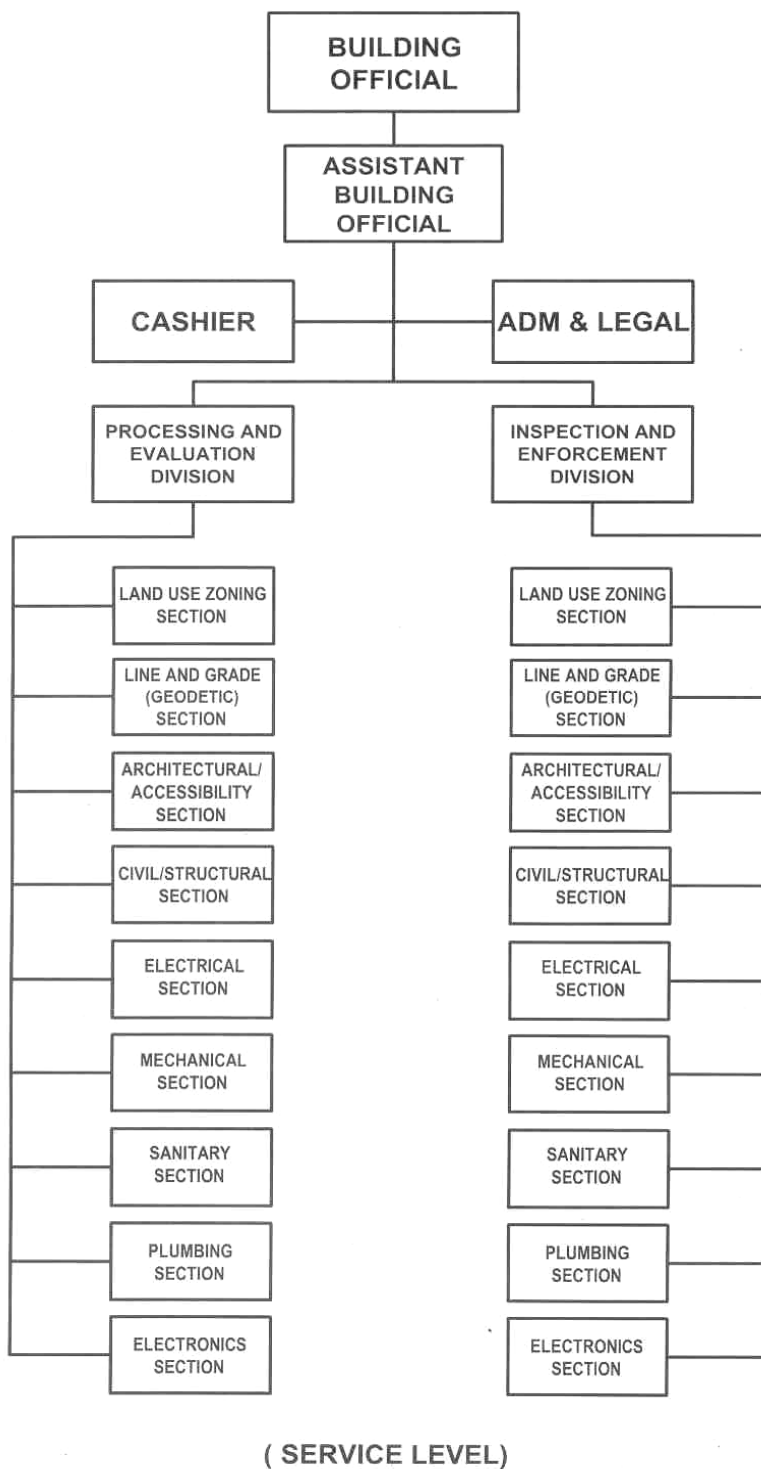


Figure II.1.

5. Upon complaint or *motu proprio* and after due notice/s and hearing, initiate action towards:
 - a. Non-issuance, suspension, revocation and/or invalidation of a building permit or certificate of occupancy;
 - b. Issuance of work stoppage order, or an order for discontinuance of the use or occupancy of the building/structure or portion thereof;
 - c. Declaration of a building/structure as ruinous or dangerous; and/or
 - d. The imposition of appropriate fines/penalties.
6. Submit a quarterly situational report to the Secretary through the NBCDO, on the status of all existing, on-going, and proposed public as well as private building/structure activities. (See Communication Flow Chart, Fig. II.2.)
7. Undertake such other duties and tasks as may be assigned by the Secretary from time to time.

SECTION 208. Fees

1. The Secretary, thru Memorandum Circulars, shall prescribe the rates of fees and formulate guidelines in the imposition and collection of fees.
2. Subject to existing budgetary, accounting and auditing rules and regulations, the Building Official shall retain not more than 20% of the income/collection derived from permit fees and other charges for the operating expenses of his office. The remainder of 100% shall accrue to the general fund of the respective city/municipality.
3. Every Building Official shall keep a permanent record and accurate account of all fees and other charges fixed and authorized to be collected and received.

SECTION 209. Exemption

Public buildings and traditional indigenous family dwellings shall be exempt from payment of building permit fees.

As used in the Code, the term “**traditional indigenous family dwelling**” means a dwelling intended for the use and occupancy by the family of the owner only and constructed of native materials such as bamboo, *nipa*, logs, or lumber, the total cost of which does **not exceed fifteen thousand pesos (P 15,000.00)**.

SECTION 210. Use of Income from Fees

The procedure for the proper reporting and recording of collections and disbursements of the funds of the General Fund Special Account 151 of the Office of the Secretary of the Department of Public Works and Highways (DPWH) is hereby prescribed.

1. Recording of Collections
 - a. Every Building Official shall keep a permanent record and accurate account of all fees and other charges fixed and authorized to be collected by him.
 - b. The Order of Payment issued by the Building Official shall show the breakdown of the total collections indicating the share of the local government concerned - 80% and the share of the national government - 20%.

COMMUNICATION FLOW OF QUARTERLY REPORT

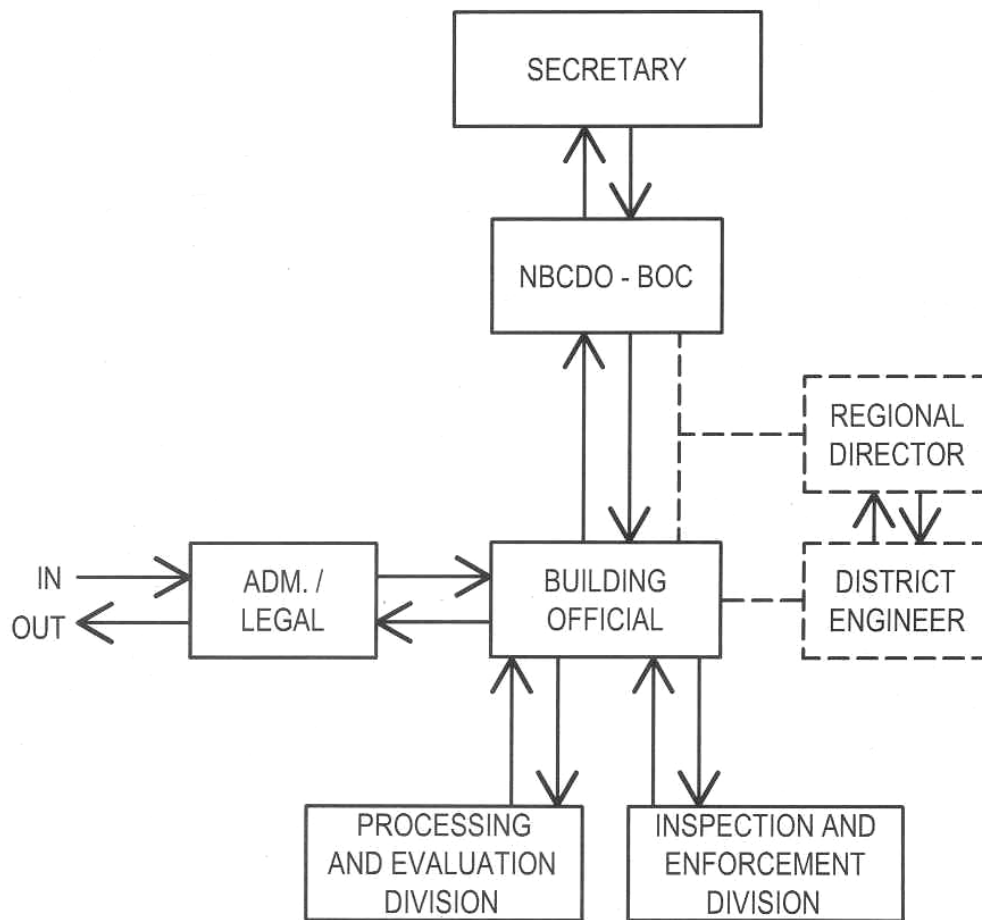


Figure II.2.

- c. Every Building Official shall keep a separate record from the DPWH Central Office of all allotments (Special Allotment Release Order (SARO) and Notice of Cash Allocation (NCA), or Funding Checks), received by him out of budgeted amounts released by the Department of Budget and Management (DBM). The funds shall cover all the necessary operating expenses of the OBO, including the purchase of equipment, supplies and materials, traveling expenses, obligation expenses and sheriffs' fees and payment of other prior years' obligations not adequately funded, subject to existing budgetary and auditing rules and regulations.
- d. He shall render the reports required under the Centralized Accounting System.

2. Disposition of Collections

- a. The collection shall be made by the Local Treasurer, and the Official Receipt shall show the breakdown of the total collections indicating the share of the local government concerned - 80% and the share of the national government - 20%.
- b. Subject to existing budgetary, accounting and auditing rules and regulations, the Local Treasurer shall remit to the Bureau of the Treasury, the 20% of his collection. The remaining 80% shall be deposited with the Authorized Government Depository Bank (AGDB) for the account of the Local Government and shall accrue to the general funds of the City or Municipality concerned.
- c. Pursuant to Sec. 21, Volume I of the New Government Accounting System (NGAS) Manual as provided under COA Circular No. 2001-004 dated October 30, 2001, the Local Treasurer thru his collecting officer or cashier shall deposit the 80% share of collections to the AGDB for the account of the Local Government concerned. He shall remit the 20% of the collections to the Bureau of the Treasury thru any AGDB branch nearest the locality to the credit of the Department of Public Works and Highways (DPWH), Office of the Secretary with Code No. B5702 and Special Account No. 151.
- d. Distribution of validated remittance advices and deposit slips of the 20% collections thru any Authorized Government Depository Bank shall be in accordance with COA Circular 2001-004, to wit:

Original - to be retained by the bank branch.

Duplicate - to be submitted by the Local Treasurer to the OBO.

Triplicate - to be retained by the bank branch for submission to the Provincial Treasury Fiscal Examiner assigned to the province where the bank is located.

Quadruplicate - to be returned to the Local Treasurer for submission to the DPWH-Central Office (CO) Chief Accountant with his monthly report of collections.

Quintuplicate - to be returned to the Local Treasurer for submission to the Field/Local Auditor.

e. The Local Treasurers and the Treasury Vault/Bank Auditor shall have the following responsibilities:

- i. Local Treasurer. Since the distribution of copies of the validated remittance advices and deposit slips for the Agency/Field Auditor of the Local Treasurers shall be undertaken by the National/Treasury/Bank Branch thru its Treasury Vault Auditor/Bank Auditor, all Local Treasurers shall indicate on the face of the remittance advice, the name and office address of their respective Agency/Field Auditors to facilitate matters.
- ii. Treasury Vault/Bank Auditor. Upon receipt of the validated remittance advices, the Treasury Vault Auditor/Bank Auditor shall confirm and transmit said remittance advices every end of the week to the corresponding agency/field auditor of the Local Treasurer concerned. In cases where there is no bank auditor assigned in a particular locality, confirmation shall be undertaken by the officer designated by the Head of the Bank branch.

f. Reporting of Collections and Deposits

At the close of each business day, the collecting officers (Local Treasurers) shall accomplish the Report of Collections and Deposits (RCD) in accordance with the NGAS Manual. The reports shall be prepared by the Local Treasurer in five copies, distributed as follows after verification by the field auditor:

Original	- to the DPWH-CO Auditor (thru the DPWH-CO Accountant for recording).
Duplicate (with duplicate official receipts and validated quintuplicate remittance advices)	- to the Field/Local Auditor for final custody.
Triplicate (with validated quadruplicate remittance advices)	- to the DPWH-CO Accountant (for posting to the corresponding subsidiary ledgers).
Quadruplicate	- to be retained by the Local Treasurer.
Quintuplicate	- local office accounting file.

The Local Treasurer shall certify all the copies of the report and submit the first three (3) copies to his Field Auditor within three (3) days after the end of the month for audit. The Field Auditor shall verify the report, cross-check the remittances indicated therein against the quintuplicate copies of remittance advices he receives/received from the Bank Auditor and indicate his certification thereon and finally submits the original and triplicate copies thereof to the DPWH-CO Auditor thru the DPWH-CO Chief Accountant within five (5) days from date of receipt from the Local Treasurer.

g. Crediting of Accounts of Local Treasurer

In the monthly report of collections, specifically at the back thereof, is a statement of account current showing the accountability of the Local Treasurer. The DPWH-CO Chief Accountant shall cross-check the validated quadruplicate remittance advices attached to the duplicate copy of the monthly report of collections against the remittances made by the Local Treasurer with the National Treasury or any of its authorized depository banks as appearing in the statement of account current. After the

h. Safeguards

- i. Centralized Accounting System

- iii. All deputized disbursing officers shall render the following reports:

Report of Checks Issued as required by the NGAS for entry in the Checks Disbursement Journal
by DPWH-CO Chief Accountant.

- Original - (Cash Operation Service)

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Triplicate - to the Auditor, DPWH-CO

Quadruplicate - Field Auditor

Quintuplicate - File of Disbursing Officer

- viii. The deputized disbursing officer authorized to requisition blank Modified Disbursement System (MDS) or Commercial checks shall prepare and submit requisition and issue voucher, and the Invoice and Receipt of Accountable Forms which shall be distributed as follows:

Original	- Treasury Provincial Fiscal Examiner
Duplicate	- Cash Operations Service, Bureau of the Treasury
Triplicate	- COA Auditor of the DDO's Agency
Quadruplicate	- Accounting Unit of DDO
Quintuplicate	- DDO file
Sextuplicate	- Office of the Provincial/City Auditor Concerned

j. Turnover of Accountability

- i. In case of change, transfer, resignation or retirement from the service of the Building Official, an inventory of all money and property accountabilities shall be taken jointly by the outgoing and incoming Building Official and a receipt passed on the basis of such inventory. Such inventory shall be certified as accurate by the said officers, witnessed by the local auditor thereat.
- ii. The preceding procedure shall also apply to a deputized disbursing officer other than the Building Official with respect to money and property accountabilities in his custody.
- iii. Application for clearance of the Building Official and other deputized disbursing officers shall be coursed to the Office of the DPWH Secretary, to check their unpaid obligations with the OBO.

k. Other Provisions

- i. Compensation of consultants, experts and advisers whose services were secured shall be funded from the 20% income derived from the building permit fees and other charges.
- ii. Any circular/s that may subsequently be issued by the proper authorities revoking or amending provisions or certain portions of circular/s incorporated in the above rules and regulations shall automatically revoke or amend such corresponding portions that are inconsistent therewith.

SECTION 211. Implementing Rules and Regulations

In the implementation of the provisions of the Code and its IRR, the Secretary shall formulate necessary rules and regulations and adopt design and construction standards and criteria for buildings and other structures. Such standards, rules and regulations shall take effect after their publication once a week for three consecutive weeks in a newspaper of general circulation.

SECTION 212. Administrative Fines

1. Imposition of Administrative Fines

- a. The Secretary or his duly authorized representative may prescribe and impose fines not exceeding ten thousand pesos (P10, 000.00) in the following cases, subject to the terms and procedures as hereunder provided:
 - i. Erecting, constructing, altering, repairing, moving, converting, installing or demolishing a private or public building/structure if without building/demolition permit.
 - ii. Making any alteration, addition, conversion or repair in any building/structure/ appurtenances thereto constructed or installed before the adoption of the Code, whether public or private, without a permit.
 - iii. Unauthorized change, modification or alteration during the construction in the duly submitted plans and specifications on which the building permit is based.
 - iv. Non-compliance with the work stoppage order or notice and/or orders to effect necessary correction in plans and specifications found defective.
 - v. Non-compliance with order to demolish building/structure declared to be nuisance, ruinous or dangerous.
 - vi. Use or occupancy of a building/structure without Certificate of Occupancy/Use even if constructed under a valid building permit.
 - vii. Change in the existing use or occupancy classification of a building/structure or portion thereof without the corresponding Certificate of Change of Use.
 - viii. Failure to post or display the certificate of occupancy/use/operation in a conspicuous place on the premises of the building/structure/appurtenances.
 - ix. Change in the type of construction of any building/structure without an amendatory permit.
- b. In addition to the imposed penalty, the owner shall correct/remove his violations of the provisions of the Code.

2. Determination of Amount of Fines

- a. In the determination of the amount of fines to be imposed, violations shall be classified as follows:
 - i. Light Violations
 - (a) Failure to post Certificate of Occupancy/Use/Operation.
 - (b) Failure to post Building Permit construction information sign.
 - (c) Failure to provide or install appropriate safety measures for the protection of workers, inspectors, visitors, immediate neighbors and pedestrians.

ii. Less Grave Violations

- (a) Non-compliance with the work stoppage order for the alteration/addition/ conversion/repair without permit.
- (b) Use or occupancy of building/structure without appropriate Certificate of Occupancy/Use/Operation.

iii. Grave Violations

- (a) Unauthorized change, modification or alteration during construction in the duly submitted plans and specifications on which the building permit is based.
- (b) Unauthorized change in type of construction from more fire-resistive to less fire-resistive.
- (c) Non-compliance with order to abate or demolish.
- (d) Non-compliance with work stoppage order for construction/demolition without permit.
- (e) Change in the existing use or occupancy without Certificate of Change of Occupancy/Use/Operation.
- (f) Excavations left open without any work being done in the site for more than one hundred twenty (120) days.

b. Amount of Fines

The following amount of fines for violations of the Code and this IRR is hereby prescribed:

Light Violations	- P 5,000.00
Less Grave Violations	- P 8,000.00
Grave Violations	- P 10,000.00

c. Penalty

- i. Without prejudice to the provisions of the preceding Sections, the Building Official is hereby also authorized to impose a penalty or surcharge in the following cases in such amount and in the manner as hereunder fixed and determined:

For constructing, installing, repairing, altering or causing any change in the occupancy/use of any building/structure or part thereof or appurtenances thereto without any permit, there shall be imposed a surcharge of 100% of the building fees; Provided, that when the work in the building/structure is started pending issuance of the Building Permit by the Building Official, the amount of the surcharge shall be according to the following:

Excavation for foundation.....	- 10% of the building permit fees
Construction of foundation (including pile driving and laying of reinforcing bars).....	- 25% of the building permit fees
Construction of superstructure up to 2.00 meters above established grade.....	- 50% of the building permit fees
Construction of superstructure above 2.00 meters.....	- 100% of the building permit fees

- 2 .For failure to pay the annual inspection fee within thirty (30) days from the prescribed date, a surcharge of 25% of the inspection fee shall be imposed.

SECTION 213. Penal Provisions

It shall be unlawful for any person, firm or corporation, to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy, or maintain any building or structure or cause the same to be done contrary to or in violation of any provision of the Code.

Any person, firm or corporation who shall violate any of the provisions of the Code and/or commit any act hereby declared to be unlawful shall upon conviction, be punished by a fine of not more than twenty thousand pesos or by imprisonment of not more than two years or by both such fine and imprisonment; Provided, that in the case of a corporation firm, partnership or association, the penalty shall be imposed upon its officials responsible for such violation and in case the guilty party is an alien, he shall immediately be deported after payment of the fine and/or service of his sentence.

SECTION 214. Dangerous and Ruinous Buildings or Structures

Dangerous buildings are those which are herein declared as such or are structurally unsafe or not provided with safe egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health or public welfare because of inadequate maintenance, dilapidation, obsolescence, or abandonment; or which otherwise contribute to the pollution of the site or the community to an intolerable degree.

SECTION 215. Abatement of Dangerous Buildings

When any building or structure is found or declared to be dangerous or ruinous, the Building Official shall order its repair, vacation or demolition depending upon the degree of danger to life, health, or safety. This is without prejudice to further action that may be taken under the provisions of Articles 482 and 694 to 707 of the Civil Code of the Philippines. The condition or defects that render any building/structure dangerous or ruinous are as follows: *(See Procedure for Abatement/Demolition of Dangerous/Ruinous Buildings/Structures at the end of this Rule)*

1. Structural Hazards

- a. Whenever any building/structure or portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause to such an extent that the structural strength or stability thereof is materially less than it was before the catastrophe and is less than the minimum requirements of the National Structural Code of the Philippines (NSCP) for new buildings of similar structure, purpose or location.
- b. Whenever any portion or member or appurtenances thereof is likely to fall, or to become detached or dislodged or to collapse and thereby injure persons or damage property.
- c. Whenever any portion of a building/structure or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one-half of that specified in the NSCP for such type of buildings.
- d. Whenever any portion thereof has been wrecked, warped, buckled or settled to such an extent that the walls or other structural portions have materially less resistance to wind or earthquake than is required in the case of similar new construction.
- e. Whenever the building/structure or any portion thereof, because of: (1) dilapidation, deterioration or decay; (2) faulty construction; (3) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (4) the deterioration, decay or inadequacy of its foundation; or (5) any other cause, is likely to partially or totally collapse.
- f. Whenever the exterior walls or other vertical structural member lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base.
- g. Whenever the building/structure, exclusive of the foundation, shows 33% or more damage or deterioration of its supporting member or members, or 50% damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.

- h. Whenever the building/structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become: (1) an attractive nuisance to public; (2) a harbor for vagrants, criminals or immoral persons; or (3) a resort for purposes of committing unlawful or immoral acts.
- i. Whenever the building/structure which, whether or not erected in accordance with all applicable laws or ordinances, has in any non-supporting part, member or portion, less than 50% or in any supporting part, member or portion less than 66% of the: (1) strength; (2) fire-resisting qualities or characteristics; (3) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.
- j. Whenever any portion of a building/structure remains on the site after its demolition or whenever any building/structure or portion thereof is abandoned for a period in excess of twelve (12) months so as to make it a nuisance or hazard to the public.

2. Fire Hazards

- a. Any building/structure or portion thereof, device, apparatus, equipment material, or vegetation which may cause fire or explosion, or provide a ready fuel or augment the speed and intensity of fire or explosion arising from any cause.
- b. All buildings/structures or portions thereof not provided with the required fire-resistive or fire-protective construction or fire-extinguishing system or equipment.
- c. Whenever any door, aisle, passageway, stairway, or other means of exit is not of sufficient width or size, or is not so arranged as to provide safe and adequate means of exit in case of fire and panic.
- d. Whenever any building/structure, because of obsolescence, dilapidated condition, deterioration, damaged, inadequate exits, lack of sufficient fire-resistive construction, hazardous electric wiring, gas connections or heating apparatus, or other cause, in violation of the Fire Code of the Philippines (PD 1185).

3. Unsafe Electrical Wiring

- a. All wiring systems or installations which do not conform to the rules and regulations embodied in the latest Philippine Electrical Code.
- b. Inadequately maintained or improperly used electrical wirings, outlets, devices and/or equipment.

4. Unsafe Mechanical Installation

- a. Mechanical systems or installations which do not conform to the rules and regulations embodied in the Philippine Mechanical Code.
- b. Inadequately maintained or improperly used mechanical outlets, devices and/or equipment.
- c. Lack of or improper operation of required ventilating equipment or air-conditioning systems.
- d. Improperly installed or lack of protection and safety provisions on steam, gas and fuel supply lines.

5. Inadequate Sanitation/Plumbing and Health Facilities

- a. All sanitation and plumbing systems or installations which do not conform to the rules and regulations embodied in the Code on Sanitation of the Philippines and the Revised National Plumbing Code.
- b. Inadequately maintained or improperly used sanitation and plumbing facilities.
- c. Infestation of insects, vermin or rodents and lack of adequate control for the same.
- d. Lack of adequate garbage and rubbish storage and removal or disposal facilities.
- e. Source of pollution.

6. Architectural Deficiency

- a. All buildings/structures or portion thereof used or occupied for purposes other than their intended uses.
- b. Improper/Unauthorized Occupancy/Location.
- c. Insufficient amount of natural light and ventilation due to inadequate open spaces such as courts and yards as required.
- d. Inadequate sizes of rooms and space dimensions and window openings.
- e. Dilapidated, blighted and other unpresentable buildings/structures against generally accepted aesthetic standards.

SECTION 216. Other Remedies

The rights, actions and remedies provided in the Code and in the IRR shall be in addition to any and all other rights of action and remedies that may be available under existing laws.

PROCEDURE IN ENFORCING ADMINISTRATIVE SANCTIONS

1. The Building Official, motu proprio or upon complaint, and after the notice and/or hearing, initiates action towards the non-issuance, suspension, revocation or invalidation of a building permit/certificate of occupancy, issuance of a work stoppage or an order for the discontinuance of the use/occupancy of a building/structure or portion thereof and/or the imposition of appropriate fines under Section 212, Rule II of this IRR.
2. In case of a protest against a pending application or complaint alleging violation of any terms and conditions of a building permit/certificate of occupancy, or any provisions of the Code and this IRR, the Building Official shall immediately notify the respondent in writing and require him to submit a written explanation/answer within a period of not less than five (5) days from the receipt of notice.
3. If the explanation/answer of the respondent (applicant/permittee/building owner) is found satisfactory, the Building Official shall dismiss the protest/complaint. If found unsatisfactory, he shall personally conduct a formal investigation of the complaint, or designate an investigator to do the same.
4. In any contested case or investigation, all parties shall be entitled to notice and hearing. The notice shall be served at least five (5) days before the date of the hearing and shall state the date, time and place of the hearing. The parties shall also be given opportunity to present evidence and argument on all issues.
5. In any investigation, the Building Official shall have the power to require the attendance of witnesses as well as the production of documentary evidence and other pertinent data.
6. In any investigation,
 - a. The Building Official may admit and give probative value to evidence as commonly accepted by reasonable prudent men in the conduct of their affairs.
 - b. Documentary evidence may be received in the form of copies or excerpts, if the original is not readily available. Upon request, the parties shall be given opportunity to compare the copies with the original. If the original is in the official custody of a public officer, a certified true copy thereof may be accepted.
 - c. Every party shall have the right to cross-examine witnesses and to submit rebuttal evidence.
 - d. The investigator may take notice of judicially cognizable facts and of generally cognizable technical/scientific facts within his or the witnesses' specialized/ professional knowledge.
7. Whenever the Building Official suspects that a building/structure poses imminent danger or risk to life, limb or property and the public welfare, he shall immediately send an inspection team to conduct a detailed inspection of the building/structure. The team shall submit a report within ten (10) days.
8. Based on the findings and recommendations of the inspection team, in accordance with any or all of the conditions enumerated under Section 215, Rule II of this IRR, the Building Official may direct or order the closure of the building/structure.
9. The Building Official shall order the lifting of the closure only after the defects/deficiencies of the subject building/structure have been duly corrected.
10. Every decision, order or notice of non-issuance, suspension or revocation of a building permit/certificate of occupancy shall be in writing, and shall state specifically the reason/s or ground/s therefor. The Building Official shall decide each case within fifteen (15) days following the termination of the investigation. The parties concerned shall be notified of the decision in writing by courier or by registered mail.
11. The order of the Building Official shall become final and executory fifteen (15) days after receipt of a copy thereof by the party adversely affected unless within that period, an administrative appeal has been

perfected. In which case, the fifteen (15) day period shall be suspended accordingly. If the motion for reconsideration is denied, the movant shall have the right to perfect his appeal during the remainder of the period for appeal, reckoned from the date of receipt of the resolution of denial. If the order/decision is reversed on reconsideration, the aggrieved party, if there is any, shall have fifteen (15) days from the receipt of the resolution within which to perfect his appeal.

12. Within fifteen (15) days from the date of receipt of notice or advice of the non-issuance, suspension or revocation of permit/certificate of occupancy or any order/decision of the Building Official, the applicant/permittee or any adversely affected party may file an appeal directly with the Secretary. For this purpose, the Secretary may secure the technical assistance of the NBCDO to initially act on the appeal.
13. The order/decision of the Secretary in any case brought to him on appeal shall be final and shall become executory fifteen (15) days after the receipt by the parties concerned.
14. For the enforcement and execution of any of his orders/decisions, the Building Official may secure the assistance of the local police or any peace officer in the locality or area where the building/structure is located, in accordance with the Memorandum of Agreement between the DILG and DPWH.
15. The rights, actions, remedies and procedures herein are without prejudice to further action that may be taken by the Building Official under the provisions of Articles 482 and 694 to 707 of the Civil Code of the Philippines. Furthermore, all other rights and remedies that may be available under existing laws shall, if applicable, have a supplementary effect thereto.

PROCEDURE FOR ABATEMENT/DEMOLITION OF DANGEROUS/RUINOUS BUILDINGS/STRUCTURES

1. There must be a finding or declaration by the Building Official that the building/structure is a nuisance, ruinous or dangerous.
2. Written notice or advice shall be served upon the owner and occupant/s of such finding or declaration giving him at least fifteen (15) days within which to vacate or cause to be vacated, repaired, renovated, demolished and removed as the case may be, the nuisance, ruinous or dangerous building/structure or any part or portion thereof.
3. Within the fifteen (15) day period, the owner may, if he so desires, appeal to the Secretary the finding or declaration of the Building Official and ask that a re-inspection or re-investigation of the building/structure be made.
4. In case the owner should ask the Building Official for a reconsideration on his order, same shall be given not more than not more than fifteen (15) days within which to render his final decision appealable to the Office of the Secretary.
5. If the appeal is meritorious, the Secretary may designate a competent representative/s other than the Building Official to undertake the re-inspection or re-investigation of the building/structure. The representative/s so designated shall make or complete his/their report/s within the period of thirty (30) days from the date of termination of re-inspection or re-investigation.
6. If after re-inspection, the finding is the same as the original one, the Secretary through the Building Official shall notify the owner, giving him not more than fifteen (15) days from receipt of notice with affirmed finding to vacate or cause to be vacated and make necessary repair, renovation, demolition and removal of the subject building/structure or parts thereof, as the case may be.
7. If the Building Official has determined that the building/structure must be repaired or renovated, the Order to be issued shall require that all necessary permits therefor be secured and the work be commenced physically within such reasonable time as may be determined by the Building Official.
8. If the Building Official has determined that the building/structure must be demolished, the Order shall require that the building/structure be vacated within fifteen (15) days from the date of receipt of the Order; that all required permits be secured therefor within the same fifteen (15) days from the date of the Order, and that the demolition be completed within such reasonable time as may be determined by the Building Official.
9. The decision of the Secretary on the appeal shall be final.
10. Upon failure of the owner to comply with the Order of the Building Official or of the Secretary, in case of appeal, to repair, renovate, demolish and remove the building/structure or any part thereof after fifteen (15) days from the date of receipt of the Order, the Building Official shall cause the building or structure to be repaired, renovated, demolished and removed, partly or wholly, as the case may be, with all expenses therefor chargeable to the owner.
11. The building/structure as repaired or in case of demolition, the building materials gathered after the demolition thereof shall be held by the OBO until full reimbursement of the cost of repair, renovation, demolition and removal is made by the owner which, in no case, shall extend beyond thirty (30) days from the date of completion of the repair, renovation, demolition and removal. After such period, said building materials of the building thus repaired, renovated or removed shall be sold at public auction to satisfy the claim of the OBO. Any amount in excess of the claim of the government realized from the sale of the building and/or building materials shall be delivered to the owner.
12. The procedures, actions and remedies herein are without prejudice to further action that may be taken by the Building Official against the owner/occupants of the building/structure found or declared to be nuisance/s, dangerous, and/or ruinous under the provisions of Articles 482 and 694 to 707 of the Civil Code of the Philippines.

RULE III - PERMITS AND INSPECTION

SECTION 301. Building Permits

1. No person, firm or corporation, including any agency or instrumentality of the government shall construct, alter, repair, convert, use, occupy, move, demolish and add any building/structure or any portion thereof or cause the same to be done, without first obtaining a building permit therefor from the Building Official assigned in the place where the subject building/structure is located or to be done. The prescribed application for building permit form (NBC Form B-01) shall be used by all applicants.
2. Permits supplementary to a Building Permit shall be applied for and issued by the Building Official. These include Ancillary and the Accessory Permits.

a. Ancillary Permits

The Ancillary Permits duly signed and sealed by the corresponding professionals and the plans and specifications shall be submitted together with the duly notarized application for Building Permit. The Building Permit is null and void if not accompanied by the Ancillary Permits. The prescribed Ancillary and other Accessory Permits/forms shall likewise be used whenever applicable. The Ancillary Permits are the following:

- i. Architectural Permit
- ii. Civil/Structural Permit
- iii. Electrical Permit
- iv. Mechanical Permit
- v. Sanitary Permit
- vi. Plumbing Permit
- vii. Electronics Permit

b. Accessory Permits

- i. Accessory Permits are issued by the Building Official for accessory parts of the project with very special functions or use which are indicated in the plans and specifications that accompany the building permit application. These may include, among others: bank and records vaults; swimming pools; firewalls separate from the building/structure; towers; silos; smokestacks; chimneys; commercial/industrial fixed ovens; industrial kilns/furnaces; water/waste treatment tanks, septic vaults; concrete and steel tanks; booths, kiosks and stages; and tombs, mausoleums and niches.
- ii. Accessory Permits are issued by the Building Official for activities being undertaken prior to or during the processing of the building permit. The coverage is spelled out in the accessory permit form including the expiry period. These shall be signed by the concerned owner/applicant and by the concerned professionals. These permits include, among others, ground preparation and excavation, encroachment of foundation to public area, fencing, for fence not exceeding 1.80 meters high, sidewalk construction, temporary sidewalk enclosure and occupancy, erection of scaffolding, erecting, repair, removal of sign; and demolition.

3. Exemption From Building Permits

A building permit shall not be required for the following minor constructions and repairs, provided these shall not violate any provision of the Code and this IRR.

a. Minor Constructions

- i. Sheds, outhouses, greenhouses, children's playhouses, aviaries, poultry houses and the like, not exceeding 6.00 sq. meters in total area, provided they are completely detached from any other building and are intended only for the private use of the owner.
- ii. Addition of open terraces or patios resting directly on the ground, not exceeding 20.00 sq. meters in total floor area, exclusively for the private use of the owner.
- iii. Installation of window grilles.
- iv. Garden pools for the habitation of water plants and/or aquarium fish not exceeding 500 millimeters in depth and exclusively for private use.
- v. Garden masonry walls other than party walls not exceeding 1.20 meters in height, footpaths, residential garden walks and/or driveways.

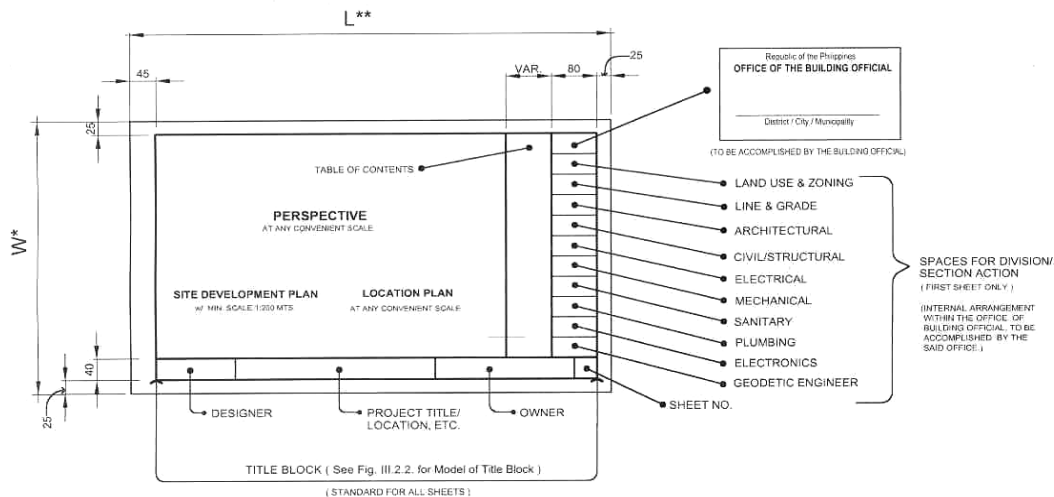
b. Repair Works

- i. Repair works not affecting or involving any structural member, such as replacement of deteriorated roofing sheets or tiles, gutters, downspouts, fascias, ceilings and/or sidings.
- ii. Repair and/or replacement of non load-bearing partition walls.
- iii. Repair and/or replacement of any interior portion or a house not involving addition or alteration.
- iv. Repair and/or replacement work of doors and windows.
- v. Repair and/or replacement work of flooring.
- vi. Repair of perimeter fence and walls.
- vii. Repair and/or replacement of plumbing fixtures, fittings or pipings, such as toilet bowls, sinks, lavatories, urinals, bidets, pipes, faucets, valves for single detached dwellings and duplexes.

SECTION 302. Application for Permits

1. Any person desiring to obtain a building permit and any ancillary/accessory permit/s together with a Building Permit shall file application/s therefor on the prescribed application forms.
2. Together with the accomplished prescribed application form/s, the following shall be submitted to the OBO:
 - a. In case the applicant is the registered owner of the lot:
 - i. Certified true copy of OCT/TCT, on file with the Registry of Deeds,
 - ii. Tax Declaration, and
 - iii. Current Real Property Tax Receipt.
 - b. In case the applicant is not the registered owner of the lot, in addition to the above; duly notarized copy of the Contract of Lease, or Deed of Absolute Sale.

3. Five (5) sets of survey plans, design plans, specifications and other documents prepared, signed and sealed over the printed names of the duly licensed and registered professionals (Figs. III.1. and III.2.):
 - a. Geodetic Engineer, in case of lot survey plans;
 - b. Architect, in case of architectural documents; in case of architectural interior/interior design documents, either an architect or interior designer may sign;
 - c. Civil Engineer, in case of civil/structural documents;
 - d. Professional Electrical Engineer, in case of electrical documents;
 - e. Professional Mechanical Engineer, in case of mechanical documents;
 - f. Sanitary Engineer, in case of sanitary documents;
 - g. Master Plumber, in case of plumbing documents;
 - h. Electronics Engineer, in case of electronics documents.
4. Architectural Documents
 - a. Architectural Plans/Drawings
 - i. Vicinity Map/Location Plan within a 2.00 kilometer radius for commercial, industrial, and institutional complex and within a half-kilometer radius for residential buildings, at any convenient scale showing prominent landmarks or major thoroughfares for easy reference.
 - ii. Site Development Plan showing technical description, boundaries, orientation and position of proposed building/structure in relation to the lot, existing or proposed access road and driveways and existing public utilities/services. Existing buildings within and adjoining the lot shall be hatched and distances between the proposed and existing buildings shall be indicated.
 - iii. Perspective drawn at a convenient scale and taken from a vantage point (bird's eye view or eye level).
 - iv. Floor Plans drawn to scale of not less than 1:100 showing: gridlines, complete identification of rooms or functional spaces.
 - v. Elevations, at least four (4), same scale as floor plans showing: gridlines; natural ground to finish grade elevations; floor to floor heights; door and window marks, type of material and exterior finishes; adjoining existing structure/s, if any, shown in single hatched lines.
 - vi. Sections, at least two (2), showing: gridlines; natural ground and finish levels; outline of cut and visible structural parts; doors and windows properly labeled reflecting the direction of opening; partitions; built-in cabinets, etc.; identification of rooms and functional spaces cut by section lines.
 - vii. Reflected ceiling plan showing: design, location, finishes and specifications of materials, lighting fixtures, diffusers, decorations, air conditioning exhaust and return grills, sprinkler nozzles, if any, at scale of at least 1:100.



SIZES OF DRAWING SHEETS		
TYPE	W* (mm)	L** (mm)
A0	841	1189
A1	594	841
A2	420	594
A3	297	420

NOTE:
FOR EXTRAORDINARY CASES SUCH AS PROJECTS OF LARGE MAGNITUDE, EXEMPTION IN THE USE OF STANDARD SHEET MAY BE GRANTED BY THE BUILDING OFFICIAL ON CASE TO CASE BASIS.

STANDARD FORM (Type A0, A1, A2 and A3) FOR BUILDING PLANS / CONSTRUCTION DRAWINGS

Figure III.1.

The diagram shows a detailed model title block. It includes a section for the Design Architect (individual practitioner) / Architect in Charge (associates or collaborative consultants) and / or the Design Professional / Engineer, in case the scope of work is only repair, renovation, etc., and provided it does not involve the service of an Architect. This section contains a table with columns for PRC No., IAPOA No., PTR No., Place, Validity, O.R. No., Date, and TIN.

Below this is a section for various engineering disciplines, each with a signature and seal area, and a table with columns for PRC No., IAPOA No., PTR No., and Place. The disciplines listed are:

- Structural Engineer (Jessa Oza)
- Electrical Engineer (Jency Azarcon)
- Mechanical Engineer (Marilyn Oza)
- Sanitary Engineer (Joanna Flesta)
- Plumber (Marlene Tunigan)
- Electronics Engineer (Sean Iwash Diazgo)
- Geodetic Engineer (Phillip Cruz)

To the right of these sections is a large area for the PROJECT TITLE / LOCATION, ETC., followed by OWNER and SHEET NO. A note indicates that the model title block shown shall be used for building plans / construction drawings. Space for the design architect / architect in charge may be omitted and in place the design professional / engineer for any branch of the work provided that the scope of the work does not involve the service of an architect. Space for design professional / engineer, legally recognized and accredited by the Professional Regulation Commission (PRC), shall be provided for drawings of such branch of the work which a professional may be asked by the architect / architect in charge to actually perform, sign and seal. The space for design professional / engineer shall be omitted in drawings for any branch of the work, provided that the architect in charge shall sign, seal and be fully responsible for plans and specifications of such branch of the work. Width of title block is 40 mm but the length is variable.

MODEL TITLE BLOCK FOR BUILDING PLANS/CONSTRUCTION DRAWINGS

Figure III.2.

- viii. Details, in the form of plans, elevations/sections:
 - (a) Accessible ramps
 - (b) Accessible stairs
 - (c) Accessible lifts/elevators
 - (d) Accessible entrances, corridors and walkways
 - (e) Accessible functional areas/comfort rooms
 - (f) Accessible switches, controls
 - (g) Accessible drinking fountains
 - (h) Accessible public telephone booths
 - (i) Accessible audio visual and automatic alarm system
 - (j) Accessible access symbols and directional signs
 - (k) Reserved parking for disabled persons
 - (l) Typical wall/bay sections from ground to roof
 - (m) Stairs, interior and exterior
 - (n) Fire escapes/exits
 - (o) Built-in cabinets, counters and fixed furniture
 - (p) All types of partitions
- ix. Schedule of Doors and Windows showing their types, designations/marks, dimensions, materials, and number of sets.
- x. Schedule of Finishes, showing in graphic form: surface finishes specified for floors, ceilings, walls and baseboard trims for all building spaces per floor level.
- xi. Details of other major Architectural Elements.
- b. Architectural Interiors/Interior Design
 - i. Space Plan/s or layout/s of architectural interior/s.
 - ii. Architectural interior perspective/s.
 - iii. Furniture/furnishing/equipment/process layout/s.
 - iv. Access plan/s, parking plan/s and the like.
 - v. Detail design of major architectural interior elements.
 - vi. Plan and layout of interior, wall partitions, furnishing, furniture, equipment/appliances at a scale of at least 1:100.
 - vii. Interior wall elevations showing: finishes, switches, doors and convenience outlets, cross window sections with interior perspective as viewed from the main entrance at scale of at least 1:100.
 - viii. Floor/ceiling/wall patterns and finishing details.
 - ix. List of materials used.
 - x. Cost Estimates.
- c. Plans and specific locations of all accessibility facilities of scale of at least 1:100.
- d. Detailed design of all such accessibility facilities outside and around buildings/structures including parking areas, and their safety requirements all at scale of 1:50 or any convenient scale.
- e. Fire Safety Documents

- i. Layout plan of each floor indicating the fire evacuation route to safe dispersal areas, standpipes with fire hose, fire extinguishers, first aid kits/cabinets, fire alarm, fire operations room, emergency lights, signs, etc.
 - ii. Details of windows, fire exits with grilled windows and ladders.
 - iii. Details of fire-resistive construction of enclosures for vertical openings.
 - iv. Details of fire-resistive construction materials and interior decorative materials with fire-resistive/fire-retardant/fire-spread ratings
 - v. Other Related Documents
 - f. Other related documents
5. Civil/Structural Documents
- a. Site Development Plan

Site Development Plan showing technical description, boundaries, orientation and position of proposed non-architectural horizontal structure such as: sewerage treatment plan (STP), silos, elevated tanks, towers, fences, etc. building/structure in relation to the lot, existing or proposed access road and driveways and existing public utilities/services. Existing buildings within and adjoining the lot shall be hatched and distances between the proposed and existing buildings shall be indicated.
 - b. Structural Plans
 - i. Foundation Plans and Details at scale of not less than 1:100.
 - ii. Floor/Roof Framing Plans and Details at scale of not less than 1:100.
 - iii. Details and Schedules of structural and civil works elements including those for deep wells, water reservoir, pipe lines and sewer system.
 - c. Structural Analysis and Design for all buildings/structures except for one storey and single detached building/structure with a total floor area of 20.00 sq. meters or less.
 - d. Boring and Load Tests

Buildings or structures of three (3) storeys and higher, boring tests and, if necessary, load tests shall be required in accordance with the applicable latest approved provisions of the National Structural Code of the Philippines (NSCP). However, adequate soil exploration (including boring and load tests) shall also be required for lower buildings/structures at areas with potential geological/geotechnical hazards. The written report of the civil/geotechnical engineer including but not limited to the design bearing capacity as well as the result of tests shall be submitted together with the other requirements in the application for a building permit. Boring test or load test shall also be done according to the applicable provisions of the NSCP which set forth requirements governing excavation, grading and earthwork construction, including fills and embankments for any building/structure and for foundation and retaining structures.
 - e. Seismic Analysis
 - f. Other related documents

6. Electrical Documents

Electrical plans and technical specifications containing the following:

- a. Location and Site Plans
- b. Legend or Symbols
- c. General Notes and/or Specifications
- d. Electrical Layout
- e. Schedule of Loads, Transformers, Generating/UPS Units (Total kVA for each of the preceding items shall be indicated in the schedule)
- f. Design Analysis
- g. One Line Diagram

7. Mechanical Documents

- a. Location Plan and Key Plan
- b. General Layout Plan for each floor, drawn to a scale of not less than 1:100, indicating the equipment in heavier lines than the building outline with names of machinery and corresponding brake horsepower shall be indicated.
- c. Longitudinal and Transverse Sections of building and equipment base on the section lines drawn to scale of at least 1:100 showing inter-floor relations and defining the manner of support of machines/equipment. Sections shall run longitudinally and transversely through the building length or width other than particularly detailed section for each machinery/equipment (fired and unfired pressure vessel, elevator, escalator, dumbwaiter, etc.).
- d. Isometric drawing of gas, fuel, oil system showing: Assembly of pipes on racks and supports, Legend and General Notes, Capacity per outlet and Complete individual piping system.
- e. Plans drawn to scale of 1:100 indicating location of store rooms, fuel tanks, fire extinguishing systems, fire doors, fire escape ladders and other protective facilities.
- f. Detailed drawings of all duct work installations, indicating dampers, controls, filters, fireproofing, acoustical and thermal insulation.
- g. Detailed Plans of machinery foundations and supports drawn to scale of at least 1:50.
- h. Detailed Plans of boilers and pressure vessels with a working pressure of above 70 kPa regardless of kilowatt rating.
- i. Design Computations and Detailed Plans of elevators, escalators, and the like drawn to scale of 1:50.
- j. For all installations, additions or alterations involving machinery of at most 14.9 kW, the signature of a duly licensed Mechanical Engineer shall be sufficient except fired and unfired pressure vessels, elevators, escalators, dumbwaiters, central/split/package type air conditioners and piping systems of steam, gas or fuels.
- k. Detailed plans of fire suppression systems, location of automatic and smoke detectors and alarm and initiating devices use to monitor the conditions that are essential for the proper operation including switches for the position of gate valves as well as alert and evacuation signals; the detailed layout of the entire safe area to be protected and the heat/smoke ventilation system.

8. Sanitary Documents

- a. For deepwell, water purification plants, water collection and distribution systems, reservoirs, drainage and sewer systems, sewage treatment plants, malaria control structures, and sewage disposal systems:
 - i. Location Plan and Site Plan
 - ii. Detailed Plan and layout drawings of minimum scale 1:100
 - iii. Design Analysis and Technical Specifications
 - iv. Cost Estimates
- b. For pest and vermin control, sanitation, and pollution control facilities:
 - i. Detailed plan, layout and drawing of abatement and control device of minimum scale 1:100
 - ii. Design analysis and technical specification
 - iii. Cost Estimates

9. Plumbing Documents

For all plumbing installations, additions and/or alterations involving hot and cold water supply, fixtures, sewage drainage and vent system, storm drainage and sewerage system within or adjacent to the building:

- a. Location Plan and Site Plan of minimum scale 1:2000
- b. Plumbing Plans, Layouts and Details, of minimum scale 1:50
- c. Legend and General Notes
- d. Isometric drawings of the systems
- e. Design analysis and technical specifications
- f. Cost Estimates

10. Electronics Documents

Electronic plans and technical specifications for wired or wireless telecommunications systems, broadcasting systems, including radio and TV broadcast equipment for commercial and training purposes, cable or wireless television systems, information technology (IT) systems, security and alarm systems, electronic fire alarm systems, sound-reinforcement systems, navigational aids and controls, indoor and outdoor signages, electronically-controlled conveyance systems, electronic/computerized process controls and automation systems, building automation, management and control systems, including, but not limited to the following:

- a. General layout plans with legends
- b. Single line diagram
- c. Riser diagram
- d. Isometry of the system
- e. Equipment specifications
- f. Design analysis, as applicable
- g. Cost estimates

11. Geodetic documents

Lot Survey Plans, including but not limited to:

- a. Vicinity Map/Location Plan
- b. Lot Plan
- c. Relocation Survey Plan and Report
- d. Line and Grade
- e. Detailed Topographic Plan of the site and immediate vicinity

12. Clearances from Other Agencies

- a. A locational clearance shall be obtained by the owner/permittee from the City/Municipal Zoning Administration.
- b. Whenever necessary, written clearances shall be obtained from the various authorities exercising and enforcing regulatory functions affecting buildings/structures. Application for said clearances shall be requested by the owner/applicant and failure to receive reply within seven (7) days from receipt of the application for building permit shall be sufficient not to cause further delay in processing the building permit application by the Building Official. Such authorities who are expected to enforce their own regulations are:
 - i. Department of Public Works and Highways (DPWH)
 - ii. Air Transportation Office (ATO)
 - iii. Housing and Land Use Regulatory Board (HLURB)
 - iv. Local Government Unit (LGU)
 - v. Department of Tourism (DOT)
 - vi. Department of Environment and Natural Resources (DENR)
 - vii. Department of Transportation and Communication (DOTC)
 - viii. Department of Interior and Local Government (DILG)
 - ix. Philippine Ports Authority (PPA)
 - x. Department of Education (DepEd)
 - xi. Department of Health (DOH)
 - xii. Philippine Institute of Volcanology and Seismology (PHIVOLCS)
 - xiii. Laguna Lake Development Authority (LLDA)
 - xiv. Manila Waterworks and Sewerage System (MWSS)
 - xv. National Water Resources Board (NWRB)
 - xvi. Department of Agrarian Reform (DAR)
 - xvii. Department of Agriculture (DA)
 - xviii. Department of Labor and Employment (DOLE)
 - xix. National Housing Authority (NHA)
 - xx. National Council for the Welfare of Disabled Persons (NCWDP)

SECTION 303. Processing of Building Permits

The flow of processing of building permit shall follow the procedure shown in Figure III.3.

1. Building Permit Application

- a. When satisfied that all plans, specifications and other documents are in order, the Building Official gives due course to the application.
- b. The OBO verifies conformity of the proposed buildings/structures with the land use zoning ordinance of the city/municipality. If the project has been issued a development permit such as residential, commercial, industrial, institutional, memorial parks and other development by the HLURB or the Sangguniang Bayan/Panglungsod, an individual locational clearance shall not be required.

- c. The Building Official verifies whether applicants have secured the required section clearances from other agencies mentioned in the preceding section.
- d. The owner/permittee for any existing building/structure that shall undergo alterations, additions, conversions, renovations and/or repair not covered by Section 301, Sub-Section 3 of this IRR shall submit, in addition to other documents, the most recent Certificate of Occupancy when applying for a building permit. Under any of this case, the Locational Clearance shall not be required.

2. Line and Grade Verification

The Line and Grade Section/Unit of the OBO:

- a. Verifies the lot plan as reflected in the Torrens Title, Original Certificate of Title (OCT)/Transfer Certificate of Title (TCT) and its relation to the proposed buildings/structures.
- b. Checks compliance to establish easements/setbacks and determines grades in relation to road lots, property lines, streets or highways, whether existing or proposed as reflected in the land use zoning or development plan of the city/municipality including road widening, construction of various public utilities/services and other infrastructure projects along creeks, *esteros*, waterways, subject to a written clearance from the DPWH.
- c. Verifies that at least one (1) side of the lot has direct access to a street/alley and that grades in relation to road lots and streets or highways, whether existing or proposed conform to the requirements.

3. Architectural

The Architectural Section/Unit evaluates building/structure documents as to compliance to technical requirements for:

- a. Types of Construction
- b. Requirements of Fire Zones and Fire Resistive Regulation
- c. Building projections over public streets
- d. Access Streets/Roads and Alleys
- e. Architectural Interior/Interior Design
- f. Classification and General Requirements of all Buildings by Use or Occupancy
- g. Maximum Height of Buildings/Structures
- h. Parking and Loading/Unloading Space Requirement

PROCESSING OF APPLICATION OF BUILDING PERMIT FLOW CHART

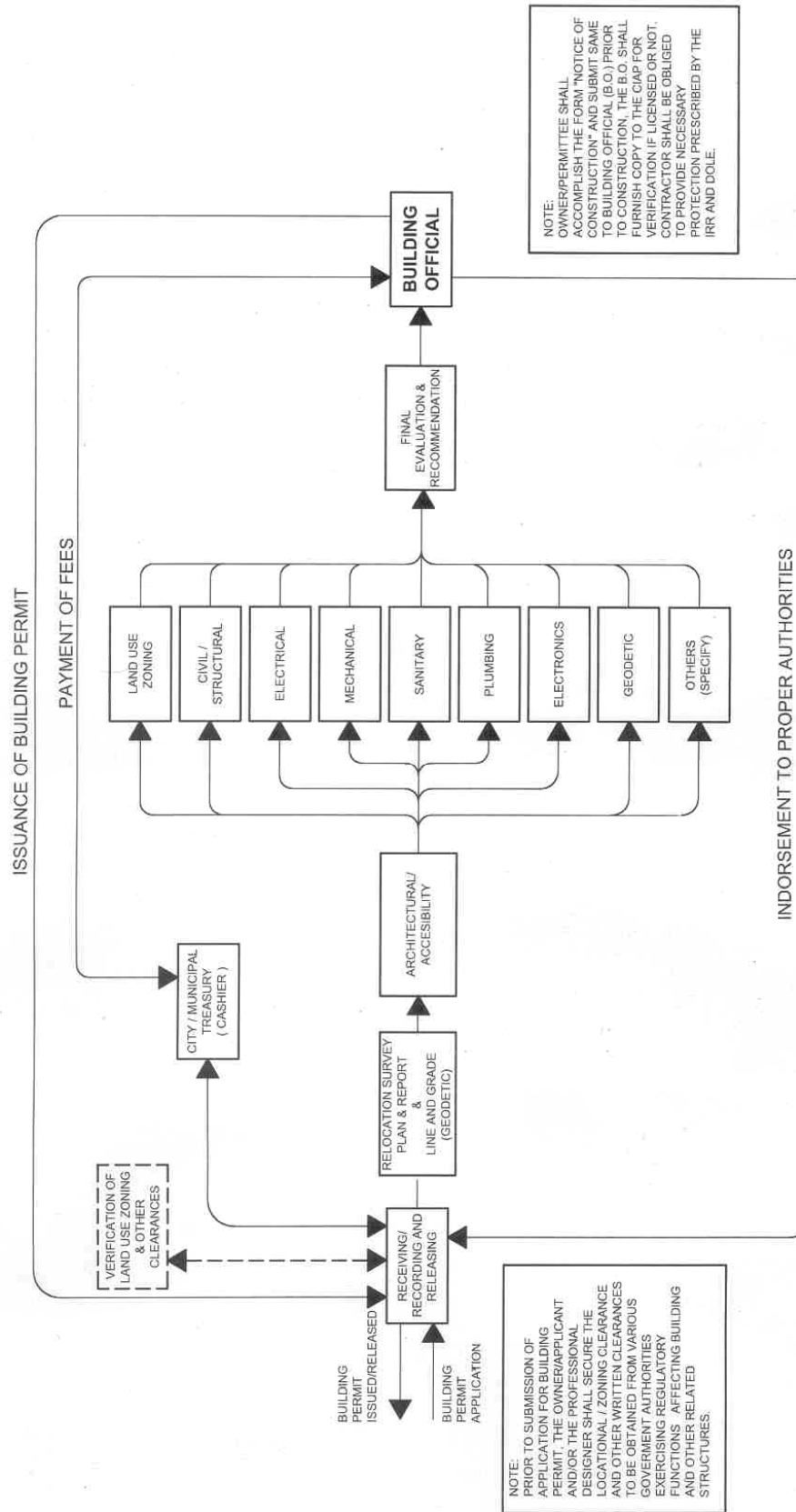


Figure III.3.

- i. Corner Buildings with Chafans
- j. Occupant Load
- k. Glazing of Opening
- l. Architectural Accessibility Features
- m. Light and Ventilation
- n. Construction of Buildings/Structures within the obstacle limitation surfaces of Aerodromes
- o. Buildings and other Ancillary Structures within Cemeteries and Memorial Parks

4. Civil/Structural

The Civil/Structural Section/Unit evaluates building/structure documents as to compliance to technical requirements for:

- a. General Design and Construction Requirements
- b. Structural Design Requirements
- c. Excavations, Foundations and Retaining Walls
- d. Prefabricated Construction
- e. Protection and Safety Requirements for Construction, Demolition and Excavation
- f. Abatement/Demolition of Buildings
- g. Plastics
- h. Signs

5. Electrical

The Electrical Section/Unit evaluates building/structure documents as to compliance to technical requirements for Electrical Regulations.

6. Mechanical

The Mechanical Section/Unit evaluates building/structure documents as to compliance to technical requirements for Mechanical Regulations.

7. Sanitary

The Sanitary Section/Unit evaluates building/structure documents as to compliance to technical requirements under the Sanitary Engineering Law (RA 1364).

8. Plumbing

The Plumbing Section/Unit evaluates building/structure documents as to compliance to technical requirements under the Plumbing Law (RA 1378).

9. Electronics

The Electronics Section/Unit evaluates building/structure documents as to compliance to technical requirements.

10. Fire Safety Requirements

The Building Official shall refer one (1) set of plans and specifications to the City/Municipal Fire Marshall (C/MFM), Bureau of Fire Protection (BFP), for his review and recommendations with respect to fire safety and control requirements. The C/MFM shall submit his report and recommendations to

the Building Official within five (5) working days from date of referral. Failure of the C/MFM to act within said period shall mean that the plans and specifications conform to all the requirements of the Fire Code of the Philippines (FCP). In case of non-issuance, suspension or revocation of the said requirements by the C/MFM, he shall so state in writing the reasons or grounds therefor.

SECTION 304. Issuance of Building Permit

1. When the application for building permit and the plans and specifications submitted herewith conforms to the requirements of the Code and its IRR, the Building Official shall within fifteen (15) days from payment of the required fees by the applicant, issue the building permit applied for.
2. The Building Official may issue a permit for the construction of only a part or portion of a building/structure whenever the plans and specifications submitted together with the application do not cover the entire building/structure.
3. The Building Official may issue a Ground Preparation and Excavation Permit even while the building permit application is still being processed subject to payment of the corresponding fees.
4. For excavations more than 50.00 cu. meters and more than 2.00 meters in depth, the owner/permittee shall post a cash bond of fifty thousand pesos (P50,000.00) for the first 50.00 cu. meters and three hundred pesos (P300.00) for every cu. meters in excess of 50 cu. meters until the building permit is issued, said excavations shall not exceed 100.00 cu. meters or 3.00 meters in depth and shall not be left open without any work being done in the site for more than one hundred twenty (120) days, otherwise the cash bond shall be forfeited in favor of the government to cover the expense for the backfilling of the excavation should the owner/permittee fail to restore the same. If the bond is insufficient to effect the necessary restoration, additional cost to be incurred to complete the restoration shall be charged to the account of the owner/permittee or to whoever shall assume ownership of the property. If the owner/permittee refuses backfilling of the excavation, the Building Official shall initiate legal proceedings.
5. Terms and Conditions of Permits

The issued building permit shall be subject to the following terms and conditions:

- a. That under Article 1723 of the Civil Code of the Philippines, the engineer or architect who drew up the plans and specifications for a building/structure is liable for damages if within fifteen (15) years from the completion of the building/structure, the same should collapse due to defect in the plans or specifications or defects in the ground. The engineer or architect who supervises the construction shall be solidarily liable with the contractor should the edifice collapse due to defect in the construction or the use of inferior materials.
- b. This permit shall be accompanied by the various applicable ancillary and accessory permits, plans and specifications signed and sealed by the corresponding design professionals who shall be responsible for the comprehensiveness and correctness of the plans in compliance to the Code and its IRR and to all applicable referral codes and professional regulatory laws.
- c. That the proposed construction/erection/addition/alteration/renovation/conversion/repair/moving/demolition, etc. shall be in conformity with the provisions of the National Building Code, and its IRR.
 - i. That prior to commencement of the proposed projects and construction an actual relocation survey shall be conducted by a duly licensed Geodetic Engineer.
 - ii. That before commencing the excavation the person making or causing the excavation to be made shall notify in writing the owner of adjoining property not less than ten (10) days before such excavation is to be made and show how the adjoining property should be protected.

- iii. That the supervising Architect/Civil Engineer shall keep at the jobsite at all times a logbook of daily construction activities wherein the actual daily progress of construction including tests conducted, weather condition and other pertinent data are to be recorded, same shall be made available for scrutiny and comments by the OBO representative during the conduct of inspection his/her inspection pursuant to Section 207 of the Code.
 - iv. That upon completion of the construction, the Owner shall submit the logbook duly signed and sealed to the Building Official including as-built plans and other documents and shall also prepare and submit a Certificate of Completion of the project stating that the construction of the building/structure conform to the provision of the Code, its IRR as well as the plans and specifications.
 - v. All such changes, modifications and alterations shall likewise be submitted to the Building Official and the subsequent amendatory permit therefor issued before any work on said changes, modifications and alterations shall be started.
- d. That no building/structure shall be used until the Building Official has issued a Certificate of Occupancy therefor as provided in the Code. However, a partial Certificate of Occupancy may be issued for the Use/Occupancy of a portion or portions of a building/structure prior to the completion of the entire building/structure.
 - e. That this permit shall not serve as an exemption from securing written clearances from various government authorities exercising regulatory function affecting buildings/structures.
 - f. When the construction is undertaken by contract, the work shall be done by a duly licensed and registered contractor pursuant to the provisions of the Contractor's License Law (RA 4566).
 - g. The Owner/Permittee shall submit a duly accomplished prescribed "**Notice of Construction**" to the Office of the Building Official prior to any construction activity.
 - h. The Owner/Permittee shall put a Building Permit sign which complies with the prescribed dimensions and information, which shall remain posted on the construction site for the duration of the construction. (Figs. III.4. and III.5).

SECTION 305. Validity of Building Permits

The issuance of a building permit shall not be construed as an approval or authorization to the permittee to disregard or violate any of the provisions of the Code.

Whenever the issuance of a permit is based on approved plans and specifications which are subsequently found defective, the Building official is not precluded from requiring permittee to effect the necessary corrections in said plans and specifications or from preventing or ordering the stoppage of any or all building operations being carried on thereunder which are in violation of the Code.

A building permit issued under the provisions of the Code shall expire and become null and void if the building or work authorized therein is not commenced within a period of one (1) year after the issuance of the building permit, or is suspended or abandoned at any time after it has been commenced for a period of one hundred twenty (120) days.

SECTION 306. Non-issuance, Suspension or Revocation of Building Permits

The Building Official may order or cause the non-issuance, suspension or revocation of building permits on any or all of the following reasons or grounds:

1. Errors found in the plans and specifications;
2. Incorrect or inaccurate data or information supplied;
3. Non-compliance with the provisions of the Code or any rules or regulations.

Notice of non- issuance, suspension or revocation of building permits shall always be made in writing, stating the reason or grounds thereof.

0.90 Mts.

Building Permit No. _____
Date Issued _____

Name of Project _____
Owner _____
Architect _____

DESIGN PROFESSIONALS : PRC No. _____

Architect: _____
Civil Engineer: _____
Professional Electrical Engineer: _____
Professional Mechanical Engineer: _____
Sanitary Engineer: _____
Master Plumber: _____
Electronics Engineer: _____

PROFESSIONALS INCHARGE OF FULL TIME INSPECTION AND SUPERVISION WORKS :

Architect / Engineer: _____

0.60 Mts.

STANDARD SIGNBOARD
(Residential Buildings for Exclusive use of Owners or Non-leasing Occupants)

Figure III.4.

VARIABLE

PERSPECTIVE

NAME OF PROJECT
(when desired)

OWNER

ARCHITECT

DESIGN PROFESSIONALS: PRC No. _____

Architect: _____
Civil Engineer: _____
Prof. Electrical Engineer: _____
Prof. Mechanical Engineer: _____
Sanitary Engineer: _____
Master Plumber: _____
Electronics Engineer: _____

PROFESSIONALS INCHARGE OF FULL TIME INSPECTION AND SUPERVISION WORKS :

Architect / Engineer: _____

VARIABLE

REQUIRED STANDARD SIGNBOARD
(Commercial, Industrial, Educational, Social, Institutional, Recreational Buildings and others)

Figure III.5.

SECTION 307. Appeal

Within fifteen (15) days from the date of receipt of advice of the non- issuance, suspension or revocation of permits, the applicant/permittee may file an appeal with the Secretary who shall render his decision within fifteen days from date of receipt of notice of appeal. The decision of the Secretary shall be final subject only to review by the Office of the President.

SECTION 308. Inspection and Supervision of Work

1. The owner of the Building who is issued or granted a building permit under the Code shall engage the services of a duly licensed architect or civil engineer to undertake the full time inspection and supervision of the construction work.
2. Such architect or civil engineer may or may not be the same architect or civil engineer who is responsible for the design of the building.
3. It is understood however that in either case, the designing architect or civil engineer is not precluded from conducting inspection of the construction work to check and determine compliance with the plans and specifications of the building submitted.
4. There shall be kept at the jobsite at all times a logbook wherein the actual progress of construction including tests conducted, weather conditions and other pertinent data are to be recorded.
5. Upon completion of the construction, the said licensed architect or civil engineer shall submit the logbook, duly signed and sealed, to the Building Official. He shall also prepare and submit a Certificate of Completion of the project stating that the construction of building conforms to the provisions of the Code as well as with the approved plans and specifications.

SECTION 309. Certificate of Occupancy

1. The owner/permittee shall submit to the OBO an application of Certificate of Occupancy together with a duly notarized Certificate of Completion together with the construction logbook, as-built plans and specifications and the Building Inspection Sheet all signed by whoever is the contractor (if the construction is undertaken by contract) and signed and sealed by the Owner's duly licensed Architect or Civil Engineer who undertook the full time inspection and supervision of the construction works. Said Plans and Specifications shall reflect faithfully all changes, modifications and alterations made on the originally submitted Plans and Specifications on file with the OBO which are the basis of the issuance of the original building permit. The as-built Plans and Specifications may be just an orderly and comprehensive compilation of all the documents, which include the originally submitted plans and specifications and all amendments thereto as actually built or they may be an entirely new set of plans and specifications accurately describing and/or reflecting therein the building/structure as actually built.
2. A notification to conduct final inspection shall be endorsed by the OBO to the C/MFM, BFP, who shall issue a Fire Safety Inspection Certificate within five (5) working days if the Fire Safety requirement shall have been complied. If, after the prescribed period no action is taken by the C/MFM, the Building Official may issue the Certificate of Occupancy with the condition that the Fire Safety requirements shall be complied with, within the prescribed period set forth in the Fire Code of the Philippines (PD 1185).
3. The OBO undertakes the final inspection, verification and/or review of the building/structure based on the Certificate of Completion, construction logbook, building inspection sheets, original and as-built plans and specifications, as the case may be and specifications on the prescribed standard form according to the requirements set forth under Section 303.

4. Prior to the issuance of the Certificate of Occupancy, the OBO shall prepare the corresponding fees and order of payment. The Building Official then issues the Certificate of Occupancy in the form prescribed therefor after all fees are paid.
 - a. A partial Certificate of Occupancy may be issued for the use or occupancy of a portion or portions of a building or structure prior to the completion of the entire building or structure, through the proper phasing of its major independent portions without posing hazards to its occupants, the adjacent building residents and general public.
 - b. A building for which a Certificate of Occupancy has been issued may further be issued other Certificates of Occupancy due to changes in use, whether partly or wholly, provided, that the new use/s or character/s of occupancy conforms with the requirement of the Code and its IRR.

RULE IV - TYPES OF CONSTRUCTION

SECTION 401. Types of Construction

For purposes of the Code and its IRR, all buildings proposed for construction shall be classified according to the following types:

1. Type I - shall be of wood construction. The structural elements may be any of the materials permitted by the Code.
2. Type II - shall be of wood construction with protective fire-resistant materials and one-hour fire-resistive throughout, except, that permanent non-bearing partitions may use fire-retardant treated wood within the framing assembly with one-hour resistivity.
3. Type III - shall be of masonry and wood construction. Structural elements may be any of the materials permitted by the Code provided, that the building shall be one-hour fire-resistive throughout. Exterior walls shall be of incombustible fire-resistive construction.
4. Type IV - shall be steel, iron, concrete, or masonry construction and walls, ceiling and permanent partitions shall be of incombustible fire-resistive construction, except, that permanent non-bearing partitions of one-hour fire-resistive construction may use fire-retardant treated wood within the framing assembly.
5. Type V - shall be four-hour fire-resistive throughout and the structural elements shall be of steel, iron, concrete, or masonry construction.

SECTION 402. Changes in Types

No change shall be made in the type of construction of any building which would place the building in a different sub- type or type of construction unless such building is made to comply with the requirements for such sub- type of construction: *Except*, when the changes is approved by the Building Official upon showing that the new or proposed construction is less hazardous, based on life and fire risk, than the existing construction.

SECTION 403. Requirements on Type of Construction

The following standards are prescribed:

1. Fire Resistive Requirements
 - a. Exterior bearing and non-bearing walls of Types II and III Constructions shall have one hour fire-resistive rating, while those of Types IV and V shall have four-hour fire-resistive rating.
 - b. Interior bearing walls, permanent partitions, floors, and roofs of Types II, III and IV Construction shall have one-hour fire-resistive rating while those of Type V shall have three-hour fire-resistive rating for bearing walls and one-hour fire-resistive rating for vertical openings, floors and roofs.
 - c. Structural frames of Types II and III Construction shall have one-hour fire-resistive rating, while those of Type IV shall have two-hour fire-resistive rating and those of Type V shall have three hour fire-resistive rating.
 - d. Exterior doors and windows shall have one hour fire-resistive rating for all Types.

2. Interior Wall and Ceiling Finishes

- a. Finishes for interior walls and ceilings of any building shall be classified according to their flame-spread characteristic using generally accepted engineering standards. The smoke density shall not be greater than that obtained from burning of untreated wood under similar conditions when tested in accordance with the "Tunnel Test" in the way intended for use. The products of combustion shall be no more toxic than the burning of untreated wood under similar conditions. These finishes include: interior wainscoting, paneling, or other finish applied structurally or for decoration, acoustical correction, frames and trims of doors and windows, surface insulation or similar purposes.
 - b. Requirements for flame-spread characteristics of finishes shall not apply to frames and trim of doors and windows and to materials which are less than 1.00 millimeter in thickness cemented to the surface of walls or ceilings.
 - c. Materials required to be flame-spread proofed shall be treated with a flame-retardant having a flame-spread of fifty (50) or less as determined by the "Tunnel Test".
3. Standards for materials use in structural framework, exterior walls and openings, floors, exits, stairs & roofs shall be governed by the pertinent provision of the Fire Code of the Philippines.

RULE V – REQUIREMENTS OF FIRE ZONES

SECTION 501. Fire Zones Defined

Fire zones are areas within which only certain types of buildings/structures are permitted to be constructed based on their use or occupancy, type of construction, and resistance to fire.

SECTION 502. Buildings Located in More Than One Fire Zone

A building/structure which is located partly in one (1) fire zone and partly in another shall be considered to be in the more highly restrictive fire zone, when more than one third (1/3) of its total floor area is located in such zone.

SECTION 503. Moved Buildings

1. Any building/structure moved within or into any fire zone shall be made to comply with all the requirements for buildings/structures in that fire zone.
2. This shall also apply to pre-engineered or pre-fabricated buildings/structures that may be dismantled and re-assembled.

SECTION 504. Temporary Buildings/Structures

1. Temporary buildings such as reviewing stands and other miscellaneous structures conforming to the requirements of the Code, and sheds, canopies and fences used for the protection of the public around and in conjunction with construction work, may be erected in the fire zones by special permit from the Building Official for a limited period of time, and such buildings or structures shall be completely removed upon the expiration of the time limit stated in such permits.
2. Erection of temporary buildings/structures to be located in restrictive and highly restrictive zones and which do not conform with the type of construction allowed or permitted within such zones may be allowed by the Building Official for a given period of time provided that, fire protective/preventive measures and fire suppression facilities are adequate.

SECTION 505. Center Lines of Streets

The center line of adjoining street or alley may be considered an adjacent property line. Distances shall be measured at right angles to the street or alley.

SECTION 506. Restrictions on Existing Buildings

1. Existing buildings or structures in fire zones that do not comply with the requirements for a new building erected therein shall not hereafter be enlarged, altered, remodeled, repaired or moved except as follows:
 - a. Such building is entirely demolished;
 - b. Such building is to be moved outside the limits of the more highly restrictive Fire Zone to a zone where the building meets the minimum standards;

- c. Changes, alterations and repairs may be made provided that in any 12- month period, the value of the work does not exceed 20% of the value of the existing building, and provided that, such changes do not add additional combustible material, and do not, in the opinion of the Building Official, increase the fire hazard;
- d. Additions thereto are separated from the existing building by fire walls, as set forth in Section 506 (b);
- e. Damage from fire or earthquake, typhoons or any fortuitous event may be repaired, using the same kind of materials of which the building or structure was originally constructed, provided that, the cost of such repair shall not exceed 20% of the replacement cost of the building or structure.

SECTION 507. Designation of Fire Zones

The legislative body of the LGU may enact ordinances for the purpose of designating fire zones based on the parameters and guidelines set forth in this Section.

- 1. Designation of Fire Zones is purposely for management, prevention, control and suppression of conflagration that may occur in population centers. The designation of fire zones is as follows:
 - a. Non-Fire Restricted Zones: These are areas where siting of buildings/structures are permitted without fire-resistivity measures, often located in the country sides or rural areas where commercial and industrial and other buildings are sparsely constructed, or may be clustered in small groups like farm lands wherein dwellings are built of indigenous materials such as bamboo, *sawali*, *nipa*, cogon, palm leaves and wood up to Types I and II Construction as classified in Section 401 of the Code.
 - b. Fire Restrictive Zones: Areas wherein siting of buildings/structures are permitted within prescribed fire-resistivity measures for exterior walls of at least two-hour fire resistivity. Usual locations in suburban areas are permitted to be built with at least one-hour fire-resistivity throughout as Types II, III to IV Constructions as prescribed in Section 401 of the Code.
 - c. Highly Fire Restrictive Zones: Areas wherein highly fire- resistive or non-combustible buildings/structures and/or construction assemblies of no less than three to four-hour fire-resistive construction materials are used throughout, including exterior walls. Only Types IV and V Constructions are permitted in the areas.

RULE VI - FIRE-RESISTIVE REQUIREMENTS IN CONSTRUCTION

SECTION 601. Fire- Resistive Rating Defined

Fire-resistive rating means the degree to which a material can withstand fire as determined by generally recognized and accepted testing methods.

SECTION 602. Fire- Resistive Time Period Rating

Fire-resistive time period rating is the length of time a material can withstand being burned which may be one- hour, two- hours, four- hours, etc.

SECTION 603. Fire-Resistive Standards

All materials of construction, and type of materials and assemblies or combinations thereof shall conform to the following fire-resistive ratings:

Type of Assembly and Material	Minimum thickness (in millimeter) for the given fire resistance			
	4 hrs.	3 hrs.	2 hrs.	1hr.
Floor Construction				
Solid R.C. slab				
- Average cover to reinforcement	25	25	20	15
- Overall Depth	150	150	125	100
Solid pre-stressed				
Concrete slab				
- Average cover to tendons	65	50	40	25
- Overall Depth	150	150	125	100
Partitions				
- Solid concrete	175	175	150	125
- Solid masonry	200	175	150	125
- Hollow unit masonry	300	250	200	150
Protection for metal structural members				
- Concrete	75	50	38	25
- Masonry	100	75	55	38
- Metal lath with vermiculite or perlite gypsum plaster	50	38	20	12
Exterior Wall				
- Solid concrete	180	150	125	75
- Solid masonry	200	175	150	100
- Hollow masonry	300	250	200	150
Column (all faces exposed)				
- Reinforced concrete	450	400	300	200

SECTION 604. Fire- Resistive Regulations

The Secretary shall prescribe standards and promulgate rules and regulations on the testing of construction materials for flame-spread characteristics, tests on fire damages, fire tests of building construction and materials, door assemblies and tinclad fire doors and window assemblies, the installation of fire doors and windows and smoke and fire detectors for fire protective signaling system, application and use of controlled interior finish, fire-resistive protection for structural members, fire-resistive walls and partitions, fire-resistive floor or roof ceiling, fire-resistive assemblies for protection of openings and fire-retardant roof coverings.

**RULE VII - CLASSIFICATION AND GENERAL REQUIREMENTS
OF ALL BUILDINGS BY USE OR OCCUPANCY**

SECTION 701. Occupancy Classified

1. There are 10 Groups of Occupancies sub-divided into 25 Divisions. The accompanying matrix shows the Groupings and Divisions and the corresponding uses. The final column indicates the Zoning Classification.

a. Buildings proposed for construction shall be identified according to their use or the character of its occupancy and shall be classified as follows:

i. Group A – *Residential Dwellings*

Group A Occupancies shall include:

Division 1- Residential building/structure for exclusive use of single family occupants including school or company staff housing; single (nuclear) family dwellings; churches or similar places of worship; church rectories; community facilities and social centers; parks, playgrounds, pocket parks, parkways, promenades and play lots; clubhouses and recreational uses such as golf courses, tennis courts, basketball courts, swimming pools and similar uses operated by the government or private individuals as membership organizations for the benefit of their members, families, and guests and not operated primarily for gain.

Division 2- Residential building for the exclusive use of non-leasing occupants not exceeding 10 persons including single-attached or duplex or townhouses, each privately-owned; school dormitories (on campus); convents and monasteries; military or police barracks/dormitories; pre-schools, elementary and high schools, provided that they do not exceed 16 classrooms; outpatient clinics, family planning clinics, lying-in clinics, diagnostics clinics, medical and clinical laboratories; branch library and museums; steam/dry cleaning outlets; party needs and accessories (leasing of tables and chairs, etc.).

ii. Group B – *Residentials, Hotels and Apartments*

Group B Occupancies shall be multiple dwelling units including boarding or lodging houses, hotels, apartment buildings, row houses, convents, monasteries and other similar building each of which accommodates more than 10 persons.

iii. Group C – *Education and Recreation*

Group C Occupancies shall be buildings used for school or day-care purposes, involving assemblage for instruction, education, or recreation, and not classified in Group I or in Division 1 and 2 or Group H Occupancies.

iv. Group D – *Institutional*

Group D Occupancies shall include:

Division 1 - Mental hospitals, mental sanitariums, jails, prisons, reformatories, and buildings where personal liberties of inmates are similarly restrained.

Division 2 - Nurseries for full-time care of children under kindergarten age, hospitals, sanitariums, nursing homes with non-ambulatory patients, and similar buildings each accommodating more than five persons.

Division 3 - Nursing homes for ambulatory patients, homes for children of kindergarten age or over, each accommodating more than five persons: Provided, that Group D Occupancies shall not include buildings used only for private or family group dwelling purposes.

v. Group E - *Business and Mercantile*

Group E Occupancies shall include:

Division 1- Gasoline filling and service stations, storage garages and boat storage structures where no work is done except exchange of parts and maintenance requiring no open flame, welding, or the use of highly flammable liquids.

Division 2- Wholesale and retail stores, office buildings, drinking and dining establishments having an occupant load of less than one hundred persons, printing plants, police and fire stations, factories and workshops using not highly flammable or combustible materials and paint stores without bulk handlings.

Division 3- Aircraft hangars and open parking garages where no repair work is done except exchange of parts and maintenance requiring no open flame, welding or the use of highly flammable liquids.

vi. Group F - *Industrial*

Group F Occupancies shall include: ice plants, power plants, pumping plants, cold storage, and creameries, factories and workshops using incombustible and non-explosive materials, and storage and sales rooms for incombustible and non-explosive materials.

vii. Group G - *Storage and Hazardous*

Groups G Occupancies shall include:

Division 1- Storage and handling of hazardous and highly flammable material.

Division 2- Storage and handling of flammable materials, dry cleaning plants using flammable liquids; paint stores with bulk handling, paint shops and spray painting rooms.

Division 3- Wood working establishments, planing mills and box factories, shops, factories where loose combustible fibers or dust are manufactured, processed or generated; warehouses where highly combustible materials is stored.

Division 4- Repair garages.

Division 5- Aircraft repair hangars.

viii. Group H - *Assembly Other Than Group I*

Group H Occupancies shall include:

Division 1- Any assembly building with a stage and an occupant load of less than 1000 in the building.

Division 2- Any assembly building without stage and having an occupant load of 300 or more in the building.

Division 3- Any assembly building without a stage and having an occupant load of less than 300 in the building.

Division 4- Stadia, reviewing stands, amusement park structures not included within Group I or in Division 1, 2, and 3 of this Group.

ix. Group I – *Assembly Occupant Load 1000 or More*

Group I Occupancies shall be any assembly building with a stage and an occupant load of 1000 or more in the building.

x. Group J - *Accessory*

Group J Occupancies shall include:

Division 1- Agricultural structures.

Division 2- Private garages, carports, fences over 1.80 meters high, tanks, swimming pools and towers.

Division 3- Stages, platforms, pelota, tennis, badminton or basketball courts, tombs, mausoleums, niches, aviaries, aquariums, zoo structures, banks and record vaults Other subgroupings or divisions within Groups A to J may be determined by the Secretary. Any other occupancy not mentioned specifically in this Section, or about which there is any question, shall be included in the Group which it most nearly resembles based on the existing or proposed life and fire hazard.

Table VII.1. Schedule of Principal, Accessory and Conditional Use/Occupancy of Building/Structure

General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	
Group A – Residential (Dwellings)				
Division A-1 (Residential building/ structure for exclusive use of single family occupants)	1. Indigenous family dwelling units 2. Single-detached units 3. School or company staff housing 4. Single (nuclear) family dwellings 5. Churches or similar places of worship 6. Church rectories 7. Community facilities and social centers 8. Parks, playgrounds, pocket parks, parkways, promenades and playlots 9. Clubhouses and recreational uses such as golf courses, tennis courts, basketball courts, swimming pools and similar uses operated by the government or private individuals as membership organizations for the benefit of their members, families, and guests and not operated primarily for gain.	1. Customary accessory uses incidental to any of the principal uses housed in the same Division A-1 (or R-1 class) building/structure, provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes such as servants quarter, private garage, guardhouse, home laundries, non-commercial garages, houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. meters in floor area, pump houses and generator houses. 2. Auxiliary uses customarily conducted in dwellings and homes for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers and other professionals provided that such professionals are members of the family residing in the premises; provided further, that not	1. Preparatory schools, provided that they do not exceed three (3) classrooms and shall be located not less than 500 meters from nearest existing school offering similar course and are equipped with adequate parking or as provided in the local zoning ordinance. 2. Boarding houses with no more than eight (8) boarders. 3. Neighborhood convenience stores selling miscellaneous items, provided that such stores shall not exceed 10% of the gross floor area (GFA) of the dwelling unit and provided that no liquor shall be allowed for sale. 4. Audio-video and computer rental shops, provided that such shops shall not exceed 10% of the total floor area of the dwelling unit. 5. Home occupation engaging in an in-house business such as dressmaking, tailoring, and baking, provided that the	Residential R-1 - a low-density residential zone, characterized mainly by single-family, single detached dwellings with the usual community ancillary uses on a neighborhood scale, such as executive subdivisions and relatively exclusive residential communities which are not subdivisions.
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	

		<p>more than three (3) semi-professional assistants are employed at any time, that in no case that more than 20% of the floor area of the building be used for said professional practice or home occupation for engaging an in-house business such as dressmaking, tailoring, baking and the like, provided that the number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner; there shall be no change in the outside appearance of the building or premises; no home occupation shall be conducted in any customary accessory use cited above; no traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than in a required front yard; no equipment or process shall be used in such home occupation which</p>	<p>area used shall not occupy more than 20% of the total floor area of the dwelling unit; thenumber of persons engaged in such business/industry shall not exceed three (3) inclusive of the owner; there shall be no change in the outside appearance of the building/structure or premises; no home occupation shall be conducted in any customary accessory use; no traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than in a required front yard; no equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.</p> <p>7. Home industry classified as cottage industry provided that such home industry shall not occupy more than</p>	
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	
		<p>creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.</p> <p>3. Home industry classified as cottage industry provided that such home industry shall not occupy more than 30% of the floor area of the dwelling unit; there shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard/nuisance; allotted capitalization shall not exceed the capitalization as</p>	<p>30% of the gross floor area (GFA) of the dwelling unit with employees not to exceed five (5) persons and shall have no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard/nuisance; allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); no home industry shall be conducted in any customary accessory use; no traffic shall be generated by such home industry in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation</p>	

		<p>set by the Department of Trade and Industry (DTI); shall consider same provisions as enumerated in number 2, Profession or Home Occupation, this Section.</p> <p>4. Recreational facilities for the exclusive use of the members of the family residing within the premises, such as swimming pool, pelota court, etc.</p> <p>5. Religious use</p> <p>6. Multi-purpose/<i>Barangay</i> Hall</p>	<p>shall be met off the street and in a place other than in a required front yard; no equipment or process shall be used in such home industry which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.</p>	
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	
		<p>7. Pre-School</p> <p>8. Sports club</p> <p>9. Clinic, nursing and convalescing home, health center</p> <p>10. Plant nursery</p>		
<p>Division A-2 (residential building for the exclusive use of non-leasing occupants not exceeding 10 persons)</p>	<p>1. Single-attached or duplex or town-houses, each privately owned</p> <p>2. School dormitories (on campus)</p> <p>3. Convents and monasteries</p> <p>4. Military or police barracks/ dormitories</p> <p>5. All uses allowed in Division A-1 (or for R-1 class) buildings/structures</p> <p>6. Pre-schools, elementary and high schools, provided that they do not exceed sixteen (16) classrooms</p> <p>7. Outpatient clinics, family planning clinics, lying-in clinics, diagnostic clinics, medical and clinical laboratories</p> <p>8. Branch library and museum</p> <p>9. Steam/ dry cleaning outlets</p> <p>10. Party needs and accessories (leasing of tables and chairs, etc.)</p>	<p>1. Customary incidental home occupations such as barber and beauty shops, tailoring and dress shops, neighborhood convenience stores, retail drug stores</p>	<p>1. Ballet, dance and voice studios provided that the classes or instructions are held in soundproofed and airconditioned buildings</p> <p>2. Sanitaria, nursery or convalescent homes</p> <p>3. Philanthropic or charitable institutions upon approval of the Building Official and subject to such conditions and safeguards as deemed appropriate</p> <p>4. Offices with no actual display, sale, transfer, or lending of the office commodities in the premises and with subject gross floor area (GFA) not exceeding 30% of the building GFA</p> <p>5. Apartment hotels/hometels</p> <p>6. Processing, refilling and retailing of bottled drinking water provided that clearances from local health department and certification of adequate supply from the water supply concessionaire shall be secured.</p>	<p>Residential R-2- a medium density residential use or occupancy, characterized mainly as a low-rise single-attached, duplex or multi-level building/ structure for exclusive use as multiple family dwellings. This includes R-2 structures within semi-exclusive subdivisions and semi-exclusive residential communities which are not subdivisions.</p> <p>There shall be two (2) general types of R-2 use or occupancy, to wit:</p> <p>a. Basic R-2 : single-attached or duplex building/structure of from one (1) storey up to three (3) storeys in height and with each unit for separate</p>
General	U S E			Zoning Classification

Classification of Use/Character of Occupancy of Building/ Structure	PRINCIPAL	ACCESSORY	CONDITIONAL	
			<p>7. Home occupation for the practice of one's profession or for engaging in an in-house business such as dressmaking, tailoring, baking, barber and beauty shops and the like, provided that the area in use shall not exceed 30% of the gross floor area (GFA) of the dwelling unit with the number of persons engaged in such business/industry not exceeding ten (10) inclusive of owner; there shall be no change in the outside appearance of the building or premises, no home occupation shall be conducted in any customary accessory use; no traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than in a required front yard; no equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and</p>	<p>use as single-family dwellings and;</p> <p>b. Maximum R-2 : low-rise multi-level building/structure of from three (3) up to five (5) storeys in height and for use as multiple family dwellings</p>
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	
			<p>visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.</p> <p>8. Car barns for not more than three (3) units.</p> <p>9. LPG retailing with a maximum of twenty (20) units of LPG tanks at any given time</p> <p>10. Recreational facilities such as resorts, swimming pools, clubhouses and similar uses except carnivals and fairs</p> <p>11. Bank branches, savings/loans/lending</p>	

			shops. 12. Driving range	
Group B – Residential (Buildings/ Structures, Hotels and Apartments)				
Division B-1	1. All uses permitted in Divisions A-1 and A-2 (or for R-1 class and R-2 class) buildings/structures 2. Leased single-detached dwelling unit, cottage with more than one (1) independent unit and duplexes. 3. Boarding and lodging houses	1. All customary accessory uses allowed in Divisions A-1 and A-2 (or for R-1 class and R-2 class) buildings/structures 2. Branch library and museum 3. Hometel 4. Vocational school	1. All conditional uses in R-1 and R-2 with appropriate regulations	Residential R-3 - a high-density residential use or occupancy, characterized mainly as a low-rise or medium-rise building/structure for exclusive use as multiple family dwellings with mixed housing types. R-3 structure may include low-rise or medium-rise residential
				condominium buildings that are already commercial in nature and scale. There shall be two (2) general types of R-3 use or occupancy, to wit: a. Basic R-3 : rowhouse building/structure of from one (1) storey up to three (3) storeys in height and with each unit for separate use as single-family dwellings; and b. Maximum R-3 : medium-rise multi-level building/ structure of from six (6) up to twelve (12) storeys in height and for use as multiple family

				<p>dwellings.</p> <p>Residential R-4 - a medium to high-density residential use or occupancy, characterized mainly as a low-rise townhouse building/ structure for exclusive use as multiple family dwellings. The term R-4 specifically refers to the building/structure on an</p>
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	
				individual lot (a townhouse unit) and generally refers to the series or rows of R-4 buildings/structures within a subdivided lot or property (an R-4 development).
	1. Multi-family residential buildings such as condominium, high-rise residential buildings/structures, multi-level apartments, tenements, mass housing, etc. taller than five (5) storeys but not more than twelve (12) storeys			Residential R-5 - a very high-density residential use or occupancy, characterized mainly as a medium-rise or high-rise condominium building/structure for exclusive use as multiple family dwelling.
Group C – Education and Recreation				
Division C-1	1. Educational institutions like schools, colleges, universities, vocational, institutions, seminaries, convents, including school auditoriums, gymnasias, reviewing stands, little theaters, concert halls, opera houses. 2. Seminar/workshop facilities 3. Training centers/facilities 4. Libraries, museums, exhibition halls and art galleries			
General	U S E			Zoning Classification

Classification of Use/Character of Occupancy of Building/ Structure	PRINCIPAL	ACCESSORY	CONDITIONAL	
	5. Civic centers, clubhouses, lodges, community centers. 6. Churches, mosque, temples, shrines, chapels and similar places of worship 7. Civic or government centers 8. Other types of government buildings			
Division C-2	1. Amusement halls and parlors 2. Massage and sauna parlors 3. Health studios and reducing salons 4. Billiard halls, pool rooms, bowling alleys and golf clubhouses 5. Dancing schools, disco pads, dance and amusement halls 6. Gymnasia, pelota courts and sports complex	1. Government centers to house national, regional or local offices in the area 2. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning 3. General hospitals, medical centers, multi-purpose clinics 4. Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities 5. Convention centers and related facilities 6. Religious structures, e.g., church, seminary, novitiates 7. Museums 8. Embassies/ consulate 9. Student housing, e.g., dormitories, boarding house		GI (General Institutional) - a community to national level of institutional use or occupancy, characterized mainly as a low-rise, medium-rise or high-rise building/structure for educational, training and related activities, e.g., schools and related facilities and the like.
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	
Group D – Institutional (Government and Health Services)				
Division D-1 (Institutional, where personal liberties of inmates are restrained, or quarters of those rendering public	1. Mental hospitals, mental sanitaria and mental asylums 2. Police and fire stations, guard houses 3. Jails, prisons, reformatories and correctional institutions 4. Rehabilitation centers	1. Welfare homes, orphanages, boys and girls town, home for the aged and the like 2. Rehabilitation and vocational training center for ex-convicts, drug addicts, unwed mothers, physically, mentally and emotionally handicapped, ex-		GI (General Institutional) - a community to national level of institutional use or occupancy, characterized mainly as a low-rise, medium-rise or high-rise building/ structure for medical,

assistance and maintaining peace and order)	5. Leprosaria and quarantine station	sanitaria inmates;and similar establishments 3. Military camps/reservations/bases and training grounds 4. Penitentiary and correctional institution		government service administrative and related activities, e.g., hospitals and related health care facilities, government offices, military, police and correctional buildings and the like.
Division D-2 (Institutional, buildings for health care)	1. Hospitals, sanitaria, and homes for the aged 2. Nurseries for children of kindergarten age or non-ambulatory patients accommodating more than five (5) persons			
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	
Division D-3 (Institutional, for ambulatory patients or children over kindergarten age)	1. Nursing homes for ambulatory patients 2. School and home, for children over kindergarten age 3. Orphanages			
Group E – Business and Mercantile (Commercial)				
Division E-1 (Business and Mercantile, where no work is done except change of parts and maintenance requiring no open flames, welding, or use of highly flammable liquids)	1. All uses allowed in Division B-1 (or for R-3 class) buildings/ structures 2. Gasoline filling and service stations. 3. Storage garage and boat storage. 4. Commercial garages and parking buildings, display for cars, tractors, etc. 5. Bus and railways depots and terminals and offices 6. Port facilities 7. Airports and heliport facilities 8. All other types of transportation complexes 9. All other types of large complexes for public services	1. Office building 2. Office condominium 3. Department store/shopping center 4. Bookstore and office supply shop 5. Car shop 6. Home appliance store 7. Photo shop 8. Flower shop 9. Bakery and bake shop 10. Wine store 11. Grocery 12. Supermarket 13. Beauty parlor 14. Barber shop	1. Garage for <i>jeepneys</i> and taxis not greater than six (6) units in number 2. Garage for bus and trucks not greater than three (3) units in number 3. Retailing of CHBs, gravel and sand and other concrete products	C-1 (Commercial One or Light Commercial) - a neighborhood or community level of commercial use or occupancy, characterized mainly as a low-rise building/structure for low intensity commercial/trade, service and business activities, e.g., one to three (1 to 3) storey shopping centers, small offices or mixed-use/occupancy buildings and the like.

	10. Pawnshops, money shops, photo and portrait studios, shoeshine/repair stands, retail drugstores, tailoring and dress shops	15. Sauna bath and massage clinic 16. Dressmaking and tailoring shops 17. Movie house/theater		
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	
	11. Bakeshops and bakery goods stores 12. Stores for construction supplies and building materials such as electrical and electronics, plumbing supplies, ceramic clay cement and other similar products except CHBs, gravel and sand and other concrete products	18. Playcourt, e.g., tennis, bowling, billiards 19. Swimming pool 20. Day/night club 21. Stadium, coliseum, gymnasium 22. Other sports and recreational establishments 23. Restaurants and other eateries 24. Short term special education like dancing schools, schools for self-defense, driving schools, speech clinics 25. Storeroom and warehouse but only as may be necessary for the efficient conduct of the business 26. Commercial housing like hotel, apartment, apartel, boarding house, dormitory, pension house, clubhouse, motel 27. Commercial condominium (with residential units in upper floors) 28. Embassy/ consulate 29. Library/museum 30. Filling station/service station 31. Clinic 32. Vocational/ technical school 33. Convention center and related facilities		UTS (Utilities, Transportation and Services) – a range of utilitarian/functional uses or occupancies, characterized mainly as a low-rise or medium-rise building/structure for low to high intensity community support functions, e.g., terminals/inter-modals/multi-modals and depots
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	
		34. Messengerial service 35. Security agency 36. Janitorial service 37. Bank and other financial institution		

		38. Radio and television station 39. Building garage 40. Commercial job printing 41. Typing and photo engraving services 42. Repair of optical instruments and equipment and cameras 43. Repair of clocks and watches 44. Manufacture of insignia, badges and similar emblems except metal 45. Transportation terminal/garage 46. Plant nurseries 47. Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities.		
Division E-2 (Business and Mercantile in nature)	1. Wholesale and retail stores 2. Shopping centers, malls and supermarkets 3. Wet and dry markets 4. Restaurants, drinking and dining establishments with less than one hundred (100) occupancies. 5. Day/night clubs, bars, cocktails,	1. All uses in C-1 class buildings/structures may be allowed in C-2 class buildings/structures 2. Repair shops like house appliances, motor vehicles and accessory, home furnishing shops	1. Institutional uses as colleges and universities, vocational and technical schools, general hospitals and specialized general welfare, charitable and government institutions 2. Hauling services and garage terminals for trucks, tow trucks, and buses not	C-2 (Commercial Two or Medium Commercial) - a municipal or city level of commercial use or occupancy, characterized mainly as a medium-rise building/structure for medium to high intensity commercial/ trade, service and
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	

	sing-along lounges, bistros, pubs, beer gardens 6. Bakeries, pastry and bake shops. 7. Office buildings 8. Financial Institutions 9. Printing & publishing plants and offices 10. Engraving, photo developing and printing shops 11. Photographer and painter studios, tailoring and haberdashery shops 12. Factories and workshops, using less flammable or non-combustible materials 13. Battery shops and repair shops 14. Paint stores without bulk handling 15. Funeral parlors 16. Memorial and mortuary chapels, crematories 17. Columbarium 18. Telephone and telegraph exchanges 19. Telecommunications, media and public information complexes including radio and TV broadcasting studios 20. Cell (mobile) phone towers 21. Battery shops and auto repair shops 22. Bakeries, pastry and bake shops 23. Police and fire stations	3. Transportation terminal/garage with repair shops 4. Publishing 5. Medium scale junk shop 6. Machinery display shop/center 7. Gravel and sand 8. Lumber/hardware 9. Manufacture of ice, ice blocks, cubes, tubes, crushed except dry ice 10. Manufacture of signs and advertising displays (except printed) 11. <i>Chicharon</i> factory 12. Welding shops 13. Machine shops service operations (repairing/rebuilding, or custom job orders) 14. Motorcycles/bicycles repair shops 15. <i>Lechon</i> stores 16. Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products 17. Doughnut and <i>hopia</i> factory 18. Factory for other bakery products not elsewhere classified (n.e.c.) 19. Shops for repacking of food products e.g. fruits, vegetables, sugar and other related products	exceeding three (3) units and storage facilities in support of commercial establishments 4. Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft, aircraft and sales yards 5. Junk shops, scrap dealer shops	business activities, e.g., three to five (3 to 5) storey shopping centers, medium to large office or mixed use/occupancy buildings/structures and the like. SPE (Special) – other vertical facilities not mentioned under regular uses/occupancies of buildings/structures such as cemeteries, memorial parks and the like
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	

	24. Glassware and metalware stores, household equipment and appliance shops 25. Manufacture of insignia, badges and similar emblems except metal 26. General retail establishments such as curio or antique shops, pet shops and aquarium stores, bookstores, art supplies and novelties, jewelry shops, liquor wine stores and flower shops 27. Employment/recruitment agencies, news syndicate services and office equipment and repair shops and other offices 28. Watch sales and services, locksmith and other related services 29. Other stores and shops for conducting retail business and local shopping establishments 30. Radio, television and other electrical appliance repair shops 31. Furniture, repair and upholstering job 32. Computer stores and video shops, including repair 33. Internet cafes and cyber stations 34. Garment manufacturing with no more than twenty (20) machines 34. Signboard and streamer painting and silk screening	20. Funeral parlors, mortuaries and crematory services and memorial chapels 21. Parking lots, garage facilities 22. Buildings/structures for other commercial activities not elsewhere-classified (n.e.c.)		
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	

	35. Car barns for <i>jeepneys</i> and taxis not more than six (6) units 36. Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations 37. Gardens and landscaping supply/contractors 38. Printing, typesetting, copiers and duplicating services 39. Photo supply and developing 40. Restaurants, canteens, eateries, delicatessen shops, confectionery shops and automats/fastfoods 41. Groceries 42. Laundries and laundromats 43. Recording and film laboratories 44. Auto repair, tire, vulcanizing shops and carwash with minimum 100 sq. meters service area 45. Physical fitness gyms/centers			
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	
Division E-3 (Business and Mercantile, where no repair work is done except exchange of parts and maintenance requiring no open flames, welding or use of highly flammable liquid)	1. All permitted uses in Division E-1 (or for C-1 and C-2 class) buildings/ structures 2. Aircraft hangars 3. Commercial parking lots and garages 4. Department stores, shopping malls/ centers, commercial and sports complexes/ areas 5. Institutional uses as university complexes 6. Other commercial/ business activities not elsewhere classified (n.e.c.)	1. All uses allowed in R-1, R-2 and R-3 Zones 2. All uses allowed in C-1, C-2 and C-3 Zones 3. Some uses allowed in I-1 Zones 4. All uses allowed in GI Zones and SI Zones 5. Parks and Recreation and Entertainment class buildings/ structures		C-3 (Commercial Three or Metropolitan Commercial) means a metropolitan level of commercial use/occupancy, characterized mainly as a medium-rise to high-rise building/structure for high to very high intensity commercial/ trade, service and business activities, e.g., large to very large shopping malls, very large office or mixed-use/occupancy buildings and the like.
Group F – Industrial (Non-Pollutive/ Non-				

Hazardous Industries and Non-Pollutive/ Hazardous Industries)				
Division F-1 (Light Industrial)	1. Ice plants and cold storage buildings 2. Power plants (thermal, hydro or geothermal) 3. Pumping plants (water supply, storm	Customary support facilities for industries such as housing, community, utilities and services	Building/structure with lesser negative environmental impact	I-1 (Industrial One) - a light industrial use or occupancy, characterized mainly as a low-rise but sprawling building/
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	
	drainage, sewerage, irrigation and waste treatment plants) 4. Dairies and creameries 5. Rice mills and sugar centrals 6. Breweries, bottling plants, canneries, and tanneries 7. Factories and workshops using incombustible or non-explosive materials			structure for low intensity manufacturing or production activities.
Group G – Storage and Hazardous Industrial (Pollutive/ Non-Hazardous industries and Pollutive/ Hazardous Industries Only)				
Division G-1 (Medium Industrial, which shall include storage and handling of hazardous and highly flammable materials)	1. Storage tanks, buildings for storing gasoline, acetylene, LPG, calcium, carbides, oxygen, hydrogen, and the like 2. Armories, arsenals and munitions factories 3. Match and fireworks factories	Customary support facilities for industries such as housing, community, utilities and services	Building/structure with lesser negative environment impact	I-2 (Industrial Two) - a medium industrial use or occupancy, characterized mainly as a low-rise but sprawling building/ structure for medium intensity manufacturing or production activities.

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	PRINCIPAL	ACCESSORY	CONDITIONAL	
	4. Plastics resin plants (monomer and polymer) 5. Plastics compounding and processing plants 6. Acetylene and oxygen generating plants 7. Cooking oil and soap processing plants 8. Factories for highly flammable chemicals 9. Water and power generation/ distribution complexes 10. Liquid and solid waste management facilities 11. All other types of large complexes for public utilities			UTS (Utilities, Transportation and Services) – a range of utilitarian/functional uses/ occupancies, characterized mainly by low-rise or medium-rise buildings/structures for low to high intensity community support functions, e.g., power and water generation/ distribution facilities, telecommunication facilities, drainage/wastewater and sewerage facilities, solid waste handling facilities and the like excluding terminals/inter-modals/multi-modals and depot
Division G-2 (Medium Industrial buildings for storage and handling of flammable materials)	1. All uses permitted in I-1 class 2. Dry cleaning plants using flammable liquids 3. Paint stores with bulk handling 4. Paint shops and spray painting rooms 5. Sign and billboard painting shops	Customary support facilities for industries such as housing, community, utilities and services	Building/structure with lesser negative environment impact	
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	
Division G-3 (Medium Industrial buildings for wood working activities, papers cardboard manufactures, textile and garment factories)	1. Wood working establishments, lumber and timber yards 2. Planing mills and sawmills, veneer plants 3. Wood drying kilns 4. Pulp, paper and paperboard factories 5. Wood and cardboard box factories 6. Textile and fiber spinning mills 7. Grains and cement silos	Customary support facilities for industries such as housing, community, utilities and services	Building/structure with lesser negative environment impact	

	8. Warehouses where highly combustible materials are stored. 9. Factories where loose combustible fiber or dirt are manufactured, processed or generated. 10. Garment and undergarment factories			
Division G-4 (Medium Industrial, for repair garages and engine manufacture)	1. Repair garages and shops 2. Factories for engines and turbines and attached testing facilities	Customary support facilities for industries such as housing, community, utilities and services	Building/structure with lesser negative environment impact	
Division G-5 (Medium Industrial, for aircraft facilities)	1. Hangars 2. Manufacture and assembly plants of aircraft engine 3. Repairs and testing shops for aircraft engines and parts	Customary support facilities for industries such as housing, community, utilities and services	Building/structure with lesser negative environment impact	
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	
Group H – Assembly for less than 1,000 (Cultural and/ or Recreational)				

Division H-1 (Recreational, which are assembly buildings with stage and having an occupant load of less than 1,000)	1. Theaters and auditoriums 2. Concert halls and open houses 3. Convention halls 4. Little theaters, audio-visual rooms			PRE (Park Structures, Recreation and Entertainment) - a range of recreational uses or occupancies, characterized mainly as a low-rise or medium-rise building/structure for low to medium intensity recreational or entertainment functions related to educational uses, e.g., structures on campuses or its component parks/open spaces and all other kinds of recreational or assembly buildings/structures on campus such as auditoria, mess halls, seminar facilities, gymnasias, stadia, arenas and the like. CUL (Cultural) - a community to national level of cultural use or occupancy, characterized
General Classification of Use/Character of Occupancy of Building/Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	
				mainly as a low-rise or medium-rise building/ structure for cultural activities, e.g., cultural centers, convention centers, very large office or mixed-use/occupancy buildings and the like.
Division H-2 (Recreational, which are assembly buildings with stage and having an occupant load of 300 or more)	1. Dance halls, cabarets, ballrooms 2. Skating rinks 3. Cockfighting arenas			
Division H-3 (Recreational, which are assembly buildings with stage and having an occupant load of less than 300)	1. Dance halls, ballrooms 2. Skating rinks			
General	U S E			Zoning Classification

Classification of Use/Character of Occupancy of Building/ Structure	PRINCIPAL	ACCESSORY	CONDITIONAL	
Division H-4 (Recreational, tourism estate developments or tourism-oriented establishments, which are structures not included in Divisions H-1)	<ol style="list-style-type: none"> 1. Sports stands 2. Reviewing stands 3. Grandstand and bleachers 4. Covered amusement parks 5. Boxing arenas, jai-alai stadiums 6. Race tracks and hippodromes 7. All types of resort complexes 8. All other types of amusement and entertainment complexes 			
Group I – Assembly for More than 1,000 (Cultural and/or Recreationa l)				
Division I-1 (Recreational, Assembly Buildings with stage and an occupant load of 1,000 or more in the building)	<ol style="list-style-type: none"> 1. Colisea and sports complexes 2. Theaters and convention centers 3. Concert halls and open houses 4. Convention centers 	<ol style="list-style-type: none"> 1. Parks/gardens 2. Resort areas, e.g., beaches, including accessory uses 3. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheaters and swimming pools 4. Golf courses, ball courts, race tracks and similar uses 5. Memorial/Shrines/monuments, kiosks and other park structures 		<p>CUL (Cultural) - a community to national level of cultural use or occupancy, characterized mainly as a low-rise or medium-rise building/structure for cultural activities</p> <p>PRE (Park Structures, Recreation and Entertainment) - a range of recreational uses or</p>
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	
		<ol style="list-style-type: none"> 6. Sports Club 7. Underground parking structures/ facilities 		occupancies, characterized mainly as a low-rise or medium-rise building/ structure for low to medium intensity recreational or

				entertainment functions related to educational uses, e.g., structures on campuses or its component parks/open spaces and all other kinds of recreational or assembly buildings/structures on campus such as auditoria, mess halls, seminar facilities, gymnasias, stadia, arenas and the like.
Group J – Accessory (Agricultural and Other Occupancies/ Uses not Specifically Mentioned Under Groups A through I)				
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	

Division J-1	1. Agricultural structures: <ul style="list-style-type: none"> a. Sheds b. Barns c. Poultry houses d. Piggeries e. Hatcheries f. Stables g. Greenhouses h. Granaries i. Silos 	1. Cultivation, raising and growing of staple crops such as rice, corn, <i>camote</i> , cassava and the like 2. Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc. 3. Silviculture, mushroom culture, fishing and fish culture, snake culture, crocodile farm, monkey raising and the like 4. Customary support facilities such as <i>palay</i> dryers and rice threshers and storage barns and warehouses 5. Ancillary dwelling units/farmhouses for tillers and laborers 6. Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms, etc. 7. Pastoral activities such as goat-raising and cattle fattening 8. Home occupation for the practice of one's profession or engaging home business such as dressmaking, tailoring, baking, running a <i>sari-sari</i> store and the like, provided that, the number of persons engaged in such		<p>A (Agricultural) - an agricultural or agriculture-related use or occupancy, characterized mainly as a low-rise or medium-rise building/structure for low to high intensity agricultural or related activities, e.g., poultry houses, hatcheries, piggeries, greenhouses, granaries and the like as well as offices, educational, training, research and related facilities for agriculture and the like.</p> <p>AI (Agro-Industrial) - an agro-industrial or related use or occupancy, characterized mainly as a low-rise building/structure for low to high intensity agro-industrial or related activities to include offices, educational, training, research and related facilities for agro-industry.</p>
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	PRINCIPAL	ACCESSORY	CONDITIONAL	
		business/industry shall not exceed five (5), inclusive of the owner; there shall be no change in the outside appearance of the building premises; no home occupation shall be conducted in any customary accessory uses cited above; no traffic shall be generated by such home occupation in greater volumethan would normally be expected in a residential neighborhood and anyneed for parking generated by the conduct of such home occupation shallbe met off the street in a place		<p>PUD (Planned Unit Development) -refers to land development or redevelopment schemes for a new or built-up project site wherein said project site must have a Comprehensive Development Master Plan (CDMP) or its acceptable equivalent, i.e., a unitary development plan/site plan that permits flexibility in planning/urban design, building/structure siting,</p>

		<p>other than the required front yard;no equipment or process shall be used in such occupation which createsnoise, vibration, glare, fumes, odors and electrical interference detectableto the normal senses and visual or audible interference in any radio ortelevision receiver or causes fluctuations in line voltage of the premises.</p> <p>9. Home industry classified as cottage industry, e.g., mat weaving, pottery making, food preservation, etc. provided thatsuch home industry shall not occupy more than 30% of floor areaof the dwelling unit;</p>		complementarity of building types and land uses, usable open spaces for general public use services and
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	
		<p>there shall be no change or alteration in the outsideappearance of the dwelling unit and shall not be a hazard or nuisance; allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); such shall consider same provisions as enumerated inHome Occupation, this Section.</p> <p>10. Backyard raising of livestock and fowl, provided that for livestock- a maximum of 10 heads; for fowl. a maximum of 500 birds</p> <p>11. All uses allowed in agriculture</p> <p>12. Rice/ corn mills (single pass)</p> <p>13. Drying, cleaning, curing and preserving of meat and its by productsand derivatives</p> <p>14. Drying, smoking and airing of tobacco</p> <p>15. Flour mill</p> <p>16. Cassava flour mill</p> <p>17. Manufacture of coffee</p> <p>18. Manufacture of unprepared animal feeds, other grain milling, n.e.c.</p> <p>19. Production of prepared feeds for animals</p> <p>20. Cigar and Cigarette factory</p> <p>21. Curing and redrying tobacco leaves</p>		
General	U S E			Zoning Classification

Classification of Use/Character of Occupancy of Building/ Structure	PRINCIPAL	ACCESSORY	CONDITIONAL	
		22. Miscellaneous processing of tobacco leaves, n.e.c. 23. Weaving hemp textile 24. Jute spinning and weaving 25. Manufacture of charcoal 26. Milk processing plants (Manufacturing filled, reconstituted or recombined milk, condensed or evaporated) 27. Butter and cheese processing plants 28. Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products) 29. Other dairy products, n.e.c. 30. Canning and preserving of fruits and fruit juices 31. Canning and preserving of vegetables and vegetable juices 32. Canning and preserving of vegetable sauces 33. Miscellaneous canning and preserving of fruit and vegetables, n.e.c. 34. Fish canning 35. <i>Patis</i> factory 36. <i>Bagoong</i> factory		
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	
		37. Processing, preserving and canning of fish and other seafoods, n.e.c. 38. Manufacturing of desiccated coconut 39. Manufacture of starch and its products 40. Manufacture of wines from juices of		

		local fruits 41. Vegetable oil mills, including coconut oil 42. Sugarcane milling (centrifugal and refines) 43. Sugar refining 44. <i>Muscovado</i> sugar mill 45. Cotton textile mill 46. Manufacture/processing of other plantation crops, e.g., pineapple,bananas, etc. 47. Other commercial handicrafts and industrial activities utilizing plant oranimal parts and/or products as raw materials, n.e.c. 48. Other accessory uses incidental to agro-industrial activities		
General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
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Division J-2 (Accessory)	<ol style="list-style-type: none"> 1. Private garages, carports 2. Towers, smokestacks and chimneys 3. Swimming pools including shower and locker room 4. Fence over 1.80 meters high, separate fire walls 5. Steel and/ or concrete tanks 		<ol style="list-style-type: none"> 1. All uses/occupancy permitted in all other Divisions (or classes of buildings/ structures) if such uses/occupancy are part of the Planned Unit Development (PUD) 	<p>PUD (Planned Unit Development) -refers to land development or redevelopment schemes for a new or built-up project site wherein said project site must have a Comprehensive Development Master Plan (CDMP) or its acceptable equivalent, i.e., a unitary development plan/site plan that permits flexibility in planning/ urban design, building/structure siting, complementarity of building types and land uses, usable open spaces for general public use services and</p>
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General Classification of Use/Character of Occupancy of Building/ Structure	U S E			Zoning Classification
	PRINCIPAL	ACCESSORY	CONDITIONAL	
				Business activities and the preservation of significant natural land features if feasible, whereby said CDMP must be duly approved by the LGU concerned.
Division J-3	<ol style="list-style-type: none"> 1. Stages, platforms and similar structures 2. Pelota, tennis, badminton or basketball courts 3. Tombs, mausoleums and niches 4. Aviaries and aquariums and zoo structures 5. Banks and record vaults 			

SECTION 702. Change in Use

No change shall be made in the character of occupancy or use of any building which would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of the Code for such division or group of occupancy. The character of occupancy of existing buildings may be changed subject to the approval of the Building Official and the building may be occupied for purposes set forth in other Groups: Provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

SECTION 703. Mixed Occupancy

1. General Requirements

When a building is of mixed occupancy or used for more than one occupancy, the whole building shall be subject to the most restrictive requirement pertaining to any of the type of occupancy found therein except in the following:

- a. When a one-storey building houses more than one occupancy, each portion of the building shall conform to the requirement of the particular occupancy housed therein and;
- b. Where minor accessory uses do not occupy more than 10% of the area of any floor or a building, nor more than 10% of the basic area permitted in the occupancy requirements, in which case, the major use of the building shall determine the occupancy classification.

2. Forms of Occupancy Separation

Occupancy separations shall be vertical or horizontal or both, or when necessary, of such other forms as may be required to afford a complete separation between the various occupancy divisions in the building.

3. Types of Occupancy Separation

Occupancy separation shall be classified as "One-Hour Fire-Resistive", "Two-Hour Fire-Resistive", "Three-Hour Fire-Resistive" and "Four-Hour Fire-Resistive."

- a. A "One-Hour Fire-Resistive Occupancy Separation" shall be of not less than one-hour fire-resistive construction. All openings in such separation shall be protected by a fire-assembly having a one-hour fire-resistive rating.
- b. A "Two-Hour Fire-Resistive Occupancy Separation" shall be of not less than two-hour fire-resistive construction. All openings in such separation shall be protected by a fire assembly having a two-hour fire-resistive rating.
- c. A "Three-Hour Fire-Resistive Occupancy Separation" shall be of not less than three-hour fire-resistive construction. All openings in walls forming such separation shall be protected by a fire assembly having a three-hour fire-resistive rating. The total width of all openings in any three-hour fire-resistive occupancy separation wall in any one-storey shall not exceed 25% of the length of the wall in that storey and no single opening shall have an area greater than 10.00 sq. meters. All openings in floors forming a "Three-Hour Fire-Resistive Occupancy Separation" shall be protected by vertical enclosures extending above and below such openings. The walls of such vertical enclosures shall be of not less than two-hour fire-resistive construction, and all openings therein shall be protected by a fire assembly having a three-hour fire-resistive rating.
- d. A "Four-Hour Fire-Resistive Occupancy Separation" shall have no openings therein and shall be of not less than four-hour fire-resistive construction.

4. Fire Rating for Occupancy Separation

Occupancy Separations shall be provided between groups, subgroupings, or divisions of occupancies. The Secretary shall promulgate rules and regulations for appropriate occupancy separations in buildings of mixed occupancy; Provided, that, where any occupancy separation is required, the minimum shall be a "One-Hour Fire-Resistive Occupancy Separation"; and where the occupancy separation is horizontal, structural members supporting the separation shall be protected by an equivalent fire-resistive construction.

SECTION 704. Location on Property

1. General

- a. No building shall be constructed unless it adjoins or has direct access to a public space, yard or street on at least one of its sides.
- b. For the purpose of this Section, the centerline of an adjoining street or alley shall be considered an adjacent property line.
- c. Eaves over required windows shall not be less than 750 millimeters from the side and rear property lines.

2. Fire Resistance of Walls

Exterior walls shall have fire resistance and opening protection in accordance with the requirements set forth by the Secretary. Projections beyond the exterior wall shall not exceed beyond a point one-third the distance from an assumed vertical plane located where the fire-resistive protection of openings is first required to the location on property whichever is the least restrictive. Distance shall be measured at right angles from the property line. When openings in exterior walls are required to be protected due to distance from property line, the sum of the areas of such openings in any storey shall not exceed 50% of the total area of the wall in that storey.

3. Buildings on Same Property and Buildings Containing Courts

For the purpose of determining the required wall and opening protection, buildings on the same property and court walls shall be assumed to have a property line between them. When a new building is to be erected on the same property with an existing building, the assumed property line from the existing building shall be the distance to the property line for each occupancy as set forth by the Secretary; Provided, that two or more buildings on the same property may be considered as one building if the aggregate area of such building is within the limits of allowable floor areas for a single building, and when the buildings so considered, house different occupancies or are of different types of construction, the area shall be that allowed for the most restrictive occupancy or construction.

4. Building Footprint and Firewall Requirements

- a. The following rules shall be observed in the determination of the Allowable Maximum Building Footprint (AMBF) for buildings and related habitable structures. If the stated rules are compared with (1) Rule VIII Table VIII.1.- Reference Table on Percentage of Site Occupancy and Maximum Allowable Construction Area (MACA); (2) Rule VIII Tables VIII.2. and VIII.3. (setbacks, yards and courts); or (3) with the applicable stipulations under this Rule and with the applicable stipulations of the Fire Code, the more stringent but applicable regulation out of the aforementioned rules should be observed;
- b. If without a firewall, the footprint of a proposed building/structure shall be measured horizontally from the property line to the outermost faces of the exterior walls of the building/structure; Provided, that the distance measured from the property line shall conform with the applicable stipulations of this Rule and Rule VIII; The resultant area established at grade level upon which the proposed building/structure may stand shall be the AMBF;

c. Footprint Based on Firewall Provisions

- i. If with a firewall on one (1) side, the footprint of a proposed building/structure shall be measured horizontally from the property line with a firewall to the outermost faces of the opposite exterior walls of the building/structure; Provided, that the applicable stipulations of the Fire Code are strictly followed;
- ii. If with a firewall on two (2) sides or on one (1) side and the rear property line, the footprint of a proposed building/structure shall be measured horizontally from the opposing property lines in case of a firewall on two (2) sides or from the rear property line with a firewall to the outermost faces of the opposite exterior walls of the building/structure; provided, that the applicable stipulations of the Fire Code are strictly followed;
- iii. Absolutely no firewalls are allowed for a low density residential (R-1) uses or occupancies; an abutment of up to 3.20 meters from established grade level may however be permitted but solely for the purpose of supporting a carport roof; provided further that such abutment shall be constructed of perforated or decorative concrete blocks above 1.50 meters measured vertically from the established grade level; such an abutment shall not be longer than 7.00 meters or 50% of the side property line in total length, whichever is shorter.
- iv. For medium density residential (R-2) uses or occupancies, a firewall can be erected on a maximum of 80% of the total length of a side property line; provided that only one (1) side property line is used for a firewall in the case of a R-2 structure; and provided further that the applicable stipulations of the Fire Code are strictly followed;
- v. For high-density residential (R-3) uses or occupancies, two (2) types of firewall construction may be permitted:
 - (a) For a R-3 use or occupancy with a firewall on two (2) sides, a firewall can be erected on a maximum of 85% of the total length of each side property line; provided that all firewall construction shall not exceed 65% of the total perimeter of the R-3 property, i.e., total length of all property lines; provided that firewalls in R-3 lots shall only be allowed for a maximum two (2) storey component structure; and provided further that all the applicable stipulations of the Fire Code are strictly followed; and
 - (b) For a R-3 use or occupancy with a firewall on one (1) side property line and at the rear property line, a firewall can be erected on a maximum of 90% of the total length of the side and rear property lines and up to 100% in case the rear property line is only 4.00 meters wide; provided that all firewall construction at the side property lines shall not exceed 50% of the total perimeter of the R-3 property, i.e., total length of all property lines; provided that firewalls in R-3 lots shall only be allowed for a maximum two (2) storey structure but not at the rear property line where the maximum allowed firewall height shall only be 3.20 meters measured vertically from established grade; and provided further that all the applicable stipulations of the Fire Code are strictly followed.
- vi. For townhouse residential (R-4) uses or occupancies, firewalls on the two (2) sides of each townhouse unit may be permitted; the R-4 firewall can be erected on a maximum of 85% of the total length of each side property line; provided that all firewall construction shall not exceed 50% of the total perimeter of each R-4 property, i.e., total length of all property lines; provided that firewalls in each R-4 use or occupancy shall be allowed for a maximum three (3) storey structure; and provided further that all the applicable stipulations of the Fire Code are strictly followed;

- vii. For residential condominium (R-5) uses or occupancies, two (2) types of firewall construction may be permitted:
 - (a) For a R-5 use or occupancy with a firewall on two (2) sides, a firewall can be erected on a maximum of 75% of the total length of each side property line; provided that all firewall construction at the side property lines shall not exceed 50% of the total perimeter of the R-5 property, i.e., total length of all property lines; provided that side firewalls in R-5 uses or occupancies shall only be allowed for a maximum eight (8) storey component structure, i.e., the podium; and provided further that all the applicable stipulations of the Fire Code are strictly followed; and
 - (b) For a R-5 use or occupancy with a firewall on one (1) side and at the rear property line, a firewall can be erected on a maximum of 65% of the total length of the side property line and on a maximum of 50% of the total length of the rear property line; provided that all firewall construction shall not exceed 60% of the total perimeter of the R-5 property, i.e., total length of all property lines; provided that the side firewalls in R-5 uses or occupancies shall only be allowed for a maximum eight (8) storey component structure and that at the rear property line, the maximum allowed firewall height shall only be 14.00 meters measured vertically from established grade; and provided further that all the applicable stipulations of the Fire Code are strictly followed.
- viii. All existing openings on all firewalls shall be sealed completely to maintain the fire integrity of adjoining buildings/structures.
- ix. The provision of a fully functional sprinkler system and the installation of other fire-retardant or fire suppression devices in the case of commercial, institutional and industrial buildings/structures may allow firewall construction for up to 70% of the total perimeter of the property lines provided that the prescribed setbacks, yards and courts fronting the Road Right-Of-Way (RROW) are first fully complied with; and provided further that all the applicable stipulations of the Fire Code, particularly on the number, type and locations of fire exits are strictly followed.

SECTION 705. Allowable Floor Areas

1. General. The Allowable Maximum Total Gross Floor Area (TGFA) of any proposed building/structure shall only be as allowed under this Rule.
2. TGFA Limitation. In Table VII.1. hereafter, the percentages (%) indicated in the third (3rd) through eighth (8th) columns, but excluding the multiplier numbers 3, 5, 12, 18, and 30 (which represent the number of storeys/floors), are the percentages of the Total Lot Area (TLA) that may be used to initially determine the Allowable Maximum TGFA for a proposed building/structure.
3. Crosscheck of TGFA with Allowable Maximum Volume Building (AMVB). The Allowable Maximum TGFA once established must be thoroughly crosschecked with the AMVB to find out if the AMVB is not exceeded. If exceeded, the necessary adjustments on the Maximum Allowable TGFA must be made since the AMVB must always prevail.

**Table VII.1. Allowable Maximum Total Gross Floor Area (TGFA)
Based on the Allowed Percentage of Site Occupancy (PSO)
of the Total Lot Area (TLA)**

Character of Use/ Occupancy	Type of Building/ Structure	Allowable Maximum Total Gross Floor Area (TGFA)* by Type/ Location of Lot					
		Interior (or Rear) Lot and End Lot (see Fig. VIII.8. and VIII.5.14. of Rule VIII)	Inside (or Regular) Lot (see Fig. VIII.9. of Rule VIII)	Corner Lot (see Fig. VIII.10. of Rule VIII)	Through Lot (see Fig. VIII.11. of Rule VIII)	Corner- Through Lot (see Fig. VIII.12. of Rule VIII)	Corner Lot Abutting 3 or More Streets, etc. Rivers, Etc. (see Fig. VIII.13. of Rule VIII)
Residen- tial GROUP A-I (without firewalls)	Residen-tial 1 (R-1)	3 (floors/ storeys) x 60% of TLA	3 x50% of TLA	3 x70% of TLA	3 x70% of TLA	3 x70% of TLA	3 x70% of TLA
	Basic Residen-tial 2 (R-2)	3 x 70%	3 x 60%	3 x 70%	3 x 70%	3 x 70%	3 x 70%
	Maximum Residen-tial 2 (R-2)	5 x 70%	5 x 60%	5 x 70%	5 x 70%	5 x 70%	5 x 70%
	Basic Residen-tial 3 (R-3)	3 x 70%	3 x 70%	3 x 70%	3 x 70%	3 x70%	3 x70%
	Maximum Residen-tial 3 (R-3)	12x80%	12x80%	12x80 %	12x80%	12x80%	12x80%
	Residen-tial 4 (R-4) /Individual Town-house Lots/Units	3 x 80%	3 x 80%	3 x 80%	3 x 80%	3 x 80%	3 x 80%
	Residen-tial 4 (R-4) /Individual Town-house Lots/Units	3 x 80%	3 x 80%	3 x 80%	3 x 80%	3 x 80%	3 x 80%
	Residen-tial 5 (R-5) /Condomi- niums	18x80%	18x80%	18x80 %	18x80%	18x80%	18x80%
	Residen- tial GROUP A-I (with firewalls)	Residen-tial 1 (R-1)	Not applicable (NA)	NA	NA	NA	NA

Character of Use/ Occupancy	Type of Building/ Structure	Allowable Maximum Total Gross Floor Area (TGFA)* by Type/ Location of Lot					
		*Note: Building Height Limit (BHL) multiplied by the Allowable Maximum Building Footprint (AMBF) expressed as a percentage (%) of the Total Lot Area or TLA (with or without firewall). Figure subject to reduction to comply with the floor area component of the Allowable Maximum Volume of Building (AMVB). Refer to Table VII.1. to arrive at the percentage (%) of TLA.					
	Basic Residential 2 (R-2)	3 x 75%	3 x 70%	3 x 75%	3 x 75%	3 x 75%	3 x 75%
	Maximum Residential 2 (R-2)	5 x 75%	5 x 70%	5 x 75%	5 x 75%	5 x 75%	5 x 75%
	Basic Residential 3 (R-3)	3 x 80%	3 x 80%	3 x 80%	3 x 80%	3 x 80%	3 x 80%
	Maximum Residential 3 (R-3)	12x80%	12x80%	12x80%	12x80%	12x80%	12x80%
	Residential 4 (R-4) /Individual Town-house Lots/Units	3 x 80%	3 x 80%	3 x 80%	3 x 80%	3 x 80%	3 x 80%
	Residential 5 (R-5)/ Condominiums	18x80%	18x80%	18x80%	18x80%	18x80%	18x80%
Commercial GROUPS B, C, E, H, I	Commercial 1 (Com-1)	5 x 80%	5 x 75%	5 x 80%	5 x 80%	5 x 90%	5 x 90%
	Commercial 2 (Com-2)	12x80%	12x75%	12x80%	12x80%	12x90%	12x90%
	Commercial 3 (Com-3)	30 x 80%	30x75%	30x80%	30x80%	30x90%	30x90%
	Commercial 1 (Com-1) with Sprinkler System & Firewalls	5 x 85%	5 x 85%	5 x 90%	5 x 90%	5 x 95%	5 x 95%
	Commercial 2 (Com-2) with Sprinkler System & Firewalls	12x85%	12x85%	12x90%	12x90%	12x95%	12x95%
	Commercial 3 (Com-3) with Sprinkler System & Firewalls	30x85%	30x85%	30x90%	30x90%	30x95%	30x95%

Character of Use/ Occupancy	Type of Building/ Structure	Allowable Maximum Total Gross Floor Area (TGFA)* by Type/ Location of Lot					
		*Note: Building Height Limit (BHL) multiplied by the Allowable Maximum Building Footprint (AMBF) expressed as a percentage (%) of the Total Lot Area or TLA (with or without firewall). Figure subject to reduction to comply with the floor area component of the Allowable Maximum Volume of Building (AMVB). Refer to Table VII.1. to arrive at the percentage (%) of TLA.					
Industrial GROUPS F, G	Industrial 1 (Ind-1)	Duly-approved Building Height Limit (BHL) x 80% of TLA	BHL x 75% of TLA	BHL x 80% of TLA	BHL x 80% of TLA	BHL x 90% of TLA	BHL x 90% of TLA
	Industrial 2 (Ind-2)	BHL x 80%	BHL x 75%	BHL x 80%	BHL x 80%	BHL x 90%	BHL x 90%
	Industrial 3 (Ind-3)	BHL x 80%	BHL x 75%	BHL x 80%	BHL x 80%	BHL x 90%	BHL x 90%
	Industrial 1 (Ind-1) with Sprinkler System & Firewalls	BHL x 85%	BHL x 85%	BHL x 90%	BHL x 90%	BHL x 95%	BHL x 95%
	Industrial 2 (Ind-2) with Sprinkler System & Firewalls	BHL x 85%	BHL x 85%	BHL x 90%	BHL x 90%	BHL x 95%	BHL x 95%
	Industrial 3 (Ind-3) with Sprinkler System & Firewalls	BHL x 85%	BHL x 85%	BHL x 90%	BHL x 90%	BHL x 95%	BHL x 95%
Institutional GROUP D	Without Sprinkler System & Firewalls	BHL x 50% of TLA	BHL x 50% of TLA	BHL x 60% of TLA	BHL x 60% of TLA	BHL x 60% of TLA	BHL x 60% of TLA
	With Sprinkler System & Firewalls	BHL x 60% of TLA	BHL x 60% of TLA	BHL x 70% of TLA	BHL x 70% of TLA	BHL x 70% of TLA	BHL x 70% of TLA
Cultural	Without Sprinkler System & Firewalls	BHL x 60% of TLA	BHL x 60% of TLA	BHL x 65% of TLA	BHL x 65% of TLA	BHL x 65% of TLA	BHL x 65% of TLA
	With Sprinkler System & Firewalls	BHL x 70%	BHL x 70%	BHL x 70%	BHL x 70%	BHL x 70%	BHL x 70%
Transportation	Without Sprinkler System & Firewalls	BHL x 50% of TLA	BHL x 50% of TLA	BHL x 60% of TLA	BHL x 60% of TLA	BHL x 60% of TLA	BHL x 60% of TLA
	With Sprinkler System & Firewalls	BHL x 60%	BHL x 60%	BHL x 70%	BHL x 70%	BHL x 70%	BHL x 70%

Note:

Maximum of sixty (60) storeys (180.00 meters) BHL for inland areas not close to airports.

SECTION 706. Allowable Floor Area Increases

The floor areas hereinabove provided may be increased in certain specific instances and under appropriate conditions, based on the existence of public space, streets or yards extending along and adjoining two or more sides of the building or structure subject to the approval of the Building Official. *(Refer to Guidelines on Determining Gross Floor Area and Total Gross Floor Area of a Building/Structure at the end of this Rule)*

SECTION 707. Maximum Height of Buildings

1. The maximum height and number of storeys of proposed building shall be dependent upon the character of use or occupancy and the type of construction, considering end-user population density, light and ventilation, width of RROW/streets particularly of its roadway/carriageway component, building bulk, off-street cum off-site parking requirements, etc. and in relation to local land use plan and zoning regulations as well as other environmental considerations, e.g., geological, hydrological, meteorological, topographical, prevailing traffic conditions, the availability and capacity of public utility/service systems, etc. *(Refer to Guidelines on Building Bulk at the end of this Rule)*

2. Determination of Building Height:

- a. BUILDING HEIGHT LIMIT (BHL) - the maximum height to be allowed for buildings/structures based on their proposed use or occupancy; the BHL is generally determined after the application of other development controls (DC) and certain other parameters, i.e., considerations of site conditions, view, etc. (Table VII.2. of this Rule). The BHL shall be generally measured from the established grade line to the topmost portion of the proposed building/structure. If applicable, the BHL may be subject to clearance requirements of the Air Transportation Office (ATO) or of the concerned military/security authorities. *(Refer to Guidelines on Development Controls at the end of this Rule)*

BHL excludes the height of permitted/allowed projections above the roof of the building/structure, e.g., signage, mast, antenna, telecom tower, beacons and the like.

- b. The Building Height Limit (BHL) of any proposed building/structure shall only be as allowed under this Rule (as shown in table below) or under the duly approved city/municipal (local) zoning ordinance, whichever is more restrictive.

Table VII.2. Building Height Limit (BHL) by Type of Use or Occupancy

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
1. Residential	Residential 1 (R-1)	3	10.00
	Residential 2 (R-2)		
	a. Basic	3	10.00
	b. Maximum	5	15.00
	Residential 3 (R-3)		
2. Commercial	a. Basic	3	10.00
	b. Maximum	12	36.00
	Residential 4 (R-4)/ Townhouses (Individual lots/ units)	3	10.00
	Residential 5 (R-5)/ Condominiums	12 - 18	36.00 - 54.00
	Commercial 1 (C-1)	3 - 5	10.00 -15.00
3. Industrial	Commercial 2 (C-2)	6	18.00
	Commercial 3 (C-3)	16-60	48.00 -180.00
	Industrial 1 (I-1)	15.00 meters but not exceed the duly-approved BHL in the major zone it is part of	
4. Institutional	Industrial 2 (I-2)	21.00 meters but not exceed the duly-approved BHL in the major zone it is part of	
	Industrial 3 (I-3)	27.00 meters but not exceed the duly-approved BHL in the major zone it is part of	
5. Cultural	-	15.00 meters (or must follow the duly-approved BHL in the major zone it is part of)	
6. Utility/Trans- portation/RRROW/ Services	-	30.00 meters (or must follow the duly-approved BHL in the major zone it is part of)	
7. Parks and Open Recreational and Entertainment Spaces	-	15.00 meters (or must complement the duly-approved BHL in the major zone it is part of)	
8. Agricultural/Agro- Industrial/Tourism	-	15.00 meters (or must complement the duly-approved BHL in the major zone it is part of)	
9. Planned Unit Development (PUD)	PUD at a reclamation area close to an operating airport	3 - 15	10.00-45.00 (with ATO- prescribed BHL as needed)
	PUD at a reclamation area	3 - 30	10.00 – 30.00
	PUD at a coastal area	16 - 45	48.00 – 135.00
	PUD at an inland area close to an operating airport	3 - 25	10.00 - 75.00 (with ATO- prescribed BHL as needed)
	PUD at an inland area	12 - 60	36.00 – 180.00

Notes:

a. *Establishing Grade*

- *In case of sloping grade where the edges of the building footprint (AMBF) running perpendicular to the RROW has a difference in elevation of less than 3.00 meters, the highest adjoining natural grade (ground surface) or finished grade (sidewalk surface) shall be considered the established grade elevation (Figure VII.1.);*
- *In case of sloping grade where the edges of the building footprint (AMBF) running perpendicular to the RROW has a difference in elevation of more than 3.00 meters, the average grade level of the building footprint (AMBF) shall be considered the established grade elevation (see Figure VII.3.); and*
- *The building/structure height shall be measured from the highest adjoining public sidewalk (finished grade) or ground surface (natural grade); Provided, that the height measured from the lowest adjoining surface shall not exceed such maximum height by more than 3.00 meters; Except, that towers, spires and steeples, erected as parts of the building and not used for habitation or storage are limited as to the height only by structural design, if completely of incombustible materials, or may extend but not exceed 6.00 meters above the prescribed building height limit (BHL) for each occupancy group, if of combustible materials (Figures VII.2.).*

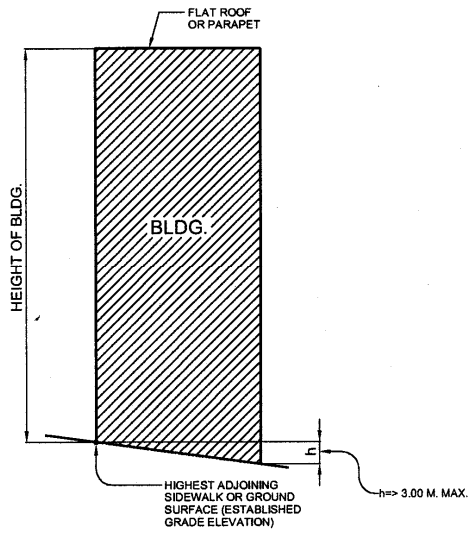


Figure VII.1.

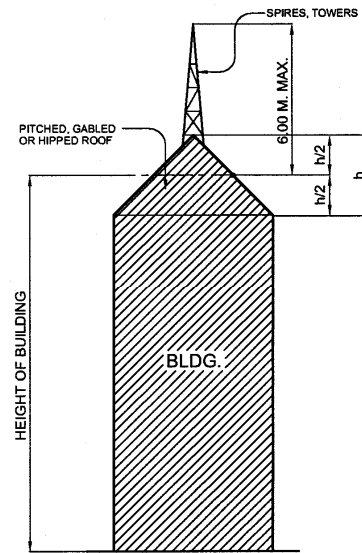


Figure VII.2.

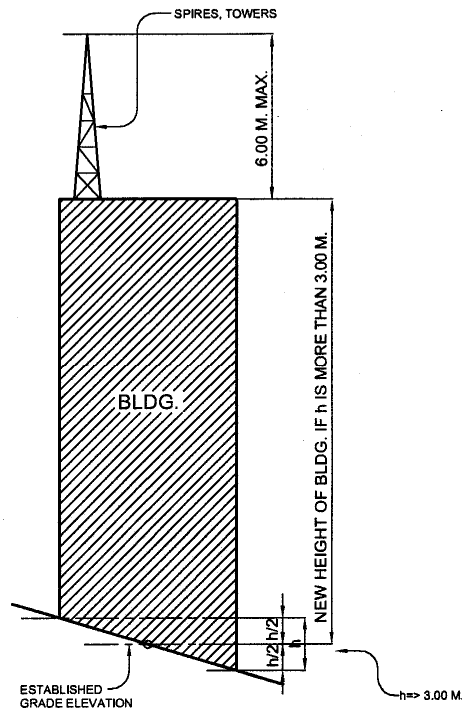


Figure VII.3.

HEIGHT OF BUILDING / STRUCTURE

3. Other Considerations in Height Determination

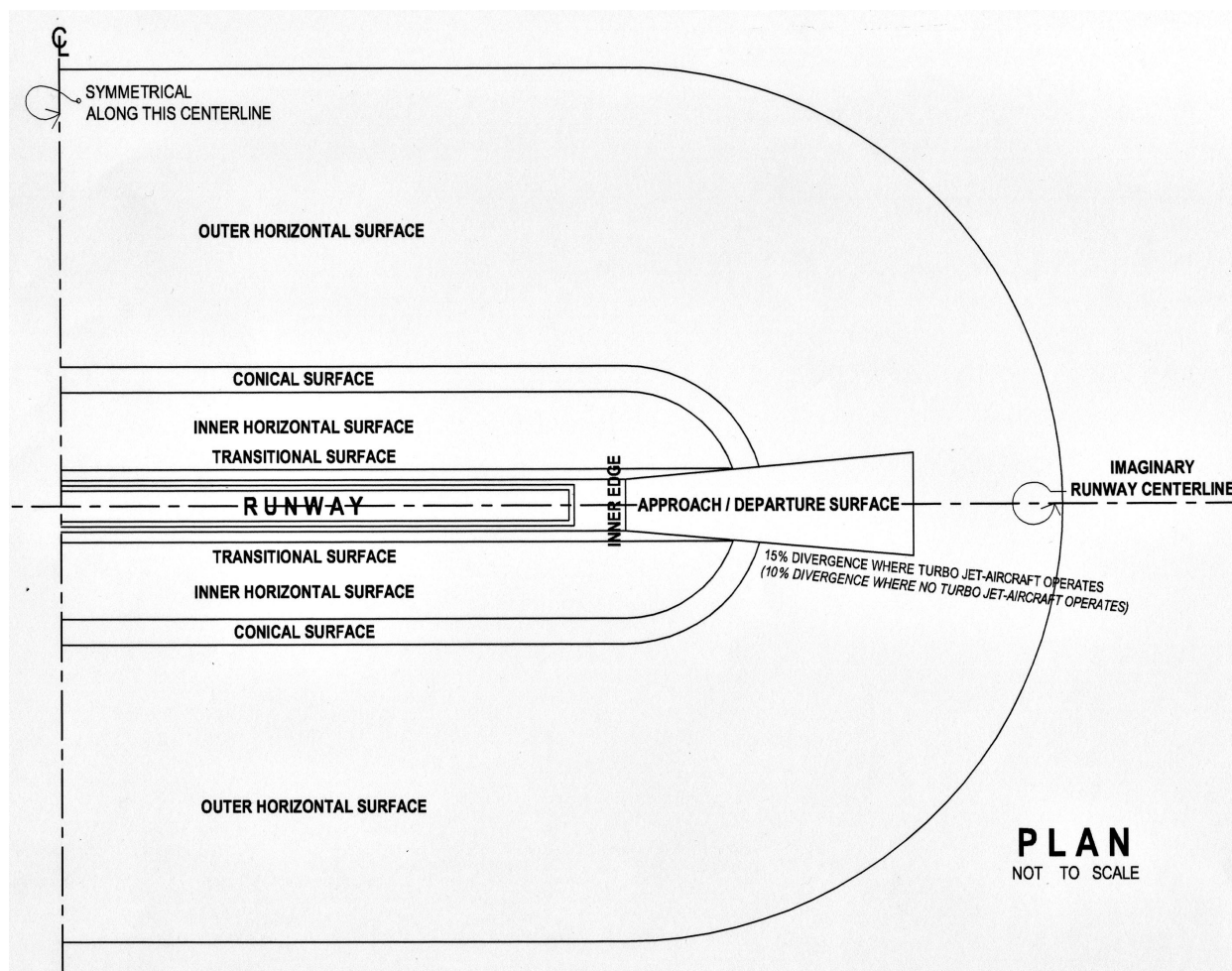
- a. In any given locality, the height of proposed buildings/structures shall be governed by the following factors:
 - i. The designer/space planner must consider both the present and projected population density within the project site and in the project's location/area at full completion/operation of the project;
 - ii. For a given volume of building/structure (the building bulk), that which has a lesser Percentage of Site Occupancy (PSO) or area of ground coverage Allowable Maximum Building Footprint (AMBF) or Maximum Allowable Construction Area (MACA) may be built higher than that with a greater PSO, AMBF or MACA;
 - iii. A proposed building/structure which has a greater TGFA requirement shall be built higher than that with a lower TGFA requirement;
 - iv. A proposed building/structure on a lot with a higher FLAR designation/rights may be built higher than that on a lot with a lower FLAR designation/rights; and
 - v. Lots that face a wider RROW and therefore with more RROW features/elements may become the site of a taller building/structure as compared to a lot facing a narrow RROW.
- b. The height of proposed buildings/structures shall also be governed by the following RROW-based limitations:
 - i. If only one (1) RROW services a lot and such is only 6.00 to 7.00 meters wide, a BHL of three (3) storeys (or 9.00 meters maximum) shall be observed regardless of use or occupancy, lot size, lot dimensions, lot frontage and like considerations.
 - ii. If only one (1) RROW services a lot and such is only 4.00 to 5.00 meters wide, a BHL equivalent to 2 ½ storeys (or 7.50 meters maximum) shall be observed regardless of use or occupancy, lot size, lot dimensions, lot frontage and like considerations. If only one (1) RROW services a lot and such is only 3.00 meters wide or less, a BHL equivalent to two (2) storeys (or 6.00 meters maximum) shall be observed regardless of use or occupancy, lot size, lot dimensions, lot frontage and like considerations.
 - iii. Taller buildings are allowed for duly approved high-density developments such as Planned Unit Development (PUD) areas. Taller and bulkier buildings are better suited in such areas due to higher end-user targets, more advanced and coordinated planning efforts and the application of more stringent development controls (DC) by the project proponents themselves.
- c. The following factors shall also be considered in the determination of the building height:
 - i. Soil characteristics, lot location in relation to fault lines and earthquake belts or proximity to volcanoes and other geological conditions.
 - ii. Hydrological conditions such as the water table at the site and distance to waterways and shorelines.
 - iii. Meteorological conditions such as the frequency and intensity of destructive typhoons/monsoon winds/rains, prevailing wind speed and direction, relative humidity, amount of precipitation and the prevailing ambient conditions.
 - iv. Effect/s of environmental conditions on the building/structure and vice versa coupled with the effective control of air, noise and thermal pollution, radiant heat, lights and shadows, etc., and the optimization of natural light and ventilation.
 - v. Effect/s of traffic conditions on the building/structure and vice versa and the satisfaction of parking/loading requirements in accordance with this Rule.

- vi. Availability and capacity of public utility/service system considering the availability and adequacy of electric power, potable and non-potable water supply, drainage and sewerage, transportation and communications facilities, solid waste management system, etc.
 - vii. Need for applicable building safety and maintenance systems, e.g., lightning arresters, beacons, protective railings and barriers, gondolas, window washing systems, etc.
- d. In accordance with the Standards and Recommended Practices (SARP's) of the International Civil Aviation Organization (ICAO) where the Philippines is a member state, and Administrative Order No. 5 (Civil Air Regulation) of the Air Transportation Office (ATO), the following rules and regulations shall govern the construction of buildings/structures within the 24-kilometer radius of aerodromes where turbo-jet aircraft operate and within the 10-kilometer radius of aerodromes where no turbo-jet aircraft operate. (Figs. VII.4. through VII.6.)
- i. The height of buildings/structures within this area shall be limited by an imaginary line with slope of 2% (1:50) for aerodromes where turbo-jet aircraft operates, and 2.5% (1:40) for aerodromes where no turbo-jet aircraft operates from the inner edge reckoned from the surface of the runway. The dimensions of the isosceles trapezoidal are as shown on Table VII.3.below:

Table VII.3. Dimensions of Isosceles Trapezoid

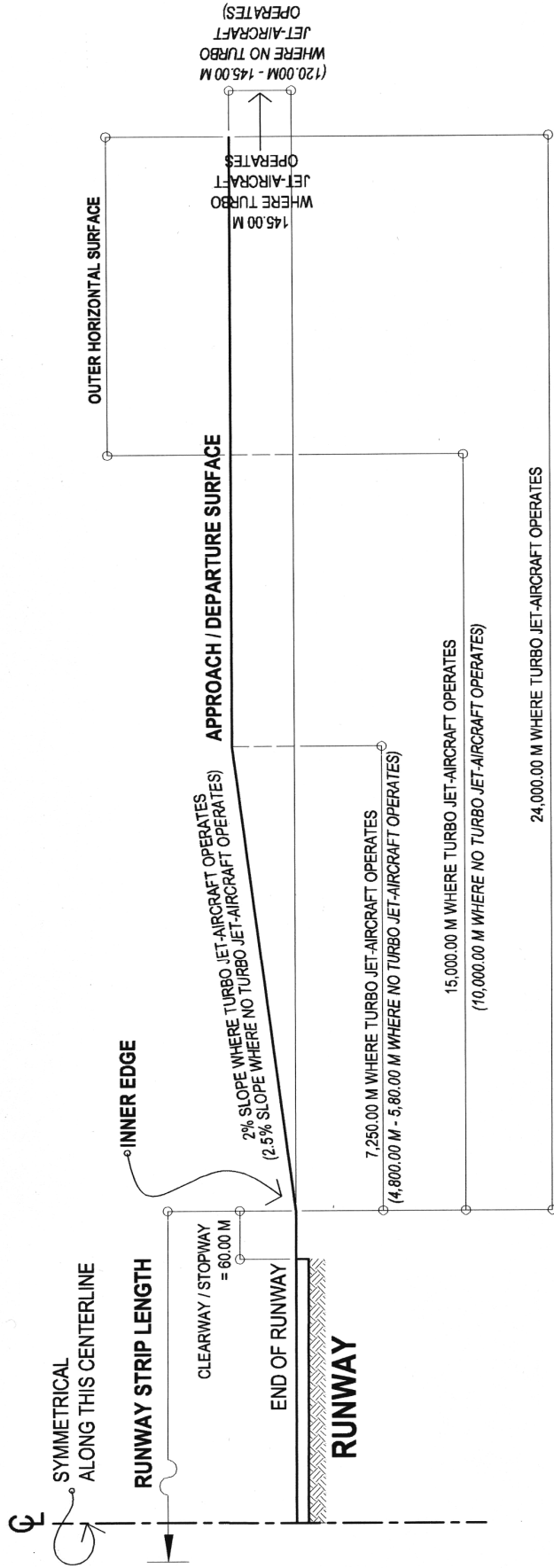
Type of Aerodrome	Inner Edge (Start Base) (meters)	Long Base (meters)	Distance Between Bases (meters)
Aerodromes where turbo-jet aircraft operates	300	4,800	15,000
	150	4,650	15,000
Aerodromes where no turbo-jet aircraft operates	150	2,150	10,000
	100	2,100	10,000

- ii. A height clearance permit shall be first secured from the Air Transportation Office (ATO) before a building permit may be issued for the construction of buildings/structures located:
 - (a) Within 4-kilometer radius of the runway ends of an aerodrome regardless of height;
 - (b) From 4-kilometer to 24-kilometer radius of the runway ends of an aerodrome where turbo-jet aircraft operate and exceeding 45.00 meters in height above the elevation of the runway; and
 - (c) From 4-kilometer to 10-kilometer radius of the runway ends of an aerodrome where no turbo-jet aircraft operate and exceeding 45.00 meters in height above the elevation of the runway.



**OBSTACLE LIMITATION SURFACES
FOR AERODROMES WHERE TURBO AND NO TURBO JET-
AIRCRAFT OPERATES**

Figure VII.4.

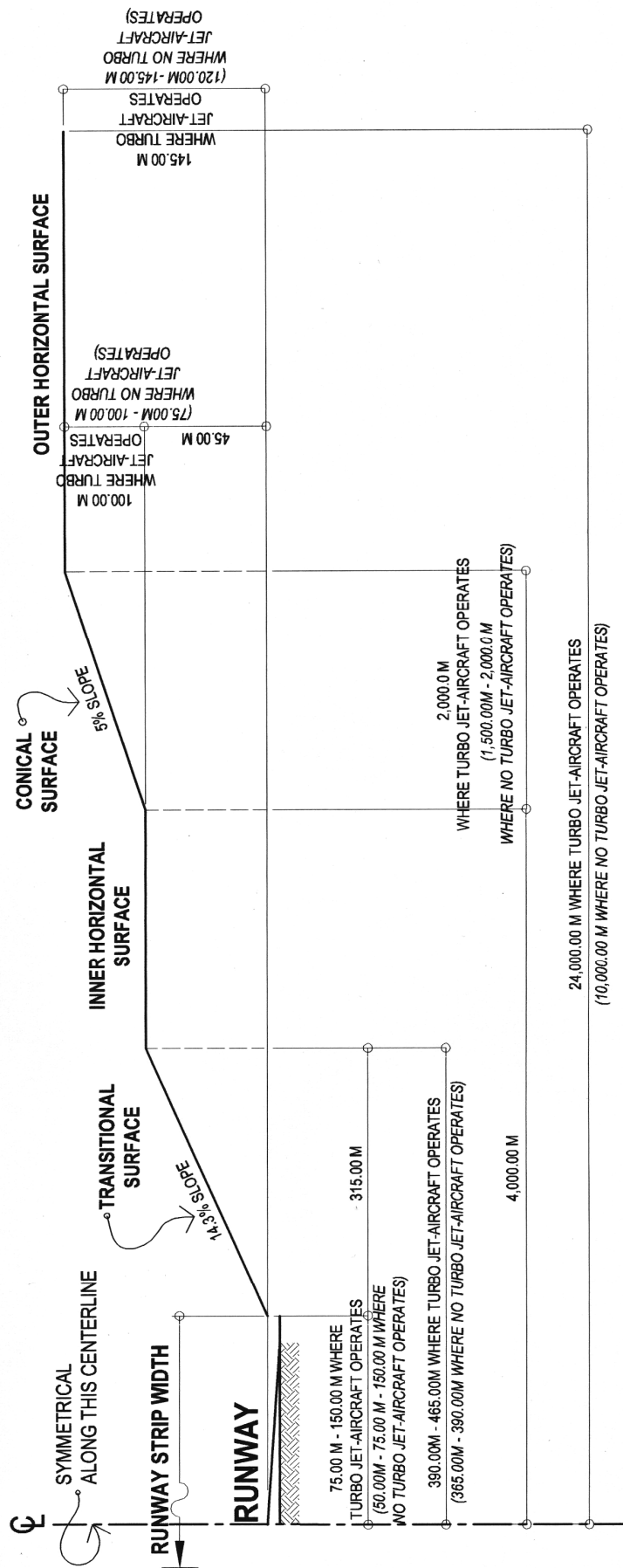


LONGITUDINAL SECTION

NOT TO SCALE

OBSTACLE LIMITATION SURFACES
FOR AERODROMES WHERE TURBO AND NO TURBO JET-
AIRCRAFT OPERATES

Figure VII.5.



TRANSVERSE SECTION NOT TO SCALE

OBSTACLE LIMITATION SURFACES FOR AERODROMES WHERE TURBO AND NO TURBO JET- AIRCRAFT OPERATES

Figure VII.6.

4. Parking Slot, Parking Area and Loading/Unloading Space Requirements

- a. The parking slot, parking area and loading/unloading space requirements listed hereafter are generally the minimum off-street cum on-site requirements for specific uses/occupancies for buildings/structures, i.e., all to be located outside of the road right-of-way (RROW).
- b. The size of an average automobile (car) parking slot must be computed at 2.50 meters by 5.00 meters for perpendicular or diagonal parking and at 2.15 meters by 6.00 meters for parallel parking. A standard truck or bus parking/loading slot must be computed at a minimum of 3.60 meters by 12.00 meters. An articulated truck slot must be computed at a minimum of 3.60 meters by 18.00 meters which should be sufficient to accommodate a 12.00 meters container van or bulk carrier and a long/hooded prime mover. A jeepney or shuttle parking/loading/unloading slot must be computed at a minimum of 3.00 meters by 9.00 meters. The parking slots shall be drawn to scale and the total number of which shall be indicated on the plans and specified whether or not parking accommodations are attendant-managed.
- c. The parking space ratings listed below are minimum off-street/off-RROW cum on-site requirements for specific uses/occupancies for buildings/structures, i.e., all to be located outside of the road right-of-way (RROW):

Table VII.4. Minimum Required Off-Street (Off-RROW) cum On-Site Parking Slot, Parking Area and Loading/Unloading Space Requirements by Allowed Use or Occupancy

Specific Uses or of Occupancy (refer to Section 701 of this Rule)	Reference Uses or Character of Occupancies or Type of Buildings/Structures	Minimum Required Parking Slot, Parking Area and Loading Space Requirements
1. GROUP A		
1.1. Division A-1	Single family and multi-family dwelling units [whether single-detached (R-1), single-attached or duplex (R-2) or rowhouse (R-3)], each privately owned or lots with dwelling units located in residential subdivisions/developments regardless of number of hectares/dwelling units	Units with a lot measuring 32.00 to 72.00 sq. meters and/or with a dwelling unit having a gross floor area of from 18.00 to 22.00 sq. meters - a minimum of one (1) pooled off-street cum on-site parking slot* for every six (6) lots or lots with dwelling units;
		Units with a lot measuring 50.00 to 96.00 sq. meters and/or with a dwelling unit having a gross floor area of from 30.00 to 42.00 sq. meters - a minimum of one (1) pooled off-street cum on-site parking slot* for every four (4) lots or lots with dwelling units;
	<i>Note:</i> <i>* The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be quantified only as buffer parking.</i>	

Specific Uses or of Occupancy (refer to Section 701 of this Rule)	Reference Uses or Character of Occupancies or Type of Buildings/Structures	Minimum Required Parking Slot, Parking Area and Loading Space Requirements
		Unit with a lot measuring 100.00 to 120.00 sq. meters and/or with a dwelling unit having a minimum gross floor area of from 30.00 to 42.00 sq. meters - a minimum of one (1) off-street cum on-site parking slot* for each lot or lot with dwelling unit;
		Unit with a lot measuring more than 120.00 sq. meters and/or with a dwelling unit having a minimum gross floor area of more than 42.00 sq. meters - minimum of one (1) off-street cum on site parking slot* for each lot or lot with dwelling unit;
	Units located in town house (R-4) buildings/structures regardless of number of storeys	Units with a gross floor area of 50.00 sq. meters – provide one (1) pooled parking slot* for every two (2) units or fraction thereof, i.e., with more than two (2) but not less than four (4) units;
		Unit with a gross floor area above 50.00 up to 150.00 sq. meters – provide one (1) parking slot* for each unit;
		Unit with a gross floor area above 150.00 sq. meters – provide two (2) parking slots* for each unit.
	Indigenous family dwelling units; each privately owned	At least one (1) car parking slot* for every six (6) dwelling units and which shall be provided outside of the RROW (within property or lot lines only)
<p><i>Note:</i></p> <p><i>* The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be quantified only as buffer parking.</i></p> <p><i>**The following prohibitions on parking slots:</i></p> <ol style="list-style-type: none"> 1. Conversion/change of use/occupancy. 2. Reduction of parking spaces. 3. Encroachment on RROW. 4. Public utility and bulky vehicles. 		
Specific Uses or of Occupancy (refer to Section 701 of this Rule)	Reference Uses or Character of Occupancies or Type of	Minimum Required Parking Slot, Parking Area and Loading Space

	Buildings/Structures	Requirements
1.2. Division A-2	Multi-family dwelling units located in residential condominium (R-5) buildings/structures regardless of number of storeys	Units with a gross floor area of from 18.00 to 22.00 sq. meters - provide one (1) pooled parking slot* for every eight (8) units or for a fraction thereof, e.g., another slot* shall be provided if there are more than eight (8) units but less than sixteen (16) units, etc.;
		Units with a gross floor area up to 50.00 sq. meters - provide one (1) pooled parking slot* for every six (6) medium cost units or for a fraction thereof, e.g., another slot* shall be provided if there are more than six (6) but less than twelve (12) medium cost units, etc., or provide one (1) parking slot* for each open market unit (as defined under the revised IRR of PD 957);
		Units with a gross floor area above 50.00 sq. meters up to 100.00 sq. meters - provide one (1) pooled parking slot* for every four (4) medium cost units, or provide one (1) parking slot* for each open market unit (as defined under the revised IRR of PD 957); and
		Units with a gross floor area of more than 100.00 sq. meters – one (1) parking slot* for each unit.
2. GROUP B		
2.1. Division B-1	Hotels	One (1) car parking slot for every three (3) rooms or a fraction thereof for highly urbanized areas and one (1) car parking slot for every seven (7) rooms or a fraction thereof for all other areas; and two (2) tourist bus parking slots for each hotel; provide at least one (1) loading slot for articulated truck or vehicle
	<i>Note: * The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be quantified only as buffer parking.</i>	

Specific Uses or of Occupancy (refer to Section 701 of this Rule)	Reference Uses or Character of Occupancies or Type of Buildings/Structures	Minimum Required Parking Slot, Parking Area and Loading Space Requirements
		A 12.00 meters long container van plus 4.00 meter length for the prime mover and one (1) loading slot for a standard truck for every 5,000.00 sq. meters of gross floor area (GFA); and provide truck maneuvering area outside of the RROW (within property or lot lines only)
	Residential hotels and apartels	One (1) car slot for every five (5) units or a fraction thereof; and one (1) bus parking slot for every sixty (60) rooms/units or a fraction thereof
	Motels	One (1) car slot for every unit
	Pension/boarding/lodging houses	One (1) car slot for every twenty (20) beds
3. GROUP C		
3.1. Division C-1	Bowling alleys	One (1) car slot for every four (4) alleys
3.2. Division C-2	Churches and similar places of worship	One (1) car slot and one (1) jeepney/shuttle slot for every 50.00 sq. meters of congregation area
	Public elementary, secondary, vocational and trade school (GI)	One (1) off-street cum on-site parking slot for every ten (10) classrooms; and one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots
	Private elementary, secondary, vocational and trade school (GI)	One (1) car slot for every five (5) classrooms; one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots; and one (1) school bus slot for every one hundred (100) students
	<p><i>Note:</i></p> <p>* <i>The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be quantified only as buffer parking.</i></p> <p>** <i>The following prohibitions on parking slots:</i></p> <ol style="list-style-type: none"> <i>1. Conversion/change of use/occupancy.</i> <i>2. Reduction of parking spaces.</i> <i>3. Encroachment on RROW.</i> <i>4. Public utility and bulky vehicles.</i> 	

Specific Uses or of Occupancy (refer to Section 701 of this Rule)	Reference Uses or Character of Occupancies or Type of Buildings/Structures	Minimum Required Parking Slot, Parking Area and Loading Space Requirements
	Public colleges and universities (GI)	One (1) car slot for every five (5) classrooms; one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots; and one (1) school bus slot for every two hundred (200) students
	Private colleges and universities (GI)	One (1) car slot for every three (3) classrooms; one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots; and one (1) school bus slot for every one hundred (100) students
4. GROUP D		
4.1. Division D-1	Mental hospitals, sanitarium and mental asylums and like uses	One (1) off-street cum on-site car parking slot for every twenty five (25) beds; and one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots
4.2. Division D-2	Public hospital	One (1) off-street cum on-site car parking slot for every twenty five (25) beds; and one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots; provide at least one (1) loading slot for articulated truck or vehicle (a 12.00 meter long container van plus 6.00 meter length for a long/hooded prime mover) and one (1) loading slot for a standard truck for every 5,000.00 sq. meters of gross floor area (GFA); and provide truck maneuvering area outside of the RROW (within property or lot lines only)
<p><i>Note:</i></p> <p><i>* The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be quantified only as buffer parking.</i></p> <p><i>**The following prohibitions on parking slots:</i></p> <ol style="list-style-type: none"> <i>1. Conversion/change of use/occupancy.</i> <i>2. Reduction of parking spaces.</i> <i>3. Encroachment on RROW.</i> <i>4. Public utility and bulky vehicles.</i> 		

Specific Uses or of Occupancy (refer to Section 1.3 of this Rule)	Reference Uses or Character of Occupancies or Type of Buildings/Structures	Minimum Required Parking Slot, Parking Area and Loading Space Requirements
	Private hospital	One (1) off-street cum on-site car parking slot for every twelve (12) beds; and one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots; provide at least one (12) loading slot for articulated truck or vehicle (a 12.00 meters long container van plus 6.00 meters length for a long/hooded prime mover) and one (1) loading slot for a standard truck for every 5,000.00 sq. meters of GFA; and provide truck maneuvering area outside of the RROW (within property or lot lines only)
4.3. Division D-3	Nursing homes for ambulatory patients, school and home, for children over kindergarten age, orphanages and the like	One (1) off-street cum on-site car parking slot for every twelve (12) beds; and one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots
5. GROUP E		
5.1. Division E-1	Terminals, Inter-modals or Multi-modals, Depots and the like (UTS)	One (1) car slot for every 500.00 sq. meters of gross floor area or for a fraction thereof; and one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots or two (2) queued bus slots whichever is applicable; maneuvering area of buses, trucks and like vehicles shall be outside of the RROW (within property or lot lines only)
	<p><i>Note:</i></p> <p><i>* The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be quantified only as buffer parking.</i></p>	

Specific Uses or of Occupancy (refer to Section 1.3 of this Rule)	Reference Uses or Character of Occupancies or Type of Buildings/Structures	Minimum Required Parking Slot, Parking Area and Loading Space Requirements
	Transit Stations and the like (UTS)	Provide on each side of the RROW one (1) off-RROW (or off-street) passenger loading space that can accommodate four (4) queued jeepney/shuttle slots or three (3) queued bus slots whichever is applicable; in case of elevated mass transit stations, on-roadway terminals or on-RROW terminals on both sides of the RROW may be considered
5.2. Division E-2	Neighborhood shopping center/supermarket (C-1)	One (1) car slot for every 100.00 sq. meters of shopping floor area
	Public Markets (C)	One (1) customer (buyer) jeepney/shuttle parking slot for every 150.00 sq. meters of wet and dry market floor area and one (1) vendor (seller) jeepney/shuttle parking slot or loading space for every 300.00 sq. meters of wet and dry market floor area; and one (1) off-RROW (off-street) terminal that can accommodate at least two (2) jeepneys and six (6) tricycles for every 1,000.00 sq. meters of wet and dry market floor area
	Restaurants, fast-food centers, bars and beerhouses (C)	One (1) car slot for every 30.00 sq. meters of customer area
	Nightclubs, super clubs and theater-restaurants (C)	One (1) car slot for every 20 sq. meters of customer area: and two (2) tourist parking slots for tourist bus parking slots for each theater-restaurant
	<p><i>Note:</i></p> <p><i>* The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be quantified only as buffer parking.</i></p>	

Specific Uses or of Occupancy (refer to Section 1.3 of this Rule)	Reference Uses or Character of Occupancies or Type of Buildings/Structures	Minimum Required Parking Slot, Parking Area and Loading Space Requirements
	Nightclubs, super clubs and theater-restaurants (C)	One (1) car slot for every 30.00 sq. meters of customer area
	Units located in office, commercial or mixed-use condominium buildings/structures regardless of number of storeys	Units with a gross floor area of from 18.00 to 40.00 sq. meters – provide one (1) pooled parking slot* for every two (2) units or for a fraction thereof;
		Unit with a gross floor area of from 41.00 to 70.00 sq. meters – provide one (1) parking slot* for each unit; and
		Unit with a gross floor area of more than 70.00 sq. meters provide one (1) parking slot* for every 70.00 sq. meters and for a fraction thereof;
	Columbarium	One (1) car slot for every compartment niche
5.3. Division E-3	Aircraft hangars, open parking carports and garages, etc.	One (1) car slot for every 1,000.00 sq. meters of gross floor area and one (1) bus slot for every one hundred (100) workers; if number of workers exceed two hundred (200), provide one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots
6. GROUP F		
6.1. Division F-1	Industrial buildings, mills, breweries, etc. (I)	One (1) car slot for every 1,000.00 sq. meters of gross floor area and one (1) bus slot for every one hundred (100) workers; if number of workers exceed two hundred (200), provide one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots; provide at least one (1) loading slot for
	<p><i>Note:</i></p> <p><i>* The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be quantified only as buffer parking.</i></p>	

Specific Uses or of Occupancy (refer to Section 1.3 of this Rule)	Reference Uses or Character of Occupancies or Type of Buildings/Structures	Minimum Required Parking Slot, Parking Area and Loading Space Requirements
		truck or vehicle (a 12.00 meter long container van plus 6.00 meters length for a long/hooded prime mover) and one (1) loading slot for a standard truck for every 5,000.00 sq. meters of GFA; and provide truck maneuvering area outside of the RROW (within property or lot lines only)
7. GROUP G		
7.1. Division G-1	Industrial buildings, factories, manufacturing establishments, mercantile buildings, warehouses, storage bins, power and water generation/distribution facilities	One (1) car slot for every 1,000.00 sq. meters of gross floor area and one (1) bus slot for every one hundred (100) workers; if number of workers exceed two hundred (200), provide one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots; provide at least one (1) loading slot for articulated truck or vehicle (a 12.00 meter long container van plus 6.00 meters length for a long/hooded prime mover) and one (1) loading slot for a standard truck for every 5,000.00 sq. meters of GFA; and provide truck maneuvering area outside of the RROW (within property or lot lines only)
7.2. Division G-2	-do-	-do-
7.3. Division G-3	-do-	-do-
7.4. Division G-4	-do-	-do-
7.5. Division G-5	-do-	-do-
	<p><i>Note:</i></p> <p><i>* The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be quantified only as buffer parking.</i></p> <p><i>**The following prohibitions on parking slots:</i></p> <ol style="list-style-type: none"> <i>1. Conversion/change of use/occupancy.</i> <i>2. Reduction of parking spaces.</i> <i>3. Encroachment on RROW.</i> <i>4. Public utility and bulky vehicles.</i> 	

Specific Uses or of Occupancy (refer to Section 1.3 of this Rule)	Reference Uses or Character of Occupancies or Type of Buildings/Structures	Minimum Required Parking Slot, Parking Area and Loading Space Requirements
8. GROUP H		
8.1. Division H-1	Public recreational assembly buildings such as theaters/cinemas, auditoria, etc.	One (1) car slot and one (1) jeepney/shuttle slot for every 50.00 sq. meters of spectator area; and one (1) bus parking slot for every two hundred (200) spectators
8.2 Division H-2	Dance halls, cabarets, ballrooms, skating rinks and cockfighting arenas, etc.	-do-
8.3 Division H-3	Dance halls, ballrooms, skating rinks, etc.	-do-
8.4 Division H-4	Covered amusement parks, amusement and entertainment complexes, etc.	one (1) car slot for every 50.00 sq. meters of gross floor area
	Clubhouses, beach houses and the like	one (1) slot for every 100.00 sq. meters of gross floor area
9. GROUP I		
9.1. Division I-1	Recreational or similar public assembly buildings such as stadia, sports complexes, convention centers, etc.	One (1) car slot and one (1) jeepney/shuttle slot for every 50.00 sq. meters of spectator area; and one (1) bus parking slot for every two hundred (200) spectators.
10. GROUP J		
10.1. Division J-1	Agriculture-related uses or occupancies (A)	Not required if located outside urbanized area; if located within urbanized area, provide one (1) car slot for every 1,000.00 sq. meters of gross floor area and one (1) bus slot for every one hundred (100) workers; if number of workers exceed two hundred (200), provide one (1) off-RRROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots; provide at least one (1) loading slot for articulated truck or vehicle
	<p><i>Note:</i></p> <p><i>* The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be quantified only as buffer parking.</i></p> <p><i>**The following prohibitions on parking slots:</i></p> <ol style="list-style-type: none"> <i>1. Conversion/change of use/occupancy.</i> <i>2. Reduction of parking spaces.</i> <i>3. Encroachment on RRROW.</i> <i>4. Public utility and bulky vehicles.</i> 	

Specific Uses or of Occupancy (refer to Section 1.3 of this Rule)	Reference Uses or Character of Occupancies or Type of Buildings/Structures	Minimum Required Parking Slot, Parking Area and Loading Space Requirements
		(a 12.00 meter long container van plus 6.00 meters length for a long/hooded prime mover) and one (1) loading slot for a standard truck for every 5,000.00 sq. meters of GFA; and provide truck maneuvering area outside of the RROW (within property or lot lines only)
10.2. Division J-2	Other uses not classified in previous sections (PUD, etc.)	Provide parking requirements stipulated for most similar or most related uses/occupancies
	<p><i>Note:</i></p> <p><i>* The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be quantified only as buffer parking.</i></p>	

- d. In computing for parking slots, a fraction of 50% and above shall be considered as one (1) car parking slot to be provided. In all cases however, a minimum of one (1) car parking slot shall be provided unless otherwise allowed under this Rule.
- i. Multi-floor parking garages may serve the 20% parking requirements of the building/structure within 200.00 meter radius, provided at least 80% of the parking requirements are complied with and integrated in the building design.
 - ii. Special Provision on the Handicapped: For buildings/structures to be provided with features intended for the use or occupancy of the handicapped, the minimum provisions of Batas Pambansa (BP) Bilang 344 and its Implementing Rules and Regulations (IRR) with respect to parking shall be strictly observed.
- e. Allowed Off-RROW/Off-Street cum Off-Site Parking Provision:
- i. In addition to on-site cum off-RROW (off-street) parking provisions mandated under this Rule, off-site cum off-street parking facilities may be allowed and considered part of a project provided that such facilities specifically consist of reserved or leased parking slots within a permanent parking building/structure and not in a vacant parking lot or parking structure/space for a commercial development and provided further that such parking slots are located no more than 100.00 meters away from a residential building project or are located no more than 200.00 meters away from an office or commercial building project.
 - ii. Direct access of parking/loading/utility slots and terminals to the RROW shall be generally disallowed to prevent the usage of the RROW as a maneuvering area.
 - iii. Traffic generating buildings such as shopping malls or similar facilities that have very high volumes of pedestrian and vehicular traffic may be located at major intersections or within 100.00 meters of such intersections, provided that the distance between the street curb of the ingress/egress of such a commercial lot/property (nearest the intersection) and the straight curb of the intersection shall not be less than 50.00 meters. (Fig. VII.7.)

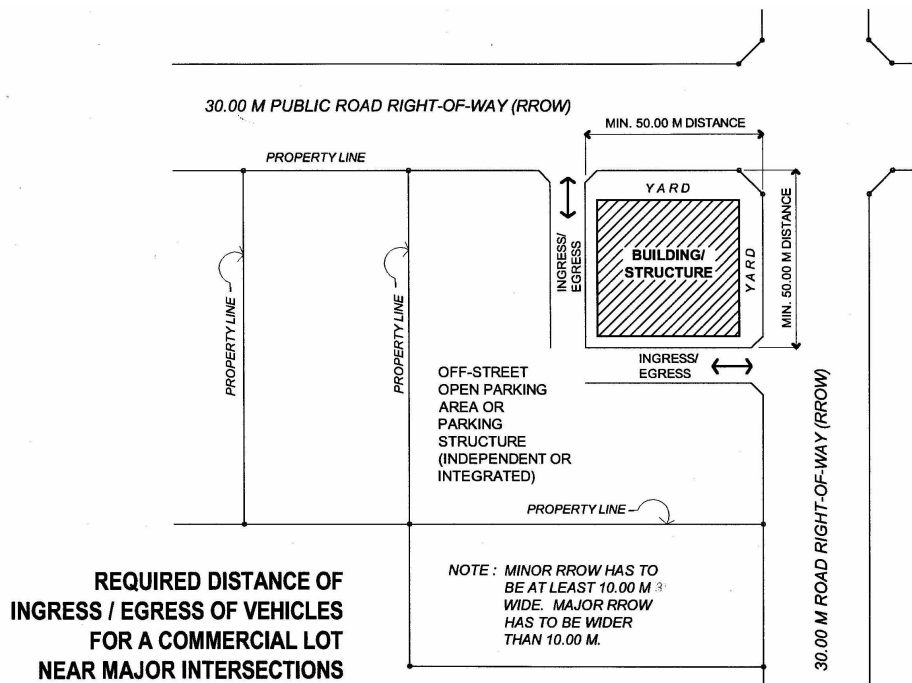


Fig.VII.7.

- iv. For R-2, R-3, Gl, C, C-2 and C-3 uses or occupancies, front yards abutting RROW are not to be used for long-term off-street parking. Due to the very public nature of these uses (high vehicular and pedestrian concentrations), the front yard (a transition space between the RROW and the building/structure) shall be used exclusively for driveways, off-RROW loading spaces, short-term off-RROW parking and landscaping (hardscape and softscape) treatment. Temporary or short-term off-street parking, particularly on driveways, shall preferably be only for visitors to these buildings/structures.
- v. For Basic R-2 and Basic R-3 uses or occupancies (for single family dwelling units only), up to 50% of the front yard abutting the RROW may be paved/hardscaped, i.e., converted into a courtyard for carport use. Such use shall not be permitted in all other uses or occupancies.

SECTION 708. Minimum Requirements for Group A Dwellings

1. Dwelling Location and Lot Occupancy

The dwelling shall occupy not more than 90% of a corner lot and 80% of an inside lot, and subject to the provisions on Easements of Light and View of the Civil Code of Philippines, shall be at least 2.00 meters from the property line.

2. Light and Ventilation

Every dwelling shall be so constructed and arranged as to provide adequate light and ventilation as provided under Section 805 to Section 811 of the Code.

3. Sanitation

Every dwelling shall be provided with at least one sanitary toilet and adequate washing and drainage facilities.

4. Foundation

Footings shall be of sufficient size and strength to support the load of the dwelling and shall be at least 250 millimeters thick and 600 millimeters below the surface of the ground.

5. Post

The dimensions of wooden posts shall be those found in Table VII.5.: Dimensions of Wooden Posts. Each post shall be anchored to such footing by straps and bolts of adequate size.

Table VII.5.: Dimensions of Wooden Posts or *Suportales*

Type Building	Maximum Height of 1st Floor (meters)	Maximum Height Total (meters)	Maximum Spacing of Post (meters)	Required Maximum Finished Size of <i>Suportales</i> (millimeters)
1-Storey Shed	-	4.00	3.50	100 X 100
1-Storey Shed	-	3.00	4.00	100 X 100
1-Storey Shed	-	5.00	4.00	125 X 125
1-Storey House or Chalet	1.00 - 3.00	5.50	3.60	125 X 125
2-Storey House	3.00	6.00	3.00	125 X 125
2-Storey House	4.50	7.00	4.00	120 X 120
2-Storey House	5.00	8.00	4.50	175 X 175
2-Storey House	-	9.00	4.50	200 X 200

Logs or tree trunk *suportales* may be used as post in indigenous traditional type of construction, *provided* that these are of such sizes and spacing as to sustain vertical loading equivalent at least to the loading capacities of the posts and spacing in this Table.

6. Floor

The live load of the first floor shall be at least 200 kilograms per sq. meter and for the second floor, at least 150 kilograms per sq. meter.

7. Roof

The wind load for roofs shall be at least 120 kilograms per sq. meter for vertical projection.

8. Stairs

Stairs shall be at least 750 millimeters in clear width, with a rise of 200 millimeters and a minimum run of 200 millimeters.

9. Entrance and Exit

There shall be at least one entrance and another one for exit.

10. Electrical Requirements

All electrical installations shall conform to the requirements of the Philippine Electrical Code.

11. Mechanical Requirements

Mechanical systems and/or equipment installations shall be subject to the requirements of the Philippine Mechanical Engineering Code.

SECTION 709. Requirements for Other Group Occupancies

Subject to the provisions of the Code, the Secretary shall promulgate rules and regulations for each of the other Group Occupancies covering: allowable construction, height, and area; location on property, exit facilities, light and ventilation, sanitation; enclosures of vertical openings; fire extinguishing systems; and special hazards.

GUIDELINES ON BUILDING BULK, DEVELOPMENT CONTROLS, BUILDINGS AND OTHER ACCESSORY STRUCTURES WITHIN CEMETERIES AND MEMORIAL PARKS

A. DETERMINING BUILDING BULK

1. *General.* Building bulk (a volume quantity) shall be generally determined by the application of the Floor-Lot Area Ratio (FLAR), vertically projecting the Allowable Maximum Building Footprint (AMBF), establishing the Outermost Faces of Building (OFB) and quantifying the Allowable Maximum Volume of Building (AMVB). The building bulk may be ultimately governed by the width of the RROW and other applicable provisions for light and ventilation (including incremental setbacks as a result of satisfying natural light and ventilation requirements for RROW and front yards as partly shown in Table VII.G.1. hereafter).
2. Application of the FLAR. The FLAR (Table VII.G.1.) shall be the primary or initial determinant of the building bulk.

Table VII.G.1. Reference Table of Floor to Lot Area Ratio (FLAR) Designations/Rights

Type of Use or Occupancy	Type of Building/Structure	FLAR Designation/Rights
Residential	Residential 1 (R-1)	1.50 (at a 3-storey or 10.00 m BHL)
	Residential 2 (R-2)	
	a. Basic R-2	1.30 up to 1.50 (at a 3-storey or 10.00 m BHL)
	b. Maximum R-2	2.10 up to 3.00 (at a 5-storey or 15.00 m BHL)
	Residential 3 (R-3)	
	a. Basic R-3	1.80 up to 2.10 (at a 3-storey or 10.00 m BHL)
	b. Maximum R-3	7.10 up to 8.10 (at a 12-storey or 36.00 m BHL)
	Individual Lot for Residential 4 (R-4)/Townhouses	1.60 up to 1.80 (at a 3-storey or 10.00 m BHL)
Commercial	Residential 5(R-5)/ Condominiums	6.00 up to 9.00 (at an 18-storey or 54.00 m BHL)
	Commercial 1 (Com-1)	1.70 up to 3.00 (at a 5-storey or 15.00 m BHL)
	Commercial 2 (Com-2)	3.60 up to 9.00 (at a 15-storey or 45.00 m BHL)
	Commercial 3 (Com-3)	9.00 up to 34.00 (at a 60-storey or 180.00 m BHL)
Industrial	Industrial 1 (Ind-1)	1.50 up to 2.50
	Industrial 2 (Ind-2)	2.50 up to 3.00
	Industrial 3 (Ind-3)	3.00 up to 5.00
Institutional	-	2.50
Cultural	-	3.50
Utility/Transportation/Road Rights-of Way (RROW)/ Services	-	2.00 up to 3.00
Parks and Open Recreational Spaces	-	0.50 up to 1.00
Agricultural/Agro-Industrial/Tourism	-	1.80 up to 2.20
Planned Unit Development (PUD)	PUD at a reclamation area close to an operating airport	6.00
	PUD at a reclamation area	6.00 up to 12.00
	PUD at a coastal area	12.00 up to 18.00
	PUD at an inland area very close to an operating airport	6.00 up to 18.00
	PUD at an inland area	9.00 up to 34.00 (at a 60-storey or 180.00 m BHL)
Cemetery	-	0.80

Table VII.G.2. Conversion Table of Gross Floor Area (GFA) to Total Gross Floor Area (TGFA)

Type of Building/Structure based on Use/Occupancy	Excluded Floor Areas (non-GFA) as a Percentage (%) of the TGFA	Multiplier to Convert the GFA to TGFA
Residential 1	33%	1.50
Residential 2 (Basic), Residential 3 (Basic) and Residential 4	20%	1.25
Residential 2 (Maximum), Residential 3 (Maximum) and Residential 5	16%	1.20
Commercial 1	20%	1.25
Commercial 2	25%	1.33
Commercial 3	33%	1.50
Industrial 1	25%	1.33
Industrial 2 and 3	33%	1.50
Transportation, Utility and Service Areas	33%	1.50
Agricultural and Agro-Industrial	2%-5%	1.03-1.06

3. Establishing the OFB. The OFB shall be primarily determined by the vertical projections of the outermost faces of the AMBF up to a height prescribed by the applicable BHL. Figure VII.G.1. shows the determination of the angular planes needed to establish the outer limits for walls and projections of the proposed building/structure facing RROW and for their corresponding roof configurations. Table VII.G.3. also shows the recommended angles or slopes for the angular planes originating from the centerline of the RROW for R-1 and C-3 properties only. Angles or slopes for other permitted uses/occupancies can be extrapolated from the two (2) examples. (Figs. VIII.G.1. and VIII.G.2.)

Table VII.G.3. Reference Table of Angles/Slopes* To Satisfy Natural Light and Ventilation Requirements Along RROW and Front Yards

Type of Use or Occupancy	Width of Road Right-of-Way (RROW)	Angle or Slope of Angular Plane for Buildings/Structures Without Projections**		Angle or Slope of Angular Plane for Buildings/Structures With Projections*	
		Angle from Centerline of RROW (Degrees)	Ratio (Slope)	Angle from Centerline of RROW (Degree)	Ratio (Slope)
Residential 1 (R-1)	8.00 meters	46.5	9 m:8.5m (1.06)	50.0	7.5 m:6.25m (1.20)
	10.00 meters	43.0	9 m:9.5m (0.95)	46.0	7.5 m:7.25m (1.03)
	12.00 meters	40.0	9 m:10.5m (0.86)	43.0	7.5 m:8.25m (0.91)
	14.00 meters	38.0	9 m:11.5m (0.78)	39.0	7.5 m:9.25m (0.81)
	16.00 meters	35.0	9 m:12.5m (0.72)	36.0	7.5m:10.25m (0.73)
	18.00 meters	33.5	9 m:13.5m (0.67)	33.0	7.5m:11.25m (0.67)
	20.00 meters	31.0	9 m:14.5m (0.62)	32.0	7.5m:12.25m (0.61)
Commercial 3 (C-3)	8.00 meters	71.0	48 m:16.5m (2.90)	-	-
	10.00 meters	69.5	48 m:17.5m (2.74)	-	-

Continuation Table VII.G.3. . . .

Type of Use or Occupancy	Width of Road Right-of-Way (RROW)	Angle or Slope of Angular Plane for Buildings/Structures Without Projections**		Angle or Slope of Angular Plane for Buildings/Structures With Projections*	
		Angle from Centerline of RROW (Degrees)	Ratio (Slope)		
Commercial 3 (C-3)	12.00 meters	68.0	48 m:18.5m (2.59)	-	-
	14.00 meters	65.5	48 m:19.5m (2.46)	-	-
	16.00 meters	63.6	48 m:20.5m (2.34)	-	-
	18.00 meters	61.7	48 m:21.5m (2.23)	-	-
	20.00 meters	60.0	48 m:22.5m (2.13)	-	-

NOTE:

* To be used for plotting the angular plane from the grade level centerline of the RROW. The angular plane can also help determine the Allowable Maximum Volume of Building (AMVB) as well as the alternative incremental setback lines. Only the uses/occupancies with the least and heaviest developments (R-1 and C-3 respectively are shown). The angles/slopes of angular planes for all other uses/occupancies in between can be extrapolated.

** Considered projections from the outermost face of the building/structure are eaves, medias aguas (canopy for windows), cantilevers, heavy sign supports (only for applications permitted or consistent with the Code) and the like.

4. Quantifying the AMVB. The AMVB shall be primarily determined by the following:

- a. Multiply the AMBF (in square meters) for the lot by the applicable BHL (in meters) for the lot to arrive at the initial AMVB (in cubic meters); the result of this step is the imaginary footprint prism;
- b. Superimpose the angular plane originating from the center of the RROW on the footprint prism; this shall result in the reduction of the initially computed building volume due to the application of incremental setbacks and of roof configuration dictated by the angular plane; the result of this step is the AMVB;
- c. To crosscheck the AMVB against the Allowable Maximum TGFA (separately determined), convert the AMVB into its approximate area equivalent (in sq. meters) by dividing it with the BHL. Before converting the AMVB to its area component, check for the effects of the incremental setbacks on the TGFA for each floor of the proposed building/structure.

B. Application of Development Controls (DC)

(To Determine the Maximum Development Potential of a Lot)

1. *Sizing the Building/Structure.* To determine the allowed/appropriate building bulk (volume), the following series of steps using the DC under this Guideline and other Rules in the Code shall be followed:
 - a. Refer to Rule VIII for prescribed setbacks, yards, courts (at grade level), etc. applicable to the lot/project site; determine the extent of firewall construction if required and/or if permitted; refer to Rule VIII for the Percentage of Site Occupancy (PSO); compute for the Allowable Maximum Building Footprint (AMBF) under this Rule by using the formula:

$$\begin{array}{l} \text{Allowable Maximum} \\ \text{Building/} \\ \text{Footprint or AMBF} \\ \text{(in sq. meters)} \end{array} = \left[\begin{array}{c} \text{Total} \\ \text{Lot} \\ \text{Area} \\ \text{(TLA)} \end{array} \right] - \left[\begin{array}{c} \text{Land area} \\ \text{required for} \\ \text{yards/ courts} \\ \\ \text{(prescribed} \\ \text{under Rule VIII)} \end{array} \right] + \left[\begin{array}{c} \text{Additional buildable lot} \\ \text{area due to Firewall} \\ \text{construction} \\ \text{(if permitted} \\ \text{under this Rule)} \end{array} \right]$$

- b. Check resultant building footprint against applicable PSO under Reference Table VIII.1. of Rule VIII and consult existing/applicable and/or duly approved zoning ordinances; to check, use the formula:

$$\begin{array}{l} \text{Percentage} \\ \text{of Site} \\ \text{Occupancy (PSO)} \end{array} = \left[\begin{array}{c} \text{Allowable Maximum Building} \\ \text{Footprint or AMBF} \\ \text{(in square meters)} \end{array} \right] \div \left[\begin{array}{c} \text{Total} \\ \text{Lot Area} \\ \text{(TLA)} \end{array} \right]$$

- c. Compute for the resultant height of the building/structure by referring to Table VII.2. of this Rule and by using the formula:

$$\begin{array}{l} \text{Resultant Height} \\ \text{of the building/structure} \\ \text{(in meters)} \end{array} = \left[\begin{array}{c} \text{Building Height Limit or the} \\ \text{BHL} \\ \text{(as expressed in number of} \\ \text{floors/storeys)} \end{array} \right] \times \left[\begin{array}{c} \text{Desired} \\ \text{Floor to Floor} \\ \text{Height} \\ \text{(in meters)} \end{array} \right]$$

- d. Check the resultant height against the BHL (refer to Table VII.2. of this Rule); if a greater building/structure height is desired, consult existing zoning ordinances or other applicable laws for possible relief; if relief cannot be sought, explore sub-grade (basement level) solutions or reduce the desired floor to floor heights in case it is greater than 3.00 meters;
- e. Establish the Outermost Faces of Building (OFB) to help determine the Allowable Maximum Volume of Building (AMVB) and to satisfy natural light and ventilation requirements for RROW and front yards abutting RROW; an imaginary prism within which the proposed building/structure must fit shall result, unless specifically allowed under the Code; thereafter, establish the Outermost Limits of Building Projections (OLBP) to fully comply with other applicable light and ventilation provisions;
- f. Initially determine building bulk by computing for the maximum allowable Gross Floor Area (GFA) for the building/structure using the formula:

$$\begin{array}{l} \text{Gross Floor Area (GFA) of the} \\ \text{building/structure} \\ \text{(in square meters)} \end{array} = \left[\begin{array}{c} \text{Total} \\ \text{Lot Area} \\ \text{(TLA)} \end{array} \right] \times \left[\begin{array}{c} \text{Recommended} \\ \text{Floor to Lot Area Ratio (FLAR)*} \end{array} \right]$$

NOTE: * Refer to Table VII.G.1. of this Guideline (Recommended FLAR Designations/Rights) and/or consult existing/applicable and duly-approved zoning ordinances.

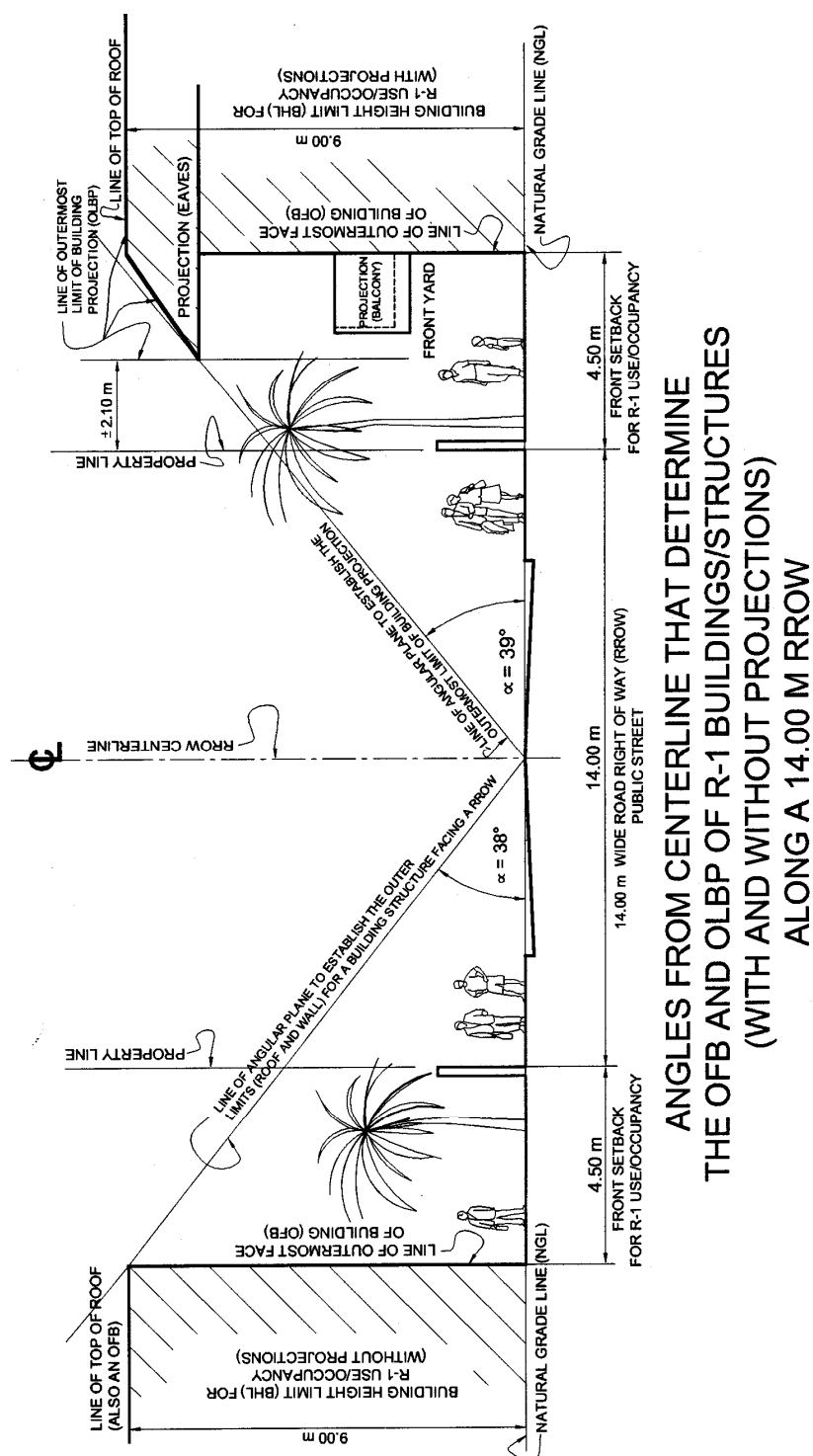
- i. GROSS FLOOR AREA (GFA) - the total floor space within the perimeter of the permanent external building walls (inclusive of main and auxiliary buildings) such as office areas, residential areas, corridors, lobbies and mezzanine level/s. The GFA shall also include building projections which may serve as floors or platforms that are directly connected to/integrated with areas within the building/structure, e.g., balconies (Refer to Section 1004 of Rule X of this IRR) and the GFA excludes the following:
- (a) Covered areas used for parking and driveways, services and utilities;
 - (b) Vertical penetrations in parking floors where no residential or office units are present; and

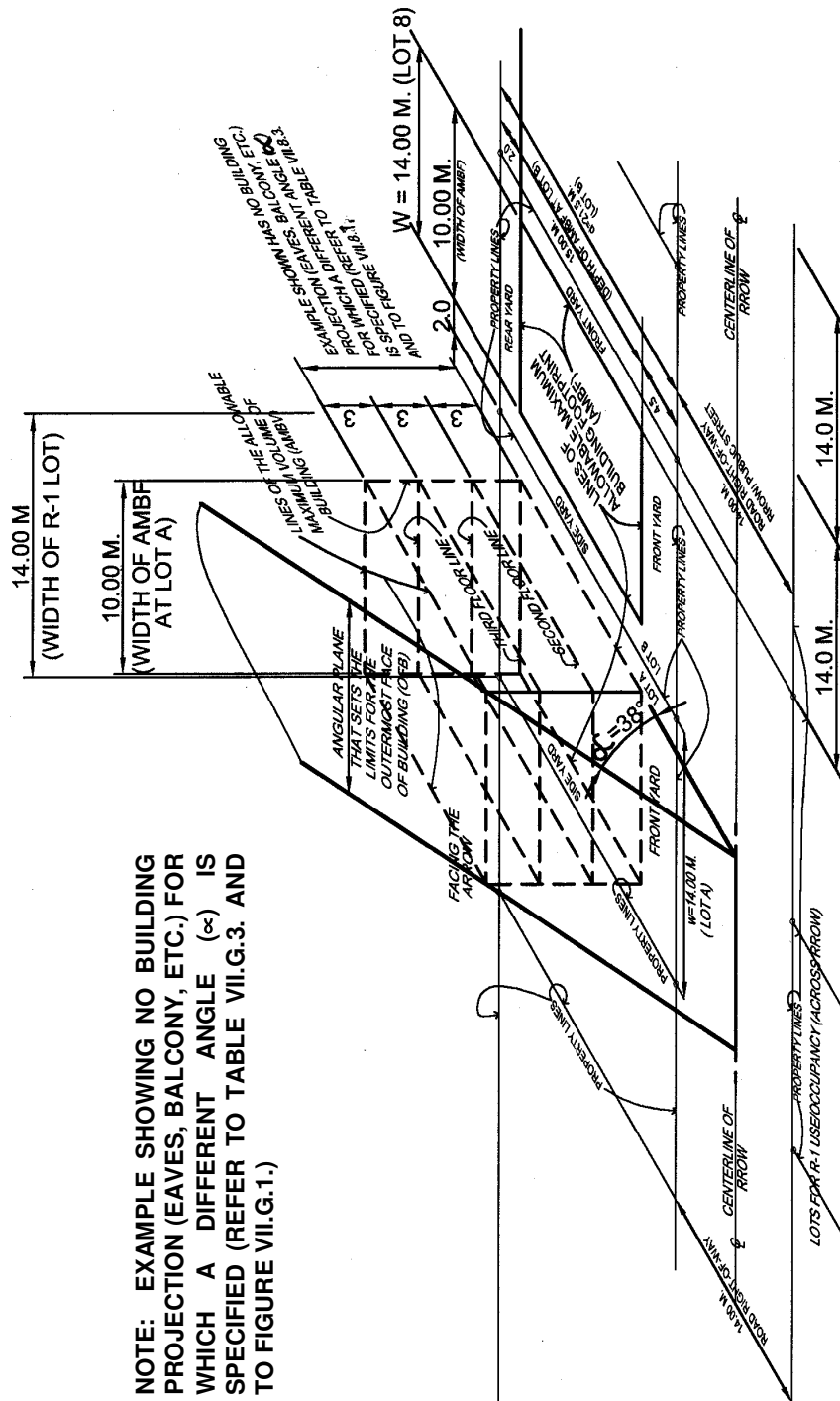
- (c) Uncovered areas for helipads, air-conditioning cooling towers or air-conditioning condensing unit (ACCU) balconies, overhead water tanks, roof decks, laundry areas and cages, wading or swimming pools, whirlpools or *jacuzzis*, terraces, gardens, courts or plazas, balconies exceeding 10.00 sq. meters, fire escape structures and the like.
- g. Determine the Allowable Maximum Total Gross Floor Area (TGFA) to approximate building volume using the formula hereafter. In particular, determine the minimum required off-street cum on-site parking provisions, driveways and related access systems, particularly for new developments and/or re-developments whereby provisions of this Guideline shall apply.

$$\begin{array}{rclclcl}
 \text{Total Gross Floor Area} & & \text{Gross Floor} & & & & \text{All requirements for courts} \\
 \text{(TGFA) of the building/} & & \text{Area (GFA) of} & & & & \text{at all floors (above grade)} \\
 \text{structure} & = & \text{the building/} & + & \text{Non-GFA} & - & \text{under} \\
 \text{(in sq. meters)} & & \text{structure} & & \text{areas*} & & \text{Rule VIII} \\
 & & \text{(in square} & & & & \text{(in square meters)} \\
 & & \text{meters)} & & & &
 \end{array}$$

NOTE: * Compute for all other areas not covered by the FLAR or by the GFA using Table VII.G.2.

- i. TOTAL GROSS FLOOR AREA (TGFA) - the total floor space within the main and auxiliary buildings primarily consisting of the GFA and all other enclosed support areas together with all other usable horizontal areas/surfaces above and below established grade level that are all physically attached to the building/s which shall consists of the following:
 - (a) Covered areas used for parking and driveways, services and utilities. The TGFA specifically excludes provisions for courts above grade level;
 - (b) Vertical penetrations in parking floors where no residential or office units are present;
 - (c) Uncovered areas for helipads, air-conditioning cooling towers or ACCU balconies, overhead water tanks, roof decks, laundry areas and cages, wading or swimming pools, whirlpool or *jacuzzis*, terraces, gardens, courts or plazas, balconies exceeding 10.00 sq. meters, fire escape structures and the like; and
 - (d) Other building projections which may additionally function as floors or platforms if properly reinforced, e.g., the top surfaces of roof extensions/eaves, sun-breakers, large roofed or cantilevered areas such as *porte cocheres*, canopies and the like.





ESTABLISHING THE OUTMOST FACES OF BUILDING (OFB) FOR A TYPICAL R-1 USE / OCCUPANCY THROUGH THE USE OF THE AMBF, THE BHL, THE AMVB AND THE ANGULAR PLANE ALONG THE RROW (14.00 M WIDE RROW)

C. BUILDINGS AND OTHER ACCESSORY STRUCTURES WITHIN CEMETERIES AND MEMORIAL PARKS

1. Location of Cemeteries/Memorial Parks

- a. Cemeteries and Memorial Parks shall be located in accordance with the approved land use plan of the city/municipality concerned. Prior clearance shall be obtained from the Department of Health, the National Water Resources Council, the Department of Environment and Natural Resources and the Housing and Land Use Regulatory Board.

2. Protective Enclosures

- a. The cemetery shall be totally enclosed by a perimeter fence/wall of strong material, and all gates shall be provided with a strong door and lock. Perimeter wall shall not exceed 3.00 meters in height.
- b. Where a cemetery is enclosed by a solid reinforced concrete wall at least 2.00 meters high, it is allowed to construct tombs, vaults, mausoleums or other types of sepulchres for the dead up to the walls. Otherwise, a clearance of 5.00 meters shall be maintained between the perimeter fence and the nearest interment plot.

3. Interments, Burials and Entombments

- a. For ground interments, there shall be a minimum depth of excavation of 1.50 meters from ground level to base of excavation. However, if concrete vaults are used, the minimum depth of excavation from base of vault to ground level shall be 1.00 meter, depending on the depth of ground water table.
- b. Ground interments shall be allowed only in designated graveyard areas of the cemetery and may be provided with suitable markers, headstones or memorials.
- c. Vaults for tombs and mausoleums for aboveground interments shall be of solid reinforced concrete. Concrete hollow blocks or any unit masonry construction of ceramics, adobe or the like shall not be allowed for the construction of above-ground vaults; tombs or mausoleums. Mausoleums may be provided with ossuaries and/or cineraria along the interior walls.
- d. Multi-level interment niches shall only be of solid reinforced concrete construction, of not less than 150 millimeters thickness in which case they may be allowed to abut walls of the cemetery, *provided*, the walls are of solid reinforced concrete construction. Concrete hollow blocks, or any unit masonry construction of ceramics, adobe or the like shall not be allowed.
- e. Before construction is started on any mausoleum, canopy over a tomb, or multi-level niches, a building permit shall be secured therefor from the OBO.
- f. Horizontal divisions of columbaria shall be of reinforced concrete of at least 50 millimeters thickness. Vertical divisions may be of concrete hollow blocks of at least 100 millimeters thickness, in which case, cement mortar shall be applied evenly to present a non-porous surface. Minimum dimensions of individual cinerarium shall be 300 millimeters by 300 millimeters by 460 millimeters. Cinerary remains shall be placed inside tightly sealed urns.

4. Accessory Structures

- a. A chapel with a floor area of at least 50.00 sq. meters shall be constructed at a convenient location within the cemetery where funeral ceremonies may be held, and incidentally serve as haven for funeral participants against sun and rain.

Guidelines on Buildings and Other Accessory Structures Within Cemeteries and Memorial Parks.....

- b. Wake chaplets with a minimum area of 50.00 sq. meters for thirty (30) persons and at least 1.60 sq. meters for each additional person may be provided.
- c. Administrative Office - a 64.00 sq. meters lot shall be allocated for an administration building office for memorial parks with an area of above one (1) hectare.
- d. Electrical Power Supply - Distances of lampposts for street lighting shall be placed at a maximum of 100.00 meters or as prescribed by the power firm servicing the area. Utility poles shall be installed along sides of streets and pathways.
- e. Parking Area - Parking area equivalent to a minimum of five 5% of the gross area of memorial park/cemetery shall be provided over and above the required parking area/facility for any structures to be constructed within the premises of the memorial park/cemetery.
- f. Comfort Rooms - Adequate and clean comfort rooms with facilities for disabled persons shall be provided in properly located areas.

NOTE: Refer also to the latest applicable HLURB Guidelines regarding Cemeteries and Memorial Parks.

RULE VIII - LIGHT AND VENTILATION

SECTION 801. General Requirements of Light and Ventilation

1. Subject to the provisions of the Civil Code of the Philippines on Easements of Light and View, and to the specific provisions of the Code, every building shall be designed, constructed, and equipped to provide adequate light and ventilation. *(Refer to Guidelines on Easements, View Corridors/Sight Lines and Basements at the end of this Rule)*
2. All buildings shall face a street or public alley or a private street which has been duly approved. *(Refer to Guidelines on Streets/RROW and Sidewalks at the end of this Rule)*
3. No building shall be altered nor arranged so as to reduce the size of any room or the relative area of windows to less than that provided for buildings under this Rule, or to create an additional room, unless such additional room conforms to the requirements of this Rule.
4. No building shall be enlarged so that the dimensions of the required court or yard would be less than what is prescribed for such building lot.

SECTION 802. Measurement of Site Occupancy

1. The measurement of site occupancy or lot occupancy shall be taken at the ground level and shall be exclusive of courts, yards, and light wells.
2. Courts, yards, and light wells shall be measured clear of all projections from the walls enclosing such wells or yards with the exception of roof leaders, wall copings, sills, or steel fire escapes not exceeding 1.20 meters in width.

SECTION 803. Percentage of Site Occupancy

1. The measurement of the percentage (%) of site occupancy (or lot occupancy) shall be taken at the ground level and shall be exclusive of courts, yards and light wells. Courts, yards, and light wells shall be measured clear of all projections from the walls enclosing such wells or yards with the exception of roof leaders, wall copings, sills, or steel fire escapes not exceeding 1.20 meters in width.
2. In case of proposed additional construction on a lot on which another building/structure already stands, the Percentage of Site Occupancy (PSO) arising out of such existing buildings/structures must be included in the computation of the PSO for the Total Lot Area (TLA). In case of discrepancy between the specified Maximum Allowable PSO and the other light and ventilation provisions under this Rule, the resulting lesser building/structure footprint or gross floor area at the ground floor (or at grade level) must prevail.
3. Maximum site occupancy shall be governed by use, type of construction, and height of the building and the use, area, nature and location of the site; and subject to the provisions of the local zoning requirements and in accordance with the following types of open spaces:
 - a. Public open spaces – streets, alleys, easements of sea/lakeshores, rivers, creeks, *esteros*, railroad tracks, parks/plazas, playgrounds, and the like.
 - b. Total Open Spaces within Lot (TOSL) – courts, yards, gardens, light wells, uncovered driveways, access roads and parking spaces consisting of two (2) types:
 - i. Paved or tiled (hardscaped areas); sub-classification of open space shall fall under Maximum Allowable Impervious Surface Areas (ISA) within the Total Lot Area (TLA); and

- ii. Unpaved areas within the lot that are with exposed soil and planted (softscaped), i.e., the Unpaved Surface Areas (USA); this sub-classification is the true open space.
4. The following Table illustrates the manner in determining the Maximum Allowable Percentage of Site Occupancy (PSO), Maximum Allowable Impervious Surface Area (ISA), Maximum Allowable Construction Area (MACA), Minimum Unpaved Surface Area (USA), and the Total Open Space within Lot (TOSL) with reference to Type of Land Use Zoning per Lot.

Table VIII.1. Reference Table of Maximum Allowable PSO, Maximum Allowable ISA, the MACA, the Minimum USA and the TOSL by Type of Land Use Zoning per Lot

Building/ Structure Use or Occupancy (or Land Use) _a	% of Total Lot Area (TLA)				
	Duly-Approved Zoning _b	Maximum Allowable PSO _{c,d}	Maximum Allowable ISA _c (Paved Open Spaces)	Minimum USA (Unpaved Open Spaces)	TOSL _d (ISA + USA)
Residential	Basic Residential 2 (R-2)/Medium Density Housing [single family dwelling unit with a Building Height Limit (BHL) of 10.00 meters]	55 _e	30	15	45
		60 _f	30%	10	40
	Maximum R-2 /Medium Density Housing (multiple family dwelling units within one building/ structure with a BHL of 15.00 meters)	60 _e	30	10	40
		70 _f	20	10	30
	Basic Residential 3 (R-3)/High Density Housing (single family dwelling unit with a BHL of 10.00 meters)	65 _e	20	15	35
		70 _f	20	10	30
	Maximum R-3 /High Density Housing (multiple family dwelling units within one building/ structure with a BHL of 36.00 meters)	70 _e	20	10	30
		80 _f	10	10	20
	Residential 4 (R-4)/ Individual Townhouse Units	70 _e	20	10	30
		80 _f	10	10	20
	Residential 5 (R-5)/ Condominiums	70 _e	20	10	30
		80 _f	10	10	20
Commercial	Commercial 1 (Com-1)	70 _e	20	10	30
		80 _f	10	10	20
Building/	% of Total Lot Area (TLA)				

Structure Use or Occupancy (or Land Use) _a	Duly-Approved Zoning _b	Maximum Allowable PSO _{c,d}	Maximum Allowable ISA _c (Paved Open Spaces)	Minimum USA (Unpaved Open Spaces)	TOSL _d (ISA + USA)
	Commercial 2 (Com-2)	75 _e	20	5	25
		85 _f	10	5	15
	Commercial 3 (Com-3)	80 _e	15	5	20
		90 _f	5	5	10
Industrial	Industrial 1 (Ind-1)	70 _e	20	10	30
		80 _f	10	10	20
	Industrial 2 (Ind-2)	70 _e	15	15	30
		80 _f	5	15	20
	Industrial 3 (Ind-3)	70 _e	15	15	30
		80 _f	5	15	20
Institutional	-	50 _e	20	30	50
		60 _f	20	20	40
Cultural	-	60 _e	20	20	40
		70 _f	20	10	30
Utility/Transportation/ Services	-	50 _e	40	10	50
		60 _f	30	10	40
Sidewalks/ Arcades at RROW	-	-	22.22 (of total width of RROW as Paved portion of sidewalk)	11.11 (of total width of RROW as Unpaved portion of sidewalk)	33.33 (of total width of RROW)
Parks and Open Recreational Spaces	-	20	30	50	80
Planned Unit Development (PUD)	PUD at a reclamation area close to an operating airport	70	15	15	30
	PUD at a reclamation area	70	15	15	30
	PUD at a coastal area	70	15	15	30
	PUD at an inland area close to an operating airport	70	10	20	30
	PUD at an inland area	70	10	20	30
Cemetery	-	85	10	5	15

Notes:

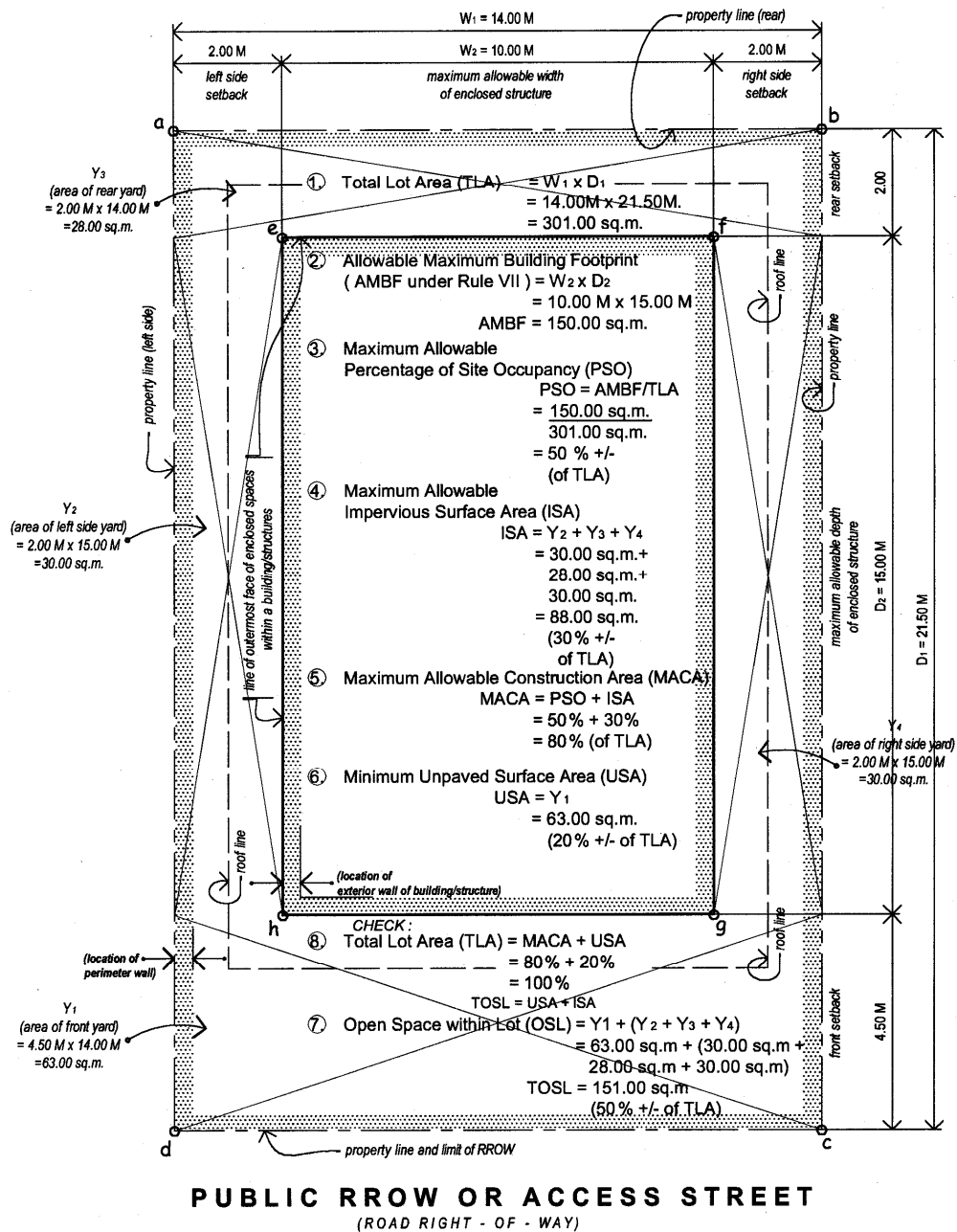
- a) per duly-approved City/ Municipal Comprehensive Land Use Plan (CLUP)
- b) per duly-approved City/Municipal Zoning Ordinance (ZO) and its IRR
- c) PSO + ISA = MACA (Maximum Allowable Construction Area)
- d) PSO + TOSL = TLA (Total Lot Area).
- e) without firewall
- f) with firewall

4. Minimum Requirements for Total Open Spaces within Lot (TOSL)

- a. Total Open Spaces within Lot (TOSL) are portions of the Total Lot Area (TLA) not occupied by the Maximum Allowable PSO. The TOSL may consist of either the Maximum Allowable ISA (hardscaped areas) or the USA (exposed and planted/softscaped soil) or may also be the combination of both types of open spaces. (Figure VIII.1.)
- b. Group A buildings or Residential 1 (R-1) uses/occupancies shall follow the minimum yard standards in Table VIII.2. to comply with the TOSL requirement.
- c. Abutments for Basic Uses/Occupancies forming part of new developments shall be basically similar to the restrictions prescribed for firewalls under Rule VII, to wit:
 - i. Absolutely no abutments are allowed at any property line for any R-1 lot type/location.
 - ii. Abutments shall be allowed on only one (1) side for any R-2 lot type/location. There shall be no firewalls/abutments on the front and rear property lines for any R-2 lot type/ location.
 - iii. Abutments shall be allowed on two (2) sides only or on one (1) side and the rear property line/ boundary for any R-3 lot type/location. There shall be no abutments on the front property line for any R-3 lot type/location.
 - iv. Abutments shall be allowed on two (2) sides only for any R-4 lot type/location. There shall be no firewalls/abutments on the front and rear property line for any R-4 lot type/location.
 - v. Abutments shall be allowed on two (2) sides only or on one (1) side and the rear property line/boundary for any R-5 lot type/location. There shall be no abutments on the front property line for any R-5 lot type/location.
 - vi. Abutments shall be allowed on two (2) sides only or on one (1) side and the rear property line/boundary for any C-3 lot type/location. There shall be no abutments on the front property line for any C-3 lot type/location.
- d. Lot Type/Location

Only seven (7) types of lots and their respective locations are described under this Rule. (Figures VIII.2. through VIII.8.)
- e. Variance

When the lots as described in Figures VIII.2. through VIII.8. are too narrow or too shallow such that the public open space, e.g., RROW, alley or the like on which they abut can adequately supply light and ventilation to every room therein subject to the requirements on window opening, the requirements on the minimum Total Open Space within Lot (TOSL) above may be waived (Figures VIII.9. through VIII.11.), provided however, that for lots abutting on only one (1) public open space, the depth of the open space to be provided shall not be more than 8.00 meters; and for those lots abutting two (2) or more public open spaces, the depth of the open space to be provided shall not be more than 12.00 meters.



Maximum Allowable PSO/ISA, MACA, Minimum USA, OSL and AMBF for a Residential 1 (R-1) Lot (Single-Detached Dwelling Unit)

Figure VIII.1.

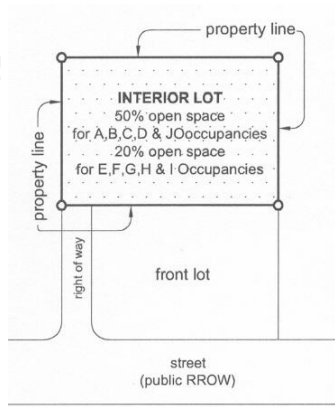


Figure VIII.2.

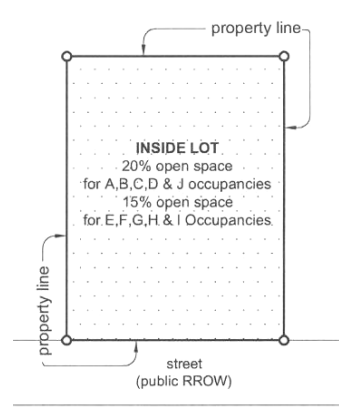


Figure VIII.3.

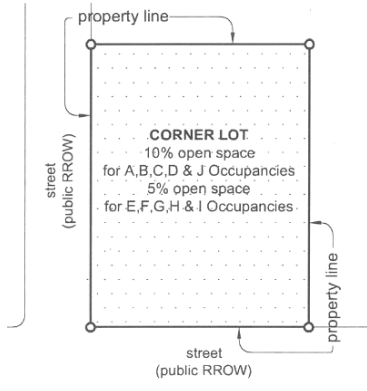


Figure VIII.4.

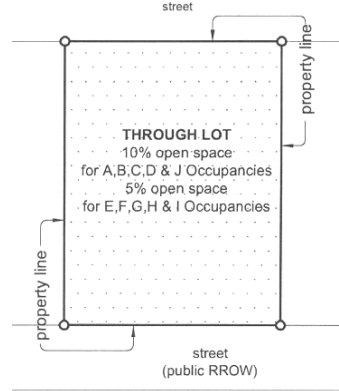


Figure VIII.5.

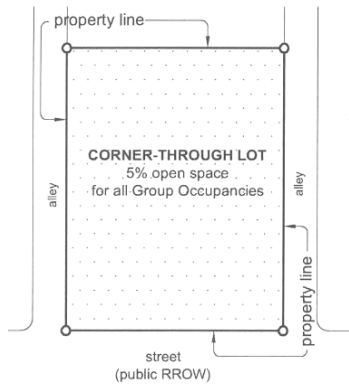


Figure VIII.6.

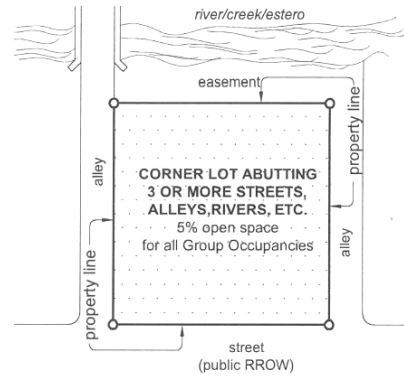


Figure VIII.7.

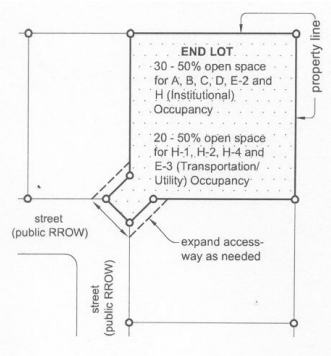
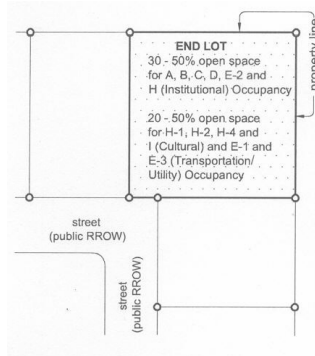


Figure VIII.8.

LOT TYPES

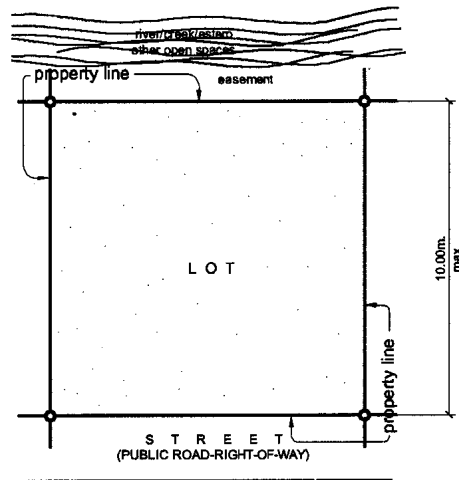


Figure VIII.9.

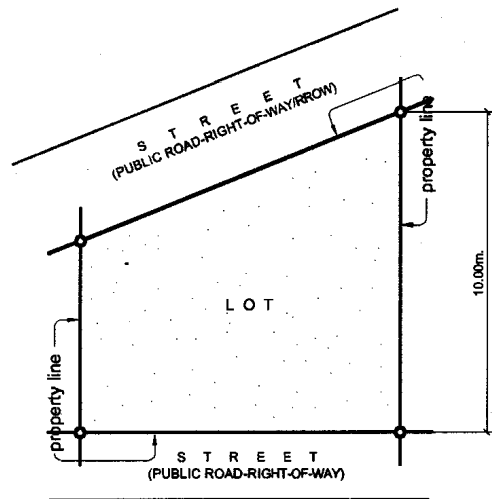


Figure VIII.10.

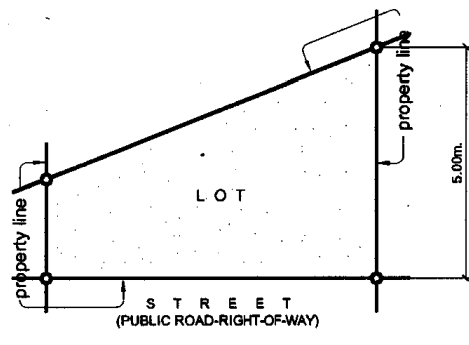


Figure VIII.11.

LOT TYPES

SECTION 804. Sizes and Dimensions of Courts

1. Minimum sizes of courts and yards and their least dimensions shall be governed by the use, type of construction, and height of the building as provided hereunder, provided that the minimum horizontal dimension of said courts and yards shall be not less than 2.00 meters. All inner courts shall be connected to a street or yard, either by a passageway with a minimum width of 1.20 meters or by a door through a room or rooms.
2. The required open space shall be located totally or distributed anywhere within the lot in such a manner as to provide maximum light and ventilation into the building. (Figures VIII.12. through VIII.15.)
3. YARD – the required open space left between the outermost face of the building/structure and the property lines, e.g., front, rear, right and left side yards. The width of the yard is the setback. Yards prescribed for Commercial, Industrial, Institutional and Recreational Buildings are shown in Table VIII.3. hereafter.

Table VIII.2. Minimum Setbacks for Residential Buildings/Structures

YARD	Type of Residential Use/ Occupancy						
	R – 1 (meters)	R - 2		R-3		R - 4 (individual lot/unit) (meters)	R - 5**** (meters)
		Basic (meters)	Maximum (meters)	Basic (meters)	Maximum (meters)		
Front	4.50	3.00	8.00 *	3.00	8.00 *	4.50	6.00
Side	2.00	2.00 **	2.00 **	***	2.00 (optional)	2.00 (optional)	3.00
Rear	2.00	2.00	2.00	***	2.00	2.00	3.00

Notes:

- a) The setback requirements in Table VIII.2. above are for newly-developed subdivisions.
- b) * Total setback only at grade (or natural ground) level, i.e., 3.00 meters + 5.00 meters = 8.00 meters (to accommodate part of the minimum parking requirement outside the designated area for the front yard). The second and upper floors and mezzanine level shall thereafter comply with the minimum 3.00 meters setback unless otherwise provided under the Code.
- c) ** Setback required for only one (1) side. Setbacks on two sides shall be optional.
- d) *** Abutments on two sides and rear property lines may be allowed with conditions as enumerated under Section 804, Subsection 10 of this Rule.
- e) **** Mixed-Use Buildings/Structures in R-5 lots shall be considered a commercial use or occupancy if a substantial percentage, i.e., 55% of the Gross Floor Area (GFA) is commercial.
- f) In cases where yards/setbacks are impossible to attain or where frontage and depth of lots are similar to that of Open Market or Medium Cost Housing Projects, abutments on the sides and rear property lines may be allowed and 1.50 meters front yard is left open as transition area.

Table VIII.3. Setbacks for Commercial*, Industrial, Institutional and Recreational Buildings

Road Right-of-Way (RROW) Width (meters)	Front (meters)	Side (meters)	Rear (meters)
30.00 & above	8.00	5.00	5.00
25.00 to 29.00	6.00	3.00	3.00
20.00 to 24.00	5.00	3.00	3.00
10.00 to 19.00	5.00	2.00	2.00
Below 10.00	5.00	2.00	2.00

Note:

- * Mixed-Use Buildings/Structures in R-5 lots may be considered a commercial development if a substantial percentage of the GFA is commercial.

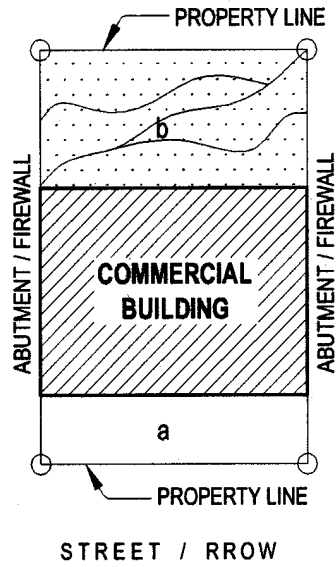


Figure VIII.12.

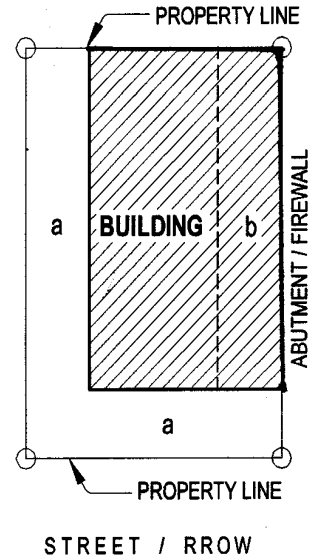


Figure VIII.13.

a - OPEN SPACE

b - ALTERNATE LOCATIONS

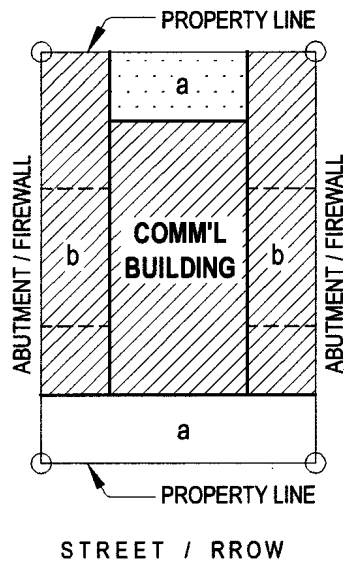


Figure VIII.14.

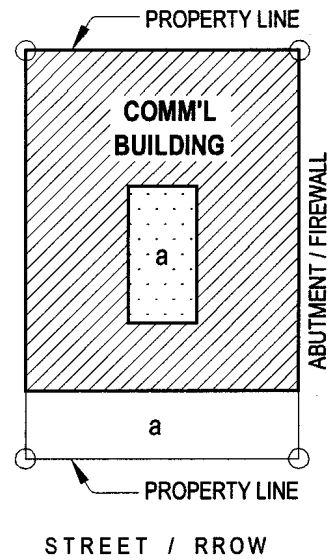


Figure VIII.15.

REQUIRED OPEN SPACE LOCATIONS

4. The setback requirements in Table VIII.3. above are for newly-developed thoroughfares. For highly built-up urban areas with duly established lines and grades reflecting therein proposed road widening and elevation, the requirements in Table VIII.3. above may not be imposed and the face of the building may abut on the side and/or rear property lines provided that all the requirements on open space, window opening, artificial ventilation, if any, and firewalls (Rule VII) are first fully complied with.
5. Every court shall have a width of not less than 2.00 meters for one (1) or two (2) storey buildings. However, if the court is treated as a yard or vice versa, this may be reduced to not less than 1.50 meters in cluster living units such as quadruplexes, rowhouses and the like, with adjacent courts with an area of not less than 3.00 sq. meters. Provided further, that the separation walls or fences, if any, shall not be higher than 2.00 meters. Irregularly-shaped lots such as triangular lots and the like, whose courts may be also triangular in shape may be exempted from having a minimum width of not less than what is required in Table VIII.3. and as shown in Figures VIII.16., VIII.17., VIII.18. and VIII.19.
6. For buildings of more than two (2) storeys in height, the minimum width of the rear or side court shall be increased at the rate of 300 millimeters for each additional storey up to the fourteenth (14th) storey (Figure VIII.20. showing incremental setbacks). For buildings exceeding fourteen (14) storeys in height, the required width of the court shall be computed on the basis of fourteen (14) storeys.
7. Uncovered Driveways, Access Roads and Parking Spaces may be considered part of the open space provided that they are open and unobstructed from the ground upward as in courts and yards.
8. A carport shall not be considered part of the Total Open Space within Lot (TOSL) particularly if it is entirely roofed or roofed with overhangs. In such a case, it must be counted as an integral component of the Allowable Maximum Building Footprint (AMBF).
9. A front yard may be partly paved/hardscaped (converted into a courtyard) to serve as a carport but only for a basic R-2 or basic R-3 or R-4 (individual lot) use or occupancy, i.e., all for single-family dwelling units only. All other uses/occupancies shall not be allowed to use the front yard for a carport nor for parking.
10. For Basic R-3, abutments on two sides and rear property lines may be allowed provided the following requirements are first complied with:
 - a. Open space as prescribed in Reference Table for Maximum PSO, TOSL, and Table VIII.2. of this Rule are satisfied.
 - b. Window opening as prescribed in Section 808 of this Rule are satisfied.
 - c. Firewall with a minimum of two-hour fire-resistive rating constructed with a minimum height clearance of 400 millimeters above the roof. (Figure VIII.21)
11. In case of conflict in the provisions on lighting and ventilation under this Rule or under the Code, the more stringent restrictions must prevail.

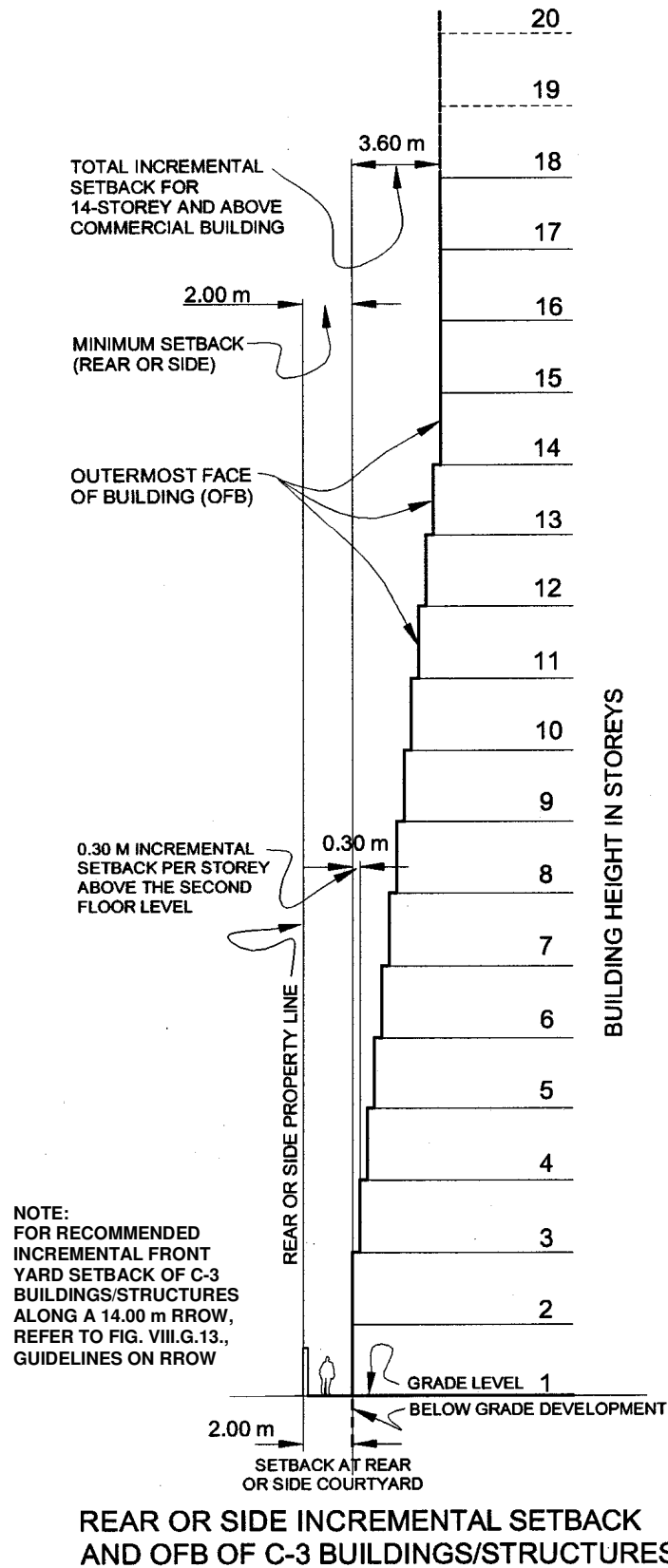


Figure VIII.20.

Figure VIII.21.



SECTION 805. Ceiling Heights

1. Habitable rooms provided with artificial ventilation shall have ceiling heights not less than 2.40 meters measured from the floor to the ceiling; provided that for buildings of more than one (1) storey, the minimum ceiling height of the first storey shall be 2.70 meters and that for the second story 2.40 meters and the succeeding stories shall have an unobstructed typical head-room clearance of not less than 2.10 meters above the finished floor. Above-stated rooms with natural ventilation shall have ceiling heights of not less than 2.70 meters.
2. Mezzanine floors shall have a clear ceiling height not less than 1.80 meters above and below it.

SECTION 806. Sizes and Dimensions of Rooms

1. Minimum sizes of rooms and their least horizontal dimensions shall be as follows:

- a. Rooms for Human Habitations – 6.00 sq. meters with a least dimension of 2.00 meters;
- b. Kitchen – 3.00 sq. meters with a least dimension of 1.50 meters; and
- c. Bath and toilet – 1.20 sq. meters with a least dimension of 900 millimeters.

SECTION 807. Air Space Requirements in Determining the Size of Rooms

1. Minimum air space shall be provided as follows:

- a. School Rooms – 3.00 cu. meters with 1.00 sq. meter of floor area per person;
- b. Workshop, Factories, and Offices – 12.00 cu. meters of air space per person; and
- c. Habitable Rooms – 14.00 cu. meters of air space per person.

SECTION 808. Window Openings

1. Rooms intended for any use, not provided with artificial ventilation system, shall be provided with a window or windows with a total free area of openings equal to at least 10% of the floor area of the room, provided that such opening shall be not less than 1.00 sq. meter. However, toilet and bath rooms, laundry rooms and similar rooms shall be provided with window or windows with an area not less than 1/20 of the floor area of such rooms, provided that such opening shall not be less than 240 sq. millimeters. Such window or windows shall open directly to a court, yard, public street or alley, or open watercourse.
2. Required windows may open into a roofed porch where the porch:
 - a. Abuts a court, yard, public street or alley, or open watercourse and other public open spaces;
 - b. Has a ceiling height of not less than 2.70 meters;
 - c. Has one of the longer sides at least 65% open and unobstructed.
3. Eaves, canopies, awnings (or *media agua*) over required windows shall not be less than 750 millimeters from the side and rear property lines.

4. There shall absolutely be no openings on/at/within/through all types of abutments (such as firewalls) erected along property lines except for permitted vent wells. This Rule strictly applies to all new and existing developments.
5. In locating window openings it should be borne in mind that in cases of extreme emergencies windows must serve as emergency egress to vacate the premises or access for rescue operations. Such windows shall meet the following requirements:
 - a. They can be opened from the inside without the use of any tools;
 - b. the minimum clear opening shall have a width not less than 820 millimeters and a height of 1 meter;
 - c. The bottom of the opening should not be more than 820 millimeters from the floor;
 - d. Where storm shutters, screens or iron grilles are used, these shall be provided with quick opening mechanism so that they can be readily opened from the inside for emergency egress and shall be so designed that when opened they will not drop to the ground;
 - e. All areas immediately outside a fire exit window/grille must be free of obstacles and must lead to a direct access down into the ground or street level.

SECTION 809. Vent Shafts

1. Ventilation or vent shafts shall have a horizontal cross-sectional area of not less than 1.00 sq. meter for every meter of height of shaft but in no case shall the area be less than 1.00 sq. meter. No vent shaft shall have its least dimension less than 600 millimeters.
2. Unless open to the outer air at the top for its full area, vent shafts shall be covered by a skylight having a net free area or fixed louver openings equal to the maximum required shaft area.
3. Air ducts shall open to a street or court by a horizontal duct or intake. Such duct or intake shall have a minimum unobstructed cross-sectional area of not less than 0.30 sq. meter with a minimum dimension of 300 millimeters. The openings to the duct or intake shall be not less than 300 millimeters above the street surface or level of court.

SECTION 810. Ventilation Skylights

1. Ventilation skylights shall have a glass area not less than that required for the windows that are replaced. They shall be equipped with movable sashes or louvers with an aggregate net free area not less than the parts in the replaced window that can be opened, or else provide artificial ventilation of equivalent effectiveness.

SECTION 811. Artificial Ventilation

1. Rooms or spaces housing industrial or heating equipment shall be provided with artificial means of ventilation to prevent excessive accumulation of hot and/or polluted air.
2. Whenever artificial ventilation is required, the equipment shall be designed to meet the following minimum requirements in air changes as shown in Table VIII.4. hereafter.

Table VIII.4. Minimum Requirements for Air Changes

	Cubic Meter Per Minute Per Person		Air Changes Per Hour				
			Ceiling Height (meters)				
	Min.	Max.	2.40	3.00	3.70	4.90	6.10
Apartment	0.29	0.43	3	2	1-½	1	¾
Banking Space	0.22	0.29	3	2	1-½	1	¾
Barber Shop	0.22	0.29	3	2	1-½	1	¾
Beauty Parlor	0.22	0.29	3	2	1-½	1	¾
Broker's Board Room	0.57	0.85	8	6	4-½	3	2-½
Cafeteria	0.43	0.57	6	4-½	3-½	2-½	1-¾
Cocktail Bar	0.57	0.85	8	6	4-½	3	2-¼
Churches	0.14	0.22	3	2	1-½	1	¾
Department Stores	0.22	0.43	3	2	1-½	1	¾
Director's Room	0.85	0.14	8	6	4-½	3	2-¼
Drugstore (no counter)	0.22	0.29	3	2	1-½	1	¾
Drugstore (w/counter)	0.29	0.43	5	3-¾	3	2	1-½
Funeral Parlor	0.14	0.22	3	2	1-½	1	¾
Gambling Rooms	0.57	0.85	6	6	4-½	3	2-¼
Hospital Room	0.29	0.43	3	2	1-½	1	¾
Hotel Room	0.29	0.43	3	2	1-½	1	¾
Laboratories	0.43	0.57	6	4-½	3-½	2-½	1-¾
Office	0.29	0.43	4	3	2-¼	1-½	1
Restaurant Kitchen	0.34	0.43	5	3-¾	3	2	1-½
Shop, Retail	0.22	0.29	3	2	1-½	1	¾
Theaters	0.14	0.22	-	-	-	-	-

3. For other rooms or spaces not specifically covered under this Section, see applicable provisions of the pertinent referral code/s.

EXCEPTION:

1. Variances, exception or deviations from the provision of light and ventilation may be allowed only when the following term and conditions are fully complied with:

a. In case of variances

When the property is unique and different from other properties and because of its uniqueness such the owner cannot comply with the open space requirements, variances shall be applied to relax the application of the following provisions:

- i. setback;
- ii. ventilation and window opening requirements;
- iii. percentage of site occupancy;
- iv. floor area ratio; and
- v. building height limit (BHL).

At least two (2) conditions must be satisfied for exception to be granted.

b. In case of exceptions

- i. The exception must not adversely affect public health, safety and welfare and must be in keeping with the general pattern of development in the community.
- ii. The exception must not alter the essential character of the district where the exception sought is located, and will be in harmony with the general purpose of this IRR.

GUIDELINES ON EASEMENTS, VIEW CORRIDORS/SIGHT LINES, STREETS/ROAD RIGHT-OF-WAY (RROW), SIDEWALKS, ARCADES, BASEMENTS, LOTS, AND PUBLIC BUILDINGS/STRUCTURES

A. EASEMENTS

1. **As it is situated outside of private property limits, the easement is public land, i.e., public domain, that should be equally enjoyed by all members of the community. The easement is not to be used for any form of building/structure that may go against its public recreational character and as such, the following uses and others similar thereto are absolutely prohibited:**
 - a. Residential and like uses whether temporary or permanent;
 - b. Long-term or overnight vehicle parking, i.e., unless duly designated as day and/or night pay-parking zones;
 - c. As a depository of stalled, wrecked or abandoned vehicles, mechanical devices and the like;
 - d. The conduct of specific commercial, institutional and/or industrial activities not compatible with its stated character;
 - e. Unauthorized recreational or entertainment usage and the like which will only benefit certain entities and which will ultimately result in inconvenience/ nuisance/safety problems to the general public; nor
 - f. Any other form of private use, gain, enjoyment or profit at the expense of the motoring or walking public.
2. **Allowed or Encouraged Structures/Developments Within Easements**
 - a. If wider than 9.00 meters, the easement may include a roadway/carriageway component on which vehicles can pass or on which the same may temporarily park, e.g., an esplanade and the like. (Fig. VIII.G.1.)
 - b. Pedestrian access-ways and the like and to be located at/ above/below the easement may also be developed for public use, e.g., a promenade and the like. (Fig. VIII.G.2.)

Table VIII.G.1. Easement* Along Water Bodies/Way by Location

Location of Water Body/Way	Easement
Urban Areas Agricultural Areas Forest Areas	3.00 meters per side of waterway (Fig.VIII.G.3.) 20.00 meters per side of waterway 40.00 meters per side of waterway

* Source: *Water Code of the Philippines*

- c. The allowed structures/developments include:
 - i. Hardscaped (paved) pedestrian access-ways such as walks, footpaths or arcades (covered or roofed sidewalks without any habitable structures above or below it); temporary or movable hardscape elements such as *gazebos*, sheds, fountains and like structures with large footprints must not encroach on the easement;
 - ii. Softscaped (paved) developments such as park strips, linear parks and the like as well as small tree farms are encouraged for recreational, livelihood and soil stabilization/protection purposes;

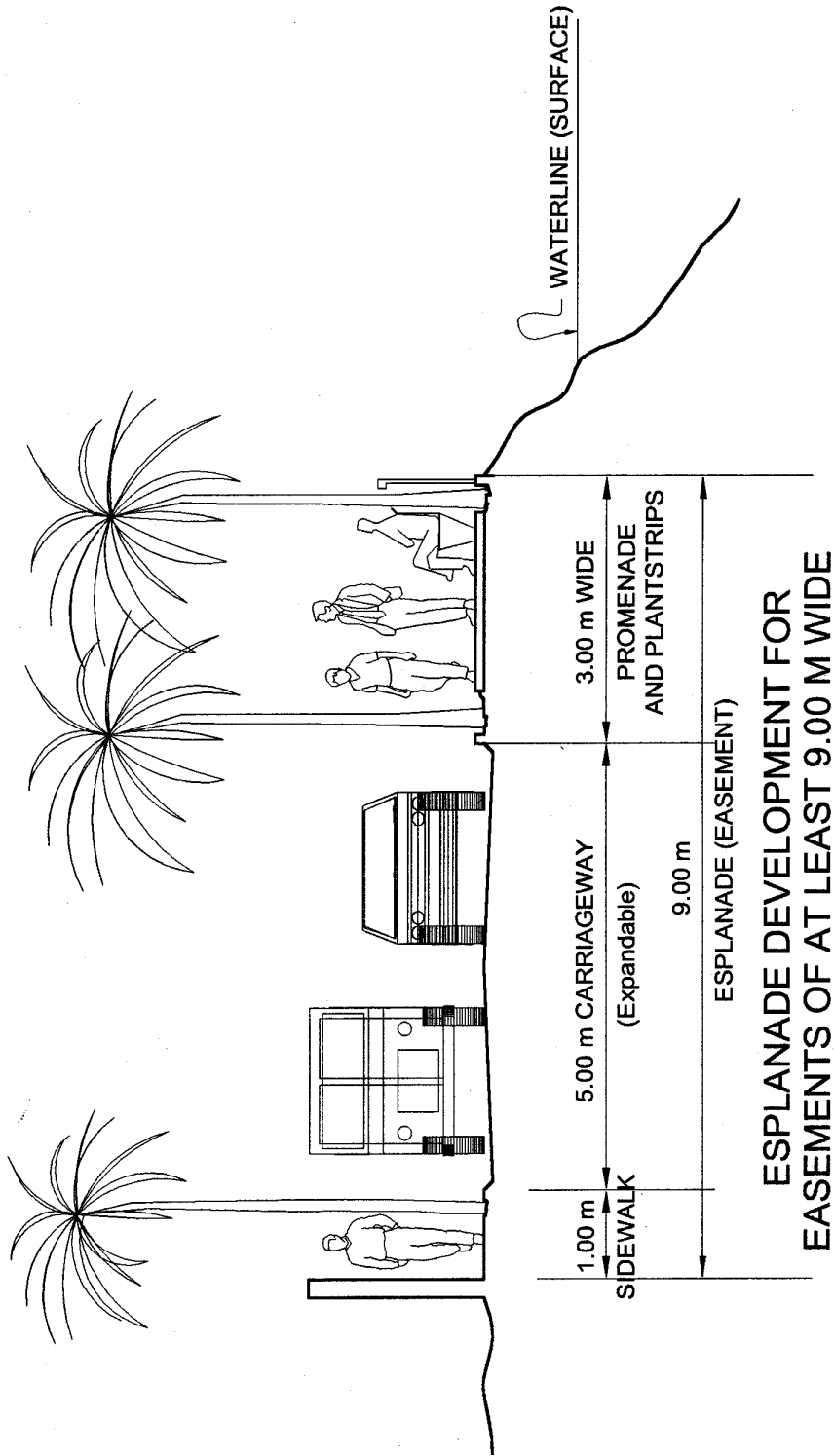
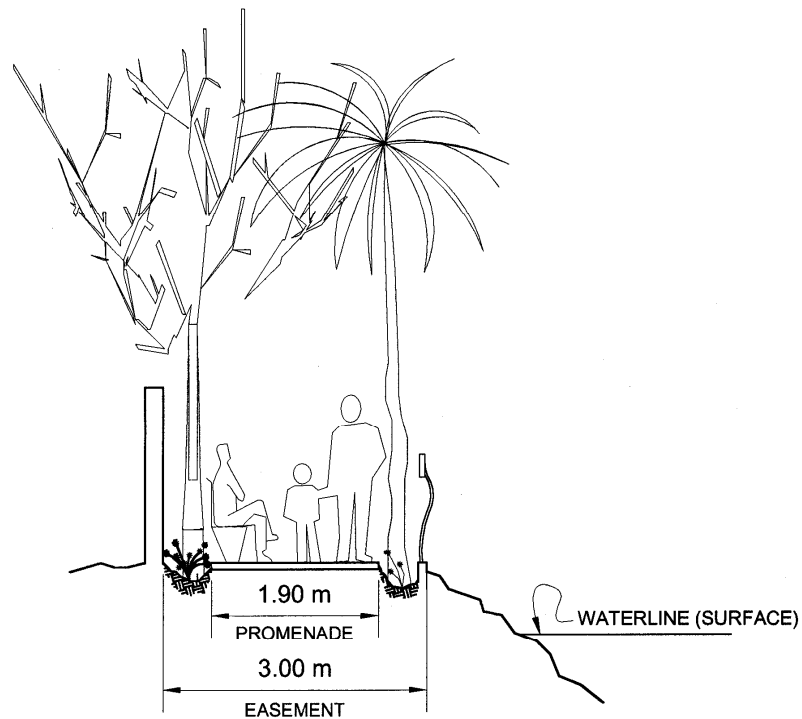
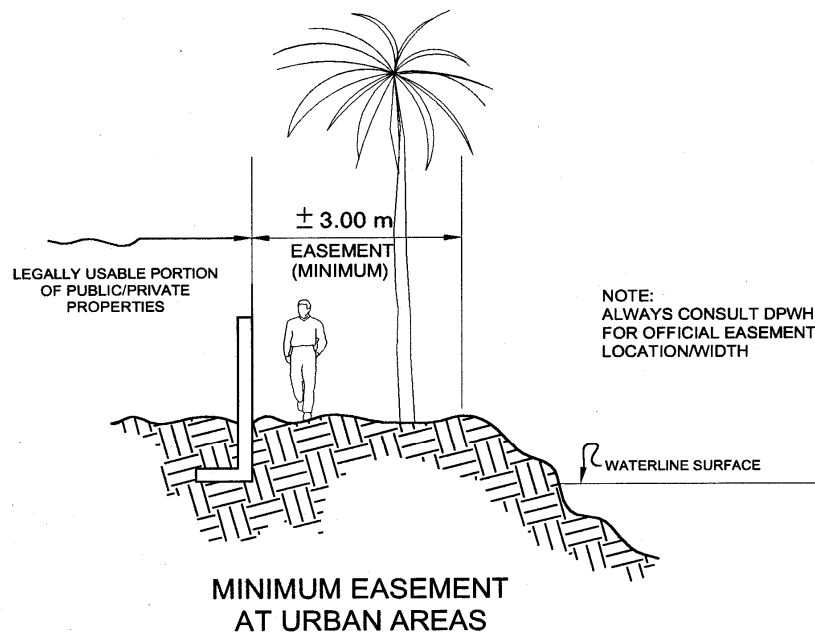


Figure VIII.G.1.



PROMENADE DEVELOPMENT
WITHIN A MINIMUM EASEMENT
FOR URBAN AREAS

Figure VIII.G.2.



MINIMUM EASEMENT
AT URBAN AREAS

Figure VIII.G.3.

Guidelines on Easements, View Corridors/Sight Lines, Streets/RROW . . .

- iii. Concrete steps leading down to the water or wooden boardwalks are allowed, provided that all necessary safety precautions are taken, e.g., non-slip finishing for surfaces, handrails and railings;
- iv. Other forms of soil stabilization/protection including anti-erosion/scouring measures/structures within the easement are allowed, e.g., rip-rapping, embankment protection, etc., provided that no enclosed/semi-enclosed habitable structures are built on, above or below such structures; and
- v. Permanent utility/service lines (power, water, telecommunications, gas, etc.) are allowed within the easement provided that these are either below grade (underground) or above grade (overhead).

3. Disallowed and Prohibited Structures/Developments Within Easements

- a. No portion of the easement whether at grade (on the ground), below grade or above grade may be leased or developed by the government or by private entities for purposes inconsistent with its character and intended function. In particular, any form of semi-permanent/permanent or semi-enclosed/enclosed residential, commercial, industrial, institutional or government structure/use and like, structures/uses at any portion of the public easement is prohibited;
- b. All semi-enclosed or enclosed, semi-permanent or permanent habitable building projections (particularly arcade structures) or any other building projection or structural element (eaves, roof, cantilevered beams, foundations and the like) located above or below the easement are absolutely prohibited; and
- f. All forms of enclosures such as fences, perimeter walls and the like, intended to limit the use of the easement for private enjoyment/benefit or to restrict full access to the public easement are absolutely prohibited unless the same are erected for reason of public safety.

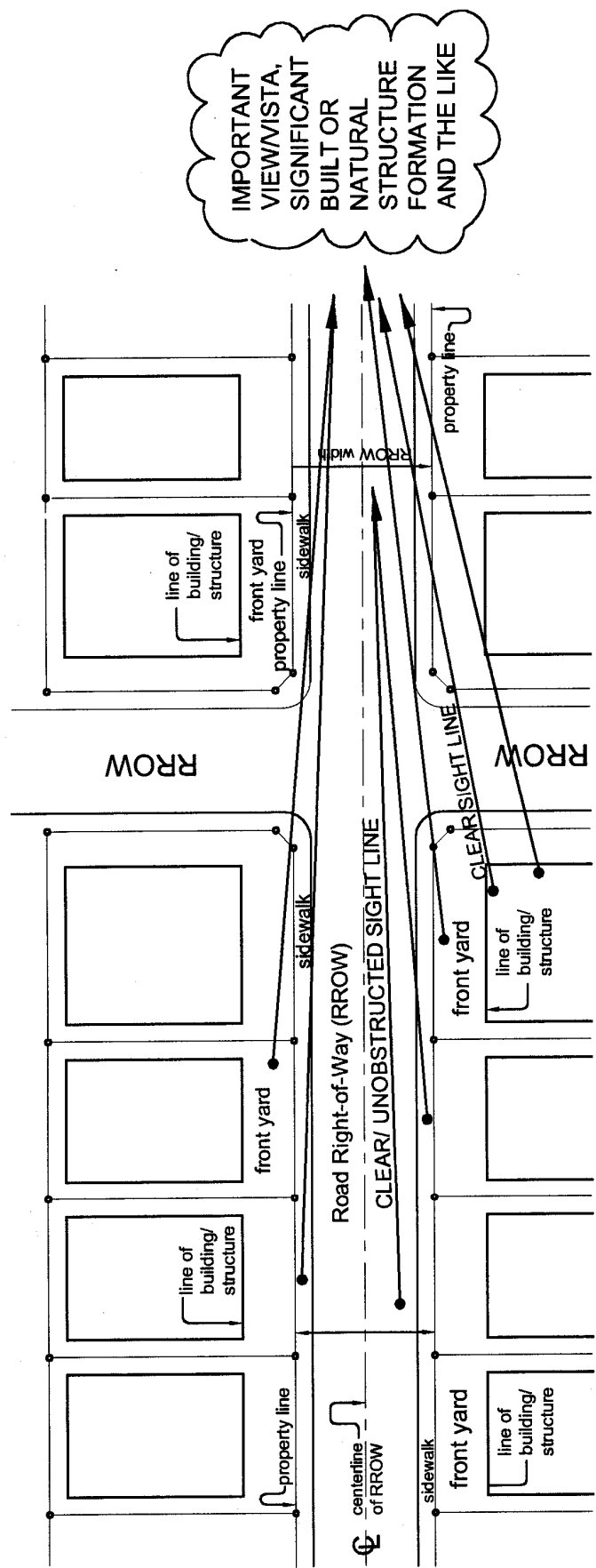
B. VIEW CORRIDORS AND/OR SIGHT LINES

1. Preservation of View Corridors and/or Sight Lines

- a. The carriageway/roadway portion of the RROW shall be free of structures, particularly commercial signs that will impede the view corridor and sight lines within the RROW. (See Fig. VIII.G.4)
- b. To dignify very important public or historical/culture buildings/structures, all forms of commercial signs intruding into RROW leading to or away from such buildings/structures shall not be allowed. Specifically disallowed from such RROW are commercial signs supported from any building projection (such as arcades).
- c. View corridors or sight lines from buildings/structures on a higher or lower lot shall not be entirely blocked by the intervening property to allow some sight lines to exist.
- d. In case of allowed structures within the RROW for transportation, e.g., elevated ramps, flyovers, tracks, stations, terminals and the like, the appropriate designs shall be adopted to maximize light, ventilation and view.

C. STREETS/ROAD RIGHT-OF-WAY (RROW)

- 1. *General.* No building shall be constructed unless it adjoins or has direct access to public space, yard or street/road on at least one (1) of its sides. All buildings shall face a public street, alley or a road, which has been duly approved by the proper authorities for residential, institutional, commercial and industrial groups.



UNOBSTRUCTED VIEW CORRIDORS / SIGHT LINES

Figure VIII.G.4.

a. Allowed or Encouraged Structures/Developments Within the RROW

i. **The RROW at all its physical levels may only be used for the following types of structures/uses or others similar to them, to wit:**

- (a) Transportation structures and like uses whether temporary or permanent, e.g., mass transit alignments (particularly light and heavy rail) at grade, mass transit stations and terminal facilities above grade (RROW air rights utilization) or below grade and the like; these also include waiting sheds, traffic outposts and the like;
- (b) Limited commercial structures/uses above grade (RROW air rights utilization) or below grade provided that these are ancillary or supplementary/complementary to the transportation structures/uses allowed in the previous paragraph, and the like; commercial signages on the exterior of the commercial structure are disallowed and prohibited;
- (c) Improvements on the RROW and on all its components/elements found at all its physical levels, e.g., sidewalks, arcades, roadway/carriageway, medians, planting strips, street furniture, elevated or underground crossings or access-ways, non-commercial traffic and directional signages and the like; and
- (d) Public utility/service structures/uses (power, water, drainage, sewerage, telecommunications, gas, etc.) at all physical levels of the RROW provided that these do not restrict nor impede the movement of people and vehicles and provided further that the rights to utilize the RROW are properly secured and permitted.

b. Disallowed and Prohibited Structures/Developments at RROW

i. **If situated outside of private property limits, the RROW is public land, i.e., public domain, which should be equally enjoyed by all members of the community. The RROW is not to be used for the following types of buildings/structures/occupancies or others similar to them:**

- (a) Any form of semi-permanent/permanent or semi-enclosed/enclosed commercial structure/use and like structures/uses;
- (b) Any form of temporary, semi-permanent/permanent or semi-enclosed/ enclosed residential structure/use and like structures/uses;
- (c) Government structures/use unless the same are located below or above grade; in such cases, the proposed structure must be properly planned/designed and constructed;
- (d) Long-term or overnight vehicle parking, i.e., unless duly designated as day and/or night pay-parking zones;
- (e) As a depository of stalled, wrecked or abandoned vehicles, mechanical devices and the like;
- (f) The conduct of other commercial/business/industrial activities incompatible with the character of the RROW;
- (g) Unauthorized recreational or entertainment usage and the like which will only benefit certain entities and which will ultimately result in inconvenience/ nuisance/safety problems to the general public; nor

- (h) Any other form of private use, gain, enjoyment or profit at the expense of the motoring or walking public.

Table VIII.G.2. Suggested Median and Lane Widths Within Alleys/Roadways/Carriageways by Minimum RROW Width and by Suggested Vehicle Speeds

Range of Total Alley or RROW Width (meters)	Suggested Minimum Required Width of Alley or Roadway/ Carriageway (meters)	Range of Suggested Minimum to Maximum Vehicle Speeds Along Alley or Roadway (kilometers/hour)	Suggested Minimum to Maximum Median Widths (meters)	Suggested Minimum to Maximum Lane Widths (meters)
3.00 to 6.00	2.00 (for 3.00 meters Alley ROW)	1.00 to 15.00	None	2.00 one way car passage
	4.00 (for 6.00 meters RROW)		None	2.10 each way
6.10 to 20.00	4.81 (for 6.01 meters RROW)	16.00 to 30.00	None	2.40 each way
	13.40 (for 20.00 meters RROW)		1.20 to 2.00	2.80 to 3.00
20.10 to 40.00	13.50 (for 20.10 meters RROW)	31.00 to 60.00	1.20 to 4.50	3.00 to 3.30
	26.80 (for 40.00 meters RROW)		1.20 to 4.80	3.3 to 3.50
40.10 to 60.00 and above	26.90 (for 40.10 meters RROW)	61.00 and above	1.50 to 5.00	3.50 to 3.80
	40.00 (for 60.00 meters RROW)		1.50 to 5.50	3.80 4.00

d. Minimum Access Requirements

i. RROW/access streets or alleys shall have the following widths:

- Interior or rear lots shall have a RROW/access street with a minimum width depending upon the number of buildings or units which it serves provided, however, that said RROW/access street shall not be less than 3.00 meters in width and provided further that such RROW shall be provided with a minimum 4.00 meters wide chaflan at its intersect with the main RROW and provided, finally, that such RROW shall not be used for any form of parking.
- Multiple living units on same lot on which apartments, rowhouses or *accessorias* or a group of single-detached buildings are built be provided with a RROW/access street directly connecting said buildings or units to a public street/road or alley following the schedule as shown in Table VIII.G.3.
- For commercial or industrial areas, sufficient lane widths, shoulders and maneuvering spaces for long-bodied/articulated vehicles should be considered within the RROW.
- Privately-owned RROW/access streets shall be duly registered and annotated in the lot title as such for as long as the apartments, rowhouses, etc., using said RROW/access streets, still exist.

Guidelines on Streets/RROWS, Sidewalks, Arcades . . .

- (e) Alignment of RROW/access streets shall be integrated into the existing street/ road network, particularly with the provision of chafans of the appropriate width.
- (f) No obstruction should exist within the RROW/access streets servicing multiple housing of more than 75 units.
- (g) All kinds of subdivisions and residential condominiums may generally refer to this Guideline concerning access streets/roadways. (Figs. VIII.G.5. through VIII.G.10.)

Table VIII.G.3. Minimum Road Right-of-Way (RROW) Provisions for Developments with Multiple Dwelling Units

Number of Dwelling Units	Minimum Width of Carriageway/ Roadway (meters)	Minimum Width of Sidewalk on each side (meters)	Minimum Total Width of the RROW (meters)
Up to six (6) units	3.00	0.60	4.20
Seven (7) up to fifteen (15) units	4.00	1.00	6.00
Sixteen (16) up to Twenty-five (25) units	5.00	1.00	7.00
Twenty-six (26) up to Thirty-five (35) units	6.00	1.00	8.00
More than thirty-five (35) units	6.70	1.00	8.70

d. The RROW consists of three (3) different physical levels as follows:

- ii. RROW ABOVE GRADE - refers to the portion of the RROW reckoned from the finished surface of the roadway/carriageway and/or the sidewalk/arcade all the way up to the air. If this level of the RROW is utilized for whatever purpose, the Air Rights or the right to develop, benefit and profit from the use of the RROW above grade is given up by the government/general public and should therefore be compensated, i.e., leased and paid for by the proponent/end-user/beneficiary of the proposed building/structure (Figs. VIII.G.11. and VIII.G.12.). The minimum clear height for the utilization of air rights above RROW shall be 4.27 meters from the finished crown elevation of the roadway/carriageway.
- iii. RROW AT GRADE - refers to the portion of the RROW reckoned from the natural grade line up to the finished surface of the roadway/carriageway and/ or the sidewalk/arcade. This portion of the RROW is generally utilized for the movement of the general public (motorists and pedestrians). If this level of the RROW is utilized for whatever purpose, the right to develop, benefit and profit from the use of the RROW at grade is given up by the government/general public and should therefore be compensated, i.e., leased and paid for by the development proponent/end-user/ beneficiary. (Figs. VIII.G.11. and VIII.G.12.)
- iv. RROW BELOW GRADE - refers to the portion of the RROW reckoned from the finished surface of the roadway and/or the sidewalk all the way down into the ground. If this level of the RROW is utilized for whatever purpose, the right to develop, benefit and profit from the use of the RROW below grade is given up by the government/general public and should therefore be compensated, i.e., leased and paid for by the development proponent/end-user/beneficiary. (Figs. VIII.G.11. and VIII.G.12.)

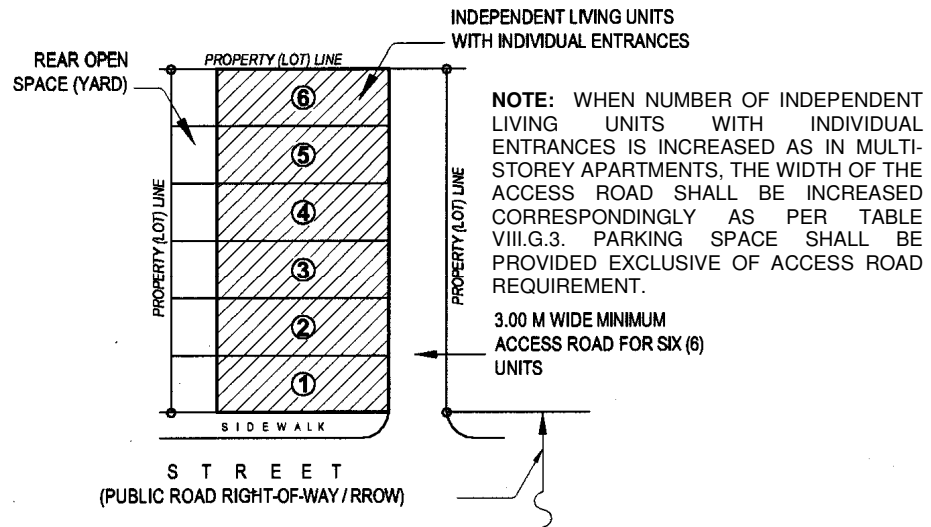


Figure VIII.G.5.

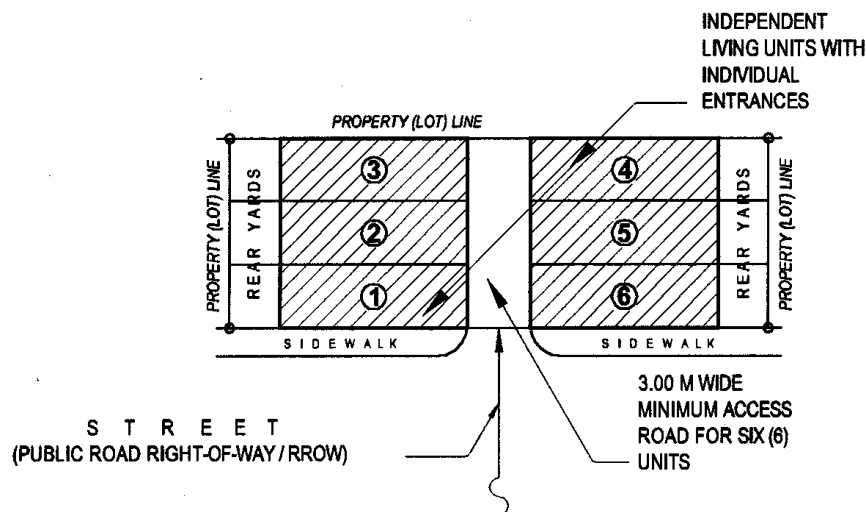
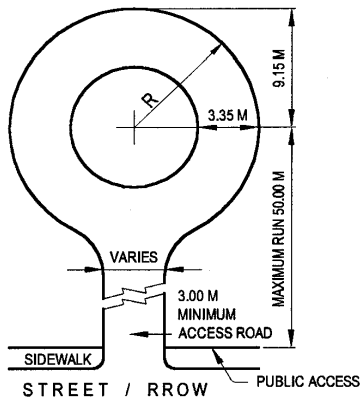
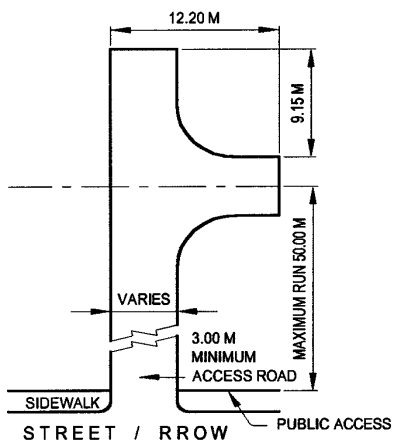


Figure VIII.G.6.



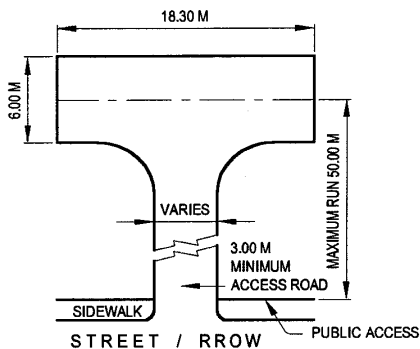
CUL-DE-SAC

Figure VIII.G.7.



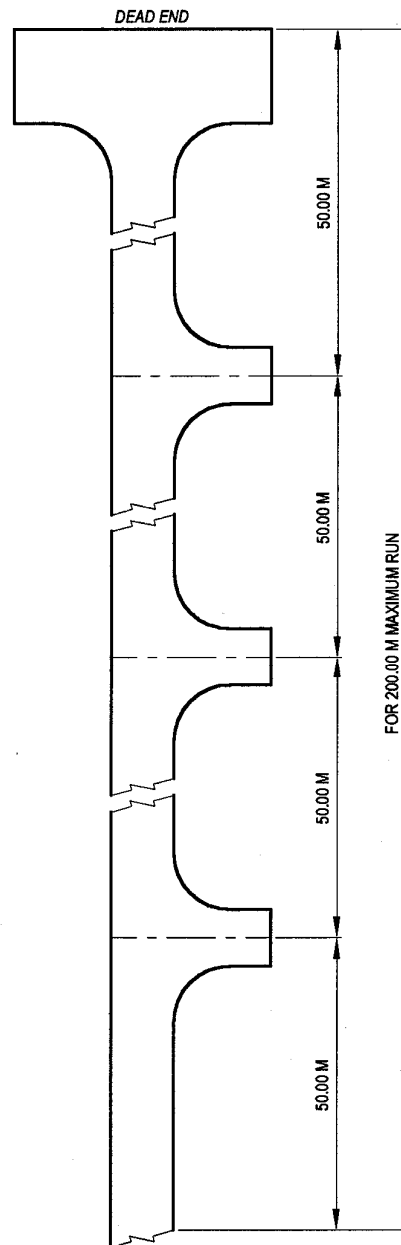
TURN COURT

Figure VIII.G.8.



TURN COURT

Figure VIII.G.9.



NOTE: WHERE LENGTH OF RUN IS 200.00 M, A CUL-DE-SAC OR TURN COURT SHALL BE PROVIDED FOR EACH MAXIMUM RUN.

Figure VIII.G.10.

ALL PRIVATE ROADS OR ACCESS
TO INTERIOR LOTS SHALL BE
ACCESSIBLE TO STREET OR
PUBLIC SPACE OR YARD AND
SUCH SHALL CONFORM TO SUCH
PROVISIONS AS TO YARDS AND
TABLE VIII.C.2

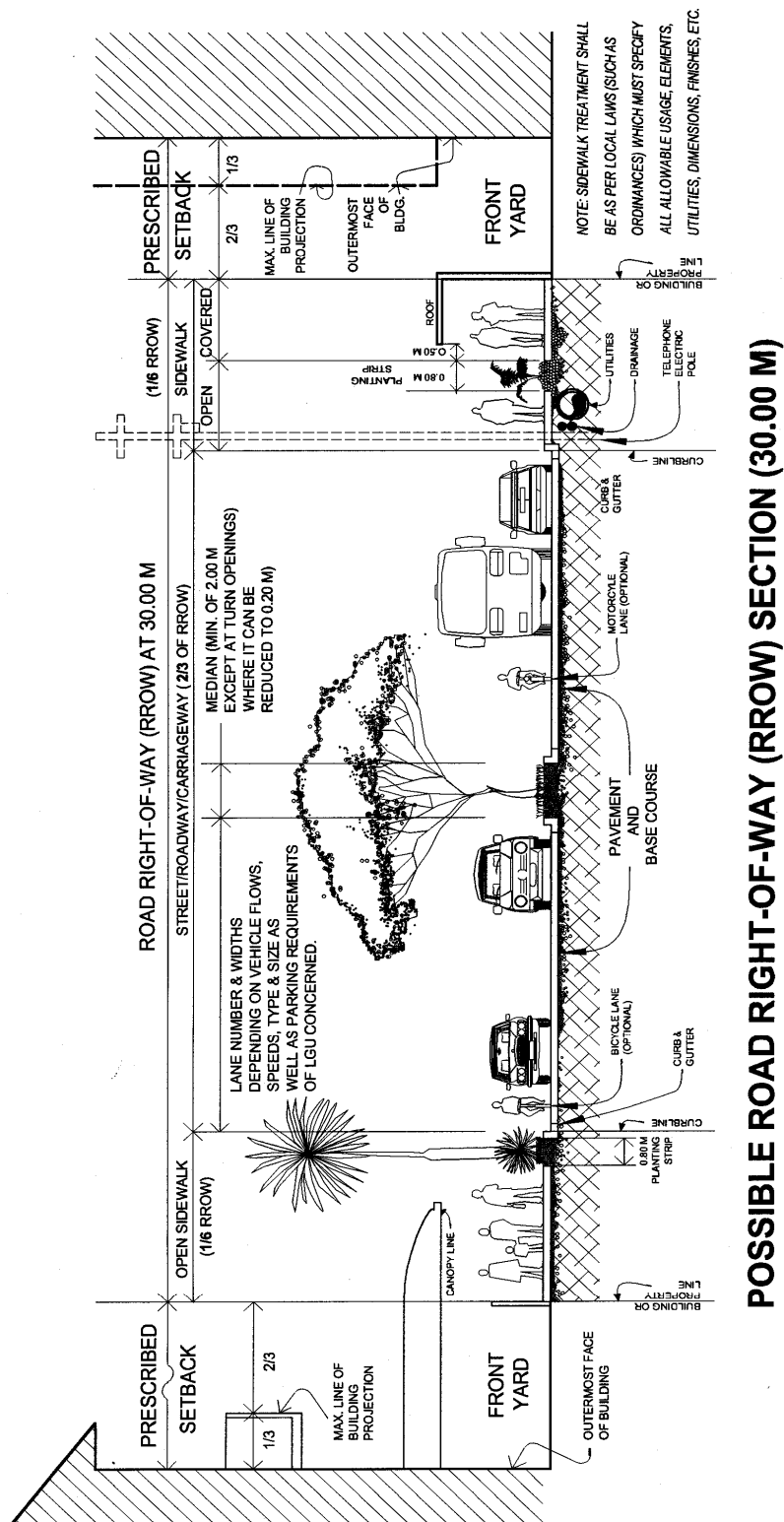
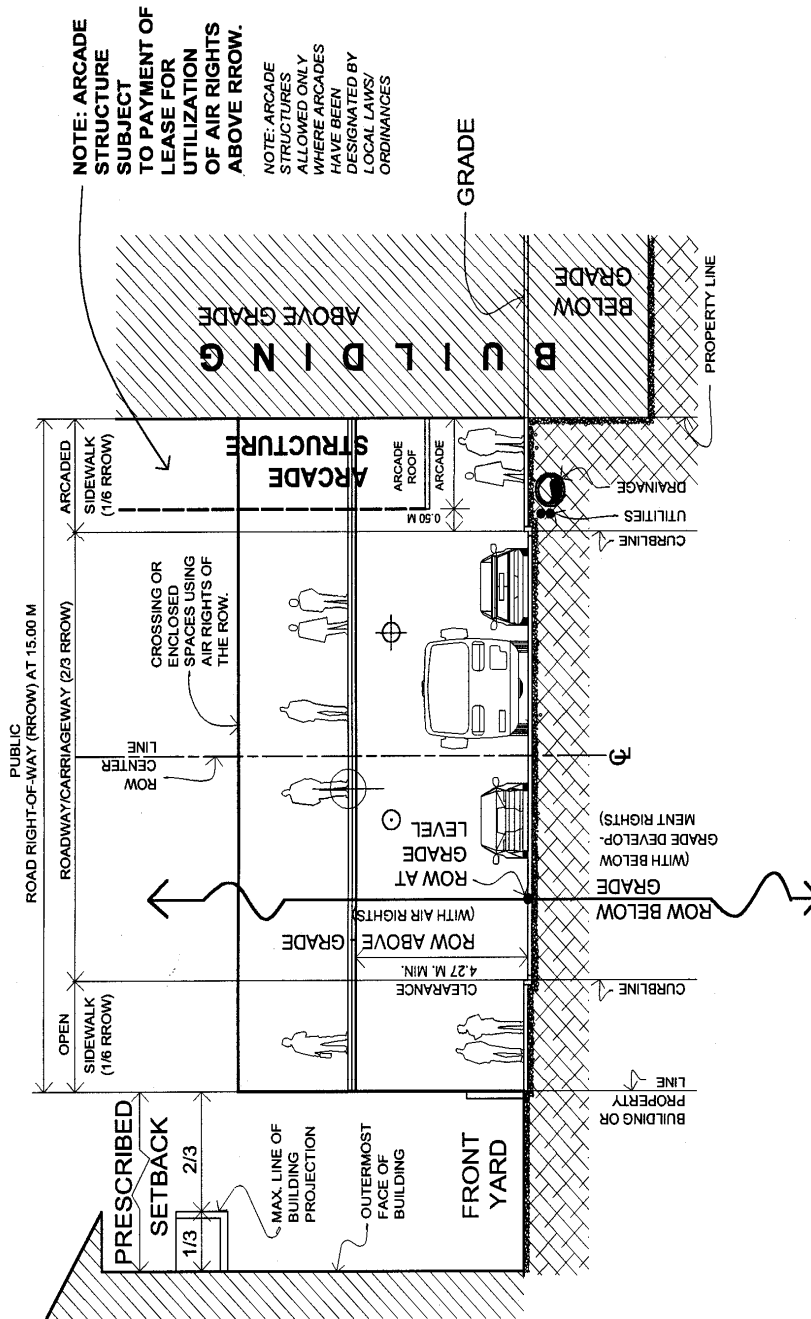
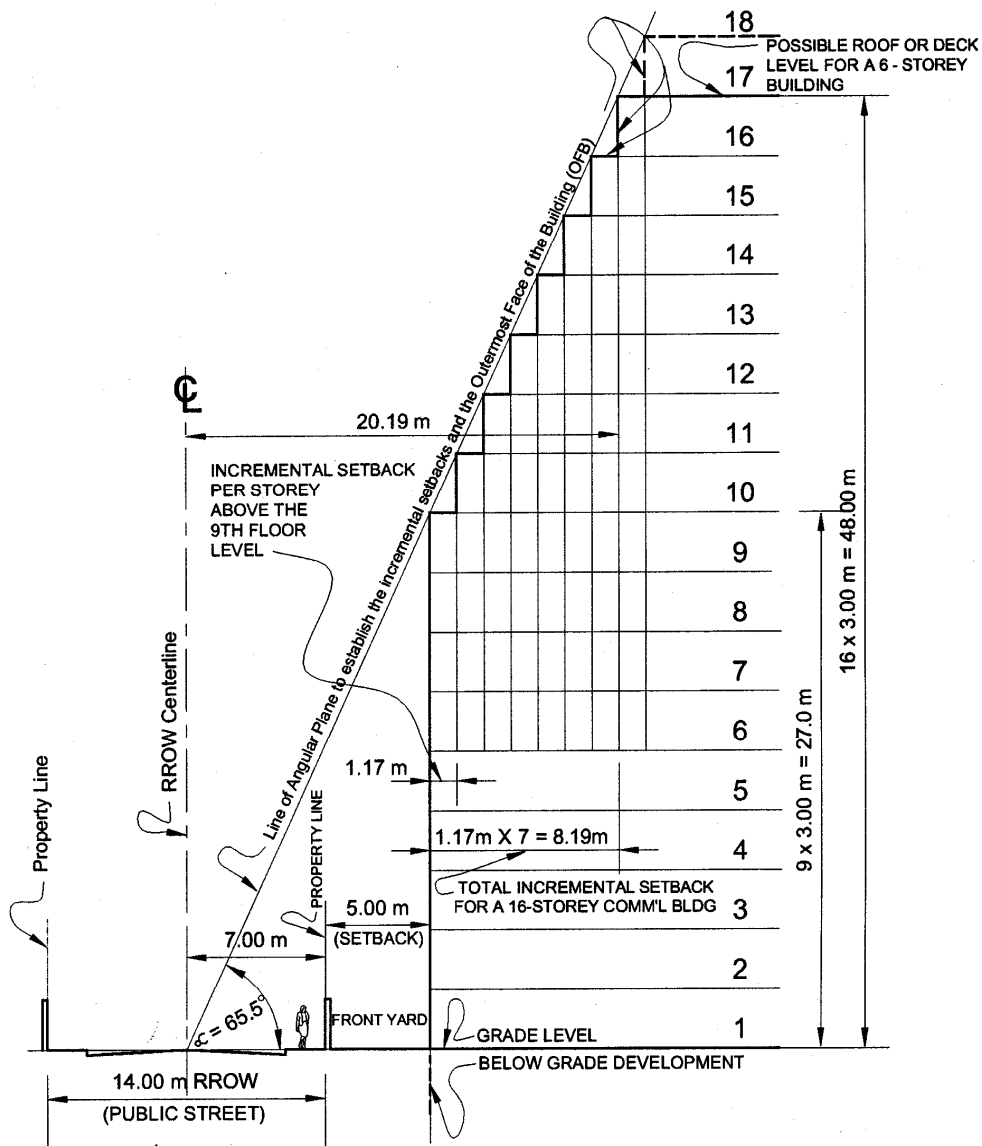


Figure VIII.G.11.



**LEVELS OF THE ROAD RIGHT-OF-WAY (RROW)
(AT A RROW OF 15.00 M ONLY)**

Figure VIII.G.12.



ANGLE FROM RROW CENTERLINE THAT DETERMINE THE INCREMENTAL SETBACK AND OFB OF C-3 BUILDINGS/STRUCTURES ALONG A 14.00 M RROW

NOTE: SEE FIGURE VIII.20. RULE VIII FOR RELATED REAR AND SIDE INCREMENTAL SETBACK AND OFB OF C-3 BUILDINGS/ STRUCTURES.

Figure VIII.G.13.

Guidelines on Sidewalks, Arcades. . . .

D. SIDEWALKS

1. Subject to existing laws and regulations, the local planning authority shall determine which street shall have an open sidewalk or an arcaded (covered) sidewalk, or a combination of both.
2. The minimum width of the sidewalk for a RROW width of 9.00 meters or more shall be 1.20 meters on each side of the RROW or a total of 2.40 meters on both sides of the RROW (Fig. VIII.G.14.). For the minimum width of sidewalk for RROW of less than 9.00 meters wide, refer to Table VIII.G.3.
3. Sidewalk widths shall be based on the following considerations:
 - a. Volume of pedestrians (end-users, visitors and the like) who will use the sidewalk on a regular basis;
 - b. Type, intensity or level of operation and size/expanse of the allowed uses/ occupancies along the RROW;
 - c. The types and volume of street furniture, e.g., street lighting and traffic signs/signal supports, pedestrian barriers/aids, etc., and other urban design elements that will be allowed as permanent developments design elements that will be allowed as permanent developments within the width of the sidewalk;
 - d. The width of the planting strips;
 - e. The spatial needs for servicing utility/service lines underneath the sidewalk and for utility/service poles;
 - f. Compliance with accessibility requirements as stipulated under Batas Pambansa Blg. 344 (Accessibility Law);
 - g. Provisions for commuters, e.g., waiting sheds, loading/unloading areas and the like;
 - h. Provisions for vehicle crossings/driveways between the roadway/carriageway and the front yards of lots or buildings/structures or provisions for loading/unloading platforms if allowed;
 - i. Need for introduction of allowed uses/ elements within the sidewalk area only if there is sufficient sidewalk width, e.g., bicycle lanes, jogging lanes and the like; and
 - j. Climate, light, ventilation, safety, security and overall maintenance of the sidewalk and all its surface areas.
4. Sidewalks shall be of uniform width throughout the entire length of the street. The sidewalk width grade and finish of the dominant use/occupancy along the RROW shall be generally observed.
5. The width of the sidewalk shall be as follows:

**Table VIII.G.4. Range of Required Sidewalk and Planting Strip Widths
(total at both sides of RROW) by RROW Width**

Road Right-Of-Way (RROW) Width	Range of Required Sidewalk Widths (Total at both sides of RROW)
30.00 meters & above	From 1/6 up to 1/4 of RROW Width
25.00 - 29.00 meters	From 1/6 up to 1/3 of RROW Width
20.00 - 24.00 meters	From 1/6 up to 1/3 of RROW Width
10.00 - 19.00 meters	From 1/4 up to 1/3 of RROW Width
Below 10.00 meters	From 1/4 up to 1/3 of RROW Width

6. The width of the sidewalk shall include both the paved and unpaved (planted) portions. (see Table VIII.G.5.)

Table VIII.G.5. Minimum Planting Strip Widths by RROW Width

Road Right-Of-Way (RROW) Width	Total Minimum Widths of Planting Strip within RROW* (width per sides of RROW) (meters)
30.00 meters & above	1.20 (0.60)
25.00 - 29.00 meters	0.60 (0.30)
20.00 - 24.00 meters	0.60 (0.30)
10.00 - 19.00 meters	0.40 (0.20)
Below 10.00 meters	Optional

Note:

* Minimum width of planting strip (for grass and shrubs) is 200 millimeters for each side of the RROW. The minimum width of planting strip (for trees) is 300 millimeters for each side of the RROW.

7. For allowed, disallowed and prohibited structures/developments at RROW, refer to Sections C.1. (a) and C.1. (b) of this Guideline.
8. The sidewalk pavement shall have a non-slip surface and shall slope down from the building line towards the curb line at not more than 1/50 and shall level off with the curb. (Fig. VIII.G.14.)
9. Sidewalks of 2.00 meters or more in width shall include on its outer side a planting strip of not less than 800 millimeters in width up to a maximum of 1/3 of the allowed sidewalk width, separating the curb from the sidewalk pavement. The planting strip must always be near the curbline. (Fig. VIII.G.15.)
10. Combined open and arcaded sidewalks shall be provided with a planting strip of not less than 800 millimeters in width up to a maximum of 1/3 of the allowed sidewalk width, as a separating strip between the arcaded portion and the open portion of the sidewalk. (Fig. VIII.G.16.)
11. Grade of Sidewalks
- Sidewalks shall, as much as possible, be level and of uniform grade throughout the entire length of the street.
 - Whenever the slope of the street does not exceed 1/12 the sidewalk grade shall follow the level or slope of the street. (Fig. VIII.G.17.)
 - Whenever the slope of the street is 1/10, the sidewalk shall be maintained level for every 20.00 to 40.00 meters of run (Fig. VIII.G.18.). Sidewalks of different levels shall be joined by means of a ramp having any convenient slope not exceeding 1/6. (Fig. VIII.G.18.)
 - When the grade of two (2) connecting sidewalks are between 1/10 and 1/8, the two sidewalks shall be joined by means of a ramp having any convenient slope not exceeding 1/10.

Guidelines on Sidewalks, Arcades . . .

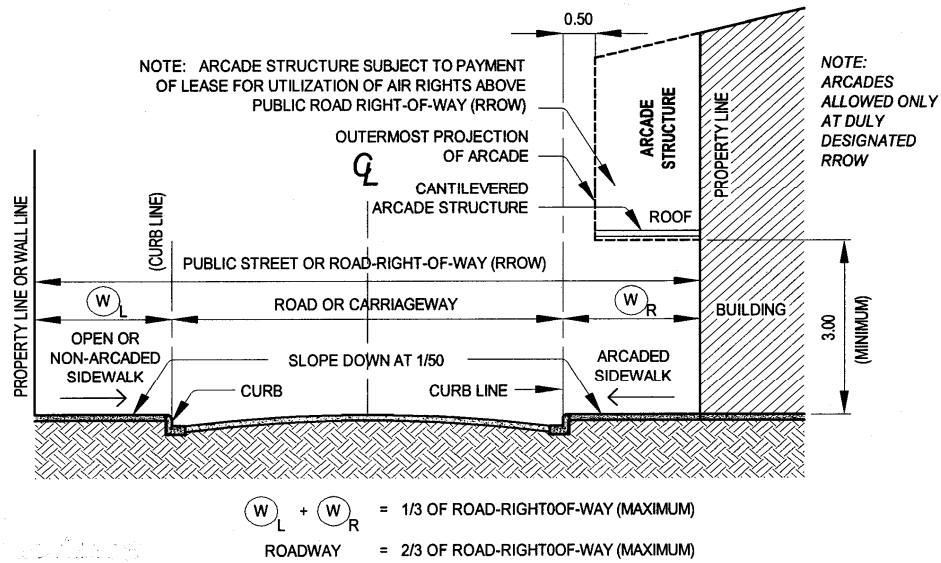


Figure VIII.G.14.

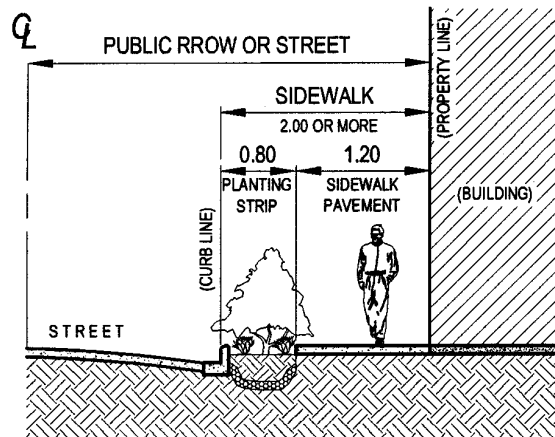


Figure VIII.G.15.

SIDEWALKS & PLANTING STRIPS

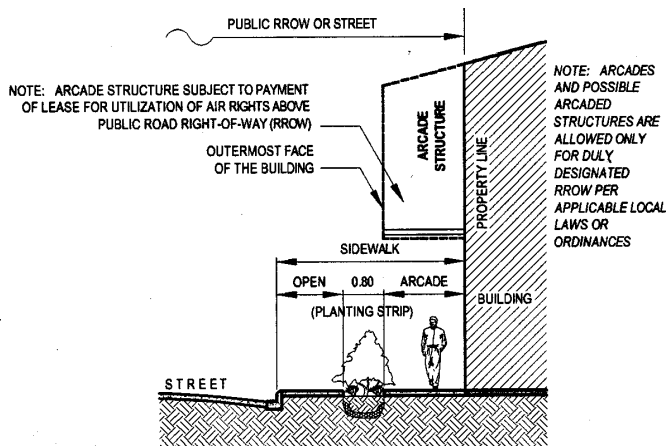


Figure VIII.G.16.

SIDEWALKS & PLANTING STRIPS

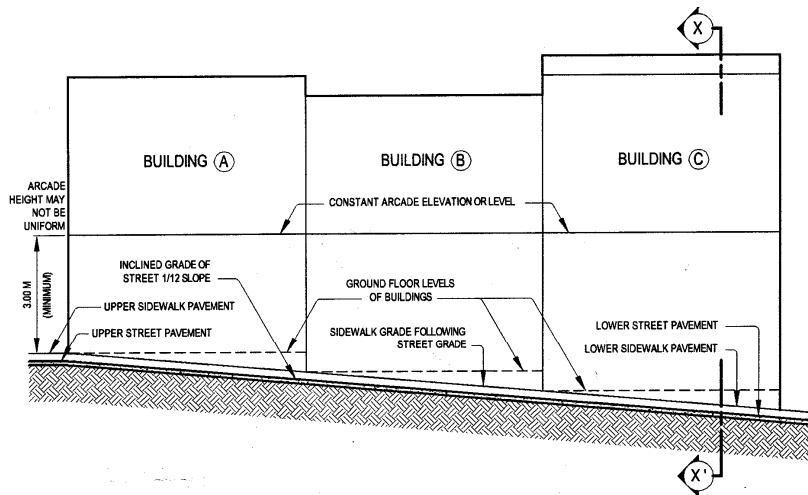


Figure VIII.G.17.

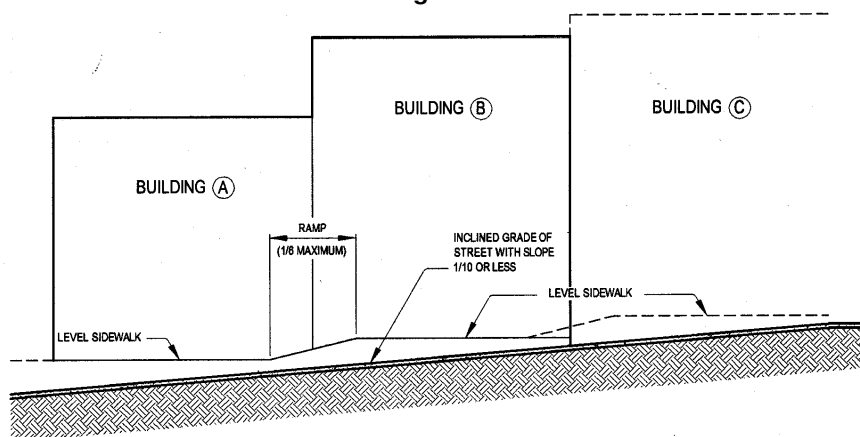


Figure VIII.G.18.

GRADE OF SIDEWALKS

12. Driveways, Entrances and Exits

a. Driveways Across Sidewalks

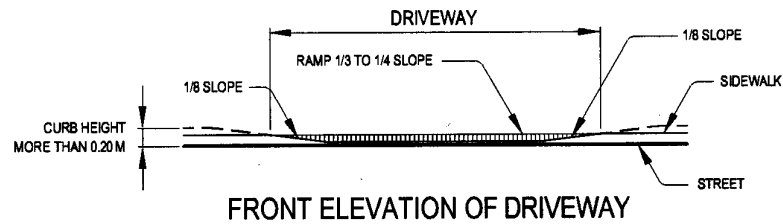
- i. To maximize the use of the sidewalk area, the surface of the sidewalk and the driveway shall as much as possible, be at the same plane. The entry ramp of the driveway connecting the roadway surface to the sidewalk surface shall have a slope ranging from 1/3 to 1/4. (Figs. VIII.G.19. and VIII.G.20.)
- ii. Whenever the height of the curb is more than 200 millimeters, driveways may be constructed across the entire width of the sidewalk, provided that the driveway shall be joined to the sidewalk by means of a ramp of rough finish have a slope of not more than 1/8. The driveway and the ramp shall be made of the same materials as that of the sidewalk. (Figs. VIII.G.19., VIII.G.20., and VIII.G.21.)
- iii. Entrances and exits of buildings abutting sidewalks shall be made of either ramps or steps.
- iv. Entrance and exits ramps shall have a slope not exceeding 1/10. (Fig. VIII.G.22.)
- v. Entrance or exit steps shall have treads of not less than 300 millimeters. The minimum number of steps shall be two (2) with risers not exceeding 100 millimeters.
- vi. No portion of either entrance or exit ramps or steps shall intrude into the sidewalk pavement.

13. Obstruction on Sidewalks

- a. Under no circumstances shall obstruction of any kind be allowed on sidewalks, whether open or arcaded. This specifically refers to all forms of commercial signs and commercial structures that impede sight lines or pedestrian traffic along the sidewalk.
- b. Planted areas forming part of the sidewalk or arcade shall not be fenced in to allow passage of pedestrians and disabled in transit.

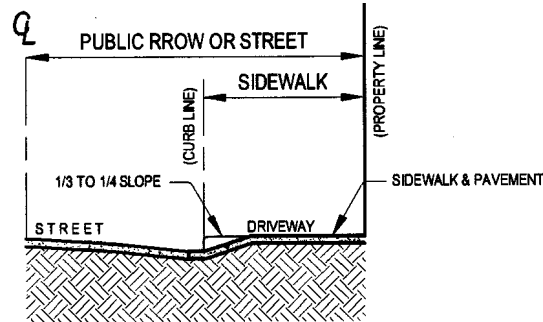
14. Curb Configurations

- a. Mountable curbs shall only be allowed if the sidewalk width on each side of the RROW is at a minimum of 5.00 meters wide.
- b. For greater protection of pedestrians and the disabled, raised curbs are encouraged for use along sidewalks that are less than 5.00 meters in width.



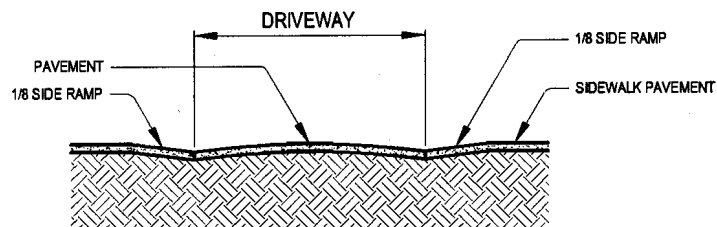
FRONT ELEVATION OF DRIVEWAY

Figure VIII.G.19.



SIDE ELEVATION OF DRIVEWAY

Figure VIII.G.20.



CROSS SECTION OF DRIVEWAY

Figure VIII.G.21.

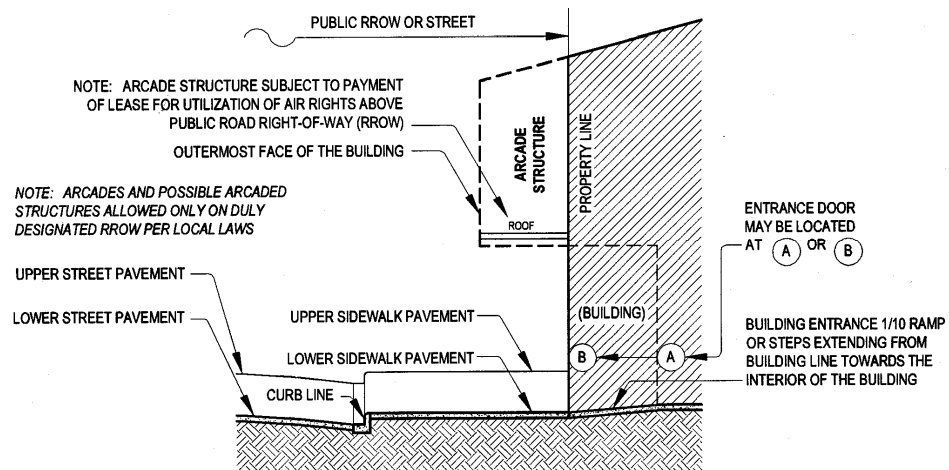


Figure VIII.G.22.

DRIVEWAYS ACROSS SIDEWALKS

Guidelines on Lots. . . .

E. TOTAL OPEN SPACE REQUIREMENTS ON LOTS BY USE/OCCUPANCY, TYPE/LOCATION AND SUGGESTED MINIMUM LOT SIZES, LOT DIMENSIONS & TYPES BY USE/OCCUPANCY

Table VIII.G.6. Minimum TOSL Requirements by Lot Type/Location

Note: Higher Percentages (%) may apply for lots with Minimum Total Lot Area (TLA).

LOT TYPE/ LOCA- TION*	MINIMUM PERCENTAGE OF OPEN SPACE BY OCCUPANCY TYPE** (for Proposed Developments without Firewalls or Abutments)			MINIMUM PERCENTAGE OF OPEN SPACE BY OCCUPANCY TYPE** (for Proposed Developments with Permitted Firewalls or Allowed Abutments)		
	A & B (Residential or Institution-al) & C, D, E-2 and H (Institutional)	H-1, H-2, H-4 and I (Cultural) and E-1 and E-3 (Transport- ation/ Utility)	All Other Uses/ Occu- pancy	A & B (Residential or Institution-al) & C, D, E-2 and H (Institutional)	H-1, H-2, H-4 and I (Cultural) and E-1 and E-3 (Transport- ation/Utility)	All Other Uses/ Occu- pancy
Interior or Rear Lot (Lot located in the interior of a block made accessible from a public street or alley by means of a private access road); see Figure VIII.2.	40% (for R-1 use or occupancy only), 30% (for R-2 use or occupancy only) and 30% (for other residential uses or occupancy); and 50% (for all classes of institutional uses or occupancy)	40% (for all classes of cultural use or occupancy) and 50% (for all classes of transportatio n/ utility use or occupancy)	20%	* 25%** (for R-2) 20%*** (for other residential) 40%**** (for all institutional)	30% # (for all cultural) 40% ## (for all transpor- tation/ utility/ services)	15%

Notes :

* with absolutely no firewalls/abutments allowed for R-1 use.

** with firewall/abutment allowed on only one (1) side property line and absolutely no firewall/abutment at front and rear property lines for R-2 use.

*** with firewalls/abutments allowed on two (2) side property lines only or on one (1) side property line and the rear property line and absolutely no firewall/abutment at front property lines for R-3 and R-5 uses; and with firewalls/ abutments allowed on two (2) side property lines only and absolutely no firewall/abutment at the front and rear property lines for R-4 use.

**** with firewalls/abutments for all classes of institutional uses.

with firewall/abutment allowed on only one (1) side for all classes of cultural uses.

with firewalls/abutments allowed on two (2) sides only or on one (1) side and rear boundary for all classes of transportation/utility uses.

+ Refer to Rule VIII - Figures VIII.2. through VIII.8. for lot type/location.

++ Refer to Rule VII for occupancy grouping.

Guidelines on Lots. . . .

Continuation of Table VIII.G.6. . . .

LOT TYPE/ LOCATION*	MINIMUM PERCENTAGE OF OPEN SPACE BY OCCUPANCY TYPE** (for Proposed Developments without Firewalls or Abutments)			MINIMUM PERCENTAGE OF OPEN SPACE BY OCCUPANCY TYPE** (for Proposed Developments with Permitted Firewalls or Allowed Abutments)		
	A & B (Residential or Institutional) & C, D, E-2 and H (Institutional)	H-1, H-2, H-4 and I (Cultural) and E-1 and E-3 (Transportation/Utility/Services)	All Other Uses/ Occupancy	A & B (Residential or Institutional) & C, D, E-2 and H (Institutional)	H-1, H-2, H-4 and I (Cultural) and E-1 and E-3 (Transportation/Utility/Services)	All Other Uses/ Occupancy
Inside Lot otherwise referred to as a Regular Lot (Non – corner or single frontage lot); see Figure VIII.3.	50% (for R-1 use or occupancy only), 40% (for R-2 use or occupancy only) and 30% (for other residential uses or occupancy); and 50% (for all classes of institutional uses or occupancy)	40% (for all classes of cultural use or occupancy) and 50% (for all classes of transportation/utility use or occupancy)	25%	* 30%** (for R-2) 20%*** (for other residential) 40%**** (for all institutional)	30% # (for all cultural) 40% ## (for all transportation/ utility/ services)	15%
Corner Lot+ or Through Lot; see Figures VIII.4. and VIII.5. +Note: For corner lots, the largest setback requirement shall apply to the two (2) sides serviced by the RROW.	30% (for R-1 and all other residential uses or occupancy); and 40% (for all classes of institutional uses or occupancy)	35% (for all classes of cultural use or occupancy) and 40% (for all classes of transportation/ utility use or occupancy)	20%	* 25%** (for R-2) 20%*** (for other residential) 30%**** (for all institutional)	30% # (for all cultural) 30% ## (for all transportation/ utility/ services)	10%

Notes:

* with absolutely no firewalls/abutments allowed for R-1 use.

** with firewall/abutment allowed on only one (1) side property line and absolutely no firewall/abutment at front and rear property lines for R-2 use.

*** with firewalls/ abutments allowed on two (2) side property lines only or on one (1) side property line and the rear property line and absolutely no firewall/abutment at front property lines for R-3 and R-5 uses; and with firewalls/ abutments allowed on two (2) side property lines only and absolutely no firewall/abutment at the front and rear property lines for R-4 use.

**** with firewalls/abutments for all classes of institutional uses.

with firewall/abutment allowed on only one (1) side for all classes of cultural uses.

with firewalls/abutments allowed on two (2) sides only or on one (1) side and rear boundary for all classes of transportation/utility uses.

+ Refer to Rule VIII - Figures VIII.2. through VIII.8. for lot type/location.

++ Refer to Rule VII for occupancy grouping.

Guidelines on Lots. . . .

Continuation of Table VIII.G.6. . . .

LOT TYPE/ LOCATION*	MINIMUM PERCENTAGE OF OPEN SPACE BY OCCUPANCY TYPE** (for Proposed Developments without Firewalls or Abutments)			MINIMUM PERCENTAGE OF OPEN SPACE BY OCCUPANCY TYPE** (for Proposed Developments with Permitted Firewalls or Allowed Abutments)		
	A & B (Residential or Institutional) & C, D, E-2 and H (Institutional)	H-1, H-2, H-4 and I (Cultural) and E-1 and E-3 (Transportation/Utility/Service)	All Other Uses/ Occupancy	A & B (Residential or Institutional) & C, D, E-2 and H (Institutional)	H-1, H-2, H-4 and I (Cultural) and E-1 and E-3 (Transportation/Utility/Service)	All Other Uses/ Occupancy
End Lots bounded on two (2) or more sides by the property line of the subdivision or by public open spaces such as easements of lake/ sea-shores, rivers, <i>esteros</i> , etc. and accessible only through one (1) side of the lot; see Figure VIII.8.	40% (for R-1 use or occupancy only), 30% (for R-2 use or occupancy only) and 30% (for other residential uses or occupancy) and 50% (for all classes of institutional uses or occupancy)	40% (for all classes of cultural use or occupancy) and 50% (for all classes of transportation/utility use or occupancy)	20%	* 25%** (for R-2) 20%*** (for other residential) 40%**** (for all institutional)	30% # (for all cultural) 40% ## (for all transportation/utility /services)	15%
Corner-Through Lots or Corner Lots+ abutting three (3) or more public open spaces such as streets, alleys, easement of lake/sea-shores, rivers, <i>esteros</i> , etc.; see Figures VIII.6 . and VIII.7. +Note: For corner lots, the largest setback requirement shall apply to the two (2) sides serviced by the RROW.	30% (for R-1 and all other residential and commercial uses or occupancy) and 40% (for all classes of institutional uses or occupancy)	35% (for all classes of cultural use or occupancy) and 40% (for all classes of transportation/ utility use or occupancy)	10%	* 25%** (for R-2) 20%*** (for other residential and commercial) 30%**** (for all institutional)	30% # (for all cultural) 30% ## (for all transportation/utility/ services)	5%

Note: See preceding page for typical Notes/Legends

Guidelines on Lots. . .

Table VIII.G.7. Suggested Minimum Lot Sizes, Lot Dimensions and Types by Use or Occupancy

Use or Occupancy (preferably based on Duly-Approved Local Zoning Ordinance)	Lot Location/Type				
	Interior (or Rear) Lot (See Rule VIII- Figure VIII.2.)	Inside (or Regular) Lot (See Rule VIII- Figure VIII.3.)	Corner Lot or Through Lot (See Rule VIII- Figures VIII.4.& VIII.5.)	End Lot (See Rule VIII- Figure VIII.8.)	Corner- Through Lot or Corner Lot Abutting 3 or More Streets, etc. Rivers, etc. (See Rule VIII- Figs. VIII.6. & VIII.7.)
Residential 1 (R-1)	301.00 sq. meters 21.50 meters wide (<i>w</i>) x 14.00 meters deep (<i>d</i>)	301.00 sq. meters 14.00 meters (<i>w</i>) x 21.50 meters (<i>d</i>)	365.00 sq. meters 17.00 meters (<i>w</i>) x 21.50 meters (<i>d</i>)	548.00 sq. meters 25.50 meters (<i>w</i>) x 21.50 meters (<i>d</i>)	365.00 sq. meters 17.00 meters (<i>w</i>) x 21.50 meters(<i>d</i>)
Basic Residential 2 (R-2) Medium Density Housing (single family dwelling unit with a BHL of 10.00 meters)	Not Allowed	80.00 sq. meters 8.00 meters (<i>w</i>) x 10.00 meters (<i>d</i>)	96.00 sq. meters 9.60 meters (<i>w</i>) x 10.00 meters (<i>d</i>)	140.00 sq. meters 14.00 meters (<i>w</i>) x 10.00 meters (<i>d</i>)	96.00 sq. meters 9.60 meters (<i>w</i>) x 10.00 meters (<i>d</i>)
Maximum R-2 Medium Density Housing (multiple family dwelling units within one building/ structure with a BHL of 15.00 meters)	Not Allowed	192.00 sq. meters 12.00 meters (<i>w</i>) x 16.00 meters (<i>d</i>)	261.00 sq. meters 14.50 meters (<i>w</i>) x 18.00 meters (<i>d</i>)	378.00 sq. meters 21.00 meters (<i>w</i>) x 18.00 meters (<i>d</i>)	261.00 sq. meters 14.50 meters (<i>w</i>) x 18.00 meters (<i>d</i>)
Basic Residential 3 (R-3) High Density Housing (single family dwelling unit with a BHL of 10.00 meters)	Not Allowed	50.00 sq. meters 4.00 meters (<i>w</i>) x 12.50 meters (<i>d</i>)	75.00 sq. meters 6.00 meters (<i>w</i>) x 12.50 meters(<i>d</i>)	200.00 sq. meters 16.00 meters (<i>w</i>) x 12.50 meters (<i>d</i>)	75.00 sq. meters 6.00 meters (<i>w</i>) x 12.50 meters (<i>d</i>)

Guidelines on Lots. . .

Continuation of Table VIII.G.7. . .

Use or Occupancy (preferably based on Duly-Approved Local Zoning Ordinance)	Lot Location/Type				
	Interior (or Rear) Lot (See Rule VIII- Figure VIII.2.)	Inside (or Regular) Lot (See Rule VIII- Figure VIII.3.)	Corner Lot or Through Lot (See Rule VIII- Figures VIII.4. & VIII.5.)	End Lot (See Rule VIII- Figure VIII.8.)	Corner-Through Lot or Corner Lot Abutting 3 or More Streets, etc. Rivers, etc. (See Rule VIII- Figs. VIII.6. & VIII.7.)
Maximum R-3 High Density Housing (multiple Family dwelling units within one building/ structure with a BHL of 36.00 m)	Not Allowed	400.00 sq. meters 16.00 meters (w) x 25.00 meters (d)	475.00 sq. meters 19.00 meters (w) x 25.00 meters (d)	700.00 sq. meters 28.00 meters (w) x 25.00 meters (d)	475.00 sq. meters 19.00 meters (w) x 25.00 meters (d)
Residential 4 (R-4) Individual Townhouse Lots	Not Allowed	96.00 sq. meters 8.00 meters (w) x 12.00 meters (d)	120.00 sq. meters 10.00 meters (w) x 12.00 meters (d)	180.00 sq. meters 15.00 meters (w) x 12.00 meters (d)	120.00 sq. meters 10.00 meters (w) x 12.00 meters (d)
Residential 5 (R-5)	Not Allowed	500.00 sq. meters 18.50 meters (w) x 27.00 meters (d)	540.00 sq. meters 20.00 meters (w) x 27.00 meters (d)	945.00 sq. meters 35.00 meters (w) x 27.00 meters (d)	540.00 sq. meters 20.00 meters (w) x 27.00 meters (d)
Commercial 1 (Com-1)	Not Allowed	204.00 sq. meters 12.00 meters (w) x 17.00 meters (d)	238.00 sq. meters 14.00 meters (w) x 17.00 meters (d)	Not Allowed	238.00 sq. meters 14.00 meters (w) x 17.00 meters (d)
Commercial 2 (Com-2)	Not Allowed	301.00 sq. meters 14.00 meters (w) x 21.50 meters (d)	365.00 sq. meters 17.00 meters (w) x 21.50 meters (d)	Not Allowed	365.00 sq. meters 17.00 meters (w) x 21.50 meters (d)
Commercial 3* (Com-3)	Not Allowed	600.00 sq. meters 20.00 meters (w) x 30.00 meters (d)	813.00 sq. meters 25.00 meters (w) x 32.50 meters (d)	Not Allowed	813.00 sq. meters 25.00 meters (w) x 32.50 meters (d)

Note:

* Suggested minimum lot sizes, lot dimensions, types and restrictions for Commercial 3 (C-3) lots may also apply to Industrial (I), General Institutional (GI) and Cultural (C) Uses or Occupancies.

F. BASEMENTS

1. Maximum Configuration of Basement Levels

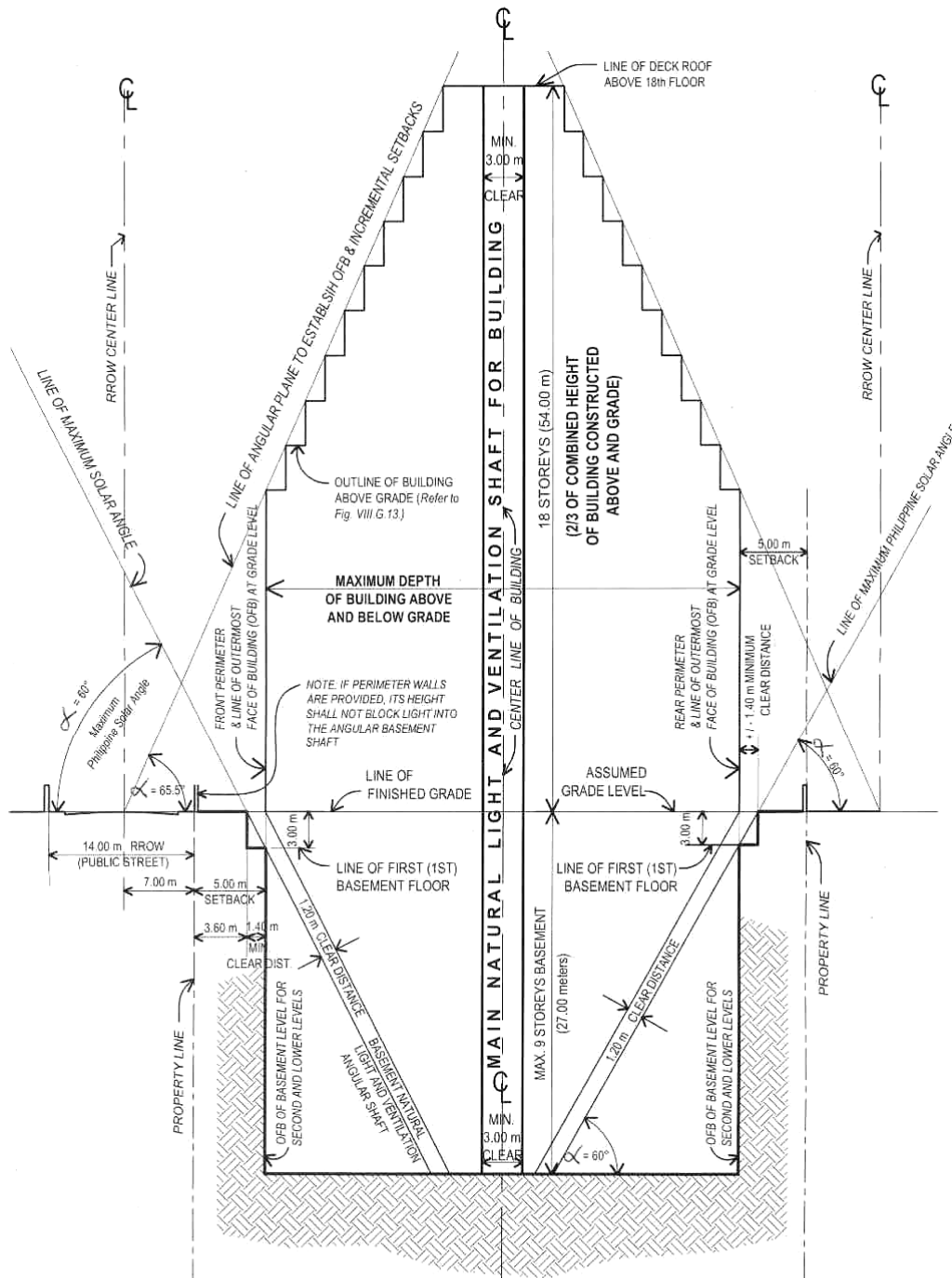
While basements may be developed for medium to very high density residential, commercial, institutional and mixed-use developments, its planning, design and construction shall observe the following limitations:

- a. The minimum road right-of-way (RROW) width that services the lot on which the basement can be constructed should be at least 10.00 meters wide;
- b. For basements to be allowed, the prescribed setbacks and yards must be satisfied for the building/structure above grade inasmuch as the very same setbacks shall apply below grade to determine the maximum depth or width of the basement level;
- c. If the Code prescriptions for introducing natural light and ventilation into all basement levels are first satisfied (refer to Fig. VIII.G.23.), the maximum depth of the basement can then be made equal to one-half of the height of the building above grade; if the prescriptions for natural lighting and ventilation are satisfied, the basement depth can therefore be as much as one-third of the combined height of the building to be constructed above grade and below grade;
- d. The center portion of all basement levels shall be reserved for the satisfaction of the basement level may extend by a minimum clear distance of 1.40 meters from the outermost face of the building (OFB) at grade level;
- e. The OFB at the second and lower basement levels shall follow the line of the OFB at grade level; and
- f. All drainage structures below grade shall not exceed the OFB below grade.

2. Minimum Provisions for Natural Lighting and Ventilation at Basement Levels

If basements are to be developed, the following minimum provisions for natural light and ventilation shall be satisfied:

- a. A primary or main natural light and ventilation shaft (vertical) with a clear distance of at least 3.00 meters shall be located at the center of the building and shall traverse the entire combined height of the building above and below grade; (refer to Fig. VIII.G.23)
- b. Secondary or support natural light and ventilation shaft/s (angular) with a clear distance of at least 1.20 meters shall emanate from the front and rear perimeters of the building and shall traverse the entire depth of the basement; the angular shaft/s shall be at an angle of 60° from the horizontal, consistent with the maximum Philippine solar angle; separate angular shafts emanating from the side perimeters of the building are encouraged; and
- c. Both the vertical and angular shafts shall only be used for natural air and light intake and shall not be used for any form of exhaust or air exchange to keep the temperature inside the shafts at a minimum.



**MAXIMUM BASEMENT CONFIGURATION AND
MINIMUM NATURAL VENTILATION PROVISIONS
FOR BASEMENT CONSTRUCTION
FOR A C-3 BUILDING ALONG 14.00 m RROW**

Figure VIII.G.23.

G. DESIGN OF PUBLIC BUILDINGS/STRUCTURES

1. General

- a. Public buildings/structures are permanent edifices owned by the government, whether national or local, its agencies, including government-owned and/or controlled corporations.
- b. Design of public buildings/structures shall conform to the applicable provisions of the preceding rules and regulations. Aside from being logically functional and structurally sound, should promote, enhance and express the aesthetic presentability, customs and traditions, socio-economic values environmental quality and cultural heritage of the region concerned towards evolving a distinct Filipino Architecture.
- c. The architectural character of public buildings/structures must fully express the nature of their function, use or occupancy and should reflect their identity as public buildings/structures compatible with their total macro and microenvironment.
- d. Public buildings/structures should be designed for permanence but with maximized flexibility to allow for future adjustments in their uses/occupancies.
- e. Use of indigenous and/or locally manufactured/produced materials such as marble, stone, adobe, clay tiles, wood, coco wood, *kapis* shells, should be maximized unless their production or usage are banned or regulated by the government to promote the efforts to conserve natural resources.
- f. Use of natural light and ventilation by means of proper orientation, cross ventilation, convection, sun control devices and the like should be maximized.
- g. Choice of finishes should aim to minimize maintenance costs.
- h. The architectural plan and design must basically reflect the functional manner or spatial utilization and/or the evolving Filipino, Asian or International usage of spaces that need to be projected if required or used, more than just attention to pure forms/images.
- i. Only the use of good to high quality materials, labor, technologies and construction methods within the approved budget, must be specified by its planners and designers to ensure permanence, long continued use and low maintenance cost of public buildings or structures.
- j. Plans and designs of all public buildings must fully comply with all of the planning and design requirements under the Code and this IRR including the Fire Code of the Philippines and the Accessibility Law (BP Blg. 344).
- k. Strictly consider proper landscaping analysis and design not only for aesthetics but more so for the prevention of erosion of its site and immediate vicinity, and for ecological balance.
- l. These requirements are not intended to limit the creativity of the designer nor preclude the use of advanced or innovative technology particularly in instances wherein mandated compliance under this Guideline shall present a major difficulty in or hamper the proper execution of the plan, design or architectural concept.

Guidelines on Public Buildings/Structures. . . .

2. Site Selection

- a. Where a project site is yet to be selected, the potential site must be compatible with the project usage. The site should be accessible, and near power, water, sewerage, drainage as well as transportation, communication and solid waste management system for practical and economic considerations.
- b. Site analysis should show an accurate and thorough understanding of the site. It should include, but not limited to, consideration of topography, point of access, existing buildings/structures/utilities/services, trees, soil characteristics, existing and approved land uses, views and vulnerabilities to flooding, erosion, seismic activity or other threats.
- c. The site must be properly and completely described, clearly defining its technical boundaries, showing access thereto such as highway, road or alley and indicating easements, encroachments, approved building lines, proposed road widening, existing buildings/structures, utilities/services and trees. For site on rolling grounds or steep slope, its contour lines must be shown at convenient intervals.

3. Site Development

- a. *Location and Orientation* - Locate and orient the buildings to maximize the use of natural ventilation and lighting and minimize energy consumption within the constraints of the functional requirements, the topography and site configuration. North-south exposure of buildings has the advantage of maximizing the cooling effect of prevailing winds coming from the southeasterly and southwesterly directions. Such exposures minimize the effect of afternoon solar heat at the same time.
- b. *Site Drainage* - Drainage is a basic site design consideration and must be done in conjunction with siting and orientation of buildings, location of parking lots and roads, consideration of topography and compliance with functional site requirements. Parking lots, roads and walks must be graded to assure positive drainage for each major site element and must be coordinated into a total drainage system. Existing drainage ways, if any, should be utilized to retain the original character of the site and to avoid unnecessary earthwork.
- c. *Grading Design* - Balance the cut and fill for the entire site as closely as possible to eliminate the need for hauling earth on or off the site. If topography for areas required for parking, roadways and other site features require cut and fill, selection of finished elevations for backfilling of the entire site should be well studied and appropriate.
- d. *Vehicular and Pedestrian Access and Circulation* - Access and circulation patterns to and within the site must be studied in the process of site planning. Easy and direct access and smooth circulation should be provided for vehicles and pedestrians including for disabled persons.
- e. *Site Utilities and Services* - Provide adequate underground utilities and services such as concrete or masonry trench with retractable covers for maintenance and avoid diggings of new roads. The trench alignments shall be coordinated with paving of roads and landscape, including future extensions, to avoid conflicts with these site elements. Provide most economical run, and minimize the possibility of utility relocation. Coordinate the location of underground site utilities and services such as power, water supply, sewerage communications and drainage systems to reduce the possibility of utility/service crossing and contamination.

RULE IX - SANITATION

SECTION 901. General Requirements

Subject to the provisions of Book II of the Civil Code of the Philippines on Property, Ownership, and its Modification, all buildings hereafter erected, altered, remodeled, relocated or repaired for human habitation shall be provided with adequate and potable water supply, plumbing installation, and suitable wastewater treatment or disposal system, storm water drainage, pest and vermin control, noise abatement device, and such other measures required for the protection and promotion of health of persons occupying the premises and others living nearby.

SECTION 902. Water Supply System

1. Whenever available, the potable water requirements for a building used for human habitation shall be supplied from existing municipal or city waterworks system.
2. The quality of drinking water from meteoric, surface or underground sources shall conform to the criteria set in the latest approved National Standards for Drinking Water Standards.
3. The design, construction and operation of deepwells for the abstraction of groundwater shall be subject to the provisions of the Water Code of the Philippines (PD 1067).
4. The design, construction and operation of independent waterwork systems of private housing subdivisions or industrial estates shall be governed by existing laws relating to local waterworks system.
5. The water piping installation for water supply and distribution to each fixture including the wastewater drainage with proper venting inside building and premises, shall conform to the provision of the Revised National Plumbing Code of the Philippines.

SECTION 903. Wastewater Disposal System

1. Sanitary sewage from buildings and neutralized or pre-treated industrial wastewater shall be discharged directly into the nearest street sanitary sewer main of existing municipal or city sanitary sewerage system in accordance with the criteria set by the Code on Sanitation of the Philippines and the Department of Environment and Natural Resources (DENR).
2. All buildings located in areas where there are no available sanitary sewerage system shall dispose their sewage to "Imhoff" or septic tank and subsurface absorption field or to a suitable waste water treatment plant or disposal system in accordance with the Code on Sanitation of the Philippines and the Revised National Plumbing Code of the Philippines.
3. Sanitary and industrial plumbing installations inside buildings and premises shall conform to the provisions of the Revised National Plumbing Code of the Philippines.

SECTION 904. Storm Drainage System

1. Rainwater drainage shall not discharge to the sanitary sewer system.
2. Adequate provisions shall be made to drain rainwater from low areas in buildings and their premises.
3. The drainage pipe installation and sewerage system of any premises and/or connection with any public disposal or any acceptable terminal shall conform to the Revised National Plumbing Code of the Philippines.

SECTION 905. Pest and Vermin Control

1. All buildings with hollow and/or wood construction shall be provided with rat-proofing.
2. Garbage bins and receptacles shall be provided with ready means for cleaning and with positive protection against entry of pests and vermins.
3. Dining rooms for public use without artificial ventilation shall be properly screened.

SECTION 906. Noise Pollution Control

1. Industrial establishments shall be provided with positive noise abatement devices to tone down the noise level of equipment and machineries to acceptable limits set down by the Department of Labor and Employment and the Department of Environment and Natural Resources.
2. Noise as an unwanted sound both in quality and intensity and excessive vibration whose sources in building/structure construction shall conform to acceptable limits the required emission standards of DENR.

SECTION 907. Pipes Materials

All pipe materials to be used in buildings/structures shall conform to the standard specifications of the Bureau of Product Standards (BPS) of the Department of Trade and Industry (DTI).

RULE X – BUILDING PROJECTION OVER PUBLIC STREETS

SECTION 1001. General Requirements

1. No part of any building or structure or any of its appendages, shall project beyond the building line except as provided herein.
2. The projection of any structure or appendage over a public property shall be the distance measured horizontally from the property line to the outermost point of the projection.

SECTION 1002. Projection into Alleys or Streets

1. No part of any structure or its appendage shall project into any alley or street, national road or public highway except as provided in the Code.
2. Footings located at least 2.40 meters below grade along national roads or public highway may project not more than 300 millimeters beyond the property line provided that said projection shall not obstruct any existing utilities/services such as power, water, sewer, gas, communication, and drainage lines, etc., unless the owner concerned shall pay the corresponding entities for the rerouting of the parts of the affected utilities.
3. Foundations may be permitted to encroach into public sidewalk areas to a width not exceeding 500 millimeters; provided that the top of the said foundation is not less than 600 millimeters below the established grade; and provided further, that said projection shall not obstruct any existing utilities/services such as power, water, sewer, gas, communication and drainage lines, etc., unless the owner concerned shall pay the corresponding entities for the rerouting of the parts of the affected utilities.

SECTION 1003. Projection of Balconies and Appendages Over Streets

1. The extent of any projection over an alley or street shall be uniform within a block and shall conform to the limitations set forth in Table X.1. as shown below:

TABLE X.1. Projection of Balconies and Appendages

Width of Streets	Total Projections
Over 3.00 meters but less than 6.00 meters	.60 meter
6.00 meters to less than 10.00 meters	.90 meter
10.00 meters to less than 11.00 meters	1.00 meter
11.00 meters to less than 12.00 meters	1.10 meters
12.00 meters to less than 13.00 meters	1.30 meters
13.00 meters to less than 14.00 meters	1.40 meters
14.00 meters or over	1.50 meters

2. The clearance between the established grade of the street and/ or sidewalk and the lowest under surface of any part of the balcony shall not be less than 3.00 meters.
3. In case the projection is a neon sign and the like, the same shall be in accordance with Rule XX – Signs.

SECTION 1004. Arcades

1. Whenever required by existing building and zoning regulations, arcades shall be constructed on sidewalks of streets. The width of the arcade and its height shall be uniform throughout the street provided that in no case, shall an arcade be less than 3.00 meters above the established sidewalk grade. (Fig. X.1.)
2. Arcaded pedestrian walkways shall have a clear height of 3.00 meters. (Fig. X.1.)
3. Driveways crossing arcaded pedestrian walkways shall be at the same level with that of the arcades for the safety of the pedestrians. (Fig. X.2.)

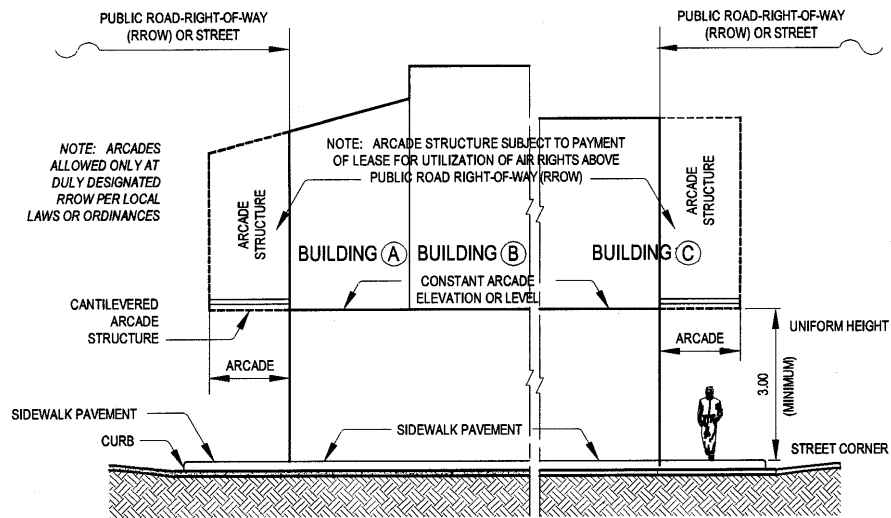


Figure X.1.

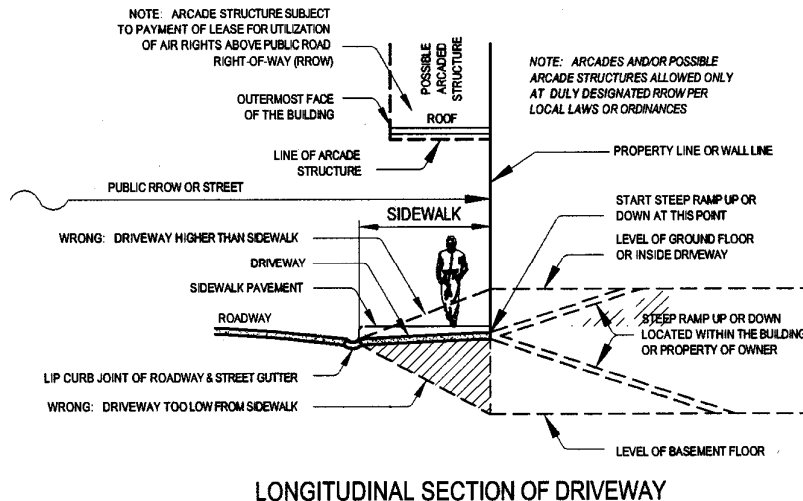


Figure X.2.

ARCADES

SECTION 1005. Canopies (Marquees)

1. *Canopy or Marquee* is a permanent roofed structure above a door attached to and supported by the building and projecting over a wall or sidewalk. This includes any object or decoration attached thereto.
2. *Projection and Clearances.* The horizontal clearance between the outermost edge of the marquee and the curb line shall be not less than 300 millimeters. The vertical clearance between the pavement or ground line and the undersurface of any part the marquee shall not be less than 3.00 meters.
3. *Construction.* A marquee shall be constructed of incombustible material or materials of not less than two- hours fire- resistive construction. It shall be provided with necessary drainage facility.
4. *Location.* Every marquee shall be so located as not to interfere with the operation of any exterior standpipe connection or to obstruct the clear passage from stairway exits from the building or the installation or maintenance of electroliers.

SECTION 1006. Movable Awnings or Hoods

1. *Awning* is a movable shelter supported entirely from an exterior wall of a building and of a type which can be retracted, folded, or collapsed against the face of a supporting building.
2. *Clearance.* The horizontal clearance between the awning and the curb line shall not be less than 300 millimeters. The vertical clearance between the undermost surface of the awning and the pavement or ground line shall be not less than 2.40 meters. Collapsible awnings shall be so designated that they shall not block a required exit when collapsed or folded.

SECTION 1007. Doors, Windows, and the Like

Doors, windows, and the like less than 2.40 meters above the pavement or groundline shall not, when fully opened or upon opening, project beyond the property line except fire exit doors.

SECTION 1008. Corner Buildings with Chafans

1. Every corner building or solid fence on a public street or alley less than 3.60 meters in width shall be truncated at the corner. The face of the triangle so formed shall be at right angle to the bisector of the angle of the intersection of the street lines, provided, that in no case shall the length of the chafan be less than 4.00 meters. (Fig. X.3.)
2. Corner buildings or solid wall fences to be built abutting property lines on corners of public alley or street intersections shall be provided with chafans to afford a clear view.
3. If the building is arcaded, no chafan is required notwithstanding that the width of the public street or alley is less than 3.60 meters. (Fig. X.4.)

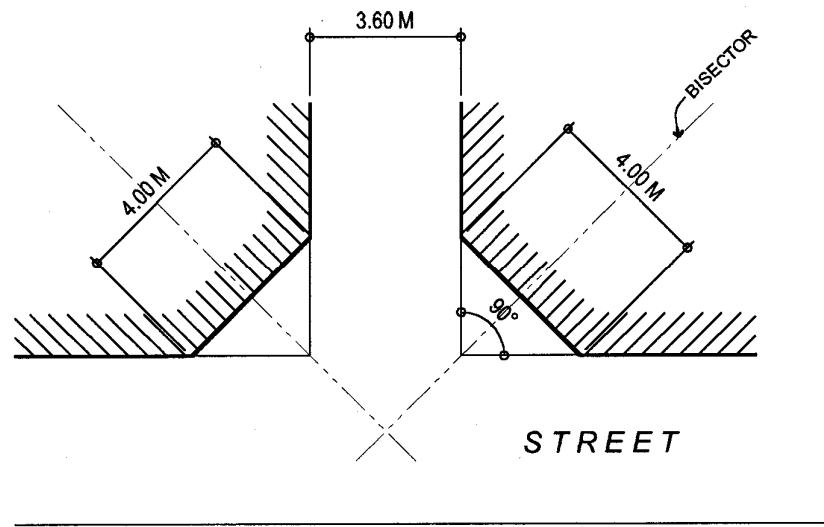


Figure X.3.

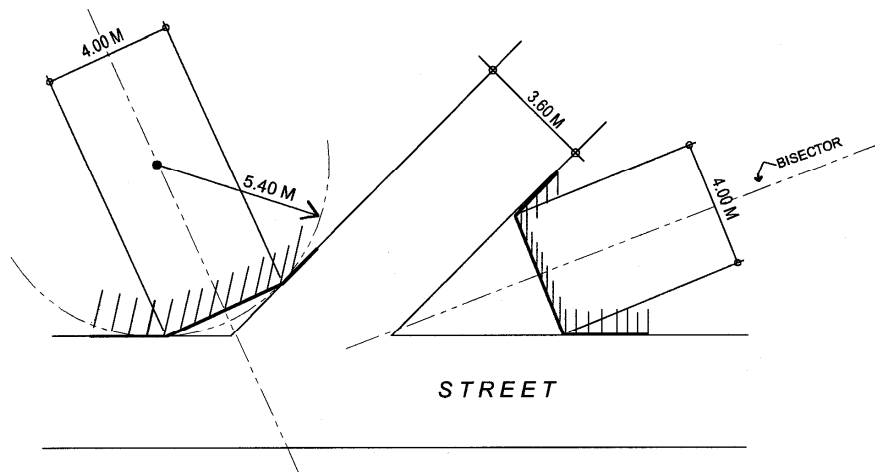


Figure X.4.

CHAFLANS

RULE XI - PROTECTION OF PEDESTRIANS DURING CONSTRUCTION OR DEMOLITION

SECTION 1101. General Requirements

1. No person shall use or occupy a street, alley or public sidewalk for the performance or work covered by a building permit except in accordance with the provisions of this Rule.
2. No person shall perform any work or any building/structure adjacent to a public way in general use for pedestrian travel, unless the pedestrians are protected as specified in this Rule.
3. Any material, building/structure temporarily occupying public property, including fence, canopies and walkways, shall be adequately lighted between sunset and sunrise.

SECTION 1102. Storage in Public Property

1. Materials and equipment necessary for work to be done under a permit when placed or stored on public property shall not obstruct free and convenient approach to and use of any fire hydrant, fire or police alarm box, utility box, catch basin, or manhole and shall not interfere with any drainage of any street or alley, gutter, and with the safe and smooth flow of vehicular and pedestrian traffic.
2. Materials to be stored at or near construction sites shall be piled or stacked in an orderly manner to avoid toppling over or being otherwise displaced. No materials shall be piled or stacked higher than 1.80 meters, except in yards or sheds intended especially for storage. When piles exceed 1.20 meters in height, the material shall be so arranged that the sides and ends of the piles taper back.

SECTION 1103. Mixing Mortar on Public Property

The mixing of mortar, concrete, or similar materials on public streets shall not be allowed.

SECTION 1104. Protection of Utilities

1. All public or private utilities and services above or below the ground shall be protected from any damage by any work being done under the permit.
2. The protection shall be maintained while such work is being done and shall not obstruct the normal functioning of any such utility.
3. Temporary Light and Power
 - a. Temporary wiring for light, heat and/or power shall be adequately protected against mechanical or over-current failures. All conductive materials enclosing fixed or portable electric equipment, or forming a part of such equipment, shall be properly grounded.
 - b. Temporary electric service poles shall be self-supporting or adequately braced or guyed at all times.

SECTION 1105. Walkway

1. When the Building Official authorizes a sidewalk to be fenced or closed, or in case there is no sidewalk in front of the building/structure site during construction or demolition, a temporary walkway of not less than 1.20 meters shall be provided.
2. Such walkway shall be capable of supporting a uniform live load of 650.00 kilogram per sq. meters.
3. Durable wearing surface shall be provided and must remain safe throughout the construction period.
4. Where the sidewalk is permitted by the Building Official to be fully occupied and fenced-off or enclosed, a temporary walkway adjacent to the curb line shall be required. Where the street has no sidewalk, a temporary walkway adjacent to the street line not less than 600 millimeters wide shall be provided. Where the RROW is 5.00 meters or less, no temporary walkway shall be allowed.
5. Where only partial occupancy and fencing-off of the sidewalk is necessary, a temporary walkway will not be required provided that a width of at least 600 millimeters of the sidewalk with protective railing on road side shall be left open for the use of pedestrians.

SECTION 1106. Pedestrian Protection

1. Where the walkway occupies part of the roadway or is adjacent to an excavation, protective railings on the street side or on the side of the excavation shall be required.
2. Railings where required, shall be built substantially strong and sturdy and shall not be less than 1.00 meters in height.
3. Fences

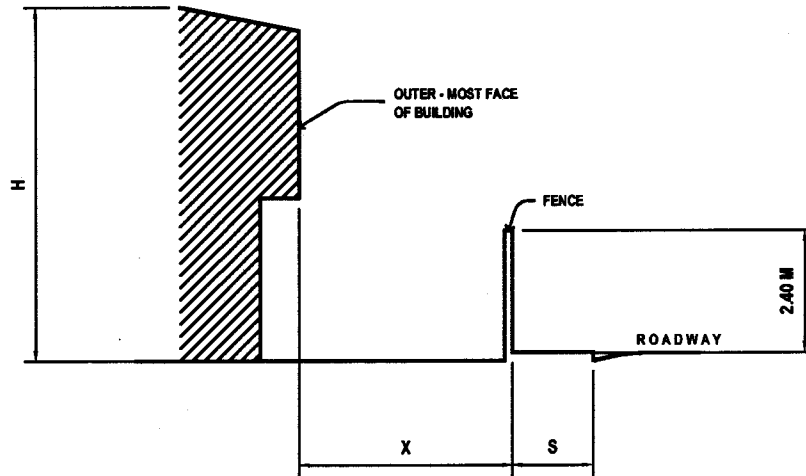
Fences shall entirely enclose the construction/demolition site and shall be erected on the building side of sidewalks or walkways and shall be made of approved materials (e.g. G.I. sheet, wooden boards and/or planks, plywood or *Lawanit, sawali*), not less than 2.40 meters in height above the curb line. Fences shall be built solid for its full length except for such openings as may be necessary for proper execution of the work. Such openings shall be provided with doors, which shall be kept closed at all times except when in actual use.

- a. When the horizontal distance between the outermost face of the building/structure area and the inner edge of the sidewalk is more than one-half (1/2) the height of the building, a 2.40 meters fence is required. (Figure XI.1.)
- b. When the horizontal distance between the outermost face of the building and the inner edge of the sidewalk is equal to or less than one-half (1/2) the height of the building, a canopy shall be required in addition to a fence. (Fig. XI.2.)
4. Canopies
 - a. The protective canopy shall have a clear unobstructed height of 2.40 meters above the walkway and shall be made of sufficient strength and stability to sustain safely the weight of materials that may be placed thereon, and to withstand shocks incident to the handling of such materials or their preparation for use, and accidental jars from trucks passing or delivering materials.
 - b. When the canopy is used for the storage of materials or for the performance of work of any kind, substantial railings not less than 1.00 meters high and solid toe boards not less than 300 millimeters high shall be placed along the street side and ends of the canopy. The canopy shall be capable of safely sustaining a load of 4800 Pascal or the intended load to be placed thereon, whichever is bigger.

- c. The deck flooring of a canopy shall consist of planking not less than 50 millimeters in thickness, closely laid. All members of the canopy shall be adequately braced and connected to resist displacement of members or distortion of the framework.
- d. Canopies shall be constructed solid for its entire length except for such openings as may be necessary for loading purposes. Such openings shall be kept closed at all times except during actual loading operation.
- e. Unless the top deck of the canopy is built solidly against the face of the building/structure to be constructed/demolished, the vertical face of the canopy supports next to the building shall be solidly fenced throughout, except for such openings as may be necessary for the execution of work. Such openings shall be provided with sliding or swinging gates which shall be kept closed at all times except when in actual use. (Figs. XI.3., XI.4., XI.5., XI.6.).
- f. The street side of the canopy shall be kept open for a height of not less than 2.40 meters above the curb. The underside of the canopy shall be properly lighted at night with not less than 100-Watts bulb every 6.00 meters of its length and at each change of grade or elevation of the sidewalk surface.
- g. When a wall of the building abuts or fronts a street, fans or catch platforms shall be erected along that wall at the level of the first floor of the building above the street level. Fans or catch platforms shall be erected at the level of other floors of the building as may be necessary to prevent nuisance from dust or danger from falling debris or materials.
- h. When the horizontal distance between the outermost face of the building and the outer edge of the sidewalk is less than one-half (1/2) the height of the building, a protective device such as a net or screen extending from the uppermost part of the construction/demolition to ground level shall be required in addition to a fence and canopy. (Fig. XI.7.)
- i. Wherever required, protective netting/covering shall be of approved and substantially strong material such as 2 millimeters diameter G.I. wire, 38 millimeters mesh nylon net, or canvas.
- j. Where a wall of the building abuts or fronts a street, dust screens shall be erected to cover the entire wall so as to prevent nuisance from dust.
- k. For medium and high-rise buildings six (6) storeys and higher, all protective and safety devices/facilities shall be completely installed including safety belts, safety nets and canopies for the safety of workers, pedestrians, nearby residents and motorists.

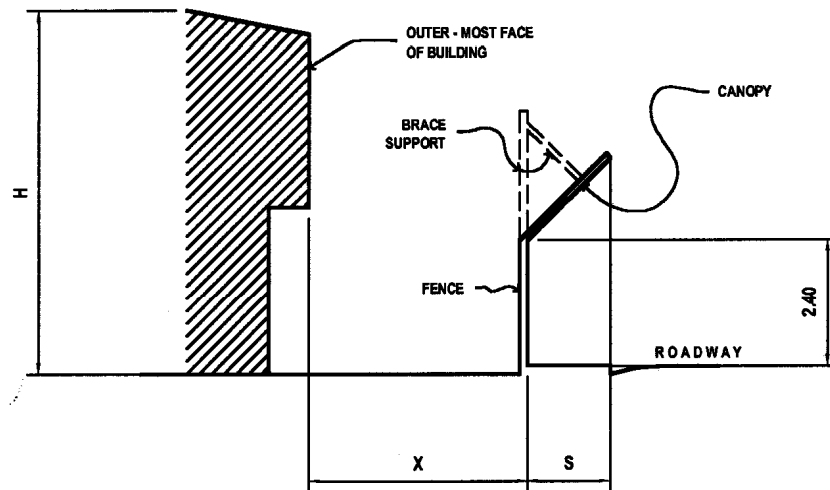
5. Warning Signs and Lights

- a. At every construction/demolition site, warning signs shall be conspicuously posted around the property. Warning signs shall be adequately illuminated at night for the protection of unwary pedestrians.
- b. All entrances/exits to and from the construction/demolition site shall be kept closed at all times except during actual passage of men, materials or equipment.
- c. All warning signs and lights shall be properly maintained even when operations are not in progress.



WHEN: $X > H/2$ ONLY A FENCE IS REQUIRED

Figure XI.1.



WHEN: $X \leq H/2$ FENCE AND CANOPY IS REQUIRED

Figure XI.2.

**PROTECTION OF PEDESTRIANS,
NEARBY RESIDENTS AND THE PUBLIC
DURING CONSTRUCTION AND DEMOLITION**

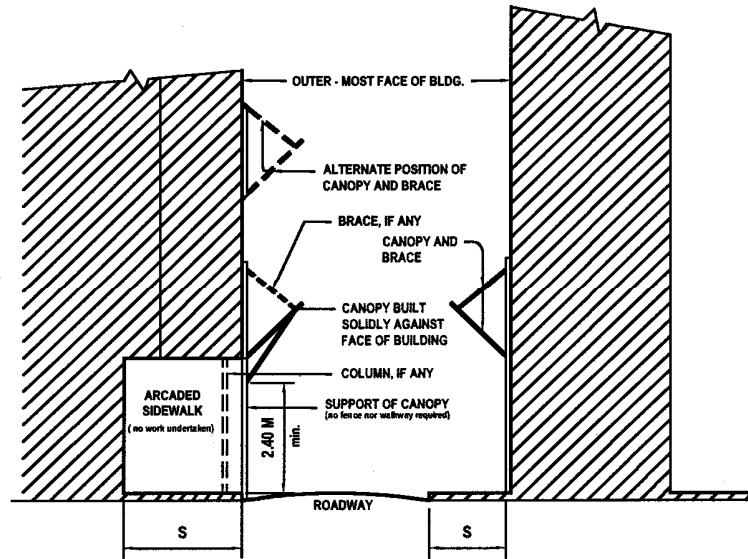
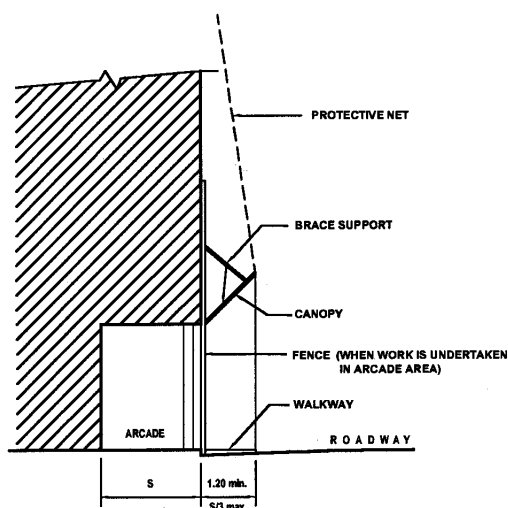
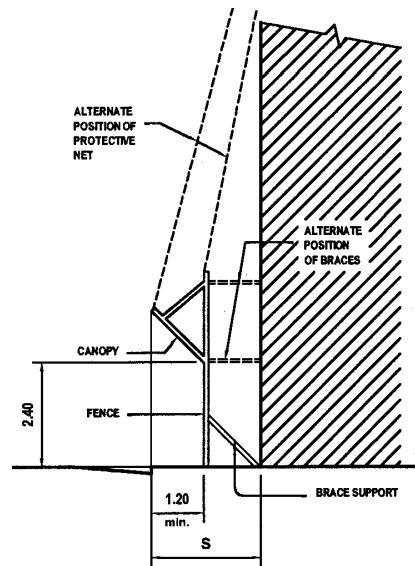


Figure XI.3.



FULL OCCUPANCY
OF SIDEWALK

Figure XI.4.



PARTIAL OCCUPANCY
OF SIDEWALK

Figure XI.5.

PROTECTION OF PEDESTRIANS, NEARBY RESIDENTS AND THE PUBLIC DURING CONSTRUCTION AND DEMOLITION

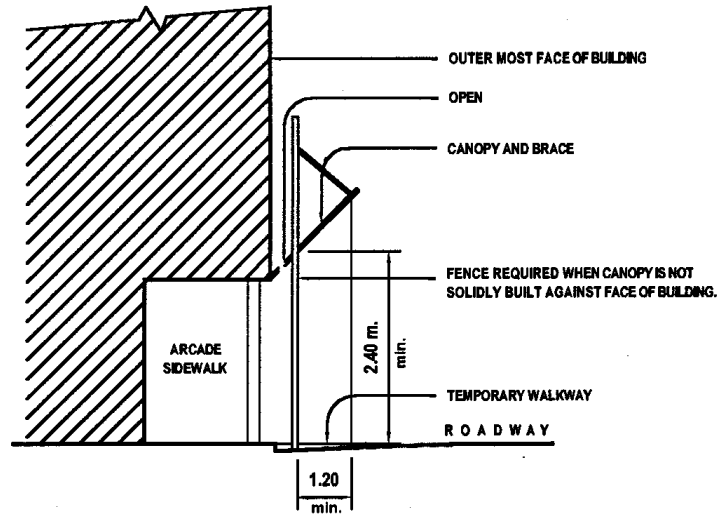
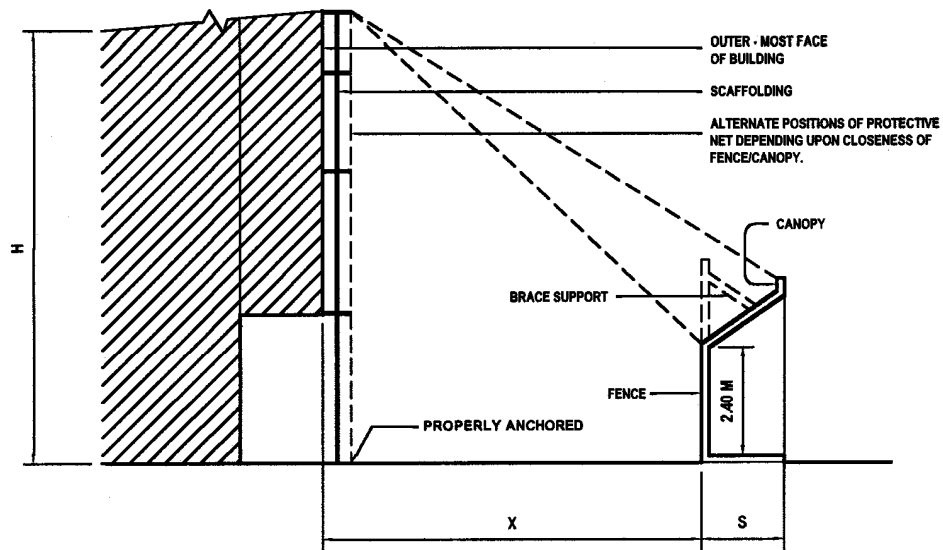


Figure XI.6.



WHEN $X + S < H/2$

FENCE, NET AND CANOPY
ARE REQUIRED

Figure XI.7.

**PROTECTION OF PEDESTRIANS,
NEARBY RESIDENTS AND THE PUBLIC
DURING CONSTRUCTION AND DEMO**

- d. All areas of danger in demolition operations shall be properly enclosed and danger signs posted. Watchmen shall be provided to warn workers of impending dangers and all unauthorized persons shall be excluded from places where demolition is in progress.

SECTION 1107. Maintenance and Removal of Protective Devices

- 1. Maintenance. All protective devices shall be properly maintained in place kept in good order for the entire length of time pedestrians may be endangered.

- a. Average Light Intensity and Illumination

- i. All parts of buildings/structures under construction/demolition, and all sheds, scaffolds, canopied walkways, work or storage areas, and equipment used in connection with such operations shall have sufficient light to insure safety and protection of life and property. In passageways, stairways and corridors, the average light intensity measured at floor level shall be not less than 200 LUX.
- ii. At locations where tools and/or machinery are used, the average light intensity measured at floor level shall be not less than 500 LUX. Natural or artificial illumination shall be provided in such a manner that glare and shadows will not adversely affect the safety and protection of the public, workers and property.

- b. Welding and Cutting

- i. Gas welding and cutting and arc welding in construction/ demolition operations shall be restricted to experienced workers accredited by the Technical Education Skills Development Authority (TESDA). Suitable goggles, helmets and gloves shall be provided for and worn by workers engaged in gas welding or cutting or arc welding. Incombustible shields shall be provided to protect the workers when exposed to falling hot metal oxide.
- ii. Gas welding or cutting or arc welding shall not be done above pedestrians and workers. When unavoidable, an incombustible shield shall be provided between the work and workers below. A watchman shall be stationed to give warning at places where pedestrians and workers, in the course of their activity, are likely to pass under a gas welding or cutting or an arc welding operation.
- iii. Gas welding or cutting shall not be carried out in any place where ample ventilation is not provided or from which quick escape is difficult. When unavoidable, workers engaged in such work in confined spaces shall be allowed frequent access to fresh air. A relief worker shall be stationed close at hand to assist the worker in case of accident and to shut off the gases.
- iv. Tanks of fuel gas shall not be moved or allowed to stand for any extended period when not in use unless the caps of such tanks are in place.
- v. Suitable cradles shall be used for lifting or lowering oxygen or fuel tanks, to reduce to a minimum the possibility of dropping tanks. Ordinary rope slings shall not be used.
- vi. Tanks supplying gases for welding or cutting shall be located at no greater distance from the work than is necessary for safety.
- vii. Such tanks shall be securely fastened in place and in upright position. They shall be stored or set in place for use so that they are not exposed to the direct rays of the sun or to high temperature.

- viii. Before steel beams or other structural shapes or elements of construction are cut by means of a gas flame, they shall be secured by cables or chains to prevent them from dropping or swinging.
- ix. Where, in the course of demolition work, steel work or ironwork is being cut, released or dismantled, all necessary precautions shall be taken to prevent danger from sudden twist, spring or collapse.

c. Special Typhoon Precautions

- i. Whenever a typhoon is expected to pass at or near the construction site, all construction materials and equipment shall be secured against displacement by wind forces.
- ii. Construction sheds, construction materials and equipment shall be secured by guying, shoring, or by tying down.
- iii. Where a full complement of personnel is employed or engaged for such protection purposes, normal construction activity or uses of materials or equipment may continue, allowing such reasonable time as may be necessary to secure such materials and equipment before winds of gale force are anticipated, in accordance with warnings or advisories issued by the Philippine Atmospheric Geophysical Astronomical Services Administration (PAGASA).

d. Hoisting Machinery

- i. Every hoisting engine shall be provided with adequate brakes capable of holding the maximum load at any point of travel.
- ii. Hoisting machinery shall be enclosed to exclude unauthorized persons. If placed outside the building, further protection against falling objects shall be provided.
- iv. Guards shall be provided with exposed gears and other moving parts and around hoisting cables at all points to prevent workers from tripping or getting their clothing caught.
- v. Ample room shall be provided around hoisting engines, motors or machineries or apparatus to allow the free and safe movement of the operators.
- vi. When hoisting machinery is set on an elevated platform, such platform shall be of substantial and sturdy construction. Guardrails and toe boards shall be provided along all open sides of such platform.
- vii. Electrical machinery and equipment to be used for construction work shall be installed and operated in accordance with the Philippine Electrical Code.
- viii. Steam boilers used in construction work shall be installed, equipped and maintained in accordance with the Philippine Mechanical Code.
- ix. A tag line or guide rope shall be used on all loads being hoisted or lowered.

e. Platform Hoists

- i. Platform hoists for the handling of materials in buildings under construction shall have the car substantially constructed and provided with covers, either solid or wire mesh.
- ii. If suitable overhead protection is provided, the covers may be omitted.
- iii. Hoists shall be equipped with a broken-rope safety device.

- iv. Where wheelbarrows or buggies are used for handling material on platform hoists, cleats shall be nailed to the platform to fix the proper position so that handles shall not project beyond platform edges.
 - v. Supports for the overhead sheave of the hoist shall be designed to carry two (2) times the weight of the hoist and its maximum load.
- f. Hoist Towers
- i. Hoist towers erected in connection with construction work shall be substantially constructed. All members shall be so proportioned that the stresses shall not exceed those specified for the material when carrying the dead load of the tower plus two times the weight of the platform or bucket or its maximum load.
 - ii. Every hoist tower shall rest on a sufficiently solid foundation to prevent injurious settlement or distortion of its framework.
 - iii. The base of every hoist tower shall be screened or otherwise protected on all sides to a height of not less than 1.80 meters.
 - iv. Every hoist tower shall be secured in not less than four (4) directions against swaying or tipping at intervals of not more than 10.00 meters in its height, by steel cable guys adequately anchored or by other satisfactory means.
 - v. Such towers which are constructed adjacent to buildings shall be secured to the building frame at each floor as the construction progresses.
 - vi. Hoist towers erected within the building, but not occupying the entire opening through which they pass, shall be completely enclosed on all sides and shall be provided with doors at the unloading points unless the platform hoist is solidly enclosed on all sides to the height to which material is to be loaded or unloaded.
 - vii. Landing platforms in hoist towers or platforms connecting a hoist tower to a building or other structure shall be provided with guardrails and toe boards.
- g. Derricks and Cranes
- i. Derricks shall be so designed and assembled that no part shall be stressed beyond the safe working stress for the material under its maximum rated load in any possible position. Such maximum load shall be conspicuously posted on each derrick.
 - ii. The foot-block of every derrick shall be firmly secured against motion in any direction.
 - iii. Guy derricks shall have the top of the mast held by not less than six (6) steel guy cables secured by firm anchorages and so placed that the angle of the guy with the mast shall be as large as possible.
 - iv. The moving parts of derricks and cranes shall be kept well lubricated. All parts shall be inspected at least every other day.
 - v. Use and operation of cranes shall be in accordance with Rule XIII.
 - vi. In the operation of cranes and similar devices, a standard signal system shall be used and all men assigned to the operation of such equipment shall be fully instructed on the signals.

h. Cables, Ropes, Chains and Blocks

- i. All ropes and cables used in connection with scaffolds, derricks and hoisting apparatus shall be tested before being put to use and at least once every thirty (30) days while in use, to insure their safety and suitability for the purpose.
- ii. Cables, ropes, chains and blocks shall be of such size that the maximum load supported by them will not exceed one-sixth ($1/6$) of their breaking strength.
- iii. Blocks designed for use with abaca ropes shall not be used for steel cables.
- iv. Blocks used at or near floors or in other exposed places to change the direction of cables shall be enclosed or otherwise effectively guarded.
- v. Chains shall not be used for slings, bridles or other similar purposes, but shall be restricted to only a straight pull.
- vi. Hooks shall not be used for hoisting buckets, cages or skips.

i. Ladders and Temporary Stairways

- i. Except where either permanent or temporary stairways or runways are required, ladders shall be provided to give access to all floors, stagings or platforms where work is being done more than five (5) storeys above ground or above a permanent or temporary floor.
- ii. Ladders shall not be extended by joining two (2) or more together. No single ladder shall exceed 6.00 meters in length. When greater heights are to be reached, intermediate platforms shall be erected.
- iii. Ladder landings shall be at least 1.20 meters square and equipped with handrails and toe boards.
- iv. Ladder rungs shall be spaced uniformly and as near to 300 millimeters as practicable.
- v. Ladders leading to floors, stagings or platforms shall extend at least 900 millimeters above the level of such floors, stagings or platforms.
- vi. When used temporarily in place of stairways or runways, ladders serving traffic in both directions simultaneously shall be at least 1.00 meters wide. If separate ladders are provided for going up and coming down, they shall be marked "UP" and "DOWN" respectively at each floor and platform level.
- vii. All ladders, when in use, shall be set up in a manner to be secured and to prevent slipping. Ladders, except stepladders or other self-supporting ladders, shall be securely fastened to a permanent support at the top, and if necessary, at the bottom, and braced to prevent swaying, bending or shaking.
- viii. Ladders shall not be placed or used in shafts of operative elevators or hoists except by workers engaged in the erection, construction, alteration or repair of any such shafts, hoistways or equipment.
- ix. Ladders shall not be painted, but may be oiled or treated with preservatives so as to permit the detection of faults.
- x. Every ladder shall be inspected by the superintendent or foreman in charge before being put to use on a construction operation and thereafter at least once every thirty (30) days while in continued use.

- xi. Permanent stairways shall be installed in all buildings under construction as soon as conditions will permit.
 - xii. When the work on a building has progressed to a height in excess of 18.00 meters and it has not been practicable to install the permanent stairways, at least one temporary stairway shall be provided for the full height and continued upward as rapidly as the work progresses.
 - xiii. Stairs and stairways shall be of sufficient strength to support a load of at least 4800 Pascal. All stairways shall be guarded on all open sides with handrails and toe boards.
 - xiv. Temporary stairs shall be constructed so that treads and risers are uniform in width and height in any one (1) flight.
 - xv. The sum of the height of the two (2) risers and the width of one (1) tread shall be not less than 460 millimeters nor more than 700 millimeters.
 - xvi. Temporary stairways shall be not less than 900.00 millimeters wide.
 - xvii. Landings shall be not less than 750 millimeters long. No flight of stairs of temporary stairways shall have a vertical rise in excess of 3.60 meters. Whenever necessary, intermediate landings shall be provided.
 - xviii. Temporary and permanent stairways shall be adequately lighted.
 - xix. Permanent stairs that are to be used during construction and on which treads are to be filled in later shall have wooden treads firmly fitted in place for the full area of the tread.
 - xx. The top surfaces of the temporary treads shall be maintained above the tops of the risers or nosings.
 - xxi. No door shall open directly onto a flight of stairs, but a landing equal at least the width of the door shall be provided between the door and the stairs.
- j. Runways and Ramps
- i. Runways and ramps used in connection with scaffolds or extending from storey to storey or otherwise located and maintained for an extended period of time or for the transfer of bulky material shall be constructed of at least three (3) 25 x 250 millimeters planks laid closely side by side and substantially supported and braced to prevent unequal deflection and springing action.
 - ii. Runways and ramps shall have a slope not greater than one is to three (1:3). The total rise of a runway or ramp between landings shall not exceed 1.80 meters.
 - iii. When the rise is steeper than 1:3, runways or ramps shall be provided with cleats spaced not more than 20 millimeters apart.
 - iv. Runways and ramps having a total rise of more than 1.80 meters, or passing over or near floor openings, high tension wires or other dangerous places, shall be provided with guardrails and toe boards.
- h. Scaffolds
- i. Properly constructed scaffolds shall be provided for all works which cannot be done safely by workmen standing on permanent or solid construction, except when such work can be done safely from ladders. All such scaffolds shall be substantially constructed to support at least four (4) times the maximum load, and shall be secured to prevent swaying.

- ii. Planks used in the construction of stationary scaffolds shall be not less than 50 millimeters nominal thickness. Where such planks overlap at the ends, the overlap shall be not less than 150 millimeters. Planks shall be so placed that they cannot tip under the weight of the worker at any point. All nails shall be driven full strength. No nails shall be subject to direct pull.
 - iii. Ropes, cables and blocks shall sustain at least six (6) times the maximum loads to which they will be subjected. Where acids are likely to come in contact with them, ropes shall not be used but steel cables properly protected by grease or oil or other effective methods shall be used instead.
 - iv. Every scaffold, the platform level of which is more than 1.80 meters above the ground, or above a permanent or temporary floor, other than iron workers' scaffolds and carpenters' bracket scaffolds, shall be provided with guard rails and toe boards extending the full length of the scaffold and along the ends except where ramps or runways connect with them, unless otherwise enclosed or guarded. On suspended, swinging and pole scaffolds, the space between guardrails and toe boards shall be fitted with wire mesh screens securely attached.
 - v. Where objects are likely to fall on a scaffold from above, a substantial overhead protection shall be provided not more than 3.00 meters above the scaffold platform, and at doorways, passageways or other points. Where workers must pass under scaffolds, a substantial overhead protection shall be provided.
 - vi. No materials or equipment other than required by the workers shall be placed on scaffold platforms.
 - vii. Roof brackets, roof scantling, crawling boards and similar forms of supports shall be substantial in construction and securely fastened in place when in use.
 - viii. Barrels, boxes or other similar unstable objects shall not be used as supports.
 - ix. When used over public sidewalks or other places of public use, scaffolds used for minor building repairs, alterations, or painting, shall be equipped with drop cloths to effectively prevent the falling of paint or debris.
 - x. Scaffolds used for sandblasting and guniting operations shall be entirely and effectively enclosed, and the determination of effective enclosure shall be the completed absence of particles of materials of operation in the air at a horizontal distance of 15.0 meters from the point of operation.
- k. Temporary Flooring
- i. In buildings of skeleton construction, the permanent floor, except for necessary hoistway openings, shall, when possible, be constructed as the building progresses. There shall be not more than three (3) unfilled floors below the highest permanent floor.
 - ii. In buildings of skeleton construction, the entire working floor shall be planked over, except spaces required for raising or lowering materials, and for stairways or ladders. Planks shall not tip under the weight of a worker at any point and secured, so that they cannot slip out of place.
 - iii. In buildings of wood joist construction, the immediate underfloor shall be laid for each floor as the building progresses.

I. Floor Openings

- i. All floor openings used as hoistways or elevator shaftways shall be protected on all sides, except the side being used for loading or unloading. Protection shall be in the form of barricades or guardrails not less than 900 millimeters high placed not less than 600 millimeters distant at all points from the edges of such openings. If guardrails are used, toe boards shall be provided along the edges of the openings. Sides left open for loading or unloading shall be guarded by similar solid doors or gates.
- ii. All floor openings used as stairways or for the accommodation of ladders or runways shall be guarded by railings and toe boards.
- iii. All floor openings shall be protected on all sides by solid barriers or railings with toe boards not less than 900 millimeters high or shall be planked over by temporary construction capable of sustaining safely such loads as are likely to come thereon.
- iv. Barriers for the protection of openings used as hoistways or for elevators shall be constructed so that workers cannot thrust head, arms or legs through them, and loose materials cannot fall or be pushed into the shaftway.
- v. Barriers and guardrails around floor openings shall remain in place until permanent enclosures or protection are otherwise provided.

m. Guardrails and Toe Boards

- i. Guardrails, when required under this Rule, shall have the top rail not less than 900 millimeters with an intermediate rail provided between the top rail and the platform.
- ii. All guardrails shall have supports not more than 2.40 meters apart, constructed to withstand a horizontal force of 30 kilograms per sq. meters.
- iii. Toe boards, whenever required under this Rule, shall extend not less than 150 millimeters above the platform level and shall be placed to fit close to the edges of the platform. They shall be adequately secured along the entire length to resist the impact of workers' feet and the shifting of materials.
- iv. Toe boards of metal shall be not less than 25 millimeters nominal thickness, with supports not more than 1.20 meters apart.
- v. Toe boards of metal shall be not less than 30 millimeters thick, with supports not more than 1.20 meters apart.

2. Removal. Every protective fence or canopy shall be removed within 30 days after such protection is no longer required as determined by the Building Official.

SECTION 1108. Demolition

1. If the work is of a difficult or dangerous nature, it should be done by a contractor experienced in such work.
2. Before demolition is commenced, notice of intention to proceed should be given to the adjoining owners of the buildings.
3. Before commencing to demolish a building or repair a badly damaged building, shoring, tying, and strutting are necessary to prevent movement.

4. For the purposes of arranging shores, ties, and other security measures, a survey of the existing building and the adjoining owner's building should be made prior to demolition and, where possible, particulars of existing wall foundations and of the subsoil should be obtained.
5. Demolition should be done as much as possible, floor-by-floor.
6. Care should be taken to dispose of debris as it arises. If this is not done, there is a great risk of overloading the floors, which may result in a collapse. All debris arising from demolition should be kept damp by means of spraying water from a hose with a fine spray to prevent dust arising and causing inconvenience to adjoining owners and pedestrians.
7. Fans or catch platforms should be provided over public footways, etc., to protect workmen and occupants of adjoining building and the general public from falling debris during demolition. One fan at the first (1st) floor level should be sufficient for buildings of three (3) storeys. Building of more than three (3) storeys should have additional fans at higher levels, generally at alternate floor levels.
8. Precautions Before Demolition
 - a. Before commencing the work of demolition of a building/structure, all gas, electric, water and other utility meters shall be removed and the supply and service lines disconnected by the corresponding utility/service companies, who should be notified in advance.
 - b. All fittings attached to the building/structure and connected to any street lighting system, electrical supply or other utilities shall be removed.
 - c. All electric power shall be shut off and all electric service lines shall be cut and disconnected by the power company at or outside the property line.
 - d. No electric cable or other apparatus, other than those especially required for use in connection with the demolition work, shall remain electrically charged during demolition operations. When it is necessary to maintain any power, water, gas, or other utility/service lines during the process of demolition, such lines shall be temporarily relocated and protected with substantial covering to the satisfaction of the utility/service company concerned.
 - e. All necessary steps shall be taken to prevent danger to persons arising from fire or explosion from leakage or accumulation of gas or vapor, and from flooding from uncapped water mains, sewers and/or culverts.
 - f. All entrances/exits to and from the building shall be properly protected so as to prevent any danger to persons engaged in the demolition work using such entrances/exits in the performance of their works.
 - g. Glazed sashes and glazed doors shall be removed before the start of demolition operations.
9. Chutes
 - a. Chutes for the removal of materials and debris shall be provided in all parts of demolition operations, which are more than 6.00 meters above the point from which material is to be removed. Chutes shall be so situated and constructed so as not to pose any danger to the public or to workmen.
 - b. Chutes shall be completely enclosed and shall be equipped, at intervals of 6.00 meters or less, with substantial stops to prevent descending materials from attaining dangerous speeds. Proper tools shall be provided and kept available to loosen materials or debris jammed in the chute. No materials or debris shall be dropped from any part of a building under demolition to any point outside the walls of the building except through properly enclosed wooden or metal chutes.

- c. Chutes which are at an angle of more than 45° from the horizontal shall be completely enclosed on all four (4) sides, except for openings at or about floor level at each floor, for the receiving of materials or debris.
- d. Chutes at an angle of less than 45° with the horizontal may be left open on the upper side. However, where such a chute discharges into another chute steeper than 45° with the horizontal, the top of the steeper chute shall be covered at the junction point of the two (2) chutes to prevent the spillage of materials or debris.
- e. Openings into which materials or debris are dumped at the top of a chute shall be protected by a substantial guardrail extending at least 1.80 meters above the level of the floor.
- f. At chute openings where materials or debris are dumped from wheelbarrows, a toe board or bumper not less than 150 millimeters high and 50 millimeters nominal thickness shall be provided.
- g. Any space between the chute and edges of floor openings through which the chute passes shall be solidly planked over.
- h. Chutes, as well as floors, stairways and other places, shall be effectively wet down at frequent intervals, whenever the dust from demolition operations would cause a menace or hardship to residents of adjoining buildings or premises.
- i. The bottom of each chute shall be equipped with an adjustable gate or stop for regulating the flow of materials.
- j. Except when in actual use in the discharge of materials, the gate or stop shall be kept closed. A reliable person shall be designated to control the gate and the backing up and loading of trucks. He shall see to it that no person is allowed to stand or pass under the discharge end of the chute at any time.
- k. The area at the discharge end of each chute shall be completely enclosed with a substantial fence at all times or otherwise made inaccessible. A danger sign shall be placed at the discharge end of every chute.

10. Demolition of Walls and Chimneys

- a. No wall, chimney or other construction shall be allowed to fall in mass, except under competent supervision.
- b. Scaffolds or stagings shall be erected for workers if walls or other elements of the structure are too thin or too weak to work on. Heavy structural members, such as beams or columns, shall be carefully lowered and not allowed to fall freely.
- c. Masonry walls or sections of masonry walls shall not be permitted to fall upon the floors of the building in such masses as to exceed the safe carrying capacity of the floors.
- d. No walls or section of walls whose height is more than twenty-two (22) times its thickness shall be permitted to stand without lateral bracing unless such wall is in good condition and was originally designed to stand to a greater height without such lateral support.
- e. Workmen shall not be permitted to work on top of a wall when weather conditions constitute a hazard.

- f. Before demolishing any interior or exterior wall which is within 3.00 meters of any opening in the floor immediately below, such opening shall be substantially planked over unless all workmen are removed from all floors below and access to such floors is positively prevented.
- g. At the completion of each day's work, all walls undemolished shall be left stable and in no danger of overturning or falling.
- h. Foundation walls which serve as retaining walls to support earth and adjoining structures shall not be demolished until such adjoining structures have been underpinned or braced, and earth either removed or supported by sheet piling or other suitable materials.
- i. In the demolition of brick and/or masonry chimneys which cannot safely be toppled or dropped, all materials shall be dropped down through the inside of such chimneys.
- j. The loading point at the discharge end chute, at or near the bottom of a chimney, shall be completely protected by means of any overhead timber canopy.
- k. To enable workmen to reach or leave their work on any wall or scaffold, walkways shall be provided. Such walkways shall not be less than three (3) planks, properly tied or nailed to bearers of not less than 560 millimeters in width, such that the planks do not deflect more than 50 millimeters under normal loading.
- l. In buildings of skeleton construction, the steel framing may be left in place during the demolition of masonry work. When this is done, all steel beams, girders and the like shall be cleared of all loose materials as the demolition progresses.

11. Demolition of Floors

- a. Before the demolition of floors and floor beams, the floors and beams shall be completely supported by temporary planking and supports.
- b. When the load is transferred to lower floors, these floors shall be carefully propped.
- c. Demolition of floors shall not be started until the surrounding floor area to a distance of 6.00 meters have been entirely cleared of debris and other unnecessary materials.
- d. No floor, roof or other part of a building that is being demolished shall be so overloaded with debris or materials as to render it unsafe.
- e. Where workmen are engaged in the removal of floors, planks of ample strength which are supported independently of the flooring shall be provided for the workmen to step on. The planks shall be so placed as to give the workmen a firm support in case the floor gives way or collapses unexpectedly. Where it is necessary for a workman to straddle a space between two planks, such space shall not exceed 400 millimeters. To enable workmen to reach any workplace without the necessity of walking on exposed beams, planks shall be provided to serve as catwalks.
- f. Planks used for temporary protection shall be sound, and at least 25 millimeters thick. They shall be laid close together, with the ends overlapping by at least 100 millimeters over solid bearings to prevent tipping under a load.
- g. Where floors are being removed, no workmen shall be allowed to work in the area directly underneath. Such areas shall be barricaded to prevent access to it.
- h. Structural or load-supporting members at any floors shall not be cut or removed until all stories above that floor have been demolished and removed.

- i. Where any floor has been removed, the entire tier of beams on which any device is supported shall be completely planked over, except for such openings as are required for the handling of materials or equipment.
- j. Stairs and stair railings shall be kept in place and in usable condition as long as it is practicable.
- k. Steps and landings shall be kept free from debris and obstructions.

12. Other Safeguards

- a. Where applicable, the Building Official shall require strict compliance with the minimum safety standards as prescribed under Administrative Order of DOLE. The construction, alteration and removal of scaffolds and the application, installation and setting up of safeguard devices shall be done by skilled workmen under the supervision of a person, qualified by experience or training for such work.
- b. A device or piece of equipment, which is unsafe, shall be reported to the superintendent or foreman, who shall take immediate steps to remedy such condition or remove such device or equipment.
- c. Scaffolds, ladders, stairs, fuel gas tanks and other devices or equipment falling within the scope of this Rule shall be maintained in a good, safe and usable conditions as long as in use.
- d. Scaffolds, temporary floors, ramps, stairway landings, stair treads, and all other walkway surfaces shall be kept free from protruding nails/splinters.
- e. Protruding nails and tie wire ends shall be removed, hammered in or bent in a safe condition.
- f. Electric lines, moving ropes and cable gears, or similar hazards with which a person might come in contact with shall be encased or protected.
- g. No person, firm or corporation, either personally or through an employee or agent of another, shall operate or move any machinery, equipment, materials, scaffolds, closer than 5.00 meters to any energized high voltage overhead electrical facilities unless authorized by the Electrical Inspector.
- h. All workmen on any demolition job shall be required to wear industrial safety helmets and body protective gears.
- i. Construction sheds and toolboxes shall be so located as to protect persons from dangerous falling walls and objects.
- j. The Building Official may permit the use of alternative methods and/or devices depending on local conditions provided that the minimum standard of safety sought to be achieved under this Rule is not jeopardized.
- k. In Fire Zones of Types I, II and III Construction, only heaters with enclosed flames shall be used for the heating of any roofing or other similar materials.
- l. Wherever any enclosed flame heaters or open fires are used, there shall be a workman in constant attendance, whose duty shall be to have such heater or fire under proper control at all times.
- m. In all buildings in which standpipes are required, such standpipes shall be installed as the construction progresses in such a manner that they are always ready for Fire Department use, to the topmost constructed floor. Such standpipes shall be provided with a Siamese twin dry standpipe outside the building and with one (1) outlet at each floor connected to a fire hose cabinet.

- n. In every construction operation, wherever a tool house, storeroom or other shanty is built or a room or space is used for storage, dressing room or workshop, at least one (1) approved hand pump, tank or portable chemical or dry powder fire extinguisher shall be provided and maintained in an accessible location.
- o. During construction operations, free access from the street to fire hydrants and to outside connections for standpipes, sprinklers or other fire extinguishing equipment, whether permanent or temporary shall be provided and maintained at all times. No material or construction equipment shall be placed within 3.00 meters of such hydrant or connection, nor between it and the centerline of the street.
- p. Toilet facilities at the construction/demolition site, as an ancillary to the bunkhouse and operation, shall be maintained in a clean/sanitary condition for the use of the workers.
- q. Supply of potable water and sanitary washing facilities shall be provided for workers' and other uses during workdays.
- r. At every construction/demolition operation, arrangements shall be made for prompt medical attention in case of an accident. An ample supply of first aid medicine shall be provided and maintained in a clean/sanitary cabinet, which shall be available at all times under the direction of the superintendent or a person designated by him
- s. Unless competent medical attention is quickly available, where more than two hundred (200) workers are employed, a properly equipped first-aid room shall be provided, and a physician or competent nurse shall be in constant attendance.

RULE XII - GENERAL DESIGN AND CONSTRUCTION REQUIREMENTS

SECTION 1201. General Requirements

1. Buildings proposed for construction shall comply with all the regulations and specifications including safety standards embodied in the Administrative Order of DOLE herein set forth governing quality, characteristics and properties of materials, methods of design and construction, type of occupancy and classification.
2. The various applicable referral codes shall supplementally guide the planning, design, layout, content, construction, location/siting, installation and maintenance of all buildings/structures.
3. For the guidance of the general public, the Secretary shall periodically issue generic lists of approved, strictly regulated or banned items, procedures, usages and the like relative to the design, construction and use/occupancy of buildings/structures:
 - a. Materials for construction;
 - b. Processes for the production of materials, their installation or construction;
 - c. Procedures/methodologies/systems for both design and construction;
 - d. Organizational structures/hierarchies for construction;
 - e. Types of occupancy; and
 - f. Classifications relative to design, construction and occupancy.
4. All buildings/structures shall be placed in or upon private property or duly designated public land and shall be securely constructed in conformance with the requirements of the Code.

SECTION 1202. Excavation, Foundation, and Retaining Walls

1. Subject to the provisions of Articles 684 to 686 of the Civil Code of the Philippines on lateral and subjacent support, the design and quality of materials used structurally in excavation, footings, and in foundations shall conform to accepted engineering practice.
2. Excavation and Fills
 - a. Excavation and fills for buildings or structures shall be so constructed or protected that they do not endanger life or property.
 - b. Whenever the depth of excavation for any construction is such that the lateral and subjacent support of the adjoining property or existing structure thereon would be affected in a manner that the stability or safety of the same is endangered, the person undertaking or causing the excavation to be undertaken shall be responsible for the expense of underpinning or extending the foundation or footings of the aforementioned property or structure.
 - c. Excavation and other similar disturbances made on public property shall, unless otherwise excluded by the Building Official, be restored immediately to its former condition within 48 hours from the start of such excavation and disturbances by whosoever caused such excavation or disturbance.

- d. Before undertaking excavation works, drilling or otherwise disturbing the ground, the persons doing the work, or causing such work to be done, shall contact all public utilities/services to determine the possible location of underground facilities, to avoid hazard to public safety, health and welfare caused by the inadvertent disruption of such facilities.
- e. Protection of Adjoining Property. Any person making or causing an excavation to be made below existing grade shall protect the excavation so that the soil of adjoining property will not cave-in or settle and shall defray the cost of underpinning or extending the foundation of buildings on adjoining properties. Before commencing the excavation, the person making or causing the excavation to be made shall notify in writing the owners of adjoining buildings not less than ten (10) days before such excavation is to be made and that the adjoining buildings will be protected by him. The owners of the adjoining properties shall be given access to the excavation for the purpose of verifying if their properties are sufficiently protected by the person making the excavation. Likewise, the person causing such excavation shall be given access to enter the adjoining property for the purpose of physical examination of such property, prior to the commencement and at reasonable periods during the progress of excavation. If the necessary consent is not accorded to the person making the excavation, then it shall be the duty of the person refusing such permission to protect his buildings or structure. The person causing the excavation shall not be responsible for damages on account of such refusal by the adjoining property owner to permit access for inspection. In case there is a party wall along a lot line of the premises where an excavation is being made, the person causing the excavation to be made shall at his own expense, preserve such party wall in as safe a condition as it was before the excavation was commenced and shall, when necessary, underpin and support the same by adequate methods.
- f. At an early stage, and before work is commenced, a careful and accurate survey of any cracks in the existing adjoining owner's premises should be made, and, where possible, photographs should be taken, recorded, and agreed between the parties concerned. Where necessary, tell-tales should be fixed to cracks with the object of showing any further movements during demolition and excavation. Tell-tales should preferably be in the form of fixed points built in on each side of the crack and should be capable of being measured by a micrometer or vernier caliper. They should be of such a nature that both horizontal and vertical movements could be recorded.
- g. Cut slopes for permanent excavations shall not be steeper than two (2) horizontal to one (1) vertical and slopes for permanent fills shall not be steeper than two (2) horizontal to one (1) vertical. Deviation from the foregoing limitations for slopes shall be permitted only upon the presentation of a geotechnical/geological investigation report acceptable to the Building Official.
- h. On a large site that is at a considerable distance from the surrounding properties and public highways, deep excavation may be carried out in the open in bulk, leaving slopes around the perimeter. It is important to ensure that no serious failures of the banks will occur to endanger those working on the site or the public. The safe angle of the cut slope shall be determined by an appropriate geotechnical/geological site investigation acceptable to the Building Official.
- i. In cases where the excavation passes through a permeable water-bearing stratum overlying an impervious bed, a bench should be formed at the junction of the strata to carry an intermediate intercepting drain.
- j. If groundwater is standing at a considerable head around the excavation, measures shall be undertaken to reduce this head by a system of weepholes at the lowest 1/3 section of the excavation wall or by enclosing the site with suitable sheet piling or if a water-sealing stratum can be reached within a reasonable distance at the bottom of the excavation.

- k. In fine sands or silts where sheet piling alone is relied upon, it will be necessary to watch the pumping very carefully because, in fine-grained materials, the removal of even a small volume of water may cause “blows” in the bottom of the excavation or may result in disturbance to adjoining structures.
- l. Except in excavation inside sloping banks, rock, or within caissons, all excavations should be lined with shotcrete, boards, runners or sheet piles supported laterally, if necessary, by framings of wallings and struts, which may be of timber, steel, or reinforced concrete, to a sufficient extent to prevent the excavation from becoming dangerous to life or limb by movement or caving in of the adjoining soil.
- m. All linings and framings should be inserted as the excavation proceeds, and should be tightened up against the adjoining soil by wedging or jacking and secured by cleats or other suitable means.
- n. Every trench, 1.50 meters or deeper, shall be provided with suitable means of exit or escape at least every 7.50 meters of its length.
- o. Where workers are employed adjacent to an excavation on work other than that directly connected with the excavation, sufficient railings or fences shall be provided to prevent such workers from falling into the excavation.
- p. Excavations that may be left open for any length of time, periodic inspections of timbering or strutting should be made and wedges tightened as found necessary.
- q. In long excavation for walls, it may be found expedient and safe to arrange the excavation in a series of alternate sections in order to avoid a long, continuous excavation supported only on temporary strutting. Such sections should be arranged in convenient lengths (depending on the total length to be done) and of a width sufficient to construct a unit of the retaining wall that will be adequate to afford permanent support to that portion of the ground; the wall unit should be completed before proceeding with the adjacent section of the excavation.
- r. Where water is encountered in excavation, a sump should be maintained below the level of the excavation in order that surface and groundwater can be led into it and pumped out; provided that the inflow of water does not carry much soil in suspension and does not require continuous pumping to keep the risk of settlement of the surrounding ground.
- s. No fill or other surcharge loads shall be placed adjacent to any building/structure unless such building/structure is capable of withstanding the additional loads caused by the fill or surcharge.
- t. Existing footings or foundations which may be affected by any excavation shall be underpinned adequately, or otherwise protected against settlement, and shall be protected against lateral movement.
- u. Fills to be used to support the foundations of any building/structure shall be placed in accordance with accepted engineering practice. A soil investigation report and a report of satisfactory placement of fill, shall be both acceptable to the Building Official.

3. Footings, Foundations, and Retaining Walls

- a. Footings and foundations shall be of the appropriate type, of adequate size, and capacity in order to safely sustain the superimposed loads under seismic or any condition of external forces that may affect the safety or stability of the structure. It shall be the responsibility of the architect and/or engineer to adopt the type and design of the same in accordance with the standards set forth by the Secretary.
- b. Whenever or wherever there exist in the site of the construction an abrupt change in the ground levels or level of the foundation such that instability of the soil could result, retaining walls shall be provided and such shall be of adequate design and type of construction as prescribed by the Secretary.

SECTION 1203. Veneer

1. Veneer is a nonstructural facing of brick, concrete, tile, metal, plastic, glass, or other similar approved materials attached to a backing or structural components of the building for the purpose of ornamentation, protection, or enclosure that may be adhered, integrated, or anchored either on the interior or exterior of the building or structure.
2. *Design Requirements.* The design of all veneer shall comply with the following:
 - a. Veneer shall support no load other than its own weight and the vertical dead load of veneer immediately above.
 - b. Surfaces to which veneer is attached shall be designed to support the additional vertical and lateral loads imposed by the veneer.
 - c. Consideration shall be given to differential movements of the supports including those caused by temperature changes, shrinkage, creep, and deflection.
 - d. Adhered veneer and its backing shall be designed to have a bond to the supporting elements sufficient to withstand shearing stresses due to their weights including seismic effects on the total assemblage.
 - e. Anchored veneer and its attachment shall be designed to resist horizontal forces equal to twice the weight of the veneer.
 - f. Anchors supports and ties shall be non-combustible and corrosion-resistant.

SECTION 1204. Enclosure of Vertical Openings

1. *General.* Vertical openings shall be enclosed depending upon the fire resistive requirements of a particular type of construction as set forth in the Code.
2. *Elevator Enclosures.* Walls and partitions enclosing elevators and escalators shall be of not less than the fire-resistive construction required under the Types of Construction. Enclosing walls of elevator shafts may consist of wire glass set in metal frames on the entrance side only. Elevator shafts extending through more than two storeys shall be equipped with an approved means of adequate ventilation to and through the main roof of the building; *Provided*, that in those buildings housing Groups F and G Occupancies equipped with automatic fire-extinguishing systems throughout, enclosures shall not be required for escalators; *Provided*, further that the top of the escalator opening at each storey shall be provided with a draft curtain. Such draft curtain shall enclose the perimeter

of the unenclosed opening and shall extend from the ceiling downward at least 300 millimeters on all sides. Automatic sprinklers shall be provided around the perimeter of the opening and within a 600 millimeters of the draft curtain. The distance between the sprinkles shall not exceed 1.80 meters center-to-center.

3. *Other Vertical Openings.* All shafts, ducts, chutes, and other vertical openings not covered in paragraph above shall have enclosing walls conforming to the requirements specified under the type of construction of the building in which they are located. In other than Group A Occupancies, rubbish and linen chutes shall terminate in rooms separated from the remainder of the building by a One-Hour Fire-Resistive Occupancy Separation. Openings into the chutes shall not be located in required exit corridors or stairways.
4. *Air Ducts.* Air ducts passing through a floor shall be enclosed in a shaft. The shaft shall be as required in this Code for vertical openings. Dampers shall be installed where ducts pierce the shaft enclosure walls. Air ducts in Group A Occupancies need not be enclosed in a shaft if conforming to the mechanical provisions of the Code.

SECTION 1205. Floor Construction

1. Floors shall be of such materials and construction as specified under Rule V - Fire Zones and Fire-Resistive Standards and under Rule IV - Types of Construction.
2. All floors shall be so framed and secured into the framework and supporting walls as to form an integral part of the whole building.
3. The types of floor construction used shall provide means to keep the beam and girders from lateral buckling.

SECTION 1206. Roof Construction and Covering

1. *Roof Covering.* Roof covering for all buildings shall be either fire-retardant or ordinary depending upon the fire-resistive requirements of the particular type of construction. The use of combustible roof insulation shall be permitted in all types of construction provided it is covered with approved roof covering applied directly thereto.
2. *Roof Trusses.* All roofs shall be so framed and tied into the framework and supporting walls so as to form an integral part of the whole building. Roof trusses shall have all joints well fitted and shall have all tension members well tightened before any load is placed in the truss. Diagonal and sway bracing shall be used to brace all roof trusses. The allowable working stresses of materials in trusses shall conform to the Code. Camber shall be provided to prevent sagging.
3. *Attics.*
 - a. *Access.* An attic access opening shall be provided in the ceiling of the top floor of buildings with a combustible ceiling or roof construction. The opening shall be located in a corridor or hallway of buildings of three (3) or more storeys in height and readily accessible in buildings of any height. An opening shall not be less than 600 millimeters square or 600 millimeters in diameter. The minimum clear headroom of 800 millimeters shall be provided above the access opening. For ladder requirements, refer to the Philippine Mechanical Engineering Code.

- b. *Area Separation.* Enclosed attic spaces of combustible construction shall be divided into horizontal areas not exceeding 250 sq. meters by fire-resistive partitions extending from the ceiling to the roof. *Except*, that where the entire attic is equipped with approved automatic fire-extinguishing system, the attic space may be divided into areas not to exceed 750 sq. meters. Openings in the partitions shall be protected by self-closing doors.
- c. *Draft Stops.* Regardless of the type of construction, draft stops shall be installed in trusses roofs, between roof and bottom chords or trusses, in all buildings exceeding 2000 sq. meters. Draft stops shall be constructed as for attic area separations.
- d. *Ventilation.* Enclosed attics including rafter spaces formed where ceilings are applied direct to the underside or roof rafters shall be provided with adequate ventilation protected against the entrance of rain.

4. *Roof Drainage System*

- a. *Roof Drains.* Roof drains shall be installed at low points of the roof and shall be adequate in size to discharge all tributary waters.
- b. *Overflow Drains and Scuppers.* Where roof drains are required, adequate overflow drains shall be provided.
- c. *Concealed Piping.* Roof drains and overflows drains, when concealed within the construction of the building, shall be installed in accordance with the provisions of the National Plumbing Code.
- d. *Over Public Property.* Roof drainage water from a building shall not be permitted to flow over public property, except for Group A and J Occupancies.

5. *Flashing.* Flashing and counterflashing shall be provided at the juncture of the roof and vertical surfaces.

SECTION 1207. Stairs, Exits, and Occupant Loads

- 1. *General.* The construction of stairs and exits shall conform to the occupant load requirements of buildings, reviewing stands, bleachers, and grandstands.
 - a. *Determination of Occupant Loads.* The occupant load permitted in any building or portion thereof shall be determined by dividing the floor area assigned to that use by the unit area allowed per occupant as shown on Table XII.1. and as determined by the Secretary.
 - i. When the unit area per occupant for any particular occupancy is not provided for in Table XII.1., the Building Official shall determine the same based on the unit area for occupancy, which it most nearly resembles.
 - ii. The occupant load of any area having fixed seats shall be determined by the number of fixed seats installed. Aisles serving the fixed seats in said area shall be included in determining the occupant load.
 - iii. The occupant load permitted in a building or portion thereof may be increased above that specified in Table XIII.1. if the necessary exits are provided.
 - iv. In determining the occupant load, all portions of a building shall be presumed to be occupied at the same time.

EXCEPTION: Accessory areas, which ordinarily are only used by persons who occupy the main areas of occupancy, shall be provided with exits as though they were completely occupied. However, in computing the maximum allowable occupant load for the floor/building, the occupant load of the accessory area/s shall be disregarded.

- b. *Exit Requirements.* Exist requirements of a building or portion thereof used for different purposes shall be determined by the occupant load which gives the largest number of persons. No obstruction shall be placed in the required width of an exit except projections permitted by the Code.
- c. *Posting of Room Capacity.* Any room having an occupant load of more than fifty (50) where fixed seats are not installed, and which is used for classroom, assembly, or similar purpose shall have the capacity of the room posted in a conspicuous place near the main exit from the room.
- d. *Changes in Elevation.* Except in Group A Occupancies, changes in floor elevations of less than 300 millimeters along any exit serving a tributary occupant load of ten (10) or more shall be by means of ramp.

Table XII.1. General Requirements for Occupant Loads and Exits*

(*In all occupancies, floors above the first (1st) storey having an occupant load of more than ten (10) shall have at least two (2) exits)

Use or Occupancy	Unit Area per Occupant (sq. meters)	Minimum of Two (2) Exits Other than Elevators are Required Where Number of Occupants is Over
Dwellings	28.00	10
Hotels	18.60	10
Apartments	18.60	10
Dormitories	18.60	10
Classrooms	1.80	50
Conference Rooms	1.40	50
Exhibit Rooms	1.40	50
Gymnasias	1.40	50
School Shops	4.60	50
Vocational Institutions	4.60	50
Laboratories	4.60	50
Hospitals**, Sanitaria**	8.40	5
Nursing Homes**	7.40	5
Children's Homes**	7.40	5
Homes for the Aged**	7.40	5
(**Institutional Sleeping Departments shall be based on one (1) occupant per 11.00 sq. meters of the gross floor area; In-patient Institutional Treatment Departments shall be based on one (1) occupant per 22.00 sq. meters of gross floor area)		
Nurseries for Children	3.25	6

Use or Occupancy	Unit Area per Occupant (sq. meters)	Minimum of Two (2) Exits Other than Elevators are Required Where Number of Occupants is Over
Dwellings	28.00	10
Stores-Retail Sales Rooms		
Basement	2.80	50
Ground Floor		
Upper Floors	2.80	50
Offices		
Aircraft Hangars (no repair)	5.60	10
Parking Garages	9.30	30
Drinking Establishments		
Kitchens (commercial)	46.50	10
	18.60	30
	1.40	30
	18.60	50
Warehouses	28.00	30
Mechanical Equipment Rooms	28.00	30
Garages	9.30	10
Auditoriums	0.65	50
Theaters	0.65	50
Churches and chapels	0.65	50
Dance Floors	0.65	50
Reviewing Stands	0.65	50
Stadia	0.65	50

2. Exits

- a. *Number of Exits.* Every building or usable portion thereof shall have at least one (1) exit. In all occupancies, floors above the first storey having an occupant load of more than ten (10) shall not have less than two (2) exits. Each mezzanine floor used for other than storage purposes, if greater in area than 185 sq. meters or more than 18.00 meters in any dimension, shall have at least two (2) stairways to an adjacent floor. Every storey or portion thereof, having an occupant load of 500 to 999 shall have at least three (3) exits. Every storey or portion thereof having an occupant load of one thousand (1000) or more shall have at least four (4) exits. The number of exits required from any storey of a building shall be determined by using the occupant loads of floors which exit through the level under consideration as follows: 50% of the occupant load in the first adjacent storey above (and the first adjacent storey below, when a storey below exits through the level under consideration) and 25% of the occupant load in the storey immediately beyond the first adjacent storey. The maximum number of exits required for any storey shall be maintained until egress is provided from the structures. For purposes of this Section basement or cellars and occupied roofs shall be provided with exits as required for storeys. Floors above the second storey, basements and cellars used for other than service of the building shall have not less than two (2) exits.
- b. *Width.* The total width of exits in meters shall not be less than the total occupant load served divided by one hundred sixty five (165). Such width of exits shall be divided approximately equally among the separate exits. The total exit width required from any storey of a building shall be determined by using the occupant load of that storey plus the percentage of the occupant loads of floors which exits through the level under consideration as follows: 50% of the occupant load in the first adjacent storey above (and the first adjacent storey below when a storey below exits through the level under consideration) and 25% of the occupant load in the storey immediately beyond the first adjacent storey. The maximum exit width from any storey of a building shall be maintained.

- c. *Arrangement of Exits.* If only two (2) exits are required, they shall be placed a distance apart to not less than one-fifth (1/5) of the perimeter of the area served measured in a straight line between exits. Where three (3) or more exits are required, they shall be arranged a reasonable distance apart so that if one becomes blocked, the others will be available.
 - d. *Distance to Exits.* No point in a building without a sprinkler system shall be more than 45.00 meters from an exterior exit door, a horizontal exit, exit passageway, or an enclosed stairway, measured along the line of travel. In a building equipped with a complete automatic fire extinguishing system, the distance from exits may be increased to 60.00 meters.
3. *Doors.* The provisions herein shall apply to every exit door serving an area having an occupant load of more than ten (10), or serving hazardous rooms or areas.
- a. *Swing.* Exit door shall swing in the direction of exit travel when serving any hazardous areas or when serving an occupant load of fifty (50) or more. Double acting doors shall not be used as exits serving a tributary occupant load of more than one hundred (100); nor shall they be used as a part of fire assembly, nor equipped with panic hardware. A double acting door shall be provided with a view panel of not less than 1,300 sq. centimeters.
 - b. *Type of Lock or Latch.* Exit door shall be openable from the inside without the use of a key or any special knowledge or effort: *Except*, that this requirement shall not apply to exterior exit doors in a Group E or F Occupancy if there is a conspicuous, readily visible and durable sign on or adjacent to the door, stating that the door is to remain unlocked during business hours. The locking device must be of a type that will readily be distinguishable as locked. Flush bolts or surface bolts are prohibited.
 - c. *Width and Height.* Every required exit doorway shall be of a size as to permit the installation of a door not less than 900 millimeters in width and not less than 2.00 meters in height. When installed in exit doorways, exit doors shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the exitway is not less than 700 millimeters. In computing the required exit width the net dimension of the exitway shall be used.
 - d. *Door Leaf Width.* No leaf of an exit door shall exceed 1.20 meters in width.
 - e. *Special Doors.* Revolving, sliding, and overhead doors shall not be used as required exits.
 - f. *Egress from Door.* Every required exit door shall give immediate access to an approved means of egress from the building.
 - g. *Change in Floor Level at Doors.* Regardless of the occupant load, there shall be a floor or landing on each side of an exit door. The floor or landing shall be leveled with, or not more than 50 millimeters lower than the threshold of the doorway: *Except*, that in Group A and B Occupancies, a door may open on the top step of a flight of stairs or an exterior landing provided the door does not swing over the top step or exterior landing and the landing is not more than 200 millimeters below the floor level.
 - h. *Door Identification.* Glass doors shall conform to the requirements in Section 1802. Other exit doors shall be so marked that they are readily distinguishable from the adjacent construction.

- i. *Additional Doors.* When additional doors are provided for egress purposes, they shall conform to all provisions in the following cases: Approved revolving doors having leaves which will collapse under opposing pressures may be used in exit situations; *provided*; that such doors have a minimum width of 2.00 meters or they are not used in occupancies where exits are required to be equipped with panic hardware or at least one conforming exit door is located adjacent to each revolving doors installed in a building and the revolving door shall not be considered to provide any exit width.
- 4. *Corridors and Exterior Exit Balconies.* The provisions herein shall apply to every corridor and exterior exit balcony serving as a required exit for an occupant load of more than ten (10).
 - a. *Width.* Every corridor or exit balcony shall not be less than 1.10 meters in width.
 - b. *Projections.* The required width of corridors and exterior exit balconies shall be unobstructed. *Except*, that trim handrails, and doors when fully opened shall not reduce the required width by more than 200 millimeters. Doors in any position shall not reduce the required width of the corridor by more than one-half (1/2).
 - c. *Access to Exits.* When more than one (1) exit is required, they shall be so arranged to allow going to either direction from any point in the corridor or exterior exit balcony to a separate exit, except for dead ends permitted by the Code.
 - d. *Dead Ends.* Corridors and exterior exit balconies with dead ends are permitted when the dead end does not exceed 6.00 meters in length.
 - e. *Construction.* Walls and ceilings of corridors shall not be less than one-hour fire-resistive construction. Provided, that this requirement shall not apply to exterior exit balconies, railings, and corridors of one-storey building housing a Group E and F Occupancy occupied by one (1) tenant only and which serves an occupant load of thirty (30) or less, nor to corridors, formed by temporary partitions. Exterior exit balconies shall not project into an area where protected openings are required.
 - f. *Openings.* Where corridor wall are required to be one-hour fire-resistive construction, every interior door opening shall be protected as set forth in generally recognized and accepted requirements for dual-purpose fire exit doors. Other interior openings except ventilation louvers equipped with approved automatic fire shutters shall be 7 millimeters thick fixed wire glass set in steel frames. The total area of all openings other than doors, in any portion of an interior corridor wall shall not exceed 25% of the area of the corridor wall of the room being separated from the corridor.
- 5. *Stairways.* Except stairs or ladders used only to access equipment, every stairway serving any building or portion thereof shall conform to the following requirements:
 - a. *Width.* Stairways serving an occupant load of more than fifty (50) shall not be less than 1.10 meters. Stairways serving an occupant load of fifty (50) or less may be 900 millimeters wide. Private stairways serving an occupant load of less than ten (10) may be 750 millimeters. Trim and handrails shall not reduce the required width by more than 100 millimeters.
 - b. *Rise and Run.* The rise of every step in a stairway shall not exceed 200 millimeters and the run shall not be less than 250 millimeters. The maximum variations in the height of risers and the width of treads in any one flight shall be 5 millimeters: *Except*, in case of private stairways serving an occupant load of less than ten (10), the rise may be 200

millimeters and the run may be 250 millimeters, except as provided in sub-paragraph (c) below.

- c. *Winding Stairways.* In Group A Occupancy and in private stairways in Group B Occupancies, winders may be used if the required width of run is provided at a point not more than 300 millimeters from the side of the stairway where the treads are narrower but in no case shall any width of run be less than 150 millimeters at any point.
- d. *Circular Stairways.* Circular stairs may be used as an exit provided the minimum width of run is not less than 250 millimeters. All treads in any one flight between landings shall have identical dimensions within a 5 millimeters tolerance.
- e. *Landings.* Every landing shall have a dimension measured in the direction of travel equal to the width of the stairway. Such dimension need not exceed 1.20 meters when the stairs has a straight run. Landings when provided shall not be reduced in width by more than 100 millimeters by a door when fully open.
- f. *Basement Stairways.* Where a basement stairway and a stairway to an upper storey terminate in the same exit enclosure, an approved barrier shall be provided to prevent persons from continuing on to the basements. Directional exit signs shall be provided as specified in the Code.
- g. *Distance Between Landings.* There shall be not more than 3.60 meters vertical distance between landings.
- h. *Handrails.* Stairways shall have handrails on each side and every stairway required to be more than 3.00 meters in width shall be provided with not less than one intermediate handrail for each 3.00 meters of required width. Intermediate handrails shall be spaced approximately equal within the entire width of the stairway. Handrails shall be placed not less than 800 millimeters nor more than 900 millimeters above the nosing of treads, and ends of handrails shall be returned or shall terminate in newel posts or safety terminals: *Except*, in the following cases: Stairways 1.10 meters or less in width and stairways serving one (1) individual dwelling unit in Group A or B Occupancies may have one handrail, except that such stairway, open on one or both, sides shall have handrails provided on the open side or sides: or stairways having less than four (4) risers need not have handrails.
- i. *Exterior Stairway Protection.* All openings in the exterior wall below or within 3.00 meters, measured horizontally, of an exterior exit stairway serving a building over two storeys in height shall be protected by a self-closing fire assembly having a three-fourth - hour fire-resistive rating; *Except*, that openings may be unprotected when two separated exterior stairways serve an exterior exit balcony.
- j. *Stairway Construction*
 - i. *Stairway Construction - Interior.* Interior stairways shall be constructed as specified in this Code. Where there is enclosed usable space under the stairs the walls and soffits of the enclosed space shall be protected on the enclosed side as required for one-hour fire resistive construction.
 - ii. *Stairway Construction - Exterior.* Exterior stairways shall be of incombustible material: *Except*, that on Type III buildings which do not exceed two storeys in height, which are located in less fire-restrictive Fire Zones, as well as on Type I buildings which may be of wood not less than 50 millimeters in nominal thickness. Exterior stairs shall be protected as required for exterior walls due to location on property as specified in the Code. Exterior stairways shall not project into an area where openings are required to be protected. Where there is enclosed usable space under stairs, the walls and soffits of the enclosed space shall be protected on the enclosed side as required for one-hour fire-resistive construction.

- k. *Stairway to Roof.* In every building four (4) or more storeys in height, one (1) stairway shall extend to the roof unless the roof has a slope greater than 1 in 3.
 - l. *Headroom.* Every required stairway shall have a headroom clearance of not less than 2.00 meters. Such clearance shall be established by measuring vertically from a plane parallel and tangent to the stairway tread nosing to the soffit above all points.
- 6. *Ramps.* A ramp conforming to the provisions of the Code may be used as an exit. The width of ramps shall be as required for corridors.
- 7. *Horizontal Exit.* If conforming to the provisions of the Code, a horizontal exit may be considered as the required exit. All openings in a separation wall shall be protected by a fire assembly having a fire-resistive rating of not less than one hour. A horizontal exit shall not lead into a floor area having a capacity for an occupant load not less than the occupant load served by such exit. The capacity shall be determined by allowing 0.30 sq. meter of net floor area per ambulatory occupant and 1.90 sq. meters per non-ambulatory occupant. The dispersal area into which the horizontal exit leads shall be provided with exits as required by the Code.
- 8. *Exit Enclosure.* Every interior stairway, ramp, or escalator shall be enclosed as specified in the Code; *Except*, that in other than Group D Occupancies, an enclosure will not be required for stairway, ramp, or escalator serving only one adjacent floor and not connected with corridors or stairways serving other floors. Stairs in Group A Occupancies need not be enclosed.
 - a. Enclosure walls shall not be less than two-hour fire-resistive construction. There shall be no openings into exit enclosures except exit doorways and openings in exterior walls. All exit doors in an exit enclosure shall be appropriately protected.
 - b. Stairway and ramp enclosures shall include landings and parts of floors connecting stairway flights and shall include a corridor on the ground floor leading from the stairway to the exterior of the building. Enclosed corridors or passageways are not required for unenclosed stairways.
 - c. A stairway in an exit enclosure shall not continue below the grade level exit unless an approved barrier is provided at the ground floor level to prevent persons from accidentally continuing into the basement.
 - d. There shall be no enclosed usable space under stairways in an exit enclosure, nor shall the open space under such stairways be used for any purpose.
- 9. *Smokeproof Enclosures*

A smokeproof enclosure shall consist of a vestibule and a continuous stairway enclosed from the highest point to the lowest point by walls of two-hour fire-resistive construction. In buildings five (5) storeys or more in height, one of the required exits shall be a smokeproof enclosure.

 - a. Stairs in smokeproof enclosures shall be of incombustible construction.
 - b. There shall be no openings in smokeproof enclosures, except exit doorways and openings in exterior walls. There shall be no openings directly into the interior of the building. Access shall be through a vestibule with one (1) wall at least 50% open to the exterior and having an exit door from the interior of the building and an exit door leading

to the smokeproof enclosure. In lieu of a vestibule, access may be by way of an open exterior balcony of incombustible materials.

- c. The opening from the building to the vestibule or balcony shall be protected with a self-closing fire assembly having one-hour fire-resistive rating. The opening from the vestibule or balcony to the stair tower shall be protected by a self-closing fire assembly having a one-hour fire-resistive rating.
- d. A smokeproof enclosure shall exit into a public way or into an exit passageway leading to a public way. The exit passageway shall be without other openings and shall have walls, floors, and ceilings of two-hour fire-resistance.
- e. A stairway in a smokeproof enclosure shall not continue below the grade level exit unless an approved barrier is provided at a ground floor level to prevent persons from accidentally walking into the basement.

10. *Exit Outlets, Courts, and Passageways*

Every exit shall discharge into a public way, exit court, or exit passageway. Every exit court shall discharge into a public way or an exit passageway. Passageways shall be without openings other than required exits and shall have walls, floors, and ceilings of the same period of fire-resistance as the walls, floors and ceilings of the building but shall not be less than one-hour fire-resistive construction.

a. *Width*

Every exit court and exit passageways shall be at least as wide as the required total width of the tributary exits, such required width being based on the occupant load served. The required width of exit courts or exit passageways shall be unobstructed except as permitted in corridors. At any point where the width of an exit court is reduced from any cause, the reduction in width shall be affected gradually by a guardrail at least 900 millimeters in height. The guardrail shall make an angle of not more than 30° with the axis of the exit court.

b. *Slope*

The slope of exit courts shall not exceed 1 in 10. The slope of exit passageway shall not exceed 1 in 8.

c. *Number of Exits*

Every exit court shall be provided with exits as required in the Code.

d. *Openings*

All openings into an exit court less than 3.00 meters wide shall be protected by fire assemblies having not less than three-fourth - hour fire-resistive rating. *Except*, that openings more than 3.00 meters above the floor of the exit court may be unprotected.

11. *Exit Signs and Illuminations*

Exits shall be illuminated at any time the building is occupied with lights having an intensity of not less than 10.7 LUX at floor level; *Except*, that for Group A Occupancies, the exit illumination shall be provided with separate circuits or separated sources of power (but not necessarily separate from exit signs when these are required for exit sign illumination).

12. *Aisles*

Every portion of every building in which are installed seats, tables, merchandise, equipment, or similar materials shall be provided with aisles leading to an exit.

a. *Width*

Every aisle shall be not less than 800 millimeters wide if serving only one side, and not less than 1.00 meter wide if serving both sides. Such minimum width shall be measured at the point farthest from an exit, cross aisle, or foyer and shall be increased by 30 millimeters for every meter in length towards the exit, cross aisle or foyer.

Side aisles shall not be less than 1.10 meters in width.

b. *Exit Distance*

In areas occupied by seats and in Groups H and I Occupancies without seats, the line of travel to an exit door by an aisle shall be not more than 45.00 meters. With standard spacing, as specified in the Code, aisles shall be so located that there will be not more than seven (7) seats between the wall and an aisle and not more than fourteen (14) seats between aisles. The number of seats between aisles may be increased to thirty (30) where exits doors are provided along each side aisle of the row of seats at the rate of one (1) pair of exit doors for every five (5) rows of seats, provided further that the distance between seats back to back is at least 1.00 meter. Such exit doors shall provide a minimum clear width of 1.70 meters.

c. *Cross Aisles*

Aisles shall terminate in a cross aisle, foyer, or exit. The width of the cross aisle shall be not less than the sum of the required width of the widest aisle plus 50% of the total required width of the remaining aisle leading thereto. In Groups C, H and E Occupancies, aisles shall not be provided a dead end greater than 6.00 meters in length.

d. *Vomitories*

Vomitories connecting the foyer or main exit with the cross aisles shall have a total width not less than the sum of the required width of the widest aisles leading thereto plus 50% of the total required width of the remaining aisles leading thereto.

e. *Slope*

The slope portion of aisles shall not exceed a fall of 1 in 8.

13. *Seats*

a. *Seat Spacing*

With standard seating, the spacing of rows of seats from back-to-back shall be not less than 840 millimeters. With continental seating, the spacing of rows of unoccupied seats shall provide a clear width measured horizontally, as follows: 450 millimeters clear for rows of eighteen (18) seats or less; 500 millimeters clear for rows of thirty five (35) seats or less; 525 millimeters clear for rows of forty five (45) seats or less; and 550 millimeters clear for rows of forty six (46) seats or more.

b. *Width*

The width of any seat shall be not less than 450 millimeters.

14. *Reviewing Stands, Grandstands, and Bleachers*

a. *Height of Stands*

Stands made of combustible framing shall be limited to eleven (11) rows or 2.70 meters in height.

b. *Design Requirements*

The minimum unit live load for reviewing stands, grandstands, and bleachers shall be 500 kilograms per square meter of horizontal projection for the structure as a whole. Seat and footboards shall be 180 kilograms per linear meter. The sway force, applied to seats, shall be 35 kilograms per linear meter parallel to the seats and 15 kilograms per linear meter perpendicular to the seats. Sway forces need not be applied simultaneously with other lateral forces.

c. *Spacing of Seats*

i. *Row Spacing*

The minimum spacing of rows of seats measured from back-to-back shall be: 600 millimeters for seats without backrests in open air stands; 750 millimeters for seats with backrests; and 850 millimeters for chair seating. There shall be a space of not less than 300 millimeters between the back of each seat and the front of the seat immediately behind it.

ii. *Rise Between Rows*

The maximum rise from one row of seats to the next shall not exceed 400 millimeters.

iii. *Seating Capacity*

For determining the seating capacity of a stand, the width of any seat shall not be less than 450 millimeters nor more than 480 millimeters.

iv. *Number of Seats Between Aisles*

The number of seats between any seat and an aisle shall not be greater than fifteen (15) for open air stands with seats without backrests, a far open air stands with seats having backrests and seats without backrests within buildings and six (6) for seats with backrests in buildings.

d. *Aisles*

i. *Aisles Required*

Aisles shall be provided in all stands; *Except*, that aisles may be omitted when all the following conditions exist: Seats are without backrests; the rise from row to row does not exceed 300 millimeters per row; the number of rows does not exceed eleven (11) in height; the top seating board is not over 3.00 meters above grade; and the first seating board is not more than 500 millimeters above grade.

ii. *Obstructions*

No obstruction shall be placed in the required width of any aisle or exitway.

iii. *Stairs Required*

When an aisle is elevated more than 200 millimeters above grade, the aisle shall be provided with a stairway or ramp whose width is not less than the width of the aisle.

iv. *Dead End*

No vertical aisle shall have a dead end more than sixteen (16) rows in depth regardless of the number of exits required.

v. *Width*

Aisles shall have a minimum width of 1.10 meters.

e. *Stairs and Ramps*

The requirements in the Code shall apply to all stairs and ramps except for portions that pass through the seating area.

i. *Stair Rise and Run*

The maximum rise of treads shall not exceed 200 millimeters and the minimum width of the run shall be 280 millimeters. The maximum variation in the width of treads in any one (1) flight shall not be more than 5 millimeters and the maximum variation in one (1) height of two (2) adjacent rises shall not exceed 5 millimeters.

ii. *Ramp Slope*

The slope of a ramp shall not exceed 1 in 8. Ramps shall be roughened or shall be of approved non-slip material.

iii. *Handrails*

A ramp with a slope exceeding 1 in 10 shall have handrails. Stairs for stands shall have handrails. Handrails shall conform to the requirements of the Code.

f. *Guardrails*

i. Guardrails shall be required in all locations where the top of a seat plank is more than 1.20 meters above the grade and at the front of stands elevated more than 600 millimeters above grade. Where only sections of stands are used, guardrails shall be provided as required in the Code.

ii. Railings shall be 1.10 meters above the rear of a seat plank or 1.10 meters above the rear of the steps in an aisle when the guardrail is parallel and adjacent to the aisle; *Except*, that the height may be reduced to 900 millimeters for guardrails located in front of the grandstand.

iii. A midrail shall be placed adjacent to any seat to limit the open distance above the top of any part of a seat to 250 millimeters where the seat is at the extreme end or at the extreme rear of the bleachers or grandstand. The intervening space shall have one additional rail midway in the opening; *Except*, that railings may be omitted when stands are placed directly against a wall or fence giving equivalent protection; stairs and ramps shall be provided with guardrails. Handrails at the front of stands and adjacent to an aisle shall be

designed to resist a load of 75 kilograms per linear meter applied at the top rail. Other handrails shall be designed to resist a load of 40 kilograms per linear meter.

g. *Foot Boards*

Footboards shall be provided for all rows of seats above the third (3rd) row or beginning at such point where the seating plank is more than 600 millimeters above grade.

h. *Exits*

i. *Distance to Exit*

The line of travel to an exit shall not be more than 45.00 meters. For stands with seats without backseats, this distance may be measured by direct line from a seat to the exit from the stand.

ii. *Aisle Used as Exit*

An aisle may be considered as only one (1) exit unless it is continuous at both ends to a legal building exit or to a safe dispersal area.

iii. *Two (2) Exits Required*

A stand with the first (1st) seating board not more than 500 millimeters above grade of floor may be considered to have two (2) exits when the bottom of the stand is open at both ends. Every stand or section of a stand within a building shall have at least two means of egress when the stand accommodates more than fifty (50) persons. Every open air stand having seats without backrests shall have at least two (2) means of egress when the stand accommodates more than three hundred (300) persons.

iv. *Three (3) Exits Required*

Three (3) exits shall be required for stands within a building when there are more than 300 occupants within a stand and for open air stands with seats without backrests where a stand or section of a stand accommodates more than one thousand (1000) occupants.

v. *Four (4) Exits Required*

Four (4) exits shall be required when a stand or section of a stand accommodates more than 1000 occupants; *Except*, that for an open air stand with seats without backrest four (4) exits need not be provided unless there are accommodations for more than three thousand (3000) occupants.

vi. *Width*

The total width of exits in meters shall not be less than the total occupant load served divided by one hundred sixty five (165); *Except*, that for open air stands with seats without backrest the total width of exits in meters shall be not less than the total occupant load served divided by five hundred (500) when exiting by stairs, and divided by six hundred fifty (650) when exiting by ramps or horizontally. When both horizontal and stair exits are used, the total width of exits shall be determined by using both figures as applicable. No exit shall be less than 1.10 meters in width. Exits shall be located at a reasonable distance apart. When only two (2) exits are provided, they shall be spaced not less than one-fifth (1/5) of the perimeter apart.

i. *Securing of Chairs*

Chairs and benches used on raised stands shall be secured to the platforms upon which they are placed; *Except*, that when less than twenty five (25) chairs are used upon a single raised platform the fastening of seats to the platform may be omitted. When more than five hundred (500) loose chairs are used in connection with athletic events, chairs shall be fastened together in groups of not less than three (3), and shall be tied or staked to the ground.

j. *Safe Dispersal Area*

Each safe dispersal area shall have at least two (2) exits. If more than six thousand (6000) persons are to be accommodated within such an area, there shall be a minimum of three (3) exits, and for more than nine thousand (9000) persons there shall be a minimum of four (4) exits. The aggregate clear width of exits from a safe dispersal area shall be determined on the basis of not less than one (1) exit unit of 600 millimeters for each five hundred (500) persons to be accommodated and no exit shall be less than 1.10 meters in width, a reasonable distance apart that shall be spaced not less than one-fifth (1/5) of the perimeter of the area apart from each other.

15. *Special Hazards*

a. *Boiler Rooms*

Except in Group A Occupancies, every boiler room and every room containing an incinerator or liquefied petroleum gas or liquid fuel-fired equipment shall be provided with at least two (2) means of egress, one of which may be a ladder. All interior openings shall be protected as provided for in the Code.

b. *Cellulose Nitrate Handling*

Film laboratories, projection rooms, and nitro-cellulose processing rooms shall have not less than two exits.

SECTION 1208. Skylights

1. All skylights shall be constructed with metal frames except those for Groups A and J Occupancies. Frames of skylights shall be designed to carry loads required for roofs. All skylights, the glass of which is set at an angle of less than 45° from the horizontal, if located above the first storey, shall be set at least 100 millimeters above the roof. Curbs on which the skylights rest shall be constructed of incombustible materials except for Types I or II Construction.
2. Spacing between supports in one direction for flat wired glass in skylights shall not exceed 625 millimeters. Corrugated wired glass may have supports 1.50 meters apart in the direction of the corrugation. All glass in skylights shall be wired glass; *Except*, that skylights over vertical shafts extending through two (2) or more storeys shall be glazed with plain glass as specified in the Code; *Provided*, that wired glass may be used in ventilation equal to not less than one-eighth (1/8) the cross-sectional area of the shaft but never less than 1.20 meters provided at the top of such shaft. Any glass not wired glass shall be protected above and below with a screen constructed of wire not smaller than 2.5 millimeters in diameter with a mesh not larger than 25 millimeters. The screen shall be substantially supported below the glass.

3. Skylights installed for the use of photographers may be constructed of metal frames and plate glass without wire netting.
4. Ordinary glass may be used in the roof and skylights for greenhouses, *Provided*, that height of the greenhouses at the ridge does not exceed 6.00 meters above the grade. The use of wood in the frames of skylights will be permitted in greenhouses outside of highly restrictive Fire Zones if the height of the skylight does not exceed 6.00 meters above the grade, but in other cases metal frames and metal sash bars shall be used.
5. Glass used for the transmission of light, if placed in floors or sidewalks, shall be supported by metal or reinforced concrete frames, and such glass shall not be less than 12.5 millimeters in thickness. Any such glass over 100 sq. centimeters in area shall have wire mesh embedded in the same or shall be provided with a wire screen underneath as specified for skylights in the Code. All portions of the floor lights or sidewalk lights shall be of the same strength as required for floor or sidewalk construction, except in cases where the floor is surrounded by a railing not less 1.10 meters in height, in which case the construction shall be calculated for not less than roof loads.

SECTION 1209. Bays, Porches, and Balconies

Walls and floors in bay and oriel windows shall conform to the construction allowed for exterior walls and floors of the type of construction of the building to which they are attached. The roof covering of a bay or oriel window shall conform to the requirements of the roofing of the main roof. Exterior balconies attached to or supported by wall required to be of masonry, shall have brackets or beams constructed of incombustible materials. Railings shall be provided for balconies, landings, or porches which are more than 750 millimeters above grade.

SECTION 1210. Penthouses and Roof Structures

1. *Height*

No penthouse or other projection above the roof in structures of other than Type V construction shall exceed 8.40 meters above the roof when used as an enclosure for tanks or for elevators which run to the roof and in all other cases shall not extend more than 3.60 meters in height with the roof.

2. *Area*

The aggregate area of all penthouses and other roof structures shall not exceed one third (1/3) of the area of the supporting roof.

3. *Prohibited Uses*

No penthouse, bulkhead, or any other similar projection above the roof shall be used for purposes other than shelter of mechanical equipment or shelter of vertical shaft openings in the roof. A penthouse or bulkhead used for purposes other than that allowed by this Section shall conform to the requirements of the Code for an additional storey.

4. *Construction*

Roof structures shall be constructed with walls, floors, and roof as required for the main portion of the building except in the following cases:

- a. On Types III and IV constructions, the exterior walls and roofs of penthouses which are 1.50 meters or more from an adjacent property line may be of one-hour fire-resistive incombustible construction.
- b. Walls not less than 1.50 meters from an exterior wall of a Type IV construction may be of one-hour fire-resistive incombustible construction.

The above restrictions shall not prohibit the placing of wood flagpoles or similar structures on the roof of any building.

5. *Towers and Spires*

Towers and spires when enclosed shall have exterior walls as required for the building to which they are attached. Towers not enclosed and which extend more than 20.00 meters above the grade shall have their framework constructed of iron, steel, or reinforced concrete. No tower or spire shall occupy more than one-fourth (1/4) of the street frontage of any building to which it is attached and in no case shall the base area exceed 150.00 sq. meters unless it conforms entirely to the type of construction requirements of the building to which it is attached and is limited in height as a main part of the building. If the area of the tower and spire exceeds 10.00 sq. meters on any horizontal cross section, its supporting frames shall extend directly to the ground. The roof covering of the spires shall be as required for the main room of the rest of the structure. Skeleton towers used as radio masts, neon signs, or advertisement frames and placed on the roof of any building shall be constructed entirely of incombustible materials when more than 7.50 meters in height, and shall be directly supported on an incombustible framework to the ground. No such skeleton towers shall be supported on roofs of combustible framings. They shall be designed to withstand a wind load from any direction in addition to any other loads.

SECTION 1211. Chimneys, Fireplaces, and Barbecues

1. *Chimneys*

a. *Structural Design*

Chimneys shall be designed, anchored, supported, reinforced, constructed, and installed in accordance with generally accepted principles of engineering. Every chimney shall be capable of producing a draft at the appliance not less than that required for the safe operation of the appliance connected thereto. No chimney shall support any structural load other than its own weight unless it is designed to act as a supporting member. Chimneys in a wood-framed building shall be anchored laterally at the ceiling line and at each floor line which is more than 1.80 meters above grade, except when entirely within the framework or when designed to be free standing.

b. *Walls*

Every masonry chimney shall have walls of masonry units, bricks, stones, listed masonry chimney units, reinforced concrete or equivalent solid thickness of hollow masonry and lined with suitable liners in accordance with the following requirements:

i. *Masonry Chimneys for Residential Type Appliances*

Masonry chimneys shall be constructed of masonry units or reinforced concrete with walls not less than 100 millimeters thick; or of rubble stone masonry not less than 300 millimeters thick. The chimney liner shall be in accordance with the Code.

ii. *Masonry Chimneys for Low Heat Appliances*

Masonry chimneys shall be constructed of masonry units or reinforced concrete with walls not less than 200 millimeters thick; *Except*, that rubble stone masonry shall be not less than 300 millimeters thick. The chimney liner shall be in accordance with the Code.

iii. *Masonry Chimneys for Medium-Heat Appliances*

Masonry chimneys for medium-heat appliances shall be constructed of solid masonry units or reinforced concrete not less than 200 millimeters thick, *Except*, that stone masonry shall be not less than 300 millimeters thick and, in addition shall be lined with not less than 100 millimeters of firebrick laid in a solid bed of fire clay mortar with solidly filled head, bed, and wall joints, starting not less than 600 millimeters below the chimney connector entrance. Chimneys extending 7.50 meters or less above the chimney connector shall be lined to the top.

iv. *Masonry Chimneys for High-Heat Appliances*

Masonry chimneys for high-heat appliances shall be constructed with double walls of solid masonry units or reinforced concrete not less than 200 millimeters in thickness, with an air space of not less than 50 millimeters between walls. The inside of the interior walls shall be of firebrick not less than 100 millimeters in thickness laid in a solid bed of fire clay mortar with solidly filled head, bed, and wall joints.

v. *Masonry Chimneys for incinerators installed in Multi-Storey Buildings (Apartment-Type Incinerators)*

Chimneys for incinerators installed in multi-storey buildings using the chimney passageway as a refuse chute where the horizontal grate area of combustion chamber does not exceed 0.80 sq. meter shall have walls of solid masonry or reinforced concrete, not less than 100 millimeters thick with a chimney lining as specified in the Code. If the grate area of such an incinerator exceeds 0.80 sq. meter, the walls shall not be less than 100 millimeters of firebrick except that higher than 9.00 meters above the roof of the combustion chamber, common brick alone 200 millimeters in thickness may be used.

vi. *Masonry Chimneys for Commercial and Industrial Type Incinerators*

Masonry chimneys for commercial and industrial type incinerators of a size designed for not more than 110 kilograms of refuse per hour and having a horizontal grate area not exceeding 0.50 sq. meter shall have walls of solid masonry or reinforced concrete not less than 100 millimeters thick with lining of not less than 100 millimeters of firebrick, which lining shall extend for not less than 12.00 meters above the roof of the combustion chamber. If the design capacity of grate area of such an incinerator exceeds 110 kilograms per hour and 0.80 sq. meter respectively, walls shall not be less than 200 millimeters thick, lined with not less than 100 millimeters of firebrick extending the full height of the chimney.

- c. *Linings*
Fire clay chimney lining shall not be less than 15 millimeters thick. The lining shall extend from 200 millimeters below the lowest inlet or, in the case of fireplace, from the throat of the fireplace to a point above enclosing masonry walls. Fire clay chimney linings shall be installed ahead of the construction of the chimney as it is carried up, carefully bedded one on the other in fire clay mortar, with close-fitting joints left smooth on the inside. Firebrick not less than 500 millimeters thick may be used in place of fire clay chimney.
- d. *Area*
No chimney passageway shall be smaller in area than the vent connection of the appliance attached thereto.
- e. *Height*
Every masonry chimney shall extend at least 600 millimeters above the part of the roof through which it passes and at least 600 millimeters above the highest elevation of any part of a building within 3.00 meters to the chimney.
- f. *Corbeling*
No masonry chimney shall be corbeled from a wall more than 150 millimeters nor shall a masonry chimney be corbeled from a wall which is less than 300 millimeters in thickness unless it projects equally on each side of the wall. In the second (2nd) storey of a two-storey building of Group A Occupancy, corbeling of masonry chimneys on the exterior of the enclosing walls may equal the wall thickness. In every case the corbeling shall not exceed 25 millimeters projection for each course of brick.
- g. *Change in Size or Shape*
No change in the size or shape of a masonry chimney shall be made within a distance of 150 millimeters above or below the roof joints or rafters where the chimney passes through the roof.
- h. *Separation*
When more than one passageway is contained in the same chimney, masonry separation at least 100 millimeters thick bonded into the masonry wall of the chimney shall be provided to separate passageways.
- i. *Inlets*
Every inlet to any masonry chimney shall enter the side thereof and shall be of not less than 3 millimeters thick metal or 16 millimeters refractory material.
- j. *Clearance*
Combustible materials shall not be placed within 50 millimeters of smoke chamber or masonry chimney walls when built within a structure, or within 25 millimeters when the chimney is built entirely outside the structure.
- k. *Termination*
All incinerator chimneys shall terminate in a substantially constructed spark arrester having a mesh not exceeding 20 millimeters.
- l. *Cleanouts*
Cleanout openings shall be provided at the base of every masonry chimney.

Fireplaces and Barbecues

Fireplaces, barbecues, smoke chambers, and fireplace chimneys shall be of solid masonry or reinforced concrete and shall conform to the minimum requirements specified in the Code.

a. Fireplace Walls

Walls of fireplaces shall not be less than 200 millimeters in thickness. Walls of fireboxes shall not be less than 250 millimeters in thickness; *Except*, that where a lining of firebrick is used, such walls shall not be less than 200 millimeters in thickness. The firebox shall not be less than 500 millimeters in depth. The maximum thickness of joints in firebrick shall be 10 millimeters.

b. Hoods

Metal hoods used as part of a fireplace or barbecue shall be not less than No. 18 gauge copper, galvanized iron, or other equivalent corrosion-resistant ferrous metal with all seams and connections of smokeproof unsoldered construction. The hoods shall be sloped at an angle of 45° or less from the vertical and shall extend horizontally at least 150 millimeters beyond the limits of the firebox. Metal hoods shall be kept a minimum of 400 millimeters from combustible materials.

c. Circulators

Approved metal heat circulators may be installed in fireplaces.

d. Smoke Chamber

Front and side walls shall not be less than 200 millimeters in thickness. Smoke chamber back walls shall not be less than 150 millimeters in thickness.

e. Fireplace Chimneys

Walls of chimneys without flue lining shall not be less than 200 millimeters in thickness. Walls of chimneys with flue lining shall not be less than 100 millimeters in thickness and shall be constructed in accordance with the requirements of the Code.

f. Clearance to Combustible Materials

Combustible materials shall not be placed within 50 millimeters of fireplace, smoke chamber, or chimney walls when built entirely within a structure, or within 25 millimeters when the chimney is built entirely outside the structure. Combustible materials shall not be placed within 150 millimeters of the fireplace opening. No such combustible material within 300 millimeters of the fireplace opening shall project more than 3 millimeters for each 25 millimeters clearance from such opening. No part of metal hoods used as part of a fireplace, barbecue or heating stoves shall be less than 400 millimeters from combustible material. This clearance may be reduced to the minimum requirements set forth in the Code.

g. *Area of Flues, Throats, and Dampers*

The net cross-sectional area of the flue and of the throat between the firebox and the smoke chamber of a fireplace shall not be less than the requirements to be set forth by the Secretary. Where dampers are used, they shall be of not less than No. 12 gauge metal. When fully opened, damper opening shall be not less than 90% of the required flue area. When fully open, damper blades shall not extend beyond the line of the inner face of the flue.

h. *Lintel*

Masonry over the fireplace opening shall be supported by a non-combustible lintel.

i. *Hearth*

Every fireplace shall be provided with a brick, concrete, stone, or other approved non-combustible hearth slab at least 300 millimeters wider on each side than the fireplace opening and projecting at least 450 millimeters therefrom. This slab shall not be less than 100 millimeters thick and shall be supported by a noncombustible material or reinforced to carry its own weight and all imposed loads.

SECTION 1212. Fire-Extinguishing Systems

1. *Fire-Extinguishing Systems* – Where required, standard automatic fire-extinguishing systems shall be installed in the following places, and in the manner provided in the Code.

- a. In every storey, basement or cellar with an area of 200.00 sq. meters or more which is used for habitation, recreation, dining, study, or work, and which has an occupant load of more than twenty (20).

- b. In all dressing rooms, rehearsal rooms, workshops or factories, and other rooms with an occupant load of more than ten (10) or assembly halls under Group H and I Occupancies with occupant load of more than five hundred (500), and if the next doors of said rooms are more than 30.00 meters from the nearest safe fire dispersal area of the building or opening to an exit court or street.

- c. In all rooms used for storage or handling of photographic x-ray nitrocellulose films and other inflammable articles.

2. *Dry Standpipes* – Every building four (4) or more storeys in height shall be equipped with one or more dry standpipes.

- a. *Construction and Tests* – Dry standpipes shall be of wrought iron or galvanized steel and together with fittings and connections shall be of sufficient strength to withstand 20 kilograms per square centimeter of water pressure when ready for service, without leaking at the joints, valves, or fittings. Tests shall be conducted by the owner or the building contractor in the presence of a representative of the Building Official whenever deemed necessary for the purpose of certification of its proper function.

- b. *Size* – Dry standpipes shall be of such size as to be capable of delivering 900 liters of water per minute from each of any three (3) outlets simultaneously under the pressure created by one (1) fire engine or pumper based on the standard equipment available.

- c. *Number Required* – Every building four (4) or more storeys in height where the area of any floor above the third (3rd) floor is 950 sq. meters or less, shall be equipped with at least one (1) dry standpipe and an additional standpipe shall be installed for each additional 950 sq. meters or fraction thereof.

- d. *Location* – Standpipes shall be located within enclosed stairway landings or near such stairways as possible or immediately inside of an exterior wall and within 300 millimeters of an opening in a stairway enclosure of the balcony or vestibule of a smokeproof tower or an outside exit stairway.
- e. *Siamese Connections* - Subject to the provisions of subparagraph (b) all 100 millimeters dry standpipes shall be equipped with a two-way Siamese fire department connection. All 125 millimeters dry standpipes shall be equipped with a three-way Siamese fire department connection, and 150 millimeters dry standpipes shall be equipped with four-way Siamese fire department connections. All Siamese inlet connections shall be located on a street-front of the building and not less than 300 millimeters nor more than 1.20 meters above the grade and shall be equipped with a clapper-checks and substantial plugs. All Siamese inlet connections shall be recessed in the wall or otherwise substantially protected.
- f. *Outlets* - All dry standpipes shall extend from the ground floor to and over the roof and shall be equipped with a 63 millimeters outlet nor more than 1.20 meters above the floor level at each storey. All dry standpipes shall be equipped with a two-way 63 millimeters outlet above the roof. All outlets shall be equipped with gate valves.
- g. *Signs* – An iron or bronze sign with raised letters at least 25 millimeters high shall be rigidly attached to the building adjacent to all Siamese connections and such signs shall read: “CONNECTION TO DRY STANDPIPE”.
- 3. *Wet Standpipes* – Every Group H and I Occupancy of any height, and every Group C Occupancy of two (2) more storeys in height, and every Group B, D, E, F and G Occupancy of three (3) or more storeys in height and every Group G and E Occupancy over 1800 sq. meters in area shall be equipped with one or more interior wet standpipes extending from the cellar or basement into the topmost storey; *Provided*, that Group H buildings having no stage and having a seating capacity of less than five hundred (500) need not be equipped with interior wet standpipes.
 - a. *Construction* – Interior wet standpipes shall be constructed of the same materials as those required for dry standpipes.
 - b. *Size*
 - i. Interior wet standpipes shall have an internal diameter sufficient to deliver 190 liters of water per minute under 2.00 kilograms per square centimeter pressure at the hose connections. Buildings of Group H and I Occupancy shall have wet standpipes systems capable of delivering the required quantity and pressure from any two (2) outlets simultaneously; for all other Occupancies only one (1) outlet need be figured to be opened at one time. In no case shall the internal diameter of a wet standpipe be less than 50 millimeters, except when the standpipe is attached to an automatic fire-extinguishing system.
 - ii. Any approved formula which determines pipe sizes on a pressure drop basis may be used to determine pipe size for wet standpipe systems. The Building Official may require discharge capacity and pressure tests on completed wet standpipe systems.
 - c. *Number required* – The number of wet standpipes when required in the Code shall be so determined that all portions of the building are within 6.00 meters of a nozzle attached to a hose 23.00 meters in length.

- d. *Location* – In Group H and I Occupancies, outlets shall be located as follows: one (1) on each side of the stage, one (1) at the rear of the auditorium, and one (1) at the rear of the balcony. Where occupant loads are less than five hundred (500) the above requirements may be waived; *Provided*, that portable fire extinguishers of appropriate capacity and type are installed within easy access from the said locations. In Group B, C, D, E, F and G Occupancies, the location of all interior wet standpipes shall be in accordance with the requirement for dry standpipes; *Provided*, that at least one (1) standpipe is installed to cover not more than 650 sq. meters.
- e. *Outlets*. All interior wet standpipes shall be equipped with a 38 millimeter valve in each storey, including the basement or cellar of the building, and located not less than 300 millimeters nor more than 1.20 meters above the floor.
- f. *Threads*. All those threads used in connection with the installation of such standpipes, including valves and reducing fittings shall be uniform with that prescribed by the Secretary.
- g. *Water Supply*. All interior wet standpipes shall be connected to a street main not less than 100 millimeters in diameter, or when the water pressure is insufficient, to a water tank of sufficient size as provided in subparagraph (h). When more than one (1) interior wet standpipe is required in the building, such standpipe shall be connected at their bases or at their tops by pipes of equal size.
- h. *Pressure and Gravity Tanks* – Tanks shall have a capacity sufficient to furnish at least 1,500 liters per minute for a period of not less than 10 minutes. Such tanks shall be located so as to provide not less than 2 kilograms per square centimeter pressure at the topmost base outlet for its entire supply. Discharge pipes from pressure tanks shall extend 50 millimeters into and above the bottom of such tanks. All tanks shall be tested in place after installation and proved tight at a hydrostatic pressure 50% in excess of the working pressure required. Where such tanks are used for domestic purposes the supply pipe for such purposes shall be located at or above the center line of such tanks. Incombustible supports shall be provided for all such supply tanks and not less than a 900 millimeters clearance shall be maintained over the top and under the bottom of all pressure tanks.
 - i. *Fire pumps*. Fire pumps shall have a capacity of not less than 1,000 liters per minute with a pressure not less than 2 kilograms per square centimeter at the topmost hose outlet. The source of supply for such pump shall be a street water main of not less than 100 millimeters diameter or a well or cistern containing a one-hour supply. Such pumps shall be supplied with an adequate source of power and shall be automatic in operation.
 - j. *Hose and Hose Reels* – Each hose outlet of all interior wet standpipes shall be supplied with a hose not less than 38 millimeters in diameter. Such hose shall be equipped with a suitable brass or bronze nozzle and shall be not over 23.00 meters in length. An approved standard form of wall hose reel or rack shall be provided for the hose and shall be located so as to make the hose readily accessible at all times and shall be recessed in the walls or protected by suitable cabinets.
- 4. *Basement Pipe Inlets* – Basement pipe inlets shall be installed in the first (1st) floor of every store, warehouse, or factory where there are cellars or basements under same; *Except*, where in such cellars or basements there is installed a fire-extinguishing system as specified in the Code or where such cellars or basements are used for banking purposes, safe deposit vaults, or similar uses.

- a. *Material* – All basement pipe inlets shall be of cast iron, steel, brass, or bronze with lids of cast brass or bronze and shall consist of a sleeve not less than 200 millimeters in diameter through the floor extending to and flush with the ceiling below and with a top flange, recessed with an inside shoulder, to receive the lid and flush with the finished floor surface. The lid shall be a solid casting and shall have a ring lift recessed on the top thereof, so as to be flushed. The lid shall have the words “FOR FIRE DEPARTMENT ONLY, DO NOT COVER UP” cast on the top thereof. The lid shall be installed in such a manner as to permit its removal readily from the inlet.
 - b. *Location*. Basement pipe inlets shall be strategically located and kept readily accessible at all times to the Fire Department.
5. *Approval* – All fire-extinguishing systems, including automatic sprinklers, wet and dry standpipes, automatic chemical extinguishers, basement pipe inlets, and the appurtenances thereto shall meet the approval of the Fire Department as to installation and location and shall be subject to such periodic test as it may require.

SECTION 1213. Stages and Platform

1. *Stage Ventilators* – There shall be one (1) or more ventilators constructed of metal or other incombustible material near the center and above the highest part of any working stage raised above the stage roof and having a total ventilation area equal to at least 5% of the floor area within the stage walls. The entire equipment shall conform to the following requirements:
- a. *Opening Action* – Ventilators shall open by spring action or force of gravity sufficient to overcome the effects of neglect, rust, dirt, or expansion by heat or warping of the framework.
 - b. *Glass* – Glass, if used in ventilators, must be protected against falling on the stage. A wire screen, if used under the glass, must be so placed that if clogged it cannot reduce the required ventilating area or interfere with the operating mechanism or obstruct the distribution of water from the automatic fire extinguishing systems.
 - c. *Design* – Ventilators, penthouses, and supporting framework shall be designed in accordance with the Code.
 - d. *Spring Actuation* – Springs, when employed to actuate ventilator doors, shall be capable of maintaining full required tension indefinitely. Springs shall not be stressed more than 50% of their rated capacity and shall not be located directly in the air stream, nor exposed to elements.
 - e. *Location of Fusible Links* – A fusible link shall be placed in the cable control system on the underside of the ventilator at or above the roof line or as approved by the Building Official, and shall be so located as not to be affected by the operation of fire-extinguishing systems.
 - f. *Control* – Remote, manual or electrical control shall provide for both opening and closing of the ventilator doors for periodic testing and shall be located at a point on the stage designated by the Building Official. When remote control of ventilator is electrical, power failure shall not affect its instant operation in the event of fire. Hand winches may be employed to facilitate operation of manually controlled ventilators.

2. *Gridirons* –

- a. Gridirons, fly galleries, and pin-rails shall be constructed of incombustible materials and fire protection of steel and iron may be omitted. Gridirons and fly galleries shall be designed to support a live load of not less than 367 kilograms per sq. meter. Each loft block well shall be designed to support 373 kilograms per linear meter and the head block well shall be designed to support the aggregate weight of all the loft block wells served. The head block well must be provided with an adequate strongback or lateral brace to offset torque.
- b. The main counterweight sheave beam shall be designed to support a horizontal and vertical uniformly distributed live load sufficient to accommodate the weight imposed by the total number of loft blocks in the gridiron. The sheave blocks shall be designed to accommodate the maximum load for the loft or head blocks served with a safety factor of five (5).

3. *Rooms Accessory to Stage* – In a building having a stage, the dressing room sections, workshops, and storerooms shall be located on the stage side of the proscenium wall and shall be separated from each other and from the stage by not less than a One-Hour Fire-Resistive Occupancy Separation.

4. *Proscenium Walls* – A stage shall be completely separated from the auditorium by a proscenium wall of not less than two-hour incombustible construction. The proscenium wall shall extend not less than 1.20 meters above the roof over the auditorium. Proscenium walls may have, in addition to the main proscenium openings, one (1) opening at the orchestra pit level and not more than two (2) openings at the stage floor level, each of which shall be not more than 2.00 sq. meters in area. All openings in the proscenium wall of stage shall be protected by a fire assembly having a one and one-half - hour fire-resistive rating. The proscenium opening, which shall be the main opening for viewing performances, shall be provided with a self-closing fire-resistive curtain as specified in the Code.

5. *Stage Floor* – The type of construction for stage floors shall depend upon the requirements based on the Type of Occupancy and the corresponding fire-resistive requirements. All parts of the stage floor shall be designed to support not less than 620 kilograms per square meters. Openings through stage floors shall be equipped with tight-fitting trap doors of wood of not less than 50 millimeters nominal thickness.

6. *Platforms* – The type of construction for platforms shall depend upon the requirements based on the Type of Occupancy and corresponding fire-resistive requirements. Enclosed platforms shall be provided with one (1) or more ventilators conforming to the requirements of stage ventilators; *Except*, that the total area shall be equal to 5% of the area of the platform. When more than one (1) ventilator is provided, they shall be so spaced as to provide proper exhaust ventilation. Ventilators shall not be required for enclosed platforms having a floor area of 45.00 sq. meters or less.

7. *Stage Exits* – At least one (1) exit not less than 900 millimeters wide shall be provided from each side of the stage opening directly or by means of a passageway not less than 900 millimeters in width to a street or exit court. An exit stair not less than 750 millimeters wide shall be provided for egress from each fly gallery. Each tier of dressing rooms shall be provided with at least two (2) means of egress each not less than 750 millimeters wide and all such stairs shall be constructed in accordance with the requirement specified in the Code. The stairs required in this Sub-section need not be enclosed.

SECTION 1214. Motion Picture Projection Rooms

1. *General Requirements* – The provisions of this Section shall apply only where ribbon type motion picture films in excess of 22-millimeter width and electric projection equipment are used. Every motion picture machine using ribbon type film in excess of 22 millimeter width and electric arc projections equipment, together with all electrical devices, rheostats, machines, and all such films present in any Group C, I, or H Occupancy, shall be enclosed in a projection room large enough to permit the operator to walk freely on either side and back of the machine.
2. *Construction* – Every projection room shall be of not less than one-hour fire-resistive construction throughout and the walls and ceiling shall be finished with incombustible materials. The ceiling shall be not less than 2.40 meters from the finished floor. The room shall have a floor area of not less than 7.00 sq. meters and 3.50 sq. meters for each additional machine.
3. *Exit* – Every projection room shall have at least two doorways separated by not less than one-third the perimeter of the room, each at least 750 millimeters wide and 2.00 meters high. All entrances to a projection room shall be protected by a self-closing fire assembly having a three-fourth - hour fire-resistive rating. Such doors shall open outward and lead to proper exits as required in the Code and shall not be equipped with any latch. The maximum width of such door shall be 750 millimeters
4. *Ports and Openings* – Ports in projection room walls shall be of three (3) kinds: projection ports; observation ports; and combination ports used for both observation and for stereopticon, spot or floodlight machines.
 - a. *Ports Required* – There shall be provided for each motion picture projector not more than one (1) projection port, which shall be limited in area to 750 sq. centimeters, and not more than one (1) observation port, which shall be limited in area to 1,300 sq. centimeters. There shall be not more than three (3) combination ports, each of which shall not exceed 750 millimeters by 600 millimeters. Each port opening shall be completely covered with a pane of glass; *Except*, that when acetate safety film is used, projection ports may be increased in size to an area not to exceed 4,500 sq. centimeters.
 - b. *Shutters* – Each port and every other opening in projection room walls, including, any fresh-air inlets but excluding exit doors and exhaust ducts, shall be provided with a shutter of not less than 2.4 millimeters thick sheet metal or its equivalent large enough to overlap at least 25 millimeters on all sides of such openings. Shutters shall be arranged to slide without binding in guides constructed of material equal to the shutters in strength and fire-resistance. Each shutter shall be equipped with a 74° fusible link, which when fused by heat will cause closure of the shutter by gravity. Shutters of a size greater than 1,300 sq. centimeters shall be equipped with a counter-balance. There shall also be a fusible link located over the upper magazine of each projector, which upon operating, will close all the shutters. In addition, there shall be provided suitable means for manually closing all shutters simultaneously from any projector head and from a point within the projection room near each exit door. Shutters on openings not in use shall be kept closed; *Except*, that shutters may be omitted when only acetate safety film is used.
5. *Ventilation*
 - a. *Inlet* – A fresh-air inlet from the exterior of the building not less than 900 sq. centimeters and protected with wire netting, shall be installed within 50 millimeters of the floor in every projection room, the source of which shall be remote from other outside vents or flues.
 - b. *Outlets* – Ventilation shall be provided by one (1) or more mechanical exhaust systems which shall draw air from each arc lamp housing to out-doors either directly or through an incombustible flue used for no other purpose. Exhaust capacity shall not be less than 0.50 cu. meter nor more than 1.40 cu. meter per minute for each arc lamp plus 5.60 cu. meters for the room itself. Systems shall be controlled from within the enclosure and shall have pilot lights to indicate operation. The exhaust systems serving the projection room may be extended to cover rooms associated therewith such as rewind rooms. No dampers shall be installed in such exhaust systems. Ventilation of these rooms shall not be connected in any way with ventilating or air-conditioning systems serving other portions of the building. Exhaust ducts shall be of incombustible material

and shall either be kept 25 millimeters from combustible material or covered with 10 millimeters of incombustible heat-insulating material.

6. *Regulation of Equipment* – All shelves, fixtures, and fixed equipment in a projection room shall be constructed of incombustible materials. All films not in actual use shall be stored in metal cabinets having individual compartments for reels or shall be in generally accepted shipping containers. No solder shall be used in the construction of such cabinets.

SECTION 1215. Lathing, Plastering, and Installation of Wall Boards

The installation of lath, plaster and gypsum wall board shall conform to the fire-resistive rating requirements and the type of construction of building.

RULE XIII - ELECTRICAL AND MECHANICAL REGULATIONS

SECTION 1301. Electrical Regulations

All electrical systems, equipment and installations mentioned in the Code shall conform to the provisions of the Philippine Electrical Code Part 1 (PEC-1) and Part 2 (PEC-2), as adopted by the Board of Electrical Engineering pursuant to Republic Act 7920, otherwise known as the Philippine Electrical Engineering Law.

1. Overhead Service Entrance

In Subdivisions, Housing Projects, Commercial and Industrial Buildings, overhead transmission and distribution voltages are required to supply power source including transformers, poles and supporting structures.

2. Attachments on and Clearances from Buildings

- a. An Attachment Plan approved by professional electrical engineer shall cover power lines and cables, transformers and other electrical equipment installed on or in buildings and shall be submitted to the local Building Official.
- b. Where building/s exceed 15.00 meters in height, overhead lines shall be arranged where practicable so that clear space or zone at least 1.80 meters (horizontal) will be left adjacent to the building or beginning not over 2.45 meters (horizontal) from the building, to facilitate the raising of ladders where necessary for fire fighting.

EXCEPTION: This requirement does not apply where it is the rule of the local fire department to exclude the use of ladders in alleys or other restricted places, which are generally occupied by supply lines.

3. Open Supply Conductors Attached to Buildings

Where the permanent attachment of open supply conductors to any class of buildings is necessary for service entrance, such conductors shall meet the following requirements:

- a. Conductors of more than 300 volts to ground shall not be carried along or near the surface of the building unless they are guarded or made inaccessible.
- b. To promote safety to the general public and to employees not authorized to approach conductors and other current-carrying parts of electric supply lines, such parts shall be arranged so as to provide adequate clearance from the ground or other space generally accessible, or shall be provided with guards so as to isolate persons effectively from accidental contact.
- c. Ungrounded service conduits, metal fixtures and similar noncurrent-carrying parts, if located in urban districts and where liable to become charged to more than 300 volts to ground, shall be isolated or guarded so as not to be exposed to accidental contact by unauthorized persons. As an alternative to isolation or guarding noncurrent-carrying parts shall be solidly or effectively grounded.
- d. Service drops passing over a roof shall be securely supported by substantial structures. Where practicable, such supports shall be independent of the building.

4. Conductors Passing By or Over Buildings

- a. Unguarded or accessible supply conductors carrying voltages in excess of 300 volts may be either beside or over buildings. The vertical or horizontal clearance to any buildings or its attachments (balconies, platforms, etc.) shall be as listed in Table XIII.1. The horizontal clearance governs above the roof level to the point where the diagonal equals the vertical

clearance requirements. This Rule should not be interpreted as restricting the installation of a trolley contact conductor over the approximate centerline of the track it serves. (Figure XIII.1.)

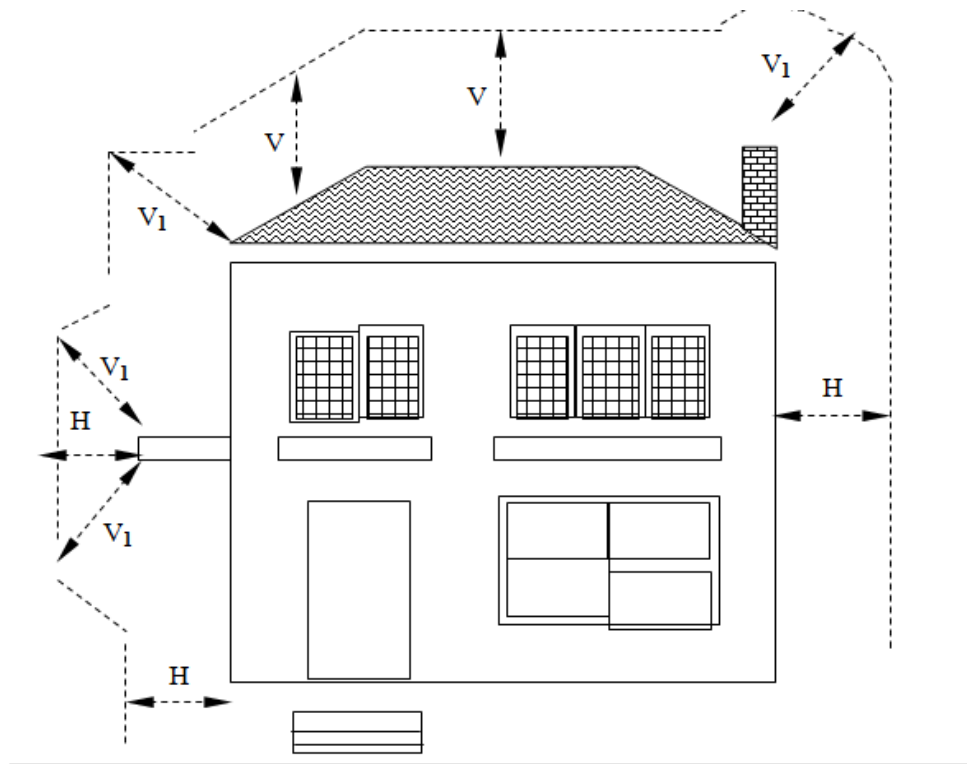
- b. Supply conductors of 300 volts or more, when placed near enough to windows, verandas, fire escapes, or other ordinarily accessible places, shall be properly guarded by grounded conduit and barriers.
- c. Where the required clearances cannot be obtained, supply conductors shall be grouped or bundled and supported by grounded messenger wires.

5. Clearance of Service Drops

- a. Service drop conductors shall not be readily accessible and when not in excess of 600 volts, shall conform to the following:
 - i. Conductors shall have a clearance of not less than 2.50 meters from the highest point of roofs over which they pass with the following exceptions:
 - (a) Where the voltage between conductors does not exceed 300 volts and the roof has a slope of not less than 100 millimeters in 300 millimeters, the clearance may not be less than 1.00 meter.
 - (b) Service drop conductors of 300 volts or less which do not pass over other than a maximum of 1.20 meters of the overhang portion of the roof for the purpose of terminating at a through-the-roof service raceway or approved support may be maintained at a minimum of 500 millimeters from any portion of the roof over which they pass.
- b. Conductors shall have a clearance of not less than 3.00 meters from the ground or from any platform or projection from which they might be reached.
- c. Conductors shall have a horizontal clearance of not less than 1.00 meter from windows, doors, porches, fire escapes, or similar locations and shall be run less than 1.00 meter above the top level of a window or opening.
- d. Service drop of conductors, when crossing a street, shall have a clearance of not less than 5.50 meters from the crown of the street or sidewalk over which it passes; and shall have a minimum clearance of 3.00 meters above ground at its point of attachment to the building or pedestal.
- e. No parts of swimming and wading pools shall be placed under existing service drop conductors or any other overhead wiring; nor shall such wiring be installed above the following:
 - i. Swimming and wading pools and the area extending 3.00 meters outward horizontally from the inside of the walls of the pool;
 - ii. Diving structures;
 - iii. Observation stands, towers or platforms.

TABLE XIII.1. Clearance of Wires, Conductors, Cables and Unguarded Rigid Energized Parts Adjacent but not Attached to Buildings and Other Installations Except Bridges

Clearance of	Insulated Communication conductors and cables; messengers; surge protection wires; grounded guys; neutral conductors	Supply cables of 0 to 750 V (mm)	Unguarded rigid energized parts, 0 to 750 V; non-insulated communication conductors (mm)	Supply cables over 750 V; open supply conductors, 0 to 750 V (mm)	Open supply conductors, over 750 V to 22 kV (mm)	Unguarded rigid energized parts, over 750 V to 22 kV (mm)
1. Buildings						
a. <i>Horizontal</i>						
(1) To walls, projection and guarded windows	1400	1500	1500	1700	2300	2000
(2) To unguarded windows	1400	1500	1500	1700	2300	2000
(3) To balconies and areas readily accessible	1400	1500	1500	1700	2300	2000
b. <i>Vertical</i>						
(1) Over or under roofs or projections not readily accessible to pedestrians	900	1070	3000	3200	3800	3600
(2) Over or under balconies and roofs readily accessible to pedestrians	3200	3400	3400	3500	4100	4000
(3) Over roofs accessible to vehicles but not subject to truck traffic	3200	3400	3400	3500	4100	4000
(4) Over roofs accessible to truck traffic	4700	4900	4900	5000	5600	5500
2. Signs, chimneys, billboards, radio and television antennas, and other installations not classified as buildings or bridges						
a. Horizontal	900	1070	1500	1700	2300	2000
b. Vertical over or under	900	1070	1700	1800	2450	2300



H – Minimum horizontal clearance

V – Minimum vertical clearance, measured
either diagonally or vertically

V_1 - Transition

Where:

$$V_1 = V$$

Figure XIII.1.

CLEARANCE DIAGRAM FOR BUILDING

6. Wiring Methods

Service entrance conductors extending along the exterior or entering buildings or other structures shall be installed in rigid steel conduit or concrete encased plastic conduit from point of service drop to meter base and from meter base to the disconnecting equipment. However, where the service entrance conductors are protected by approved fuses or breakers at their terminals (immediately after the service drop or lateral) they may be installed in any of the recognized wiring methods as provided by PEC-1.

- a. Abandoned lines and/or portions of lines no longer required to provide service shall be removed.
- b. Power pole, lines, service drop and other line equipment shall be free from any attachment for antennas, signs, streamers and the like.

7. Transformers

- a. Oil-insulated transformers rated more than 15 kV between conductors shall be installed inside a transformer vault.
- b. Dry-type and other transformers with non-flammable insulation shall be installed in a transformer room.
- c. Transformers shall be guarded as follows:
 - i. Appropriate provisions shall be made to minimize the possibility of damage to transformers from external causes where the transformers are located exposed to physical damage.
 - ii. Dry-type transformers shall be provided with a non-combustible moisture resistant case or enclosure which will provide reasonable protection against accidental insertion of foreign objects.
 - iii. The transformer installation shall conform to the provisions for guarding of live parts in PEC-1.
 - iv. The operating voltage of exposed live parts of transformer installations shall be indicated by signs or visible markings on the equipment or structures.

8. Provisions for Transformer Vault

- a. A transformer vault when required, shall be constructed in accordance with PEC-1 latest edition.
- c. Transformers and transformer vaults shall be accessible only to qualified personnel for inspection and maintenance.
- d. Adequate ventilation shall be provided for the transformer vault.

9. Capacitor

- a. This applies to installation of capacitors on electric circuits in buildings.

EXCEPTION: 1. Capacitors that are component of other apparatus shall conform to the requirements for such apparatus.

2. Capacitors in hazardous locations shall comply with additional requirements as prescribed in PEC-1.

- b. Installation of capacitors in which any single unit contains more than 11 liters of flammable liquid shall be in a vault or outdoor fence enclosures complying with PEC-1.

- c. Capacitors shall be protected from physical damage by location or by suitable fences, barriers or other enclosures.
- d. Capacitors shall be provided with non-combustible cases and supports.

10. Emergency Power Systems

- a. Shall provide electric power for the safety to life and property when normal electric power supply is interrupted.
- b. Shall have adequate capacity for the operation of the emergency load.
- c. For hospitals, the transition time to transfer power supply from the instant of interruption of normal power supply to the emergency supply shall not exceed 10 seconds.

11. Electrical Room

- a. An adequate space or area shall be provided at load centers where panel boards, breakers, switchgears and other electrical equipment are installed.

12. Service Equipment

- a. An adequate space or area shall be provided for the service equipment that shall be located in a readily accessible area, either inside or the outside walls of the building.

13. Metering Facilities

- a. Metering Vault, when required for primary service, shall be provided with natural or artificial ventilation.
- b. Metering space shall be provided for single metering or multi-metering centers for secondary service.

SECTION 1302. Mechanical Regulations

1. All mechanical systems, equipment and installations mentioned in the Code shall conform to the provisions of the Philippine Mechanical Code, as adopted by the Board of Mechanical Engineering pursuant to RA 8495 as amended, otherwise known as the Philippine Mechanical Engineering Law.

2. Guarding of Moving and Dangerous Parts

All prime movers, machines and machine parts, power transmission equipment shall be so guarded, shielded, fenced or enclosed to protect any person against exposure to or accidental contact with dangerous moving parts.

3. Cranes

- a. Adequate means like ladders, stairs or platforms shall be provided for cranes having revolving cabs or machine houses, to permit the operator to enter or leave the crane cab and reach the ground safely, irrespective of its position. If a step-over is provided, the gap must not exceed 300 millimeters.
- b. A gong or other effective warning device shall be mounted on each cage or cab.
- c. Temporary crane operation without warning device may be allowed provided there is a flagman whose sole duty is to warn those in the path of the crane or its load.
- d. The maximum rated load of all cranes shall be plainly marked on each side of the crane. If the crane has more than one hoisting unit, each hoist shall have marked on it or its load block, its rated capacity clearly legible from the ground or floor.

4. Hoists

- a. Operating control shall be plainly marked to indicate the direction of travel and provided with an effective warning device.
- b. Each hoist designed to lift its load vertically shall have its rated load legibly marked on the hoist or load block or at some easily visible space.
- c. A stop, which shall operate automatically, shall be provided at each switch, dead end rail or turntable to prevent the trolley running off when the switch is open.
- d. Each electric hoist motor shall be provided with electrically or mechanically operated brake so arranged that the brake will be applied automatically when the power is cut off from the hoist.

5. Elevators

Elevators shall be installed in all private and public buildings for public use accessible to disabled persons, pursuant to the objectives of Batas Pambansa Bilang 344 (Accessibility Law).

- a. Hoistway for elevators shall be substantially enclosed throughout their height, with no openings allowed except for necessary doors, windows or skylights.
- b. Ropes, wires or pipes shall not be installed in hoistways, except when necessary for the operation of the elevators.
- c. Hoistway pits shall be of such depth that when the car rests on the fully compressed buffers, a clearance of not less than 600 millimeters remains between the underside of the car and the bottom of the pit.

- d. When four (4) or more elevators serve all or the same portion of a building, they shall be located in not less than two (2) hoistways and in no case shall more than four (4) elevators be located in any one hoistway.
- e. Where a machine room or penthouse is provided at the top of a hoistway, it shall be constructed with sufficient room for repair and inspection. Access shall be by means of an iron ladder or stairs when the room is more than 600 millimeters above the adjacent floor or roof surface. The angle of inclination of such ladder or stairs shall not exceed 60° from the horizontal. This room shall not be used as living quarters or depository of other materials and shall be provided with adequate ventilation.
- f. Minimum number of hoisting ropes shall be three (3) for traction elevators and two (2) for drum type elevators.
- g. The minimum diameter of hoisting and counterweight ropes shall be 30 millimeters.
- h. Elevators shall be provided with Fall-Free Safety Device, over-load switch and reverse polarity relay.
- i. In apartments or residential condominiums of five (5) storeys or more, at least one (1) passenger elevator shall be kept on twenty-four (24) hour constant service.

6. Escalators

- a. The angle of inclination of an escalator shall not exceed 30° from the horizontal.
- b. The width between balustrades shall not be less than 560 millimeters nor more than 1.20 meters. This width shall not exceed the width of the steps by more than 330 millimeters.
- c. Solid balustrades of incombustible material shall be provided on each side of the moving steps. If made of glass, it shall be of tempered type glass.
- d. The rated speed, measured along the angle of inclination, shall be not more than 38 meters per minute.

7. Boilers and Pressure Vessels

a. Location of Boilers

- i. Boilers may be located inside buildings provided that the boiler room is of reinforced concrete or masonry and that the boiler room shall not be used for any other purpose. No part of the boiler shall be closer than 1.00 meter from any wall and shall have at least two (2) separate exits.
- ii. In case the main building is not made up of fire resistive materials, boilers shall be located outside the building at a distance of not less than 3.00 meters from the outside wall of the main building and the building housing the boiler shall be made up of fire-resistive materials.
- b. Smokestacks, whether self-supporting or guyed, shall be of sufficient capacity to handle fuel gases, shall be able to withstand a wind load of 175 kilometers per hour and shall rise at least 5.00 meters above the eaves of any building within a radius of 50.00 meters.
- c. Manufacturers/assemblers of boilers/pressure vessels/pressurized water heaters shall stamp each vessel on the front head or on any other suitable location with the name of the manufacturer, serial number, year of manufacture maximum allowable working pressure, heating surface in sq. meters, and thickness of shell.

- d. Boilers of more than 46.00 sq. meters heating surface shall each be provided with two (2) means of feeding water, one (1) steam driven and one (1) electrically driven, or one (1) pump and one (1) injector.
- e. Two (2) check valves shall be provided between any feed pump and the boiler in addition to the regular shut-off valve.
- f. Where two (2) or more boilers are connected in parallel, each steam outlet shall be provided with a non-return valve and a shut-off valve.
- g. In no case shall the maximum pressure of an existing boiler be increased to a greater pressure than would be allowed for a new boiler of same construction.
- h. Each boiler shall have at least one (1) safety valve. For boilers having more than 46.00 sq. meters of water heating surface or a generating capacity exceeding 910 kilograms per hour, two (2) or more safety valves shall be required.
- i. Each boiler shall have a steam gauge, with a dial range of not less than one and one-half times and not more than twice the maximum allowable working pressure. It may be connected to the steam space or to the steam connection to the water column.
- j. Repairs/replacements on any parts shall comply with the applicable section on New Installation of Boilers/Pressure Vessels of the Philippine Mechanical Code.
- k. Upon the completion of the installation, the Building Official shall conduct an inspection and test, and if found complying with requirements, a certificate of operation for a period not exceeding one (1) year shall be issued after payment of the required inspection fees.
- l. After a permit has been granted to install a boiler/pressure vessel/pressurized water heater upon payment of the installation fees therefore, it shall be the duty of the Building Official to make periodic inspection of the installation to determine compliance with the approved plans and specifications.
- m. The Building Official shall notify the owner in writing of the intended date of the annual inspection at least fifteen (15) days in advance but not to exceed thirty (30) days from the intended date of inspection.
- n. The owner/user shall prepare the boiler(s) for inspection and provide all labor and equipment required during said inspection.

8. Refrigeration and Air Conditioning

- a. The effective temperature and relative humidity of the air to be used for comfortable cooling shall be maintained at 20°Celsius to 24°Celsius and 50% to 60%, respectively, with 4.60 to 7.60 meters per minute air movement within the living zone.
- b. Water from evaporators, condensers and other machinery shall be properly collected into a suitable water or drainage system.
- c. Ducts shall be constructed entirely of non-combustible materials such as steel, iron, aluminum or other approved materials. Only fire retardant lining shall be used on the inside of ducts.
- d. Access doors shall be provided at all automatic dampers, fire dampers, thermostats and other apparatus requiring service and inspection in the duct system.
- e. Where ducts pass thru walls, floors or partitions, the space around the duct shall be sealed with fire resistant material equivalent to that of the wall, floor or partition, to prevent the passage of flame or smoke.

- f. When ducts or their outlets or inlets pass through firewalls, they shall be provided with automatic fire dampers that automatically close on both sides of the firewall through which they pass.
- g. Fire doors and fire dampers shall be arranged to close automatically and remain tightly closed, upon the operation of a fusible link or other approved heat actuated device, located where readily affected by an abnormal rise of temperature in the duct.
- h. Each refrigerating system shall be provided with a legible metal sign permanently attached and easily noticeable, indicating thereon the name of manufacturer or installer, kind and total number of kilograms of refrigerant contained in the system and applied field test pressure applied.
- i. In refrigerating plants of more than 45 kilograms, refrigerant, masks and helmets shall be used. These shall be kept in a suitable cabinet outside the machine room when not in use.
- j. Not more than 140 kilograms of refrigerant in approved containers shall be stored in a machine room at any given time.
- k. Where ammonia is used, the discharge may be into tank of water, which shall be used for no other purpose except ammonia absorption. At least 1 liter of water shall be provided for every 120 gallons of ammonia in the system.
- l. In a refrigerating system containing more than 9 kilograms, stop valves shall be installed in inlets and outlets of compressors, outlets of liquid receivers, and in liquid and suction branch headers.
- m. Window type air conditioners shall be provided with drainpipe or plastic tubing for discharging condensate water into a suitable container or discharge line.
- n. Window type air conditioners shall be provided with exhaust ducts if the exhaust is discharged into corridors/hallways/arcades/sidewalks, etc., and shall be installed at not less than 2.10 meters above the floor level.

9. Water Pumping for Buildings/Structures

- a. Installation of pumping equipment to supply buildings/structures directly from existing water supply system shall not be allowed. An underground water tank or cistern must be filled by gravity flow from the water supply system, from where pumps can be installed.
- b. To maintain water pressure in all floors of a building/structure, the following systems may be used:
 - i. Overhead tank supply – may be installed above the roof supported by the building/structure or on a separate tower.
 - (a) Water tanks shall be provided with a vent and an overflow pipe leading to a storm drain and shall be fully covered.
 - ii. Pneumatic tank – an unfired pressure vessel, initially full of air, into which water from mains is pumped.
 - (a) A suitable pressure switch shall stop the pump when pressure required is attained.
 - (b) Tanks shall be designed for twice the maximum total dynamic pressure required.
 - (c) An air volume control device shall be installed to maintain correct air volume inside the tank.

10. Pippings for Fuel, Gas and Steam

- a. Piping shall, as much as possible, run parallel to building walls.
- b. Grouped piping shall be supported on racks, on either horizontal or vertical planes.
- c. Piping on racks shall have sufficient space for pipe or chain wrenches so that any single line can be altered/repai-red/replaced without disturbing the rest.
- d. Piping 100 millimeters in diameter and above shall be flanged. Smaller sized pipes may be screwed.
- e. Piping subjected to varying temperatures shall be provided with expansion joints.
- f. Galvanized piping shall not be used for steam.
- g. Piping carrying steam, hot water or hot liquids shall not be embedded in concrete walls or floors and shall be properly insulated.
- h. Piping carrying propane, butane and other gas which are heavier than air, shall be provided with automatic shut-off devices. The automatic shut-off device is most effective if provided to each burner before the flexible connection.

11. Identification of piping by color and tag shall be as follows:

Material Piped	Pipe Color	Pipe Identification
Acetylene	Orange	Acetylene
Acid	Yellow	Acid
Air-High pressure	Yellow	H.P. Air
Air-Low Pressure	Green	L.P. Air
Ammonia	Yellow	Ammonia
Argon-Low Pressure	Green	L.P. Argon
Blast Furnace Gas	Orange	B.F. Gas
Carbon Dioxide	Red	Carbon Dioxide
Gasoline	Orange	Gasoline
Grease	Orange	Grease
Helium-Low Pressure	Green	L.P. Helium
Hydrogen	Orange	Hydrogen
Nitrogen-Low Pressure	Green	L.P. -Nitrogen
Oxygen	Orange	Oxygen
Oil	Orange	Oil
Steam-High Pressure	Yellow	H.P. Steam
Steam-Low Pressure	Yellow	L.P. Steam
Tar	Orange	Tar
Producer Gas	Orange	Producer Gas
Liquid Petroleum Gas	Orange	L. P. Gas
Vacuum-High	Orange	High Vacuum
Water-Boiler Feed	Yellow	Boiler Feed Water
Water-Cold	Green	Cold Water

Material Piped	Pipe Color	Pipe Identification
Water-Distilled	Green	Distilled Water
Water (Fire Service)	Red	Fire Service Water
Water-Hot	Yellow	Hot Water
Water-Low-Pressure (Excl. Of fire Service)	Green	L.P. Water
Water-High Pressure (Excl. of Fire service)	Yellow	H.P. Water
Water-Treated	Green	Treated Water
Oil and Water (For hydraulic system)	Green	Oil and Water
Oil and Water (For hydraulic system)	Orange	Oil and Water

RULE XIV - PHOTOGRAPHIC AND X-RAY FILMS

SECTION 1401. Storage and Handling

1. Storage rooms of unexposed photographic and x-ray films shall be provided with automatic fire extinguishing systems in the following cases:
 - a. When unexposed films in generally accepted safety shipping containers exceed the aggregate of 14.00 cu. meters;
 - b. Where shelving used for storage of individual packages not in said shipping containers exceeds 1.40 cu. meters in capacity; and
 - c. Storage is not in generally accepted safety shipping containers in any section not exceeding 14.00 cu. meters.
2. Film negatives in storage or in process of handling shall be kept in heavy Manila envelopes, not exceeding twelve (12) films to an envelope. Expanding envelopes shall not be used.
3. Film negatives shall be kept in properly insulated vented cabinets, vented storage vaults or outside storage houses. Not more than 110 kilograms shall be stored in any single cabinet. Where the film stored exceeds 450 kilograms, it shall be in vented storage vaults or in a detached structure or roof vault. Door openings in vaults shall be of four-hour fire-resistive construction and shall be kept closed except when in use.
4. Only incandescent electric light shall be permitted; protected with substantial wire guards or vapor proof globes or both. Portable lights on extension cords are prohibited. Conspicuous "NO SMOKING" signs shall be posted.
5. No films shall be stored within 600 millimeters of steam pipes, chimneys, or other sources of heat.
6. There shall be first aid provisions of types using water or water solutions. Discarded films shall be stored and handled in the same manner as other films until removed from the premises.

SECTION 1402. Classes of Film Exempted

1. The provisions of this Section do not apply to the following: film for amateur photographic use in original packages of "roll" and "film pack" films in quantities of less than 1.40 cu. meters; safety film; dental X-ray film; establishments manufacturing photographic films and their storage incidental thereto; and films stored or being used in standard motion picture booths.
2. Safety photographic X-ray film may be identified by the marking on the edge of the film.

SECTION 1403. Fire Extinguishing System

Unless otherwise provided in the Code, all fire extinguishing systems when so required shall be of a type, specifications, and methods of installation as prescribed in accordance with the requirements of the Secretary.

RULE XV – PREFABRICATED CONSTRUCTION

SECTION 1501. Prefabricated Assembly

1. Prefabricated assembly is a structural unit, the integral parts of which have been built-up or assembled prior to incorporation in the building. It shall be made of pre-cast concrete, various metal components, unplasticized polyvinyl chloride (uPVC) or other construction materials acceptable to the architect/engineer.
2. To determine the structural adequacy, durability, soundness, weather and fire resistance of prefabricated assemblies, they shall pass the special tests conducted by any accredited material testing laboratories.
3. Every device or system to connect prefabricated assemblies shall be capable of developing the strength of the different members as an integral structure. Except, in the case of members forming part of a structural frame as specified in the Code and this IRR.
4. Anchorages and connections between members and the supporting elements of the structure or walls shall be capable of withstanding all probable external and internal forces or other conditions for a structurally adequate construction.
5. In structural design, proper allowances shall be made for any material to be displayed or removed for the installation of pipes, conduits, or other equipment.
6. Metal and uPVC prefabricated assembly shall be adequately provided with anchorage and connectors.
7. Placement of prefabricated assemblies shall be inspected to determine compliance with the Code.
8. During the placement of the prefabricated assembly, a safety engineer shall be required at the site.

RULE XVI - PLASTICS

SECTION 1601. Approved Plastics

Approved plastic materials shall be those which have a flame-spread rating of two hundred twenty five (225) or less and a smoke density not greater than that obtained from the burning of untreated wood under similar conditions when tested in accordance with generally accepted engineering practices. The products of combustion shall be no more toxic than the burning of untreated wood under similar conditions.

SECTION 1602. Installation

1. *Structural Requirements* – All plastic materials shall be of adequate strength and durability to withstand the prescribed design loads. Sufficient and substantial technical data shall be submitted to establish stresses, maximum unsupported spans, and such other information as may be deemed necessary for the various thicknesses and forms used.
2. *Fastenings* – Fastenings shall be adequate to withstand design loads and internal and external stresses required of the assembly. Proper allowances of plastic materials in conjunction with other materials with which it is assembled or integrated shall be provided.

SECTION 1603. Glazing of Openings

1. The location of doors, sashes and framed openings glazed or equipped with approved plastics at the exterior walls of a building shall be so arranged that in case of fire, the occupants may use such openings to escape from the building to a place of safety. The travel distance from any point of the building towards the location of such openings should not be over 45.00 meters in any place of assembly for spaces not protected by automatic fire suppression and 60.00 meters in areas so protected.
2. Openings glazed with approved plastics at the ground floor shall be so located such that it shall open directly to a street or into an exit court. Such openings at the upper floor shall be so located at a horizontal distance not less than 3.00 meters from the enclosed stairway, outside stairway or exit passageway leading to a street or into an exit court.
3. The use of plastic doors, sashes and framings of openings for Group A to I Occupancies may be allowed except for entrance doors and exit doors which should be of materials other than plastics permitted by the Code.
4. The size of openings glazed with approved plastics shall have a minimum dimension where one person could pass through or 600 millimeters square.
5. The maximum size of such openings depends upon the structural strength and the fastening adequacy requirements of approved plastics being used.
6. The spacing between openings glazed with approved plastics shall have a minimum distance such that the materials used in between can withstand the vertical and lateral forces within the influence of such openings. The minimum distance shall be 2.00 meters for all spans.

SECTION 1604. Skylights

1. *General* – Approved plastics may be used in skylights installed on roofs of Types I, II or III Constructions and all buildings in these categories shall be equipped with an approved automatic fire-extinguishing system in Groups A, B, C, E, F, J, H-3 and H-4 Occupancies; *Except*, that:
 - a. Approved plastics may be used in any type of construction or occupancy as a fire venting system when approved by the Building Official.

- b. Plastics may be used in approved skylights in Type II one-hour fire-resistive construction which are located 300 millimeters or more above the lower flange of the ceiling. The walls of the skylight well shall be no less fire-resistive than the adjacent ceiling.
- c. Where a fire-resistive ceiling is not required in one-storey buildings, approved plastics may be used in skylights.

2. *Installation Requirements*

- a. Except in Group A Occupancies, no skylight shall be installed within 3.00 meters of a property line.
 - b. The edges of dome-type skylights shall be properly flashed.
 - c. Plastic skylights shall be separated from each other by at least 2.50 meters laterally and 3.00 meters along the slope of the roof.
3. *Allowable areas* – The area of individual plastic skylights shall not exceed 10.00 square meters. The total aggregate area of plastics used in skylights, monitors, and sawtooth glazing shall not exceed 20% of the floor area of the room or occupancy sheltered.
4. *Curb Requirements* – Plastic skylights in roofs having a slope of less than 1 in 3 shall have a 100 millimeters high curb. The curb may be omitted where a wire screen not smaller than No. 12 U.S. gauge with a mesh not larger than 25 millimeters is provided immediately below the skylight. The screen shall be substantially mounted below the skylight.

SECTION 1605. Light-Transmitting Panels in Monitors and Sawtooth Roofs

- 1. *General* - Where a fire-resistive rating is not required for the roof structure, and in all buildings provided with an approved automatic fire-extinguishing system, approved plastics may be used with or without sash as the light-transmitting medium in monitors and sawtooth; *Except*, that plastics used in monitors or sawtooth roofs of Type II Construction shall be of materials appropriate to be used according to flame-spread characteristics.
- 2. *Allowable Areas* – The area of individual plastic glazing used in monitors and sawtooth glazing shall not exceed 15.00 square meters. The total aggregate area of plastics used in skylights, monitors, and sawtooth glazing shall not exceed 20% of the floor area of the room or occupancy sheltered.
- 3. *Area Separation* – The area of such plastic panels shall be separated from each other by a section of incombustible material or by a section of the roofing material of the structure not less than 1.50 meters in length. The lower edge of the plastic material shall be at least 150 millimeters above the surface of the adjoining roof surface.

SECTION 1606. Plastic Light Diffusers in Ceilings

- 1. *General* – Ceiling light diffusers having an area greater than 10% of any 10.00 sq. meters of room area shall be of approved plastics conforming to the requirements specified in the Code.
- 2. *Installation* – Plastic light diffusers shall be installed in such a manner that they will not readily become detached when subjected to room temperature of 80°C for 15 minutes, *Except*, for plastic light diffusers which are installed in the first floor area of Group C Occupancies having egress directly to the exterior of the building; and plastic light diffusers which are located between an approved automatic Fire-extinguishing system and the area to be protected other than public corridors for Group A, B, C, D, E, G, H, and I Occupancies if tests required by the Secretary have established that such installation will not interfere with the efficient operation of such automatic fire-extinguishing systems.

SECTION 1607. Partitions

Where partitions are not required to be of fire-resistive or incombustible construction, approved plastics conforming to the requirements specified in the Code may be used.

SECTION 1608. Exterior Veneer

1. *General* - Exterior veneer may be of approved plastic materials, and shall conform to the provisions of this Section.
2. *Height* - Plastic veneer shall not be attached to any exterior wall above the first storey; *Provided*, that plastic veneer may be attached to exterior walls above the first storey of buildings located outside of highly restrictive Fire Zones; *Provided*, further that the height of veneer is not in excess of 10.00 meters above the adjacent grade of elevation.
3. *Area* - Sections of plastic veneer shall not exceed 15.00 sq. meters in area, *Except*, that in less restrictive Fire Zones, the area may be increased by 50%.
4. *Separation* - Sections of plastic veneer shall be separated by a minimum of 1.20 meters vertically and 600 millimeters horizontally.

SECTION 1609. Awnings and Canopies

1. Plastic materials appropriate for use according to Flame Spread characteristics may be utilized in awnings and canopies, provided such awnings and canopies are constructed in accordance with provisions governing projections and appendages as specified in the Code.
2. Approved plastics may be used in awnings where untreated canvass is permitted.
3. Approved plastics may be used in lieu of plain glass in greenhouses in less restrictive Fire Zones.

RULE XVII - SHEET METAL PAINT SPRAY BOOTHS

SECTION 1701. Sheet Metal Paint Spray Booth

1. Paint spray booths shall be constructed of steel of not less than No. 18 U.S. gauge in thickness and shall be designed in accordance with the Code.
2. The area of a paint spray booth shall not exceed 150 sq. meters nor 10% of the basic area permitted for the major use of the building according to its Occupancy Group.
3. The floor of the spray booth and operator's working area, if combustible, shall be covered with non-combustible, non sparkling material of such character as to facilitate the safe cleaning and removal of residue.
4. Paint spray booths shall be designed to permit the free passage of exhaust air from all parts of the interior and all interior surfaces shall be smooth and continuous without outstanding edges.

SECTION 1702. Fire Protection

1. Every spray booth having an open front elevation larger than 1.00 sq. meters and which is not equipped with doors, shall have a fire curtain or metal deflector not less than 100 millimeters deep installed at the upper outer edge of the booth opening.
2. Each paint spray booth shall be separated from other operations by not less than 91 centimeters, or by a greater distance, or by such partition or wall as the Local Fire Service Marshall may require.

SECTION 1703. Light

1. Paint spray booths shall be illuminated through hammered wire or heat-treated glass panels. The glass panels shall be located in such a manner as to reduce the hazard of ignition caused by paint spray deposit.
2. When spraying areas are illuminated through glass panels or other transparent materials, only light units shall be used as source of illumination.
3. Panels shall effectively isolate the spraying area from the area in which the lighting unit is located and shall be of non-combustible material or such a nature or so protected that breakage will be unlikely.
4. Panels shall be arranged so that normal accumulations of residue on the exposed surface of the panel will not be raised to a dangerous temperature by radiation or conduction from the source of illumination.

SECTION 1704. Ventilation

1. Mechanical ventilation shall be provided direct to the exterior of the building. The mechanical exhaust system shall be designed to move the air through any portion of the paint spray area at the rate of not less than 30.00 lineal meters per minute.
2. The blades of exhaust fans shall be constructed of non-ferrous material and shall be mounted in such a manner as to prevent contact with the exhaust duct.
3. The motor shall not be mounted in the spray booth or the duct system and belts shall be enclosed where they enter the booth or duct system.

4. The discharge point for ducts in a paint spray booth shall be not less than 2.00 meters from the adjoining combustible construction nor less than 8.00 meters from adjoining exterior wall openings; except, that the discharge point for exhaust ducts is not regulated in a waterwash spray booth.

RULE XVIII – GLASS AND GLAZING

SECTION 1801. General Requirements

1. This Rule shall apply to exterior glass and glazing in all Uses/Occupancies except Groups A, B and J Occupancies not over three (3) storeys in height, and to interior and exterior glass and glazing in all occupancies subject to human impact.
2. Standards for glass and glazing materials shall conform to the provision on glass dimensional tolerance, breaking stress level, and design safety factors.
3. Each light (glass panel) shall bear the manufacturer's label designating the type and thickness of glass.
4. Each light with special performance characteristics such as laminated, heat strengthened, fully tempered or insulated, shall bear the manufacturer's identification showing the special characteristics and thickness by etching or other permanent identification that shall be visible after the glass is glazed.
5. Appropriate measures shall be provided to deter persons walking into fixed glass panels where the floor contiguous thereto on to both sides is approximately the same level.
6. Glass panels not adjacent to wall openings may be made obvious by horizontal bars at guardrail height, a 450 millimeters opaque bulkhead, distinctive glass such as etched or translucent for guardrail height, fixed flower bins or other appropriate construction arrangement.

SECTION 1802. Area Limitation

1. Exterior glass and glazing shall be capable of safely withstanding the load due to wind pressure for various height zones above ground acting inward or outward. The area of individual light shall not be more than the maximum allowable area of glass according to the wind load multiplied by the appropriate adjustment factor.
2. Glass panels which are more than 600 millimeters in width and 180 millimeters or more in height adjacent to wall opening shall be safety glass unless a bulkhead of opaque materials not less than 450 millimeters high is provided.
3. The table provided below shall govern the glass area limitation for use in large area along shopping malls, commercial buildings, theaters, offices, institutional public buildings and factories other than Group A, B and J Occupancies.

THICKNESS (millimeter)	WIDTH (meter)	LENGTH (meter)
8	1.10 and below	1.10 and below
10	2.25 and below	2.25 and below
12	3.00 and below	3.00 and below
15	Over 3.00	Over 3.00

SECTION 1803. Glazing

Glass firmly supported on all four (4) edges shall be glazed with minimum laps and edge clearances in accordance with Section 1801 paragraph (2), *Provided*, that glass edge clearance in fixed openings shall be not less than what is required for wind and earthquake drift. For glass not firmly supported on all four (4) edges and design shall be submitted for approval of the Building Official. Glass supports shall be considered firm when deflection of the support at design load does not exceed 1/175 of the span.

SECTION 1804. Louvered Windows

Regular plate, sheet, or patterned glass in jalousies and louvered windows shall not be thinner than 5.6 millimeters minimal and shall not be longer than 1.20 meters. Exposed glass edges shall be smooth.

SECTION 1805. Impact

Frameless glass doors, glass in doors, fixed glass panels, and similar glazed openings which may be subject to accidental human impact shall conform with the requirements provided under Section 1802 on impact loads of glass; *Except* in the following cases:

1. Bathtub and shower enclosures shall be constructed from approved shatter-resistant materials, such as: wire-reinforced glass not less than 5.6 millimeters thick; fully tempered glass not less than 4.8 millimeters thick; or laminated safety glass not less than 6.4 millimeters thick.
2. Glass lights located not less than 450 millimeters above the adjacent finished floor or walking surface.
3. Glass lights when the least dimension is not greater than 450 millimeters.
4. Glass lights 1.50 sq. meters or less in area.

RULE XIX – THE USE OF COMPUTERS

SECTION 1901. General Rule

The use of computer for all or any part of the design of buildings under the Code is permitted provided that all programs to be used are documented.

SECTION 1902. Program Documentation

1. Documenting a program under the Code consists of filing with the OBO a reference to a publication or publications accessible to him where the detailed description of the program or a brief statement of the theoretical background of the program including a description of the algorithms used are found.
2. The software name, version number and the company that developed the program and its address shall be provided as part of the program documentation.

SECTION 1903. Submission of Computer-Generated Computations

- a. A copy of the output sheets for computer-generated computations shall be submitted as part of the design computations.
 - i. The first sheet of the output sheets shall be signed and sealed by the designer.
 - b. The output sheets shall be accompanied by a certification of a designer and/or consultant that the output sheets are the results obtained through the use of documented programs. The certification should include the identification of the specific program used for each portion of the computer-generated computations being submitted.
 - i. The data provided, as computer input shall be clearly distinguished from those computed in the program.
 - ii. The information required in the output shall include date of processing, program identification, all output data, units and final results.

RULE XX - SIGNS

SECTION 2001. General Requirements

1. No sign or signboard shall be erected in such a manner as to confuse or obstruct the view or interpretation of any official traffic sign, signal, or device.
2. Signs which are written in any foreign language shall have a corresponding translation in English or in the local dialect.
3. The bottom line of all signboards adjacent to each other shall follow a common base line as determined by the Building Official.
4. The installation of all kinds of signs shall be such that a harmonious and aesthetic relationship of all units therein is presented.

SECTION 2002. Maintenance

All signs, together with all of their supports, braces, guys, and anchors, shall be kept in repair and in proper state of preservation. The display of all signs shall be kept neatly painted and secured at all times.

SECTION 2003. Design and Construction

Sign structures shall be designed and constructed to resist all forces in accordance with the National Structural Code for Buildings. For signs on buildings, the dead lateral loads shall be transmitted through the structural frame of the building to the ground in such a manner as not to overstress any of the elements of the building. The weight of earth superimposed over footings may be used in determining the dead load resisting moment. Such earth shall be carefully placed and thoroughly compacted.

SECTION 2004. Supports and Anchorages

1. *General.* The supports and anchorages of all signs or sign structures shall be placed in or upon private property and shall be constructed in conformity with the requirements of the Code.
 - a. Sign structures may be constructed only in areas where zoning regulations permit them and in accordance with the accepted standards of design, construction and maintenance.
 - b. Roof Signs
 - i. The design and construction of roof signs shall conform to the provisions of Sec. 1210 of the Code.
 - ii. No signs shall be erected, attached to, installed or fastened on rooftops of buildings of wooden structures or of buildings/structures with wooden roof framing.
 - iii. Adequate provisions for grounding metallic parts of roof signs exposed to lightning shall be provided.
 - iv. Installation of warning lights/obstruction lights for air traffic shall be installed where applicable.

c. Ground Signs

- i. Ground signs and advertising ground signs which shall be constructed in conformity with accepted engineering standards, of which height control shall be in conformity with the Local Zoning Regulation (LZR). (Figure XX.1.)
- ii. Ground sign structures shall be located within the property line and under no circumstances shall they occupy the RROW/street or sidewalk/arcade or similar access-ways.
- iii. Public or government signs erected or installed within the area of the sidewalk shall be so designed and located that they do not obstruct the easy passage of pedestrians nor distract the attention of motorists.

d. Projecting Signs

- i. On non-arcaded RROW/streets, signs shall not extend more than 1.20 meters over the sidewalk and measured horizontally from the wall line or building line. On arcaded RROW/streets, the signs shall not project more than 0.60 meter from the outermost portion of the wall line of the allowed structure over the arcade. For buildings abutting on RROW/streets or alleys without sidewalks or provisions therefor, the signs shall not project more than 0.30 meter from the outermost portion of the building/structure. (Figures XX.2., XX.3., and XX.4.)
- ii. A height clearance of not less than 3.00 meters measured from the finished road surface shall be provided below the lowest part of such signs projecting over sidewalks on buildings without arcades and a clearance of not less than 5.00 meters shall be provided below the lowest part of such signs projecting over arcaded RROW/streets.
- iii. The erection of electric neon signboards or other advertisements of similar nature projecting over roadways or public streets shall be allowed, provided that:
 - (1) Clear distance between the signboards erected on one building is not less than 4.00 meters.
 - (2) Signboards on multi-storey buildings shall be erected on the same vertical line and shall not overlap each other.
 - (3) Tops of signboards shall not extend over the topmost part of the parapet or the bottom line of the eave of the building.
 - (4) Horizontal projections of signboards shall follow subsections (i) and (ii). of this Rule.
 - (5) In case of two (2) adjacent buildings, adjacent signboards shall be placed at a distance of not less than 2.00 meters from the common boundary line.
 - (6) Signboards shall not obstruct any window or emergency exit and shall not be closer than 1.00 meter from electric and telephone posts and wires.

e. Wall Signs

- i. Outdoor display signs placed against the front exterior surface of buildings shall not extend more than 300 millimeters from the wall with its lowest portion not less than 3.00 meters above the sidewalk.
- ii. Commercial signs shall not be attached to, painted on, installed or displayed on posts/columns, beams/girders or any other exterior portion of arcades and structures for public utilities/services, e.g. mass transit and the like.
- iii. Display windows or wall signs within 3.00 meters above the sidewalk shall be flushed or recessed.

2. *Materials.* Materials for construction of signs or sign structures shall be of the quality and grade as specified in the Code. In all signs and sign structures, the materials and details of construction shall, in the absence of specified requirements, conform to the following:

- a. Structural steel shall be of such quality as to conform to ASTM A 36. Secondary members in contact with or directly supporting the display surface may be formed of light gauge steel, provided such members are designed in accordance with the specifications of the design of light gauge steel as specified in ASTM A 242 and, in addition, shall be galvanized. Secondary members, when formed integrally with the display surface, shall be not less than No. 24 gauge in thickness. When not formed integrally with the display surface, the minimum thickness of the secondary members shall be No. 12 gauge. The minimum thickness of hot-rolled steel members furnishing structural support for signs shall be 6.35 millimeters, except that if galvanized, such members shall be not less than 3.18 millimeters thick. Steel pipes shall be of such quality as to conform to ASTM A 36. Steel members may be connected with one galvanized bolt provided that connection is adequate to transfer the stresses in the members.
 - b. Anchors and supports, when of wood and embedded in the soil, or within 150 millimeters of the soil, shall all be of heartwood of a durable species or shall be pressure-treated with an approved preservative.
3. *Restrictions on Combustible Materials* – All signs or sign structures erected in highly restrictive Fire Zones shall have structural members of incombustible materials. Ground signs may be constructed of any material meeting the requirements of the Code. Combination signs, roof signs, wall signs, projecting signs, and signs on marquees shall be constructed of incombustible materials. No combustible material other than approved plastics shall be used in the construction of electric signs.
4. *Non-structural Trim* – Non-structural trim and portable display surfaces may be of wood, metal, approved plastics, or any combination thereof.
5. *Display Surfaces* – Display surfaces in all types of signs may be made of metal, glass, or approved plastics.

SECTION 2005. Projections and Clearances

1. *Clearances from High Voltage Power Lines* – Clearances of signs from high voltage power lines shall be in accordance with the Philippine Electrical Code.
2. *Clearances from Fire Escapes, Exits, or Standpipes* – No signs or sign structures shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit, or standpipe.
3. *Obstruction of Openings.* No sign shall obstruct any opening to such an extent that light or ventilation is reduced to a point below that required by the Code. Signs erected within 1.50 meters of an exterior wall in which there are openings within the area of the sign shall be constructed of incombustible material or approved plastics.
4. *Projection over Alleys.* No sign or sign structure shall project into any public alley below a height of 3.00 meters above established sidewalk grade, nor project more than 300 millimeters where the sign structure is located 3.00 meters to 4.50 meters above established sidewalk grade. The sign or sign structure must not project more than 1.00 meter into the public alley where the sign or sign structure is located more than 4.50 meters above established sidewalk grade.

SECTION 2006. Lighting

Signs shall be illuminated only by electrical means in accordance with the Philippine Electrical Code.

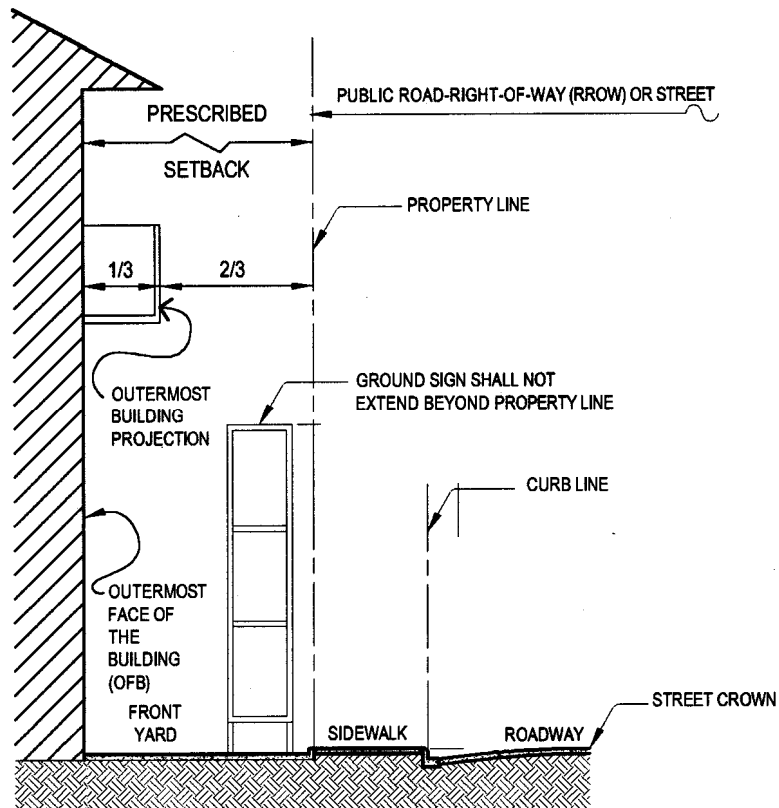


Figure XX.1.

GROUND SIGN

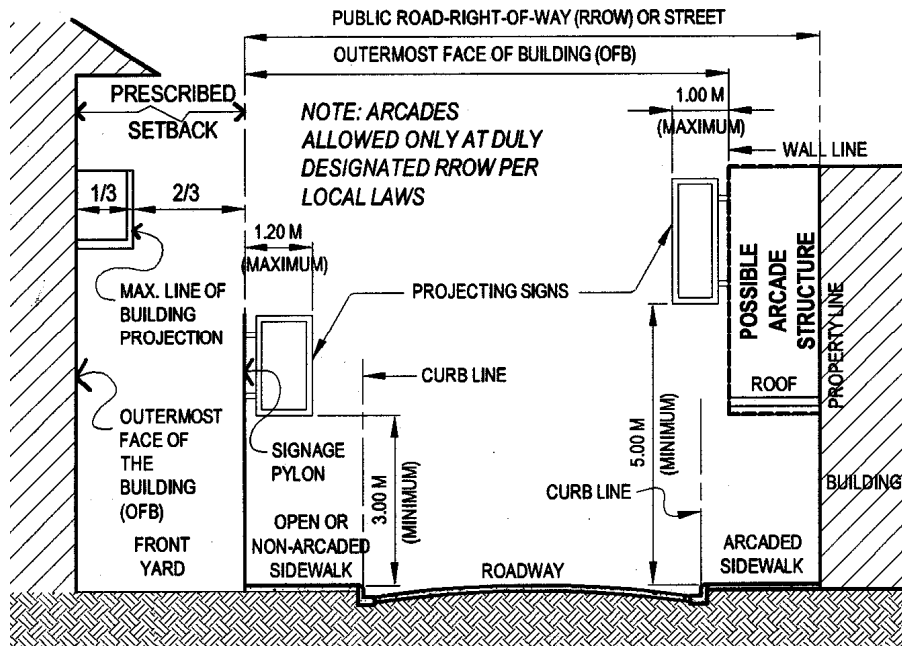
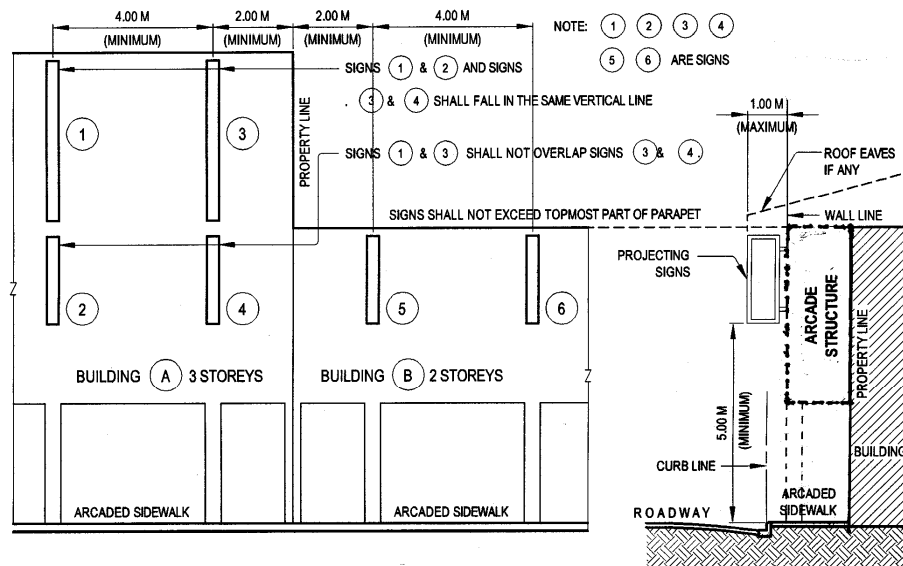


Figure XX.2.

PROJECTING SIGNS



FRONT ELEVATION

SECTION

Figure XX.3.

PROJECTING SIGNS

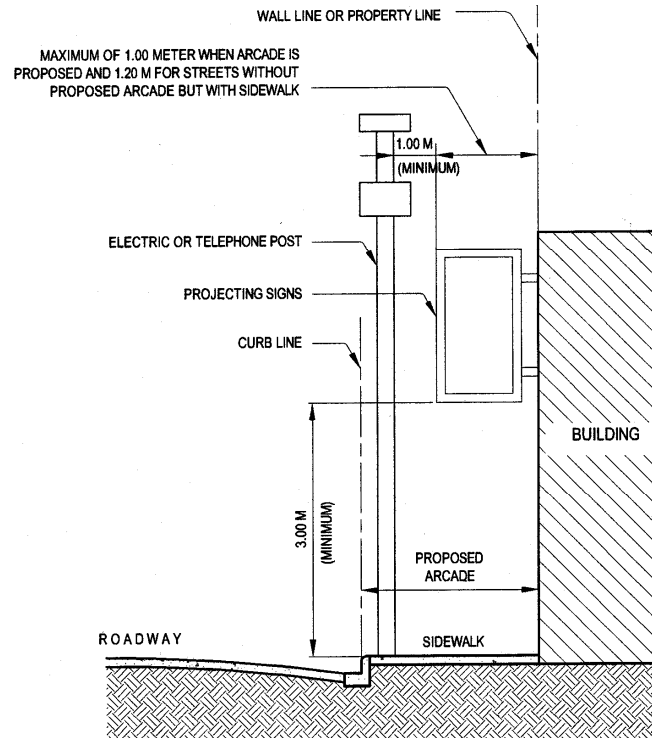


Figure XX.4.

PROJECTING SIGNS

RULE XXI - FINAL PROVISIONS

SECTION 2101. Separability Clause

If any provision of this IRR or the application thereof to any person or circumstance is declared unconstitutional or invalid by a competent court, the other sections and provisions hereof which are not affected thereby shall continue to be in full force and effect.

SECTION 2102. Repealing and Amending Clause.

All Administrative Orders, rules and regulations, memoranda, circulars and other issuances inconsistent herewith or contrary to the provisions of these rules and regulations are hereby repealed or modified accordingly.

SECTION 2103. Effectivity

This IRR shall take effect fifteen (15) days after its publication once a week for three (3) consecutive weeks in a newspaper of general circulation.

APPROVED this _____ of _____, 2004.


FLORANTE SORIQUEZ
Acting Secretary

GLOSSARY

ABUTMENT - A form of a semi-permanent or permanent structure constructed along a property line, usually of masonry or reinforced concrete or other fire-rated material where absolutely no form of permitted opening, whether temporary/permanent or operable/inoperable, is allowed on it. A vent well with a clear width of 1.00 meter is the only permitted opening in an abutment or firewall.

ACCIDENTAL CONTACT - Any unplanned physical contact with the power transmission equipment, prime movers. Machine parts which could result from slipping or any other unplanned action or movement.

ADVERTISING SIGN - A sign that directs attention to a business, profession, commodity, service or entertainment conducted, sold or offered at a place other than where the business, profession, etc., is located; An off-premise sign.

AERODROME - A defined area on a land or water (including any buildings, installations, and equipment) intended to be used either wholly or in part for the arrival, departure and surface movement of aircraft.

AIR CONDITIONING (AC) - The process of treating air so as to control simultaneously its temperature, humidity, cleanliness, and distribution to meet the requirements of the conditioned space.

AIR RIGHTS - The right to physically develop and subsequently benefit or profit from the use of the air space above the road right-of-way (RROW). The upper limit of the air rights is the airways navigational path such as those clearance limits of aerodrome and flight patterns, and below grade development limit is the ground water table.

ALLOWABLE MAXIMUM BUILDING FOOTPRINT (AMBF) - The maximum portion of the lot that may be occupied by the building/structure at grade level after satisfying setback, yard and court requirements. The area of the AMBF is measured from the outermost face of the exterior walls of the proposed building/structure. The AMBF is the true buildable area on which a fully enclosed building/structure can be erected. The AMBF shall exclude provisions for courts at grade level.

ALLOWABLE MAXIMUM VOLUME OF BUILDING (AMVB) Above-Grade - The limit of the total volume of space that can be occupied by a proposed building/structure above grade level. The AMVB is an imaginary prism within which the fully enclosed areas and courts of a proposed building/structure shall fit. It is generally determined by multiplying the AMBF for the lot by the applicable building height limit (BHL) for the lot and thereafter deducting the volume of space at the top part of the prism to satisfy natural light and ventilation requirements for RROW and front yards and to satisfy incremental setback requirements. The AMVB is expressed in cubic meters.

APPROACH/DEPARTURE SURFACE - That area with an edge located at the end of a clearway or stopway when such is provided or at a distance of 60.00 meters from the end of the runway, perpendicular and symmetrical about the prolongation of the runway centerline, both sides of which have a divergence towards the outside which are as follows, and with the inner edge as a short base of the isosceles trapezoid thus formed:

- a. For aerodromes where turbo-jet aircraft operates, the divergence shall be 15%; and
- b. For aerodromes where no turbo-jet aircraft operates, the divergence shall be 10%.

ARCADE - A roofed or covered sidewalk.

ARCADE STRUCTURE - Any semi-enclosed or enclosed and usable or habitable building projection constructed in the airspace above the arcade and therefore utilizing the air rights above the road right-of-way (RROW), in case the arcade is part of the RROW. In such a case, the usage of RROW air rights shall be compensated by the proponent/beneficiary.

AUTHORIZED INSPECTOR - A licensed professional mechanical engineer with at least 10 years of relevant experience in construction, operation, inspection and maintenance of machinery or equipment and/or mechanical processes, works, projects or plants.

AUTOMATIC FIRE SUPPRESSION SYSTEM - An engineered system to detect automatically and suppress fire through fixed piping and nozzles using carbon dioxide, foam, dry or wet chemical, clean or halogenated extinguishing agents or an automatic sprinkler system.

AWNING - A movable shelter supported entirely from an exterior wall of a building and of a type which can be retracted, folded, or collapsed against the face of a supporting building.

BASEMENT/BASEMENT LEVEL - The portion of the building/structure below natural/ finished grade.

BASEMENT FOOTPRINT - The actual land area occupied by the basement component of the building/structure at below-grade level. It is measured from the outermost face of the basement walls of the building/structure.

BILLBOARD - A panel for posting bills or posters.

BOILER OR STEAM GENERATOR - A closed vessel intended for use in heating water or for application of heat to generate steam or other vapor to be used externally from itself.

BUFFER - A device designed to stop a descending car or counterweight beyond its lowest limit of travel by absorbing the momentum of descent of the car or counterweight.

BUILDING/STRUCTURE - A three-dimensional physical development erected within a lot or property or any combination of or all of its three different levels (at grade, below grade, above grade). The term buildings/structures as used in the Code shall invariably refer to both proposed and existing physical developments within a lot.

BUILDING BULK - The overall size of a proposed building/structure as initially characterized by the expanse of its gross floor area (GFA) or total gross floor area (TGFA), by the overall dimensions of its allowable maximum building footprint (AMBF), by its height as dictated by the building height limit (BHL) and also by the extent of allowable building projections (if these are large enough to host certain types of activities). The building bulk, expressed in cubic meters, must not exceed the established AMVB above grade. All measurements pertaining to building bulk shall be made from the outermost faces of the exterior walls and roof or from the most bottom surface of the lowermost floor of the building/structure (including those below grade).

BUILDING HEIGHT LIMIT (BHL) - The maximum height to be allowed for buildings/ structures based on their proposed use or occupancy; the BHL is generally determined after the application of other development control (DC) and certain other parameters, i.e., considerations of site conditions, view, etc.. The BHL shall be generally measured from the established grade line to the topmost portion of the proposed building/structure.

BUILDING LINE - The line formed by the intersection of the outer surface of the enclosing wall of the building and the surface of the ground.

BUSINESS SIGN - An accessory sign that directs attention to a profession, business, commodity, service or entertainment conducted, sold or offered in the same place where the business is located; An identification or on-premise sign.

CANOPY (or MARQUEE) - A permanent roofed structure above a door attached to and supported by the building and projecting over a wall or sidewalk.

CAPACITY OF WORKS, PROJECT OR PLANT - The total horsepower of all engines, motors, turbines or other prime movers installed, whether in operation or not.

CAR, ELEVATOR - The load-carrying unit including its platform, enclosure and door or gate.

CEMETERY - Public or private land used for the burial of the dead and other uses dedicated for cemetery purposes, to include landscaped grounds, driveways, walks, columbaria, crematories, mortuaries, mausoleums, niches, graveyards, and public comfort rooms and off-street parking lots.

CINERARIUM - A niche in a tomb or columbarium to accommodate an urn containing the ashes of a cremated body.

CINERARY REMAINS - The ashes resulting from cremation of a dead body.

CLEARWAY - A defined rectangular area on the ground or water at the end of a runway in the direction of take-off and under the control of appropriate authority, selected or prepared as a suitable area over which an aircraft may make a portion of its initial climb to a specified height.

COLUMBARIUM - A sepulcher with niches for cinerary remains.

COMPRESSOR - A mechanical device used in refrigeration system for the purpose of increasing the pressure upon the refrigerant.

CONDEMNED BOILER OR UNFIRED PRESSURE VESSEL - A boiler or unfired pressure vessel that has been inspected and declared unsafe to operate or disqualified stamped and marked indicating its rejection by qualified inspecting authority.

CONDENSER - A vessel or arrangement of pipes or tubing in which vaporized refrigerant is liquefied by the removal of heat.

CONICAL SURFACE - A specified surface sloping upwards and outwards from the periphery of the Inner Horizontal Surface with limits which shall comprise:

- a. A lower edge coincident with the periphery of the Inner Horizontal Surface; and
- b. An upper edge located at a specified height above the Inner Horizontal Surface.

Its slope measured in a vertical plane perpendicular to the periphery of the Inner Horizontal Surface shall be 5% (1:20) measured above the horizontal in the same vertical plane.

COURT - An unoccupied space between the faces of the building lines and a yard or another court, free, open and unobstructed from the ground upward.

INNER COURT - A court bounded on all sides or around its periphery by building lines.

OPEN COURT - A court bounded on three sides by building lines with one (1) side bounded by another open space whether public or private.

THROUGH COURT - A court bounded on two (2) opposite sides by building lines with the other opposite sides bounded by other open spaces whether public or private.

COURTYARD - A portion of a yard for which the permitted limit of paving/hardscaping shall not exceed 50% of the area of the yard.

CRANE - A machine for lifting or lowering a load and moving it horizontally in which the hoisting mechanism is an integral part of the machine. It may be driven manually or by power and may be a fixed or mobile machine, but does not include stackers, or lift trucks.

CREMATORIUM - Any designated place duly authorized by law to cremate dead persons.

DEVELOPMENT CONTROLS (DC) - A set of inter-acting regulations concerning the physical utilization of a lot and likewise governing the planning/design of spaces and/or the use or occupancy of a building/structure to be introduced (or already existing) on a lot; Development Controls help determine in detail the Development Potential and/or the Carrying Capacity of all lots and/or of proposed developments on lots.

DIRECT COUPLE - The system of driver-driven connection where the rotation of the driver is at the same axis as that of the driven along the same axis at the same speed.

DISPLAY SIGN - Any material, device or structure that is arranged, intended, designed, or used as an advertisement, announcement or directory that includes a sign, sign screen, billboard or advertising device of any kind.

DISPLAY STAND - Any movable structure, table, showcase, cabinet and the like where goods or periodicals are displayed.

DISPLAY SURFACE - The entire area enclosed by the extreme limits or perimeter of a sign.

DISPLAY WINDOW - That portion of a building abutting the sidewalk open to public view protected by grilles, screens or transparent materials for the display of goods.

DUCT - A passageway made of sheet metal or other suitable material not necessarily leak tight, for conveying air or other gases at low pressure.

DUMBWAITER - A hoisting mechanism design to materials and other loads such as food, laundry, etc., equipped with a car, which moves in fixed guides and serves two or more fixed landings through a hoistway. This equipment shall be designed to carry small materials in a car, or partitioned or shelved enclosure measuring no more than 0.86 sq. meters of net platform area; with a maximum height of 1.20 meters and a maximum rated capacity of 225 kilograms.

EASEMENT - A kind of public open space defined under the Water Code and other laws that must be absolutely free of all forms of physical obstructions that can negatively affect natural light and ventilation within such space or that can impede access to or the full recreational use of such space by the general public. It is the area that may lie between the legally usable portions of a public or private property and natural or man-built bodies of water such as seas, rivers, lakes, *esteros*, canals, waterways, floodways, spillways and the like.

ELECTRICAL SIGN - Any sign which has characters, letters, figures, designs, faces, backgrounds or outline illuminated by incandescent or fluorescent lamps or luminous tubes as part of the sign proper. These light sources are external or internal.

ELEVATOR - A hoisting and lowering mechanism other than a dumbwaiter or freight elevator which is designed to carry passenger or authorized personnel, in a protected enclosure (elevator car) which moves along fixed guides in a vertical direction serving two or more fixed landings/floors on a hoistway.

ELEVATOR LANDING - That portion of a floor, balcony or platform for loading or discharging passengers or freight to or from the elevator.

ELEVATOR WIRE ROPES - Steel wire ropes attached to the car frame or passing around sheaves attached to the car frame from which elevator/dumbwaiter cars and their counterweights are suspended.

ENCLOSED - Means that the moving parts of a machine are so guarded that physical contact by any part of the human body is precluded or prevented. This does not, however, prohibit the use of hinged, sliding or otherwise removable doors or sections to permit inspection, lubrication or proper maintenance.

ESCALATOR - A power driven, inclined, continuous stairway for raising or lowering passengers.

ESTABLISHED GRADE ELEVATION - The point of reference on the highest adjoining natural grade (ground surface), as established by the proper government authority. However, in case of sloping natural grade (ground surface) where the edges of the buildable area running perpendicular to the road has a difference in elevation of more than 3.00 meters, the average natural grade (ground surface) level of the buildable area shall be considered the established elevation.

EVAPORATION - That part of the airconditioning/refrigeration system in which liquid refrigerant is vaporized to produce refrigeration.

EXTERNAL INSPECTION - An inspection made on a boiler during operation.

FIREWALL - A reinforced masonry or reinforced concrete separator with the appropriate fire-resistive rating and which shall be positioned between dwelling units or between buildings/structures to maintain the fire integrity of each building/structure. Firewalls, particularly those erected above or along property lines, shall have absolutely no openings, except for permitted vent wells and shall extend above the roof from 400 millimeters to 1000 millimeters.

FLOOR-TO-FLOOR HEIGHT - The perpendicular distance or vertical measurement between the uppermost surfaces (finish level) of two (2) successive floors of a proposed building/structure.

FLOOR PLATE - The gross expanse of a floor measured from the outermost edges of floor slabs and which may or may not be representative of the typical floor of a proposed building/structure.

FLOOR TO LOT AREA RATIO (FLAR) or FLOOR AREA RATIO (FAR) - The ratio between the Gross Floor Area (GFA) of a building/structure and the Total Lot Area (TLA) of the lot/property on which it stands. The FLAR is determined by dividing the GFA of a building/structure by the TLA. The GFA of any proposed or existing building/structure should not exceed the prescribed FLAR multiplied by the TLA.

FREIGHT LOADING/UNLOADING SPACE - Loading/unloading and ancillary spaces that are all located outside the roadway/ carriageway component of the road right-of-way (RROW). Freight loading/unloading spaces may also refer to spaces that may still be located within the shoulder and that such spaces shall not occupy paved sidewalk/arcade areas intended solely for use by pedestrians or by the disabled in transit.

FRONT YARD - The part of the required Total Open Space within Lot (TOSL) created by setbacks along RROW. The front yard shall not be used as parking space as it is to be used as the transition area between the sidewalk or other similar portions of the RROW and the building/structure. Driveways, spaces for parking of a very temporary nature and hard and soft landscaping may be introduced for the front yard.

FRONT OF LOT - The side of a lot on which the main pedestrian and vehicular access into the property shall be situated. In the case of all classes of corner lots, both sides shall be treated as fronts of lot.

GRADE - The lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point 1.50 meters distant from said wall, or the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a property line, if it is less than 1.50 meters distant from said wall. In case walls are parallel to and within 1.50 meters of a public sidewalk, alley or other public way, the grade shall be the elevation of the sidewalk, alley or public way.

GRAVEYARD - A cemetery or portion of a cemetery reserved for ground interments or burials.

GROSS FLOOR AREA (GFA) - The total floor space within the perimeter of the permanent external building walls (inclusive of main and auxiliary buildings) such as office areas, residential areas, corridors, lobbies and mezzanine level/s.

GROUND SIGN - A sign with its support resting on the ground, the base of which ranges from a single pole (plyon) and does not exceed 10.00 sq. meters as one (1) unit.

GUARDED - Shielded, fenced or otherwise protected by means of suitable enclosure guards, covers or standard railings, so as to preclude the possibility of accidental contact or dangerous approach to persons or objects.

HEADSTONE - The stone or marker at the head of a grave.

HEIGHT OF BUILDING/STRUCTURE - The vertical distance from the established grade elevation to the highest point of the coping of a flat roof, to the average height of the highest gable, pitch or hip roof, or to the top of the parapet, if the roof is provided with a parapet, whichever is higher or to the topmost elevation of the helipad structure, if the roof is provided with a helipad, whichever is higher.

LOW-RISE - One-storey up to 5-storeys in height, i.e., from 3.00 meters up to a maximum of 15.00 meters above established grade; while not generally requiring an elevator if the building/structure is for purely residential use; fire escapes and other safety systems are mandatory for all low-rise buildings/structures.

MEDIUM-RISE - From 6-storeys up to 15-storeys in height, i.e., from 18.00 meters up to a maximum of 45.00 meters above established grade; elevators, fire escapes, sprinkler systems and other safety systems are mandatory for all medium-rise buildings/structures.

HIGH-RISE - 16-storeys or taller in height, i.e., from 48.00 meters above established grade; elevators, fire escapes, sprinkler systems, arresters, beacons and other safety systems, particularly if near airports, are mandatory for all high-rise buildings/structures.

HELIPAD - An area of land or a structural surface or an area of water (for pontoon-fitted or ski-supplied helicopter models) which is used, or intended for use in the landing and takeoff of helicopters provided that no refueling, maintenance, repairs or storage of helicopters is permitted.

HOIST - An apparatus for raising or lowering a load by the application of a force, but does not include a car or platform. It may be base-mounted, hook suspension, monorail, overhead, simple drum type or trolley suspension.

HOISTWAY - An opening through a building/structure for the travel of elevators, dumbwaiters, or material lifts, extending from the pit floor to the roof of floor above.

IMPERVIOUS SURFACE AREA (ISA) - The percentage (%) of the maximum allowable floor area of any paved, tiled or hardscaped surface at the ground floor/ grade level (located outside the main building/structure) in relation to the Total Lot Area (TLA). The Maximum Allowable ISA consists of built-up areas within the lot connected to the main building/structure but without opaque or solid roofing, e.g., patios, grade level terraces, driveways, walks, parking areas and the like. Since it is paved but unroofed, the ISA is considered an open space and may therefore be combined with the Unpaved Surface Area (USA), on portions of the lot to satisfy the total open space requirement for each type of use or occupancy. The word impervious in the term ISA denotes that the paved surfaces generally do not allow water percolation into the soil nor do they allow the soil to breathe and that such developments are generally composed of light-reflective and heat-reflective surfaces.

IMPRINT - **A plaque or sticker or lettering to be painted on either the top or the bottom of the poster or sign as a means of identifying the company to whom the structure belongs and the permit issued therefor.**

INCREMENTAL SETBACK - The horizontal distance between the outermost building/structure line of a lower floor and that of a higher floor, wherein the outermost building line of a higher floor is farther from the property line.

INDIRECT COUPLE - The system of driver-driven connection where the rotation of the driver and driven rotate along axis not necessarily on the same straight line, rotation or speed.

INNER EDGE - A line perpendicular to the prolongation of the runway centerline and at the end of a clearway or stopway when such is provided or at distance of 60.00 meters from the end of the runway. It is a short base of isosceles trapezoid formed by the approach/departure area, having length as follows:

- a. 100.00 meters or 105.00 meters, for aerodromes where no turbo-jet aircraft operates depending on the actual runway strip width; and
- b. 150.00 meters or 300.00 meters, for aerodromes where turbo-jet aircraft operates depending on the actual runway strip width.

INNER HORIZONTAL SURFACE - A horizontal plane located 45.00 meters above the elevation of the nearest end of the runway starting from a distance of:

- a. 365.00 meters normal to the centerline of the runway up to 4,000.00 meters, for aerodromes where the runway strip width is 100.00 meters;
- b. 390.00 meters normal to the centerline of the runway up to 4,000.00 meters, for aerodromes where the runway strip width is 150.00 meters; and
- c. 465.00 meters normal to the centerline of the runway up to 4,000.00 meters, for aerodromes where the runway strip width is 300.00 meters.

The periphery of this surface shall be defined by circular areas of 4,000.00 meters radius from the centerpoints of the ends of all existing and proposed runway strips joined by straight lines tangential to these circular arcs.

INTERNAL INSPECTION - An inspection made when a boiler is shut down, with hand-holes, manholes, or other openings opened or removed to permit inspection

LIQUID RECEIVER - A vessel permanently connected to a system by inlet and outlet pipes for storage of a liquid refrigerant.

LOCOMOTIVE BOILER - A boiler mounted on a self-propelled track locomotive used to furnish motivating power for traveling on rails.

LOT - (a) The physical setting for any building/structure whereby the level or intensity of development covering such property is regulated by DC stipulated under this Code, by other agencies of the national government concerned with physical development, by the local government unit (LGU) concerned and by the Deed of Restrictions (only if in force).

(b) A unit area in a cemetery used either for ground interment or for the erection of a mausoleum or tomb.

LOW PRESSURE HEATING BOILER - A boiler operated at pressures not exceeding 103.48 Kilopascal (kPa) with steam or water temperature not exceeding 121° C.

MACHINE - The driven unit, appliance or equipment as distinguished from the driving unit, transmission equipments or prime mover. The machine shall consist of fixed and movable parts characteristic to the process or type of operation which it is intended to perform.

MACHINE HOUSE - An enclosure for housing the hoisting mechanism and power plant.

MACHINE PARTS - Any or all-moving parts of a machine.

MARKER - A cross, stake, tablet, made of wood, stone, concrete, or marble to mark a grave.

MAUSOLEUM - A large stately tomb to accommodate one or more interments, usually with provisions for an ossuary and/or a cinerarium.

MAXIMUM ALLOWABLE CONSTRUCTION AREA (MACA) - The combined total of the Maximum Allowable Percentage of Site Occupancy (PSO) and the Maximum Allowable Impervious Surface Area (ISA) expressed as a percentage (%) of the total Lot area (TLA). The MACA specifically excludes the Unpaved Surface Area (USA).

MECHANICAL EQUIPMENT OR MACHINERY - All prime-movers such as steam engines and turbines, internal combustion engines, gas engines and turbines; steam generators such as boilers; furnaces; heat exchanger such as cooling towers, kilns and dryers, coolers and heaters; materials handling equipment such as pumps, cranes, conveyors, hoists, elevators, escalators, mechanized dumb-waiters, moving ramps and walkways; heating, air-conditioning, ventilating and refrigeration equipment and machinery, including compressors, and centrifugal fans, mechanical pollution abatement and environmental control system; piping system with a working pressure of not less than 70 Kilopascal (kPa), fired and unfired pressure vessels, printing machine; mechanical working machines for metallic and non-

metallic materials and other mechanical equipment and machinery whether installed on land, underground, or on board watercraft.

MECHANICAL LIFT PARKING SPACE - A rigid steel structure for light vehicle parking under which another vehicle can be parked after loading the structure and raising it with a hydraulic or motor driven mechanical system.

MECHANICAL PROCESSES, WORKS, PROJECTS OR PLANTS - shall include steam plants, geothermal plants, dendro-thermal plants, nuclear plants, ocean thermal energy conservation (OTEC) plants, internal combustion plants, hydraulic plants, pumping plants, compressed gas plants, all kinds of mills, shops, factories, shipyards, dry-docks, heating, air conditioning, ventilating and refrigeration plants containing any mechanical equipment, machinery or process, deriving power from steam, fossil fuels, wind, air, gas, water, solar radiation, nuclear energy, ocean waves and tides, or other energy sources.

MEMORIAL - A monument, marker, tablet, headstone, tombstone, private mausoleum or tomb for family or individual use.

MEMORIAL PARK - A cemetery with well kept landscaped lawns and wide roadways and footpaths separating the areas assigned for ground interments, tombs, mausoleums and columbaria, with or without a mortuary chapel; and provided with systematic supervision and maintenance and where park-like atmosphere is an outstanding quality.

MONUMENT - **A tombstone, or memorial of concrete, granite, marble or other durable stone extending above the surface of the ground, usually with decorative urns or symbolic statuary.**

MOVING RAMP/WALKWAY - A type of horizontal passenger-carrying device on which passengers stand or walk, with its surface remaining parallel to its direction of motion and is uninterrupted.

NEW DEVELOPMENT - New physical development (consisting mainly of new construction and fit-out work) within a lot that is open for development, vacant, unutilized, development-committed or within other lots that are similarly situated, provided that such a lot and/or adjacent/contiguous lots which are similarly situated have a common continuous frontage along the main road right-of-way (RROW) of at least 200.00 meters. If the frontage or combined frontage along the main RROW of such lot or lots is less than 200.00 meters, the existing building lines of adjoining properties on the same side of the RROW may be followed.

NICHE - Interment space for remains of dead persons.

OBSTACLE LIMITATION SURFACES - Defined the height limits of natural or man-made objects around aerodromes so as to permit the intended aircraft operations at the aerodromes to be conducted safely and to prevent the aerodromes from becoming unusable by the growth of obstacle around the aerodromes.

OSSUARY - The interment space for bones of the dead.

OUTER HORIZONTAL SURFACE - A specified portion of a horizontal plane located above the environment of an aerodrome beyond limits of the conical surface. The outer limits are:

- a. 24 kilometers from runway centerline or runway end for aerodromes where turbo-jet aircraft operates; and
- b. 10 kilometers from runway centerline or runway end for aerodromes where no turbo-jet aircrafts operates.

OUTERMOST FACES OF BUILDING (OFB) - The outermost and topmost vertical or angular planes of a proposed building/structure that shall govern the limits of its walls and roof. It is primarily determined by first vertically projecting the outermost lines of the Allowable Maximum Building Footprint (AMBF) (wherein the height of vertical projection is governed by the Building Height Limit or BHL). To then set the roof height limit and configuration (as well as to determine the limits of incremental setbacks applicable to the height of the proposed building/structure), a diagonal line (or plane) at an allowed angle or slope must

then be drawn from the center of the RROW. The intersection of the angular plane and the vertical prism based on the AMBF (the "footprint prism") shall complete the applicable OFB for the lot.

OUTERMOST LIMITS OF BUILDING PROJECTIONS (OLBP) - The outermost horizontal limit of projections, i.e., canopies, *porte cocheres*, balconies, eaves, roofs, decks, terraces and the like) from a proposed building/structure above the first floor. The horizontal projections must not exceed 60% of the prescribed setback for a given property line. The OLBP will result in another imaginary prism (the "projections prism") within which the fully enclosed areas and courts of a proposed building/structure plus all of its projections shall fit.

PARKING AREA - Parking slots together with their ancillary spaces (such as driveways connecting such parking slots, ramps, access systems, etc.) for the use of motor vehicles of all types (private and public).

OFF-RROW (or OFF-STREET) PARKING - Parking slots and ancillary spaces that are all located outside the RROW/street.

OFF-SITE PARKING - Parking slots and ancillary spaces that are all located outside the RROW/street and to be provided only within the property lines/limits of a separate site or lot on which a project is not located. Off-site parking may be below-grade (basement level), at grade (ground level) or above-grade (elevated/upper floor levels) of buildings/structures.

ON-SITE PARKING - Parking slots and ancillary spaces that are all located outside the RROW/Street and to be provided only within the property lines/limits of a site or lot on which a building/ structure is to be constructed. On-site parking may be below-grade, at grade or above-grade.

PARKING SLOT - Spaces to be used mainly for parking motor vehicles of all types (private and public).

PARKING BUILDING/STRUCTURE - An off-RROW on-site multiple parking facility consisting of a multi-level building/structure that may have components located below-grade or above-grade.

PASSENGER LOADING/UNLOADING SPACE - Loading/unloading and ancillary spaces for commuters that are located within the shoulder and that such spaces shall not occupy paved sidewalk/arcade areas intended solely for use by pedestrians or by the disabled in transit.

PERCENTAGE OF SITE OCCUPANCY (PSO) - A quantity related to the Allowable Maximum Building Footprint (AMBF) and the Total Lot Area (TLA) via the equation "PSO equals AMBF divided by TLA". The PSO is expressed as the percentage (%) of the maximum allowable enclosed floor area of any building/structure at the ground floor/ grade level in relation to the TLA.

PODIUM - The fully enclosed component of the building/structure situated between the established grade and the first of a typical floor of the building/structure's tower component.

POINT OF OPERATION - That part of machine which performs an operation on the stock or material and/or that place or location where stock or material is fed to the machine. A machine may have more than one (1) point of operation.

PORTABLE BOILER - An internally fired boiler which is self-contained, primarily intended for temporary location.

POSTER - **A fabricated flat surface upon which a message is either posted or painted.**

POWER TRANSMISSION MACHINERY - A shaft, wheel, drum, pulley system of fast and loose pulleys, coupling, clutch, driving belt, V-belt sheaves and belts, chains and sprockets, gearing, torque connectors, conveyors, hydraulic couplings, magnetic couplings, speed reducers or increasers or any device by which the motion of an engine is transmitted to or received by another machine.

PRIME MOVER - An engine or motor operated by steam, gas, air, electricity, liquid or gaseous fuels, liquids in motion or other forms of energy whose main function is to drive or operate, either directly or indirectly, other mechanical equipment.

PROCESS MACHINE - Equipment designed and operated for a specific purpose.

PROJECTING SIGN - A sign fastened to, suspended from or supported on a building or structure the display surface of which is perpendicular from the wall surface or is at an angle therefrom.

PROJECTION - Any structurally attached portion of a building/structure that is outside its outermost walls and which perform a utility or aesthetic function, e.g., roof/eaves, trellis, canopy (media agua), *porte cochere*, balcony, decks, deck/cantilevered terraces, sunbreaker, cantilevers, signage support, flag and lighting support, gondolas/window cleaning systems and the like; a building projection is situated between the imaginary footprint prism and projections prism.

R – 1 - A low density residential use or occupancy, characterized mainly as a low-rise single-detached building/structure for exclusive use as a single (nuclear) family dwelling. This includes R-1 structures within exclusive subdivisions and relatively exclusive residential communities which are not subdivisions.

R – 2 - A medium density residential use or occupancy, characterized mainly as a low-rise single-attached, duplex or multi-level building/structure for exclusive use as multiple family dwellings. This includes R-2 structures within semi-exclusive subdivisions and semi-exclusive residential communities which are not subdivisions.

Basic R-2 - Single-attached or duplex building/ structure of from one (1) storey up to three (3) storeys in height and with each unit for separate use as single-family dwellings.

Maximum R-2 - Low-rise multi-level building/ structure of from three (3) up to five (5) storeys in height and for use as multiple family dwellings.

R – 3 - A high density residential use or occupancy, characterized mainly as a low-rise or medium-rise building/ structure for exclusive use as multiple family dwellings with mixed housing types. R-3 structure may include low-rise or medium-rise residential condominium buildings that are already commercial in nature and scale.

Basic R-3 - Rowhouse building/structure of from one (1) storey up to three (3) storeys in height and with each unit for separate use as single-family dwellings; and

Maximum R-3 - Medium-rise multi-level building/structure of from six (6) up to twelve (12) storeys in height and for use as multiple family dwellings.

R – 4 - A medium to high density residential use or occupancy, characterized mainly as a low-rise townhouse building/ structure for exclusive use as multiple family dwellings. The term R-4 specifically refers to the building/structure on an individual lot (a townhouse unit) and generally refers to the series or rows of R-4 buildings/structures within a subdivided lot or property (an R-4 development).

R – 5 - A very high density residential use or occupancy, characterized mainly as a medium-rise or high-rise condominium building/structure for exclusive use as multiple family dwellings.

REDEVELOPMENT - The physical development (consisting mainly of renovation, rehabilitation, retrofit, upgrading and the like as well as expansion and/or new construction work) within a lot or property that is under-utilized, unfit/unsafe for habitation/use or within other lots/properties that are similarly situated.

REFRIGERANT - A substance which produces a refrigerating effect by its absorption of heat while expanding or evaporating.

RESULTANT HEIGHT OF BUILDING/STRUCTURE - The vertical measurement of a proposed building/structure as determined by the Building Height Limit (BHL) and by the project proponent's desired floor-to-floor height.

ROAD RIGHT-OF-WAY (RROW) or ACCESS STREET or STREET - A kind of public open space for the continuous flow of pedestrian and vehicular traffic that must be free of all forms of prohibited physical obstructions. The RROW is the area lying between two (2) or more parallel properties and its width is horizontally measured from opposite property lines

ROADWAY (or CARRIAGEWAY) - The portion or component of the RROW on which motor vehicles are allowed to pass and on which vehicles may also be allowed to park in case of on-RROW (on-street) or on-roadway parking.

ROOF SIGN - A sign installed on roofs, roof decks, the horizontal least cross sectional area in case of supporting frame does not exceed 10.00 sq. meters for such framed structure resting entirely on the roof.

RUNWAY - A defined rectangular area on land aerodrome prepared for the landing and take-off of craft along its length.

RUNWAY STRIP - That rectangular area determined by a line originating at the end of the inner edge drawn parallel to the centerline of the runway having a total length of $L + \text{stopway length}$ at both ends of the runway when such is provided or $L + 120.00$ meters, where L is the length of the runway in meters, and a width equal to the length of the inner edge. No new buildings/structures shall be allowed within the runway strip. This defined area is intended to reduce the risk of damage to aircraft running of a runway and to protect aircraft flying over it during take-off or landing operations.

SEPULCHRE - A burial place solidly built of stone or concrete.

SETBACK - The horizontal distance measured 90° from the outermost face of the building/structure to the property lines.

SIDEWALK - The portion, on each side of the road right-of-way (RROW) reserved for the exclusive use of pedestrians and the disabled who are in transit.

SIGHT LINE - The line of view from any fixed or moving station point within a building/structure or from any other open space within or immediately outside the lot or from any point within a public open space such as the RROW to a built or natural structure, formation, vista and the like.

SIGN - Any letter, word, numeral, pictorial presentation, illustration, decoration, emblem, device, symbol or trademark, flag, banner, or pennant, or any other figure of similar character that is attached to, painted on or in any manner represented on a building or structure; used to announce, direct attention to or advertise, and visible to the public.

SIGN STAND - Any movable structure on which a sign is mounted or supported.

SIGN STRUCTURE - Any means to support the installation of signs, and this includes the structural frame, anchorages and fasteners to support and suspend such sign. A building where a roof sign is installed entirely on its roof is not part of the sign structure.

STOPWAY - A defined rectangular area on the ground at the end of a runway in the direction of take-off designated and prepared by an aerodrome owner or operator as a suitable area in which an aircraft can be stopped in case of interrupted take-off.

STOREY - Portion of a building/structure included between the uppermost surface (or finish level) of any floor and the uppermost surface (or finish level) of the next floor above or below it. If the uppermost surface (or finish level) of a floor/level above the uppermost surface (or finish level) of a basement, cellar or unused under-floor space is more than 3.60 meters above established grade as defined herein at any point, such basement, cellar or unused under-floor space shall be considered a storey.

STRUCTURE - That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

STRUCTURE OVER ARCADE - Any portion of a building above the first floor projecting over the sidewalk beyond the first storey wall and used as protection for pedestrian.

TEMPORARY SIGN - A sign of cloth or other light and/or combustible material, with or without frame such as streamer, bills, posters and the like installed for a limited period of time.

TERMINAL - Passenger and freight loading/unloading spaces and ancillary spaces (such as parking slots, waiting areas, driveways connecting such spaces, access systems, etc.) for use by public motor vehicles.

OFF-STREET (or OFF-RROW) TERMINAL – A terminal located outside the road right-of-way (RROW)/street.

ON-STREET (or ON-RROW) TERMINAL – A terminal that may still be located within the shoulder and that such spaces shall not occupy paved sidewalk/arcade areas intended solely for use by pedestrians or by the disabled in transit.

TOMB - An above ground sepulchre without roof or canopy.

TON OF REFRIGERATION - The useful refrigerating effect equal to 3.5 kilowatts (kW).

TOTAL GROSS FLOOR AREA (TGFA) - The total floor space within the main and auxiliary buildings primarily consisting of the GFA and all other enclosed support areas together with all other usable horizontal areas/surfaces above and below established grade level that are all physically attached to the building/s which shall consists of the following: Covered areas used for parking and driveways, services and utilities.

TOTAL OPEN SPACE WITHIN LOT (TOSL) - The total open space required for each type of use or occupancy for a given lot. It is the portion of the lot consisting of the ISA and the USA combined and expressed as a percentage (%) of the Total Lot Area (TLA).

TOTAL LOT AREA (TLA) - The total surface area of a lot on which a proposed building/ structure is to be erected. If the proposed building or structure is erected on two or more lots, the TLA shall be equal to the surface area of such number of lots. The TLA is expressed in square meters and is equivalent to the combined total of the MACA.

TOWER - The fully enclosed component of the building/structure situated between the podium component and the roof of the building/structure; the tower shall not be higher than five times the height of the podium.

TRANSITIONAL SURFACE - A specified surface sloping upwards and outwards from the edge of the approach/departure area and from a line originating at the end of the inner edge, drawn parallel to the runway centerline, having a slope of 14.3% or 1:7. The outer limit of the transitional surface shall be determined by its intersection with the plane of the inner horizontal surface.

TRAVELING CABLE - A cable made up of electric conductors which provides electrical connection between an elevator or dumbwaiter car and a fixed outlet in the hoistway.

TYPICAL FLOOR - A regularly replicated floor plan or area, usually for the tower component of a proposed building/ structure. The typical floor must not be that of the ground floor and should be repeated or replicated throughout large portions of or throughout the entire building/structure.

UNFIRED PRESSURE VESSEL - A vessel in which pressure is obtained from an external source or from an indirect application of heat.

UNPAVED SURFACE AREA (USA) - The portion of the lot that shall remain unpaved and reserved for softscaping/planting. It is expressed as a percentage (%) of the Total Lot Area or TLA and may be combined with the ISA to satisfy the Total Open Space within Lot (TOSL), i.e., the total open space requirement for each type of use or occupancy.

VENEER - A non-structural facing of brick, concrete, tile, metal, plastic, glass, or other similar approved materials attached to a backing or structural components of the building for the purpose of ornamentation, protection, or enclosure that may be adhered, integrated, or anchored either on the interior or exterior of the building/structure.

VENTILATION - Process of supplying or removing air by natural or mechanical means to or from any space.

VENT WELL - A permitted minimal opening along a specified vertical portion of the firewall that shall not be more than 3.00 meters in clear width and a minimum depth of 1.50 meters.

VERTICAL PENETRATIONS - Shall mean stairs, fire escapes, elevator shafts, pipe shafts, vertical shafts, vertical ducts, and the like and their enclosing walls which enclose areas such as machine room and closets, storage rooms and closets, covered balconies and terraces, interior walls and columns and other interior features and the like.

VIEW CORRIDOR - The visually unobstructed width, depth and height of all available sight lines running through and along road rights-of-way (RROW), easements and similar rights-of-way (ROW), open spaces within lots (including yards and courts) or through and along designated public spaces including recreational areas. View corridor may also refer to specific ranges of sight lines from a building or structure to a specific natural or man-built object and/or development considered of beauty or value.

WALL SIGN - A sign painted on, attached or fastened to the surface of the wall or any part of a building or structure the display surface of which is parallel to the wall surface.

VAULT - The interment receptacle for coffins, of reinforced concrete, covered and sealed, whether sunk into the ground or to rest on the ground.

YARD - The vacant space left between the outermost face of the building/structure and the property lines, e.g., front, rear, right and left side yards. As a yard performs a vital environmental function because of its exposed soil and/or plant cover (surface water percolation, light/heat absorption, etc.), it shall preferably not be paved/hardscaped. A yard may be considered part of the Total Open Space within Lot (TOSL), provided that it abuts a permanent public open space without any separation between them which obstructs the free flow of light and ventilation.

NEW SCHEDULE OF FEES AND OTHER CHARGES

1. *Bases of assessment*

- a. Character of occupancy or use of building/structure
- b. Cost of construction
- c. Floor area
- d. Height

2. Regardless of the type of construction, the cost of construction of any building/structure for the purpose of assessing the corresponding fees shall be based on the following table:

Table II.G.1. On Fixed Cost Of Construction Per Sq. Meter

LOCATION	GROUP		
All Cities and Municipalities	A, B, C, D, E, G, H, I	F	J
	P10, 000	P8, 000	P6, 000

3. Construction/addition/renovation/alteration of buildings/structures under Group/s and Sub-Divisions shall be assessed as follows:

a. Division A-1

	Area in sq. meters	Fee per sq. meter
i.	Original complete construction up to 20.00 sq.meters.....	P 2.00
ii.	Additional/renovation/alteration up to 20.00 sq. meters regardless of floor area of original construction.....	2.40
iii.	Above 20.00 sq. meters to 50.00 sq. meters.....	3.40
iv.	Above 50.00 sq. meters to 100.00 sq. meters.....	4.80
v.	Above 100.00 sq. m to 150 sq. meters.....	6.00
vi.	Above 150.00 sq. meters.....	7.20

Sample Computation for Building Fee for a 75.00 sq. meters floor area:

Floor area = 75.00 sq. meters
 Therefore area bracket is 3.a.iv.
 Fee = P 4.80/sq. meter
 Building Fee = 75.00 x 4.80 = P 360.00

b. Division A-2

	Area in sq. meters	Fee per sq. meter
i.	Original complete construction up to 20.00 sq. meters.....	P 3.00
ii.	Additional/renovation/alteration up to 20.00 sq. meters regardless of floor area of original construction	3.40
iii.	Above 20.00 sq. meters to 50.00 sq. meters.....	5.20
iv.	Above 50.00 sq. meters to 100.00 sq. meters.....	8.00
v.	Above 150.00 sq. meters.....	8.40

c. Divisions B-1/C-1/E-1, 2, 3/F-1/G-1, 2, 3, 4, 5/H-1, 2, 3, 4/I-1 and J-1, 2, 3

	Area in sq. meters	Fee per sq. meter
i.	Up to 5,000.....	P 23.00
ii.	Above 5,000 to 6,000.....	22.00
iii.	Above 6,000 to 7,000.....	20.50
iv.	Above 7,000 to 8,000.....	19.50
v.	Above 8,000 to 9,000.....	18.00
vi.	Above 9,000 to 10,000.....	17.00
vii.	Above 1,000 to 1,500.....	16.00
viii.	Above 15,000 to 20,000.....	15.00
ix.	Above 20,000 to 30,000.....	14.00
x.	Above 30,000.....	12.00

NOTE: Computation of the building fee for item 3.c. is cumulative. The total area is split up into sub-areas corresponding to the area bracket indicated in the Table above. Each sub-area and the fee corresponding to its area bracket are multiplied together. The building fee is the sum of the individual products as shown in the following example:

Sample Computation for Building Fee for a building having a floor area of 32,000 sq. meters:

	First 5,000 sq. meters @ 23.00.....	P 11,500.00
	Next 1,000 sq. meters @ 22.00.....	2,200.00
	Next 1,000 sq. meters @ 20.50.....	2,050.00
Next 1,000 sq. meters @ 19.50.....		1,950.00
Next 1,000 sq. meters @ 18.00.....		1,800.00
	Next 1,000 sq. meters @ 17.00.....	1,700.00
	Next 5,000 sq. meters @ 16.00.....	8,000.00
	Next 5,000 sq. meters @ 15.00.....	7,500.00
	Next 10,000 sq. meters @ 14.00.....	14,000.00
Last 2,000 sq. meters @ 12.00.....		2,400.00
Total Building Fee	P	53,100.00

d. Divisions C-2/D-1, 2, 3

	Area in sq. meters	Fee per sq. meter
i.	Up to 5,000.....	P 12.00
ii.	Above 5,000 to 6,000.....	11.00
iii.	Above 6,000 to 7,000.....	10.20
iv.	Above 7,000 to 8,000.....	9.60
v.	Above 8,000 to 9,000.....	9.00
vi.	Above 9,000 to 10,000.....	8.40
vii.	Above 10,000 to 15,000.....	7.20
viii.	Above 15,000 to 20,000.....	6.60
ix.	Above 20,000 to 30,000.....	6.00
x.	Above 30,000.....	5.00

NOTE: Computation of the building fee in item 3.d. follows the example of Section 3.c. of this Schedule.

e. Division J-2 structures shall be assessed 50% of the rate of the principal building of which they are accessories (Sections 3.a. to 3.d.).

4. *Electrical Fees*

The following schedule shall be used for computing electrical fees in residential, institutional, commercial and industrial structures:

a. Total Connected Load (kVA)

		Fee
i.	5 kVA or less.....	P 200.00
ii.	Over 5 kVA to 50 kVA.....	P 200.00 + P 20.00/kVA
iii.	Over 50 kVA to 300 kVA.....	1,100.00 + 10.00/kVA
iv.	Over 300 kVA to 1,500 kVA.....	3,600.00 + 5.00/kVA
v.	Over 1,500 kVA to 6,000 kVA.....	9,600.00 + 2.50/kVA
vi.	Over 6,000 kVA.....	20,850.00 + 1.25/kVA

NOTE: Total Connected Load as shown in the load schedule.

b. Total Transformer/Uninterrupted Power Supply (UPS)/Generator Capacity (kVA)

		Fee	
i.	5 kVA or less.....	P	40.00
ii.	Over 5 kVA to 50 kVA.....	P	40.00 + P 4.00/kVA
iii.	Over 50 kVA to 300 kVA.....		220.00 + 2.00/kVA
iv.	Over 300 kVA to 1,500 kVA.....		720.00 + 1.00/kVA
v.	Over 1,500 kVA to 6,000 kVA.....		1,920.00 + 0.50/kVA
vi.	Over 6,000 kVA.....		4,170.00 + 0.25/kVA

NOTE: Total Transformer/UPS/Generator Capacity shall include all transformer, UPS and generators which are owned/installed by the owner/applicant as shown in the electrical plans and specifications.

c. Pole/Attachment Location Plan Permit

i.	Power Supply Pole Location.....	P	30.00/pole
ii.	Guying Attachment.....	P	30.00/attachment

This applies to designs/installations within the premises.

d. Miscellaneous Fees: Electric Meter for union separation, alteration, reconnection or relocation and issuance of Wiring Permit:

Use or Character of Occupancy	Electric Meter	Wiring Permit Issuance
Residential	P 15.00	P 15.00
Commercial/Industrial	60.00	36.00
Institutional	30.00	12.00

e. Formula for Computation of Fees

The Total Electrical Fees shall be the sum of Sections 4.a. to 4.d. of this Rule.

f. Forfeiture of Fees

If the electrical work or installation is found not in conformity with the minimum safety requirements of the Philippine Electrical Codes and the Electrical Engineering Law (RA 7920), and the Owner fails to perform corrective actions within the reasonable time provided by the Building Official, the latter and/or their duly authorized representative shall forthwith cancel the permit and the fees thereon shall be forfeited.

5. *Mechanical Fees*

a. Refrigeration, Air Conditioning and Mechanical Ventilation:

i.	Refrigeration (cold storage), per ton or fraction thereof.....	P	40.00
ii.	Ice Plants, per ton or fraction thereof.....		60.00
iii.	Packaged/Centralized Air Conditioning Systems: Up to 100 tons, per ton.....		90.00
iv.	Every ton or fraction thereof above 100 tons.....		40.00
v.	Window type air conditioners, per unit.....		60.00
vi.	Mechanical Ventilation, per kW or fraction thereof of blower or fan, or metric equivalent.....		40.00
vii.	In a series of AC/REF systems located in one establishment, the total installed tons of refrigeration shall be used as the basis of computation for purposes of installation/inspection fees, and shall not be considered individually.		

For evaluation purposes:

For Commercial/Industrial Refrigeration without Ice Making (refer to 5.a.i.):

1.10	kW per ton, for compressors up to 5 tons capacity.
1.00	kW per ton, for compressors above 5 tons up to 50 tons capacity.
0.97	kW per ton, for compressors above 50 tons capacity.

For Ice making (refer to 5.a.ii.):

3.50	kW per ton, for compressors up to 50 tons capacity.
3.25	kW per ton, for compressors above 5 up to 50 tons capacity.
3.00	kW per ton, for compressors above 50 tons capacity.

For Air conditioning (refer to 5.a.iii.):

- 0.90 kW per ton, for compressors 1.2 to 5 tons capacity.
 0.80 kW per ton, for above 5 up to 50 tons capacity.
 0.70 kW per ton, for compressors above 50 tons capacity.

b. Escalators and Moving Walks, funiculars and the like:

i.	Escalator and moving walk, per kW or fraction thereof.....	P	10.00
ii.	Escalator and moving walks up to to 20.00 lineal meters or fraction thereof.....		20.00
iii.	Every lineal meter or fraction thereof in excess of 20.00 lineal meters.....		10.00
iv.	Funicular, per kW or fraction thereof.....		200.00
	(a) Per lineal meter travel.....		20.00
v.	Cable car, per kW or fraction thereof.....		40.00
	(a) Per lineal meter travel.....		5.00

c. Elevators, per unit:

i.	Motor driven dumbwaiters.....	P	600.00
ii.	Construction elevators for material.....		2,000.00
iii.	Passenger elevators.....		5,000.00
iv.	Freight elevators.....		5,000.00
v.	Car elevators.....		5,000.00

d. Boilers, per kW:

i.	Up to 7.5 kW.....	P	500.00
ii.	Above 7.5 kW to 22 kW.....		700.00
iii.	Above 22 kW to 37 kW.....		900.00
iv.	Above 37 kW to 52 kW.....		1,200.00
v.	Above 52 kW to 67 kW.....		1,400.00
vi.	Above 67 kW to 74 kW.....		1,600.00
vi.	Every kW or fraction thereof above 74 kW.....		5.00

NOTE: (a) Boiler rating shall be computed on the basis of 1.00
sq. meter of heating surface for one (1) boiler kW.

(b) Steam from this boiler used to propel any prime-mover
is exempted from fees.

(c) Steam engines/turbines/etc. propelled from geothermal
source will use the same schedule of fees above.

e.	Pressurized water heaters, per unit.....	P	200.00
f.	Water, sump and sewage pumps for commercial/industrial use, per kW or fraction thereof.....		60.00
g.	Automatic fire sprinkler system, per sprinkler head.....		4.00

h. Diesel/Gasoline ICE, Steam, Gas Turbine/Engine, Hydro,
Nuclear or solar Generating Units and the like, per kW:

i.	Every kW up to 50 kW.....	P	25.00
ii.	Above 50 kW up to 100 kW.....		20.00
iii.	Every kW above 100 kW.....		3.00

i. Compressed Air, Vacuum, Commercial,
Institutional and/or Industrial Gases, per outlet.....

P 20.00

j.	Gas Meter, per unit.....	P	100.00
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k. Power piping for gas/steam/etc., per lineal meter
or fraction thereof or per cu. meter or fraction thereof
whichever is higher.....

P 4.00

l. Other Internal Combustion Engines, including
cranes, forklifts, loaders, pumps, mixers, compressors
and the like, not registered with the LTO, per kW:

i.	Up to 50 kW.....	P	10.00
ii.	Above 50 kW to 100 kW.....		12.00
iii.	Every above 100 kW or fraction thereof		3.00
m.	Pressure Vessels, per cu. meter or fraction thereof.....	P	60.00
n.	Other Machinery/Equipment for commercial/ Industrial/Institutional Use not elsewhere specified, per kW or fraction thereof.....	P	60.00
o.	Pneumatic tubes, Conveyors, Monorails for materials handling and addition to existing supply and/or exhaust duct works and the like, per lineal metes or fraction thereof.....	P	10.00
p.	Weighing Scale Structure, per ton or fraction thereof.....	P	50.00
NOTE: Transfer of machine/equipment location within a building requires a mechanical permit and payment of fees.			

6. Plumbing Fees

a.	Installation Fees, one (1) "UNIT" composed of one (1) water closet, two (2) floor drains, one (1) lavatory, one (1) sink with ordinary trap, three (3) faucets and one (1) shower head. A partial part thereof shall be charged as that of the cost of a whole "UNIT".		
b.	Every fixture in excess of one unit:	P	24.00
i.	Each water closet.....	P	7.00
ii.	Each floor drain.....		3.00
iii.	Each sink.....		3.00
iv.	Each lavatory.....		7.00
v.	Each faucet.....		2.00
vi.	Each shower head.....		2.00
c.	Special Plumbing Fixtures:		
i.	Each slop sink.....	P	7.00
ii.	Each urinal.....		4.00
iii.	Each bath tub.....		7.00
iv.	Each grease trap.....		7.00
v.	Each garage trap.....		7.00
vi.	Each bidet.....		4.00
vii.	Each dental cuspidor.....		4.00
viii.	Each gas-fired water heater.....		4.00
ix.	Each drinking fountain.....		2.00
x.	Each bar or soda fountain sink.....		4.00
xi.	Each laundry sink.....		4.00
xii.	Each laboratory sink.....		4.00
xiii.	Each fixed-type sterilizer.....		2.00
d.	Each water meter.....	P	2.00
i.	12 to 25 mm Ø.....	P	8.00
ii.	Above 25 mm Ø.....		10.00
e.	Construction of septic tank, applicable in all Groups		
i.	Up to 5.00 cu. meters of digestion chamber.....	P	24.00
ii.	Every cu. meter or fraction thereof In excess of 5.00 cu. meters.....		7.00

7. Electronics Fees

- a. Central Office switching equipment, remote switching units, concentrators, PABX/PBX's, cordless/ wireless telephone and communication systems, intercommunication system and other types of switching/ routing/distribution equipment used for voice, data

image text, facsimile, internet service, cellular, paging

	and other types/forms of wired or wireless communications.....	P	2.40 per port
b.	Broadcast station for radio and TV for both commercial and training purposes, CATV headed, transmitting/receiving/relay radio and broadcasting communications stations, communications centers, switching centers, control centers, operation and/or maintenance centers, call centers, cellsites, equipment silos/shelters and other similar locations/structures used for electronics and communications services, including those used for navigational aids, radar, telemetry, tests and measurements, global positioning and personnel/vehicle location	P	1, 000.00 per location
c.	Automated teller machines, ticketing, vending and other types of electronic dispensing machines, telephone booths, pay phones, coin changers, location or direction-finding systems, navigational equipment used for land, aeronautical or maritime applications, photography and reproduction machines x-ray, scanners, ultrasound and other apparatus/equipment used for medical, biomedical, laboratory and testing purposes and other similar electronic or electronically-controlled apparatus or devices, whether located indoor or outdoors.....	P	10.00 per unit
d.	Electronics and communications outlets used for connection and termination of voice, data, computer (including workstations, servers, routers, etc.), audio, video, or any form of electronics and communications services, irrespective of whether a user terminal is connected	P	2.40 per outlet
e.	Station/terminal/control point/port/central or remote panels/outlets for security and alarm systems (including watchman system, burglar alarms, intrusion detection systems, lighting controls, monitoring and surveillance system, sensors, detectors, parking management system, barrier controls, signal lights, etc.), electronics fire alarm (including early-detection systems, smoke detectors, etc.), sound-reinforcement/background, music/paging/conference systems and the like, CATV/MATV/CCTV and off-air television, electronically-controlled conveyance systems, building automation, management systems and similar types of electronic or electronically-controlled installations whether a user terminal is connected	P	2.40 per termination
f.	Studios, auditoriums, theaters, and similar structures for radio and TV broadcast, recording, audio/video reproduction/simulation and similar activities	P	1,000.00 per location
g.	Antenna towers/masts or other structures for installation of any electronic and/or communications transmission/reception.....	P	1,000.00 per structure
h.	Electronic or electronically-controlled indoor and outdoor signages and display systems, including TV monitors, multi-media signs, etc.	P	50.00 per unit
i.	Poles and attachment:		
i.	Per Pole (to be paid by pole owner).....	P	20.00
ii.	Per attachment (to be paid by any entity who attaches to the pole of others)		20.00
j.	Other types or electronics or electronically-controlled device, apparatus, equipment, instrument or units not specifically identified above	P	50.00 per unit
8.	<i>Accessories of the Building/Structure Fees</i>		

- a. All parts of buildings which are open on two (2) or more sides, such as balconies, terraces, lanais and the like, shall be charged 50% of the rate of the principal building of which they are a part (Sections 3.a. to 3.d. of this Schedule).
- b. Buildings with a height of more than 8.00 meters shall be charged an additional fee of twenty-five centavos (P 0.25) per cu. meter above 8.00 meters. The height shall be measured from the ground level up to the bottom of the roof slab or the top of girts, whichever applies.
- c. Bank and Records Vaults with interior volume up to 20.00 cu. meters..... P 20.00
- i. In excess of 20.00 cu. meters..... 8.00
- d. Swimming Pools, per cu. meter or fraction thereof:
- i. GROUP A Residential..... P 3.00
- ii. Commercial/Industrial GROUPS B, E, F, G..... 36.00
- iii. Social/Recreational/Institutional GROUPS C, D, H, I..... 24.00
- iv. Swimming pools improvised from local indigenous materials such as rocks, stones and/or small boulders and with plain cement flooring shall be charged 50% of the above rates.
- v. Swimming pool shower rooms/locker rooms:
- (a) Per unit or fraction thereof P 60.00
- (b) Residential GROUP A..... 6.00
- (c) GROUP B, E, F, G, 18.00
- (d) GROUP C, D, H, I..... 12.00
- e. Construction of firewalls separate from the building:
- i. **fraction thereof..... P 3.00 Per sq. meter or**
- ii. Provided, that the minimum fee shall be 48.00
- f. Construction/erection of towers: Including Radio and TV towers, water tank supporting structures and the like:
- | | Use or Character of Occupancy | Self-Supporting | Tylon (Guyed) |
|------|--|-----------------|---------------|
| i. | Single detached dwelling units..... | P 500.00 | P 150.00 |
| ii. | Commercial/Industrial (Groups B, E, F, G) | | |
| | up to 10.00 meters in height..... | 2,400.00 | 240.00 |
| | (a) Every meter or fraction thereof in excess of 10.00 meters..... | 120.00 | 12.00 |
| iii. | Educational/Recreational/Institutional (Groups C, D, H, I) | | |
| | up to 10.00 meters in height..... | 1,800.00 | 120.00 |
| | (a) Every meter or fraction thereof in excess of 10.00 meters..... | 120.00 | 12.00 |
| g. | Storage Silos, up to 10.00 meters in height..... | P 2,400.00 | |
| i. | Every meter or fraction thereof in excess of 10.00 meters..... | | 150.00 |
| ii. | Silos with platforms or floors shall be charged an additional fee in accordance with Section 3.e. of this Schedule | | |
| h. | Construction of Smokestacks and Chimneys for Commercial/Industrial Use Groups B, E, F and G: | | |
| i. | Smokestacks, up to 10.00 meters in height, measured from the base..... | P | 240.00 |
| | (a) Every meter or fraction thereof in excess of 10.00 meters..... | | 12.00 |
| ii. | Chimney up to 10.00 meters in height, measured from the base..... | | 48.00 |
| | (a) Every meter or fraction thereof in excess of 10.00 meters..... | | 2.00 |

i.	Construction of Commercial/Industrial Fixed Ovens, per sq. meters or fraction thereof of interior floor areas	P	48.00
j.	Construction of Industrial Kiln/Furnace, per cu. meter or fraction thereof of volume		12.00
k.	Construction of reinforced concrete or steel tanks or above ground GROUPS A and B, up to 2.00 cu. meters.....		12.00
i.	Every cu. m or fraction thereof in excess of 2.00 cu. meters.....	P	12.00
ii.	For all other than Groups A and B up to 10.00 cu. meters.....		480.00
(a)	Every cu. meter or fraction thereof in excess of 10.00 cu. meters.....		24.00
l.	Construction of Water and Waste Water Treatment Tanks: (Including Cisterns, Sedimentation and Chemical Treatment Tanks) per cu. meter of volume.....	P	7.00
m.	Construction of reinforced concrete or steel tanks for Commercial/Industrial Use:		
i.	Above ground, up to 10.00 cu. meters.....	P	480.00
	Every cu. m or fraction thereof in excess of 10.00 cu. meters.....		24.00
ii.	Underground, up to 20.00 cu. meters.....		540.00
	Every cu. meter or fraction thereof in excess of 20.00 cu. meters.....		24.00
n.	Pull-outs and Reinstallation of Commercial/Industrial Steel Tanks:		
i.	Underground, per cu. meter or fraction thereof of excavation.....	P	3.00
ii.	Saddle or trestle mounted horizontal tanks, per cu. meter or fraction thereof of volume of tank.....		3.00
iii.	Reinstallation of vertical storage tanks shall be the same as new construction fees in accordance with Section 8.k. above.		
o.	Booths, Kiosks, Platforms, Stages and the like, per sq. meter or fraction thereof of floor area:		
i.	Construction of permanent type.....	P	10.00
ii.	Construction of temporary type.....		5.00
iii.	Inspection of knock-down temporary type, per unit		24.00
p.	Construction of buildings and other accessory structures within cemeteries and memorial parks:		
i.	Tombs, per sq. meter of covered ground areas.....	P	5.00
ii.	Semi-enclosed mausoleums whether canopied or not, per sq. meter of built-up area.		5.00
iii.	Totally enclosed mausoleums, per sq. meter of floor area		12.00
iv.	Totally enclosed mausoleums, per sq. meter of floor area		5.00
v.	Columbarium, per sq. meter.....		18.00
9.	<i>Accessory Fees</i>		
a.	Establishment of Line and Grade, all sides fronting or abutting streets, <i>esteros</i> , rivers and creeks, first 10.00 meters.....	P	24.00
i.	Every meter or fraction thereof in excess of 10.00 meters.....		2.40

b. Ground Preparation and Excavation Fee

- i. While the application for Building Permit is still being processed, the Building Official may issue Ground Preparation and Excavation Permit (GP&EP) for foundation, subject to the verification, inspection and review by the Line and Grade Section of the Inspection and Enforcement Division to determine compliance to line and grade, setbacks, yards/easements and parking requirements.

(a)	Inspection and Verification Fee	P	200.00
(b)	Per cu. meters of excavation		3.00
(c)	Issuance of GP & EP, valid only for thirty (30) days or superseded upon issuance of Building Permit		50.00
(d)	Per cu. meter of excavation for foundation with basement.....		4.00
(e)	Excavation other than foundation or basement, per cu. meter.....		3.00
(f)	Encroachment of footings or foundations of buildings/structures to public areas as permitted, per sq. meter or fraction thereof of footing or foundation encroachment		250.00

c. Fencing Fees:

i.	Made of masonry, metal, concrete up to 1.80 meters in height, per lineal meter or fraction thereof.....	P	3.00
ii.	In excess of 1.80 meters in height, per lineal meter or fraction thereof		4.00
iii	Made of indigenous materials, barbed, chicken or hog wires, per lineal meter.....		2.40

d. Construction of Pavements, up to 20.00 sq. meters..... P 24.00

- e. In excess of 20% or fraction thereof of paved areas intended for commercial/industrial/institutional use, such as parking and sidewalk areas, gasoline station premises, skating rinks, pelota courts, tennis and basketball courts and the like P 3.00

f. Use of Streets and Sidewalks, Enclosures and Occupancy of Sidewalks up to 20.00 sq. meters, per calendar month P 240.00

i.	Every sq. meter or fraction thereof in excess of 20.00 sq. meters	P	12.00
----	--	---	-------

g. Erection of Scaffoldings Occupying Public Areas, per calendar month.

i.	Up to 10.00 meters in length.....	P	150.00
ii.	Every lineal meter or fraction thereof in excess of 10.00 meters		12.00

h. Sign Fees:

i.	Erection and anchorage of display surface, up to 4.00 sq. meters of signboard area.....	P	120.00
(a)	Every sq. meter or fraction thereof in excess of 4.00 sq. meters.....		24.00
ii.	Installation Fees, per sq. meter or fraction thereof of display surface:		

Type of Sign Display	Business Signs	Advertising Signs
----------------------	----------------	-------------------

Neon	P 36.00	P 52.00
Illuminated	24.00	36.00
Others	15.00	24.00
Painted-on	9.60	18.00

iii. Annual Renewal Fees, per sq. meter of display surface or fraction thereof:

Type of Sign Display	Business Signs	Advertising Signs
Neon	P 36.00, min. fee shall be P 124.00	P 46.00, min. fee shall be P 200.00
Illuminated	P 18.00, min. fee shall be P 72.00	P 38.00, min. fee shall be P 150.00
Others	P 12.00, min. fee shall be P 40.00	P 20.00, min. fee shall be P 110.00
Painted-on	P 8.00, min. fee shall be P 30.00	P 12.00, min. fee shall be P 100.00

i. Repairs Fees:

- i. Alteration/renovation/improvement on vertical dimensions of buildings/structures in square meter, such as facades, exterior and interior walls, shall be assessed in accordance with the following rate, For all Groups..... P 5.00
- ii. Alteration/renovation/improvement on horizontal dimensions of buildings/structures, such as floorings, ceilings and roofing shall be assessed in accordance with the following rate, For all Groups 5.00
- iii. Repairs on buildings/structures in all Groups costing more than five thousand pesos (P 5,000.00) shall be charged 1% of the detailed repair cost (itemized original materials to be replaced with same or new substitute and labor)

j. Raising of Buildings/Structures Fees:

- i. Assessment of fees for raising of any buildings/structures shall be based on the new usable area generated.
- ii. The fees to be charged shall be as prescribed under Sections 3.a. to 3.e. of this Schedule, whichever Group applies.

k. Demolition/Moving of Buildings/Structures Fees,
per sq. meter of area or dimensions involved:

- i. Buildings in all Groups per sq. meter floor area..... P 3.00
- ii. Building Systems/Frames or portion thereof per vertical or horizontal dimensions, including Fences 4.00
- iii. Structures of up to 10.00 meters in height..... 800.00
 - (a) Every meter or portion thereof in excess of 10.00 meters 50.00
- iv. Appendage of up to 3.00 cu. meter/unit..... 50.00
 - (a) Every cu. meter or portion thereof in excess of 3.00 cu. meters 50.00
- v. Moving Fee, per sq. meter of area of building/structure to be moved 3.00

10. *Certificates of Use or Occupancy (Table II.G.1. for fixed costing)*

a. Division A-1 and A-2 Buildings:

i.	Costing up to P150,000.00	P	100.00
ii.	Costing more than P150,000.00 up to P400,000.00		200.00
iii.	Costing more than P400,000.00 up to P850,000.00.....	P	400.00
iv.	Costing more than P850,000.00 up to P1,200,000.00.....		800.00
v.	Every million or portion thereof in excess of P1,200,000.00.....		800.00

b. Divisions B-1/E-1, 2, 3/F-1/G-1, 2, 3, 4, 5/H-1, 2, 3, 4/and I-1 Buildings:

i.	Costing up to P150,000.00.....	P	200.00
ii.	Costing more than P150,000.00 up to P400,000.00		400.00
iii.	Costing more than P400,000.00 up to P850,000.00.....		800.00
iv.	Costing more than P850,000.00 up to P1,200,000.00		1,000.00
v.	Every million or portion thereof in excess of P1,200,000.00.....		1,000.00

c. Divisions C-1, 2/D-1, 2, 3 Buildings:

i.	Costing up to P150,000.00	P	150.00
ii.	Costing more than P150,000.00 up to P400,000.00		250.00
iii.	Costing more than P400,000.00 up to P850,000.00.....		600.00
iv.	Costing more than P850,000.00 up to P1,200,000.00		900.00
v.	Every million or portion thereof in excess of P1, 200,000.00.....		900.00

d. Division J-I Buildings/structures:

i.	With floor area up to 20.00 sq. meters.....	P	50.00
ii.	With floor area above 20.00 sq. meters up to 500.00 sq. meters		240.00
iii.	With floor area above 500.00 sq. meters up to 1,000.00 sq. meters.....		360.00
iv.	With floor area above 1,000.00 sq. meters up to 5,000.00 sq. meters		480.00
v.	With floor area above 5,000.00 sq. meters up to 10,000.00 sq. meters.....		1, 200.00
	With floor area above 10,000.00 sq. meters.....		2,400.00

e. Division J-2 Structures:

i.	Garages, carports, balconies, terraces, lanais and the like: 50% of the rate of the principal building, of which they are accessories.		
ii.	Aviaries, aquariums, zoo structures and the like: same rates as for Section 10.d. above.		
iii.	Towers such as for Radio and TV transmissions, cell site, sign (ground or roof type) and water tank supporting structures and the like in any location shall be imposed fees as follows:		
	(a) First 10.00 meters of height from the ground	P	800.00
	(b) Every meter or fraction thereof in excess of 10.00 meters.....		50.00

- f. Change in Use/Occupancy, per sq. meter or fraction thereof
of area affected P 5.00

11. *Annual Inspection Fees*

a. Divisions A-1 and A-2:

- i. Single detached dwelling units and duplexes are not subject to annual inspections.
- ii. If the owner request inspections, the fee for each of the services enumerated below is P 120.00

Land Use Conformity
Architectural Presentability
Structural Stability
Sanitary and Health Requirements
Fire-Resistive Requirements

b. Divisions B-1/D-1, 2, 3/E-1, 2, 3/F-1/G-1, 2, 3, 4, 5/ H-1, 2, 3, 4/ and I-1, Commercial, Industrial Institutional buildings and appendages shall be assessed area as follows:

- | | | |
|-------|--|----------|
| i. | Appendage of up to 3.00 cu. meters/unit..... | P 150.00 |
| ii. | Floor area to 100.00 sq. meters..... | 120.00 |
| iii. | Above 100.00 sq. meters up to 200.00 sq. meters..... | 240.00 |
| iv. | Above 200.00 sq. meters up to 350.00 sq. meters..... | 580.00 |
| v. | Above three hundred 350.00 sq. meters up to 500.00 sq. meters..... | 720.00 |
| vi. | Above 500.00 sq. meters up to 750.00 sq. meters..... | 960.00 |
| vii. | Above 750.00 sq. meters up to 1,000.00 sq. meters..... | 1,200.00 |
| viii. | Every 1,000.00 sq. meters or its portion in excess of 1,000.00 sq. meters..... | 1,200.00 |

c. Divisions C-1, 2, Amusement Houses, Gymnasias and the like:

- | | | |
|------|--|------------|
| i. | First class cinematographs or theaters..... | P 1,200.00 |
| ii. | Second class cinematographs or theaters..... | 720.00 |
| iii. | Third class cinematographs or theaters..... | 520.00 |
| iv. | Grandstands/Bleachers, Gymnasias and the like..... | 720.00 |

d. Annual plumbing inspection fees, each plumbing unit P 60.00

e. Electrical Inspection Fees:

- i. A one time electrical inspection fee equivalent to 10% of Total Electrical Permit Fees shall be charged to cover all inspection trips during construction.
- ii. Annual Inspection Fees are the same as in Section 4.e.

f. Annual Mechanical Inspection Fees:

- | | | |
|------|---|---------|
| i. | Refrigeration and Ice Plant, per ton: | |
| | (a) Up to 100 tons capacity | P 25.00 |
| | (b) Above 100 tons up to 150 tons | 20.00 |
| | (c) Above 150 tons up to 300 tons | 15.00 |
| | (d) Above 300 tons up to 500 tons..... | 10.00 |
| | (e) Every ton or fraction thereof above 500 tons..... | 5.00 |
| ii. | Air Conditioning Systems: | |
| | Window type air conditioners, per unit | P 40.00 |
| iii. | Packaged or centralized air conditioning systems: | |
| | (a) First 100 tons, per ton | 25.00 |

	(b) Above 100 tons, up to 150 tons per ton	20.00
	(c) Every ton or fraction thereof above 500 tons	8.00
iv.	Mechanical Ventilation, per unit, per kW:	
	(a) Up to 1 kW	P 10.00
	(b) Above 1 kW to 7.5 kW	50.00
	(c) Every kW above 7.5 kW	20.00
v.	Escalators and Moving Walks; Funiculars and the like:	
	(a) Escalator and Moving Walks, per unit	P 120.00
	(b) Funiculars, per kW or fraction thereof	50.00
	(c) Per lineal meter or fraction thereof of travel	10.00
	(d) Cable Car, per kW or fraction thereof	25.00
	(e) Per lineal meter of travel	2.00
vi.	Elevators, per unit:	
	(a) Passenger elevators	P 500.00
	(b) Freight elevators	400.00
	(c) Motor driven dumbwaiters	50.00
	(d) Construction elevators for materials	400.00
	(e) Car elevators	500.00
	(f) Every landing above first five (5) landings for all the above elevators	50.00
vii.	Boilers, per unit:	
	(a) Up to 7.5 kW	P 400.00
	(b) 7.5 kW up to 22 kW	550.00
	(c) 22 kW up to 37 kW	600.00
	(d) 37 kW up to 52 kW	650.00
	(e) 52 kW up to 67 kW	800.00
	(f) 67 kW up to 74 kW	900.00
	(g) Every kW or fraction thereof above 74 kW	4.00
viii.	Pressurized Water Heaters, per unit	P 120.00
ix.	Automatic Fire Extinguishers, per sprinkler head	P 2.00
x.	Water, Sump and Sewage pumps for buildings/structures for commercial/ industrial purposes, per kW:	
	(a) Up to 5 kW	P 55.00
	(b) Above 5 kW to 10 kW	90.00
	(c) Every kW or fraction thereof above 10 kW	P 2.00
xi.	Diesel/Gasoline Internal Combustion Engine, Gas Turbine/Engine, Hydro, Nuclear or Solar Generating Units and the like, per kW:	
	(a) Per kW, up to 50 kW	P 15.00
	(b) Above 50 kW up to 100 kW	10.00
	(c) Every kW or fraction thereof above 100 kW	2.40
xii.	Compressed air, vacuum, commercial/ institutional/industrial gases, per outlet	P 10.00
xiii.	Power piping for gas/steam/etc., per lineal meter or fraction thereof or per cu. meter or fraction thereof, whichever is higher	P 2.00
xiv.	Other Internal Combustion Engines, including Cranes, Forklifts, Loaders, Mixers, Compressors and the like, (a) Per unit, up to 10 kW	100.00
	(b) Every kW above 10 kW	3.00
xv.	Other machineries and/or equipment for commercial/ industrial/institutional use not elsewhere specified, per unit:	
	(a) Up to ½ kW	P 8.00
	(b) Above ½ kW up to 1 kW	23.00
	(c) Above 1 kW up to 3 kW	39.00
	(d) Above 3 kW up to 5 kW	55.00
	(e) Above 5 kW up to 10 kW	80.00
	(f) Every kW above 10 kW or fraction thereof	4.00
xvi.	Pressure Vessels, per cu. meter or fraction thereof	P 40.00
xvii.	Pneumatic tubes, Conveyors, Monorails for materials handling, per lineal meter or fraction thereof	P 2.40
xviii.	Weighing Scale Structure, per ton or fraction thereof	P 30.00

xix.	Testing/Calibration of pressure gauge, per unit.....	P	24.00
	(a) Each Gas Meter, tested, proved and sealed, per gas meter.....		30.00
xx.	Every mechanical ride inspection, etc., used in amusement centers of fairs, such as ferris wheel, and the like, per unit.....	P	30.00
g. Annual electronics inspection fees shall be the same as the fees in Section 7. of this Schedule.			
12.	<i>Certifications:</i>		
a.	Certified true copy of building permit.....	P	50.00
b.	Certified true copy of Certificate of Use/Occupancy.....		50.00
c.	Issuance of Certificate of Damage.....		50.00
d.	Certified true copy of Certificate of Damage.....		50.00
e.	Certified true copy of Electrical Certificate.....		50.00
f.	Issuance of Certificate of Gas Meter Installation.....	P	50.00
g.	Certified true copy of Certificate of Operation.....		50.00
h.	Other Certifications.....		50.00

NOTE: The specifications of the Gas Meter shall be:

Manufacturer.....
 Serial Number.....
 Gas Type.....
 Meter Classification/Model.....
 Maximum Allowable Operating Pressure – psi (kPa).....
 Hub Size - mm (inch).....
 Capacity - m³/hr. (ft³/hr.).....

Republic of the Philippines
City/Municipality of _____
Province of _____
OFFICE OF THE BUILDING OFFICIAL
APPLICATION FOR BUILDING PERMIT

☐ NEW☐ RENEWAL☐ AMENDATORY

APPLICATION NO.

--	--	--	--	--	--	--	--	--	--

AREA NO.

--	--	--	--	--	--	--	--	--	--

BOX 1 (TO BE ACCOMPLISHED IN PRINT BY THE APPLICANT)

OWNER/APPLICANT	LAST NAME	FIRST NAME	M.I.	TIN
FOR CONSTRUCTION OWNED BY AN ENTERPRISE		FORM OF OWNERSHIP		
ADDRESS: NO.,		STREET,	BARANGAY,	CITY/MUNICIPALITY
		ZIP CODE	TELEPHONE NO.	
LOCATION OF CONSTRUCTION: LOT NO. _____ BLK NO. _____ TCT NO. _____ TAX DEC. NO. _____				
STREET _____ BARANGAY _____ CITY/MUNICIPALITY OF _____				
SCOPE OF WORK				
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> RENOVATION	<input type="checkbox"/> RAISING		
<input type="checkbox"/> ERECTION	<input type="checkbox"/> CONVERSION	<input type="checkbox"/> ACCESSORY BUILDING/STRUCTURE		
<input type="checkbox"/> ADDITION	<input type="checkbox"/> REPAIR	<input type="checkbox"/> OTHERS (Specify) _____		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> MOVING			
USE OR CHARACTER OF OCCUPANCY				
<input type="checkbox"/> GROUP A : RESIDENTIAL, DWELLINGS	<input type="checkbox"/> GROUP F : INDUSTRIAL	<input type="checkbox"/> OTHERS (Specify) _____		
<input type="checkbox"/> GROUP B : RESIDENTIAL HOTEL, APARTMENT	<input type="checkbox"/> GROUP G : INDUSTRIAL STORAGE AND HAZARDOUS			
<input type="checkbox"/> GROUP C : EDUCATIONAL, RECREATIONAL	<input type="checkbox"/> GROUP H : RECREATIONAL, ASSEMBLY OCCUPANT LOAD LESS THAN 1000			
<input type="checkbox"/> GROUP D : INSTITUTIONAL	<input type="checkbox"/> GROUP I : RECREATIONAL, ASSEMBLY OCCUPANT LOAD 1000 OR MORE			
<input type="checkbox"/> GROUP E : BUSINESS AND MERCANTILE	<input type="checkbox"/> GROUP J : AGRICULTURAL, ACCESSORY			
OCCUPANCY CLASSIFIED _____		TOTAL ESTIMATED COST P _____		
NUMBER OF UNITS _____		PROPOSED DATE OF CONSTRUCTION _____		
TOTAL FLOOR AREA _____ SQUARE METERS		EXPECTED DATE OF COMPLETION _____		

DO NOT FILL-UP (NSO USE ONLY)

BOX 6 (TO BE ACCOMPLISHED BY THE PROCESSING AND EVALUATION DIVISION)

ASSESSED FEES	ASSESSED BY	AMOUNT DUE	DATE PAID	O.R. NUMBER	NSO
<input type="checkbox"/> FILING FEE					
<input type="checkbox"/> PROCESSING FEE					
<input type="checkbox"/> LOCATIONAL/ZONING OF LAND USE					
<input type="checkbox"/> LINE AND GRADE (Geodetic)					
<input type="checkbox"/> FENCING					
<input type="checkbox"/> ARCHITECTURAL					
<input type="checkbox"/> CIVIL/STRUCTURAL					
<input type="checkbox"/> ELECTRICAL					
<input type="checkbox"/> MECHANICAL					
<input type="checkbox"/> SANITARY					
<input type="checkbox"/> PLUMBING					
<input type="checkbox"/> ELECTRONICS					
<input type="checkbox"/> INTERIOR					
<input type="checkbox"/> ONE HALF (½) OF FIRE SERVICE FUND (FSF)					
TOTAL					

BOX 7 (TO BE ACCOMPLISHED BY THE BUILDING OFFICIAL)

BUILDING PERMIT	
BUILDING PERMIT NO. <div style="border: 1px solid black; width: 100px; height: 15px; margin-bottom: 5px;"></div> DATE ISSUED <div style="display: flex; justify-content: space-between; width: 100px;"> <div style="border: 1px solid black; width: 20px; height: 15px;"></div> <div style="border: 1px solid black; width: 20px; height: 15px;"></div> <div style="border: 1px solid black; width: 20px; height: 15px;"></div> <div style="border: 1px solid black; width: 20px; height: 15px;"></div> <div style="border: 1px solid black; width: 20px; height: 15px;"></div> <div style="border: 1px solid black; width: 20px; height: 15px;"></div> </div> <div style="display: flex; justify-content: space-between; width: 100px; font-size: 8px;"> MMDDYY </div>	OFFICIAL RECEIPT NO. <div style="border: 1px solid black; width: 100px; height: 15px; margin-bottom: 5px;"></div> DATE PAID <div style="display: flex; justify-content: space-between; width: 100px;"> <div style="border: 1px solid black; width: 20px; height: 15px;"></div> <div style="border: 1px solid black; width: 20px; height: 15px;"></div> <div style="border: 1px solid black; width: 20px; height: 15px;"></div> <div style="border: 1px solid black; width: 20px; height: 15px;"></div> <div style="border: 1px solid black; width: 20px; height: 15px;"></div> <div style="border: 1px solid black; width: 20px; height: 15px;"></div> </div> <div style="display: flex; justify-content: space-between; width: 100px; font-size: 8px;"> MMDDYY </div>
Permit is issued to _____ for the proposed _____ <div style="display: flex; justify-content: space-between; width: 100%; font-size: 8px;"> (Owner/Applicant) (Type of Project) </div> under _____, of Group _____, located at Lot No. _____ Block No. _____ OCT/TCT No. _____, <div style="display: flex; justify-content: space-between; width: 100%; font-size: 8px;"> (Use or Character of Occupancy) </div> Street, Barangay _____, City/Municipality of _____ subject to	
the following: <ol style="list-style-type: none"> 1. That under Article 1723 of the Civil Code of the Philippines, the engineer or architect who drew up the plans and specifications for a building/structure is liable for damages if within fifteen (15) years from the completion of the building/structure, the same should collapse due to defect in the plans or specifications or defects in the ground. The engineer or architect who supervises the construction shall be solidarily liable with the contractor should the edifice collapse due to defect in the construction or the use of inferior materials. 2. This permit shall be accompanied by the various applicable ancillary and accessory permits, plans and specifications signed and sealed by the corresponding design professionals who shall be responsible for the comprehensive and correctness of the plans in compliance to the Code and its IRR and to all applicable referral codes and professional regulatory laws. 3. That the proposed construction/erection/addition/alteration/renovation/conversion/repair/moving/demolition, etc. shall be in conformity with the provisions of the National Building Code, and its IRR. <ol style="list-style-type: none"> a. That prior to commencement of the proposed projects and construction an actual relocation survey shall be conducted by a duly licensed Geodetic Engineer. b. That before commencing the excavation the person making or causing the excavation to be made shall notify in writing the owner of adjoining property not less than ten (10) days before such excavation is to be made and show how the adjoining property should be protected. c. That no person shall use or occupy a street, alley or public sidewalk for the performance of work covered by a building permit. d. That no person shall perform any work on any building or structure adjacent to a public way in general use for pedestrian travel, unless the pedestrians are protected. e. That the supervising Architect/Civil Engineer shall keep at the jobsite at all times a logbook of daily construction activities wherein the actual daily progress of construction including tests conducted, weather condition and other pertinent data are to be recorded, same shall be made available for scrutiny and comments by the OBO representative during the conduct of his/her inspection pursuant to Section 207 of the National Building Code. f. That upon completion of the construction, the said licensed supervising Architect/Civil Engineer shall submit to the Building Official duly signed and sealed logbook, as-built plans and other documents and shall also prepare and submit a Certificate of Completion of the project stating that the construction of the building/structure conform to the provision of the Code, its IRR as well as the plans and specifications. g. All such changes, modifications and alterations shall likewise be submitted to the Building Official and the subsequent amendatory permit therefor issued before any work on said changes, modifications and alterations shall be started. The as-built plans and specifications may be just an orderly and comprehensive compilation of all documents which include the originally submitted plans and specifications of all amendments thereto as actually built or they may be an entirely new set of plans and specifications accurately describing and/or reflecting therein the building as actually built. 4. That no building/structure shall be used until the Building Official has issued a Certificate of Occupancy therefor as provided in the Code. However, a partial Certificate of Occupancy may be issued for the Use/Occupancy of a portion or portions of a building/structure prior to the completion of the entire building/structure. 5. That this permit shall not serve as an exemption from securing written clearances from various government authorities exercising regulatory function affecting buildings/structures. 6. When the construction is undertaken by contract, the work shall be done by a duly licensed and registered contractor pursuant to the provisions of the Contractor's License Law (RA 4566). 7. The Owner/Permittee shall submit a duly accomplished prescribed "Notice of Construction" to the Office of the Building Official prior to any construction activity. 8. The Owner/Permittee shall put a Building Permit sign which complies with the prescribed dimensions and information, which shall remain posted on the construction site for the duration of the construction. 	
PERMIT ISSUED BY: _____ <div style="text-align: center; margin-top: 20px;"> BUILDING OFFICIAL (Signature Over Printed Name) Date _____ </div>	
NOTE : THIS PERMIT MAY BE CANCELLED OR REVOKED PURSUANT TO SECTIONS 305 AND 306 OF THE "NATIONAL BUILDING CODE"	

Republic of the Philippines
City/Municipality of _____
Province of _____
OFFICE OF THE BUILDING OFFICIAL

EXCAVATION AND GROUND PREPARATION PERMIT

APPLICATION NO.	EGPP NO	BUILDING PERMIT NO.
<div style="display: flex; justify-content: space-around;"> 12345678910 </div>	<div style="display: flex; justify-content: space-around;"> 12345678910 </div>	<div style="display: flex; justify-content: space-around;"> 12345678910 </div>

BOX 1 (TO BE ACCOMPLISHED BY THE OWNER/APPLICANT)

OWNER/APPLICANT	LAST NAME	FIRST NAME	M.I.	TIN
FOR CONSTRUCTION OWNED		FORM OF OWNERSHIP		USE OR CHARACTER OF OCCUPANCY
BY AN ENTERPRISE				
ADDRESS: NO., STREET,		BARANGAY,	CITY/MUNICIPALITY	ZIP CODE
				TELEPHONE NO
LOCATION OF CONSTRUCTION:		LOT NO. _____	BLK NO. _____	TCT NO. _____
STREET _____		BARANGAY _____	CITY/ MUNICIPALITY _____	
TAX DEC. NO. _____				
SCOPE OF WORK				
<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENOVATION <input type="checkbox"/> OTHERS (Specify) _____ <input type="checkbox"/> ERECTION <input type="checkbox"/> REPAIR _____ <input type="checkbox"/> ADDITION _____				
USE OR CHARACTER OF OCCUPANCY				
<input type="checkbox"/> GROUP A : RESIDENTIAL, DWELLINGS <input type="checkbox"/> GROUP F : INDUSTRIAL <input type="checkbox"/> OTHERS (Specify) _____ <input type="checkbox"/> GROUP B : RESIDENTIAL HOTEL, APARTMENT <input type="checkbox"/> GROUP G : INDUSTRIAL STORAGE AND HAZARDOUS <input type="checkbox"/> GROUP C : EDUCATIONAL, RECREATIONAL <input type="checkbox"/> GROUP H : RECREATIONAL, ASSEMBLY OCCUPANT LOAD LESS THAN 1000 <input type="checkbox"/> GROUP D : INSTITUTIONAL <input type="checkbox"/> GROUP I : RECREATIONAL, ASSEMBLY OCCUPANT LOAD 1000 OR MORE <input type="checkbox"/> GROUP E : BUSINESS AND MERCANTILE <input type="checkbox"/> GROUP J : AGRICULTURAL, ACCESSORY				

BOX 2

DESIGN PROFESSIONAL, PLANS AND SPECIFICATIONS	
_____ ARCHITECT OR CIVIL ENGINEER (Signed and Sealed Over Printed Name) Date _____	
Address	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 3

FULL-TIME INSPECTOR AND SUPERVISOR OF CONSTRUCTION WORKS	
_____ ARCHITECT OR CIVIL ENGINEER (Signed and Sealed Over Printed Name) Date _____	
Address	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 4

BUILDING OWNER		
_____ (Signature Over Printed Name) Date _____		
Address		
C.T.C. No.	Date Issued	Place Issued

BOX 5

WITH MY CONSENT: LOT OWNER		
_____ (Signature Over Printed Name) Date _____		
Address		
C.T.C. No.	Date Issued	Place Issued

BOX 6 (TO BE ACCOMPLISHED BY THE DESIGN PROFESSIONAL)

<input type="checkbox"/> EXCAVATION AND FILLS	<input type="checkbox"/> FOUNDATION AND RETAINING WALLS	<input type="checkbox"/> PILE FOUNDATIONS	<input type="checkbox"/> GRADING AND EARTHWORKS (Including fills and embankment.)
<input type="checkbox"/> OTHERS (Specify) _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	

BOX 7 (TO BE ACCOMPLISHED BY THE BUILDING OFFICIAL)**ACTION TAKEN:****PERMIT IS HEREBY ISSUED/GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That under Article 1723 of the Civil Code of the Philippines, the engineer or architect who drew up the plans and specifications for a building/structure is liable for damages if within fifteen (15) years from the completion of the building/structure, the same should collapse due to defect in the plans or specifications or defects in the ground. The engineer or architect who supervises the construction shall be solidarily liable with the contractor should the edifice collapse due to defect in the construction or the use of inferior materials.
2. That the proposed excavation and ground preparation of the project site shall be in conformity with the zoning ordinance and the provisions of the "National Building Code" (P.D. 1096), the National Structural Code of the Philippines and its Implementing Rules and Regulations.
 - a. That prior to commencement of the proposed projects and construction an actual relocation survey shall be conducted by responsible licensed Geodetic Engineer.
 - b. That before commencing the excavation the person making or causing the excavation to be made shall verify in writing the owner of adjoining building not less than ten (10) days before such excavation is to be made and show how the adjoining building should be protected.
 - c. That the owner of the building shall engage the services of a responsible licensed Architect or Civil Engineer to undertake the full-time inspection and supervision of the construction work.
 - d. That there shall be kept at the jobsite at all times a logbook of daily construction activities wherein the actual daily progress of construction including test conducted, weather condition and other pertinent data are to be recorded, same shall be made available for scrutiny and comments by the OBO representative during the conduct of his/her inspection pursuant to Section 207 of the National Building Code.
 - e. That upon completion of the excavation and ground preparation of the project site the said responsible licensed supervising Architect or Civil Engineer shall prepare and submit a Certificate of Completion of the project stating that the excavation and ground preparation of the project site conforms to the provision of the "National Building Code" (P.D. 1096).
3. All public facilities and utilities such as streets, sidewalks, curbs, gutters, electric posts, power and communication lines, water, sewer and drainage lines and the like shall be properly protected against any damage and obstruction. Any facility and/or utility damaged shall be properly repaired and restored to its original condition by the owner/applicant subject to the approval of the Building Official and the proper authorities concerned.
4. The owner and contractor shall be jointly responsible for the safety, protection, security and convenience of the general public and his/her personnel, third parties, the works, equipment and the like. All wastes or discarded materials from the project shall be properly stored and disposed of. Water wastes shall be discharged directly into drainage lines. Pertinent provisions of the National Building Code (P.D. 1096) shall be complied with.
5. That this permit does not guarantee the subsequent granting of the principal building permit under process and that the owner/applicant undertakes the work or project at his/her own risk.
6. That this permit shall not serve as an exemption from securing permits/written clearances from various government authorities exercising regulatory function affecting buildings and other related structures.
7. For excavations more than fifty (50) cubic meters and more than two (2) meters in depth, the owner/permittee shall post a cash bond of fifty thousand pesos (P 50, 000.00) for the first fifty (50) cubic meters and three hundred pesos (P 300.00) for every cubic meter thereafter to be deposited with the O.B.O. Said excavations shall not exceed one hundred (100) cubic meters or three (3) meters in depth until the building permit is issued and shall not be left open without any work being done in the site for more than one hundred twenty (120) days, otherwise, the cash bond shall be forfeited in favor of the government to cover the expense for the necessary restoration should the owner/permittee fail to restore the same. If the bond is insufficient to effect the necessary restoration, additional cost to be incurred to complete the restoration shall be charged to the account of the owner/permittee or to whoever shall assume ownership of the property.

PERMIT ISSUED BY:

BUILDING OFFICIAL
 (Signature Over Printed Name)
 Date _____

Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL

FENCING PERMIT

APPLICATION NO.

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FP NO

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BUILDING PERMIT NO.

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BOX 1 (TO BE ACCOMPLISHED BY THE OWNER/APPLICANT)

OWNER/APPLICANT	LAST NAME	FIRST NAME	M.I.	TIN
FOR CONSTRUCTION OWNED BY AN ENTERPRISE		FORM OF OWNERSHIP		
ADDRESS: NO.,	STREET,	BARANGAY,	CITY/MUNICIPALITY	ZIP CODE
TELEPHONE NO				
LOCATION OF CONSTRUCTION:		LOT NO.	BLK NO.	TCT NO.
TAX DEC. NO.				
STREET		BARANGAY	CITY/ MUNICIPALITY OF	
SCOPE OF WORK				
<input type="checkbox"/> NEW CONSTRUCTION		<input type="checkbox"/> REPAIR		<input type="checkbox"/> OTHERS (Specify) _____
<input type="checkbox"/> ERECTION		<input type="checkbox"/> DEMOLITION		
<input type="checkbox"/> ADDITION				

BOX 2

DESIGN PROFESSIONAL, PLANS AND SPECIFICATIONS	
Date _____	
ARCHITECT OR CIVIL ENGINEER (Signed and Sealed Over Printed Name)	
Address _____	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 3

FULL-TIME INSPECTOR AND SUPERVISOR OF CONSTRUCTION WORKS	
Date _____	
ARCHITECT OR CIVIL ENGINEER (Signed and Sealed Over Printed Name)	
Address _____	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 4 (TO BE ACCOMPLISHED BY THE APPLICANT)

APPLICANT:	WITH MY CONSENT: LOT OWNER
(Signature Over Printed Name) Date _____	(Signature Over Printed Name) Date _____
Address _____	Address _____
C.T.C. No. Date Issued Place Issued	C.T.C. No. Date Issued Place Issued

BOX 5

REPUBLIC OF THE PHILIPPINES) S.S			
CITY/MUNICIPALITY OF _____			
BEFORE ME, at the City/Municipality of _____, on _____ personally appeared the following:			
APPLICANT	CTC No.	Date Issued	Place Issued
LICENSED ARCHITECT OR CIVIL ENGINEER (Full-Time Inspector and Supervisor of Fencing Works)	CTC No.	Date Issued	Place Issued
whose signatures appear herein above, known to me to be the same persons who executed this standard prescribed form and acknowledged to me that the same is their free and voluntary act and deed.			
WITNESS MY HAND AND SEAL on the date and place above written.			
Doc. No. _____	NOTARY PUBLIC (Until December _____)		
Page No. _____			
Book No. _____			
Series No. _____			

BOX 6 (TO BE ACCOMPLISHED BY THE DESIGN PROFESSIONAL)

MEASUREMENTS : _____ LENGTH IN METERS	_____ HEIGHT IN METERS
TYPE OF FENCING:	
<input type="checkbox"/> INDIGENOUS MATERIALS <input type="checkbox"/> R.C. (Reinforced Concrete) <input type="checkbox"/> R.C. and CONG. HOLLOW BLOCKS <input type="checkbox"/> R.C. and BRICKS <input type="checkbox"/> R.C. and INTERLINK/CYCLONE WIRE	<input type="checkbox"/> R.C. STEEL MATTING <input type="checkbox"/> R.C. BARBED WIRE <input type="checkbox"/> OTHERS (Specify) _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____

BOX 7 (TO BE ACCOMPLISHED BY THE PROCESSING AND EVALUATION DIVISION)

PROGRESS FLOW					
	IN		OUT		PROCESSED BY
	DATE	TIME	DATE	TIME	
LINE AND GRADE (GEODETIC)					
CIVIL/STRUCTURAL					
ELECTRICAL					
OTHERS (Specify)					

ASSESSED FEES				
	Amount Due	O. R. Number	Date Paid	Processed By
LINE AND GRADE (GEODETIC)				
FENCING				
ELECTRICAL (If any)				
OTHERS (Specify)				
TOTAL				

BOX 8 (TO BE ACCOMPLISHED BY THE BUILDING OFFICIAL)

<p>ACTION TAKEN:</p> <p>PERMIT IS HEREBY ISSUED/GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:</p> <ol style="list-style-type: none"> 1. That under Article 1723 of the Civil Code of the Philippines, the engineer or architect who drew up the plans and specifications is liable for damages if within fifteen (15) years from the completion of the structure, it should collapse due to defect in the plans or specifications or defects in the ground. The engineer or architect who supervises the construction shall be solidarily liable with the contractor should the edifice collapse due to defect in the construction or the use of inferior materials. 2. That the proposed construction/erection/addition, etc. shall be in conformity with the provisions of the "National Building Code" (P.D. 1096) and its Implementing Rules and Regulations. <ol style="list-style-type: none"> a. That prior to commencement of the proposed projects and construction an actual relocation survey shall be conducted by responsible licensed Geodetic Engineer. b. That before commencing the excavation the person making or causing the excavation to be made shall verify in writing the owner of adjoining building not less than ten (10) days before such excavation is to be made and show how the adjoining building should be protected. c. That the owner of the fence shall engage the services of responsible licensed Architect or Civil Engineer to undertake the full time inspection and supervision of the construction work. d. That there shall be kept at the jobsite at all times a logbook wherein the actual progress of construction including test conducted, weather condition and other pertinent data are to be recorded, same shall be made available for scrutiny and comments by the OBO representative during the conduct of his/her inspection pursuant to Section 207 of the National Building Code. <p>PERMIT ISSUED BY:</p> <div style="text-align: center; margin-top: 20px;"> <div style="border-top: 1px solid black; width: 200px; margin: 0 auto;"></div> <p>BUILDING OFFICIAL (Signature Over Printed Name) Date _____</p> </div>
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Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL

SIDEWALK CONSTRUCTION PERMIT

APPLICATION NO.

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SP NO

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BUILDING PERMIT NO.

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BOX 1 (TO BE ACCOMPLISHED BY THE OWNER/APPLICANT)

OWNER/APPLICANT	LAST NAME	FIRST NAME	M.I.	TIN
FOR CONSTRUCTION OWNED BY AN ENTERPRISE		FORM OF OWNERSHIP	USE OR CHARACTER OF OCCUPANCY	
ADDRESS: NO., STREET,		BARANGAY,	CITY/MUNICIPALITY	ZIP CODE
				TELEPHONE NO
LOCATION OF CONSTRUCTION:		LOT NO.	BLK NO.	TCT NO.
				TAX DEC. NO.
STREET		BARANGAY	CITY/ MUNICIPALITY OF	
SCOPE OF WORK <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENOVATION <input type="checkbox"/> OTHERS (Specify) _____ <input type="checkbox"/> ERECTION <input type="checkbox"/> REPAIR _____ <input type="checkbox"/> ADDITION				

BOX 2

DESIGN PROFESSIONAL, PLANS AND SPECIFICATIONS	
_____ Date _____ ARCHITECT OR CIVIL ENGINEER (Signed and Sealed Over Printed Name)	
Address	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 3

FULL-TIME INSPECTOR AND SUPERVISOR OF CONSTRUCTION WORKS	
_____ Date _____ ARCHITECT OR CIVIL ENGINEER (Signed and Sealed Over Printed Name)	
Address	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 4

BUILDING OWNER		
_____ (Signature Over Printed Name) Date _____		
Address		
C.T.C. No.	Date Issued	Place Issued

BOX 5

WITH MY CONSENT: LOT OWNER		
_____ (Signature Over Printed Name) Date _____		
Address		
C.T.C. No.	Date Issued	Place Issued

BOX 6

_____ APPLICANT (Signature Over Printed Name) Date _____		
CTC NO.	DATE ISSUED	PLACE ISSUED
TIN		

TO BE ACCOMPLISHED BY THE PROCESSING AND EVALUATION DIVISION

BOX 7

LENGTH (In Meters) _____	HEIGHT (In Meters) _____	AREA (In Square Meters) _____
TYPE OF SIDEWALK MATERIALS:		
<input type="checkbox"/> Concrete Slab	<input type="checkbox"/> Others (Specify) _____	
<input type="checkbox"/> Concrete Slab and Bricks	<input type="checkbox"/> _____	

BOX 8

PROGRESS FLOW					
	IN		OUT		PROCESSED BY
	DATE	TIME	DATE	TIME	
RECEIVING AND RECORDING					
LINE AND GRADE (GEODETIC)					
CIVIL/STRUCTURAL					
OTHERS (Specify)					

ASSESSED FEES				
	Amount Due	O. R. Number	Date Paid	Processed By
LINE AND GRADE (GEODETIC)				
SIDEWALK				
OTHERS (Specify)				
TOTAL				

BOX 9 (TO BE ACCOMPLISHED BY THE BUILDING OFFICIAL)

<p>ACTION TAKEN:</p> <p>Permit is hereby issued/granted to _____ with postal address at _____ for the construction/repair of _____ () square meters of sidewalk at the premises of _____ at _____ pursuant to pertinent provisions of the "National Building Code" (PD 1096) and its Implementing Rules and Regulations and to the following conditions:</p> <ol style="list-style-type: none"> 1. That the owner and contractor shall be jointly responsible for the safety, protection, security and convenience of the general public and his/her personnel, third parties, the works, equipment and the like. 2. That the lines and grades indicated in the attached sketch and established by this Office shall be strictly followed. 3. That the sidewalk and all accessories thereto such as driveways, curbs, gutters and the like shall be constructed in conformity with the design and specifications of the proper authorities and subject to the approval of the Building Official. The radius of curves of sidewalks in street intersections shall not be less than the width of the wider sidewalk at said intersections. 4. That the catch basins or inlets which may be affected by the project shall be re-adjusted and/or relocated by the proper authority at the expense of the owner/applicant of the project. 5. Absolutely no letterings, signs or markings of any kind except those duly authorized for official purposes only shall be placed, printed on or embedded in the pavements of public streets and sidewalks. 6. That the works shall be done under the supervision of a representative from this Office. IMPORTANT: Notify this Office at least twenty four (24) hours before pouring of concrete. 7. That this permit shall not serve as an exemption from securing permits/written clearances from various government authorities exercising regulatory function affecting buildings and other related structures. 	<p>PERMIT ISSUED BY:</p> <p style="text-align: center;">_____ BUILDING OFFICIAL (Signature Over Printed Name) Date _____</p>
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Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL

TEMPORARY SIDEWALK ENCLOSURE AND OCCUPANCY PERMIT

APPLICATION NO. TSEOP NO. BUILDING PERMIT NO.

BOX 1 (TO BE ACCOMPLISHED PRINT BY THE OWNER/APPLICANT)

OWNER/APPLICANT		LAST NAME		FIRST NAME		MIDDLE NAME		TIN	
FOR CONSTRUCTION OWNED BY AN ENTERPRISE				FORM OF OWNERSHIP		USE OR CHARACTER OF OCCUPANCY			
ADDRESS: NO., STREET,		BARANGAY,		CITY/MUNICIPALITY		ZIP CODE		TELEPHONE NO	
LOCATION OF CONSTRUCTION: LOT NO. _____ BLK NO. _____ TCT NO. _____ TAX DEC. NO. _____									
STREET _____		BARANGAY _____		CITY/MUNICIPALITY OF _____					
SCOPE OF WORK <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENOVATION <input type="checkbox"/> DEMOLITION <input type="checkbox"/> ERECTION <input type="checkbox"/> CONVERSION <input type="checkbox"/> ACCESSORY BUILDING/STRUCTURE <input type="checkbox"/> ADDITION <input type="checkbox"/> REPAIR <input type="checkbox"/> OTHERS (Specify) _____ <input type="checkbox"/> ALTERATION <input type="checkbox"/> MOVING									

BOX 2

DESIGN PROFESSIONAL, PLANS AND SPECIFICATIONS	
Date _____	
ARCHITECT OR CIVIL ENGINEER (Signed and Sealed Over Printed Name)	
Address _____	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 3

FULL-TIME INSPECTOR AND SUPERVISOR OF CONSTRUCTION WORKS	
Date _____	
ARCHITECT OR CIVIL ENGINEER (Signed and Sealed Over Printed Name)	
Address _____	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 4

BUILDING OWNER		
Date _____		
(Signature Over Printed Name)		
Address _____		
C.T.C. No.	Date Issued	Place Issued

BOX 5

WITH MY CONSENT: LOT OWNER		
Date _____		
(Signature Over Printed Name)		
Address _____		
C.T.C. No.	Date Issued	Place Issued

BOX 6

APPLICANT (Signature Over Printed Name) Date _____		
CTC NO.	DATE ISSUED	PLACE ISSUED
TIN		

BOX 7 (TO BE ACCOMPLISHED BY THE PROCESSING AND EVALUATION DIVISION)

FEE PAID _____	OFFICIAL RECEIPT NO. _____
DATE PAID _____	DATE ISSUED _____

BOX 8 (TO BE ACCOMPLISHED BY THE BUILDING OFFICIAL)**ACTION TAKEN:**

Permit is hereby issued/granted to _____
 with postal address at _____
 for the enclosure and occupancy of the sidewalk with a frontage of _____ () meters and a width of _____ () meters or _____ () square meters at the premises of _____
 for the storage of construction materials for a period of _____ () days inclusive from _____, _____ to _____, _____
 pursuant to pertinent provisions of the "National Building Code" (PD 1096) and its Implementing Rules and Regulations and to the following conditions:

1. That the owner and contractor shall be jointly responsible for the safety, protection, security and convenience of the general public and his/her personnel, third parties, the works, equipment and the like.
2. That no enclosure shall be made without first providing the required temporary sidewalk plank which shall be properly maintained at all times.
3. The enclosure shall be made of wooden T&G, Gauge 26 corrugated G.I., or any other similar materials at least two (2.00) meters high, structurally sound and luminously painted for the safety and convenience of pedestrians. The width of the sidewalk shall be as indicated at the back hereof. The horizontal length of the enclosure and plank shall not extend beyond the affected area of the project.
4. That no commercial sign whatsoever shall be painted on, attached to or displayed at the sidewalk enclosure.
5. That this permit shall not serve as exemption from securing permits/written clearances from various government authorities exercising regulatory function affecting buildings and other related structures.

PERMIT ISSUED BY:**BUILDING OFFICIAL**(Signature Over Printed Name)
Date _____

Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL

SCAFFOLDING PERMIT

APPLICATION NO.

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SP NO

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BUILDING PERMIT NO.

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BOX 1 (TO BE ACCOMPLISHED IN PRINT BY THE OWNER/APPLICANT)

OWNER/APPLICANT		LAST NAME	FIRST NAME	M.I.	TIN
FOR CONSTRUCTION OWNED BY AN ENTERPRISE		FORM OF OWNERSHIP		USE OR CHARACTER OF OCCUPANCY	
ADDRESS: NO., STREET,		BARANGAY,	CITY/MUNICIPALITY	ZIP CODE	TELEPHONE NO
LOCATION OF CONSTRUCTION: LOT NO.		BLK NO.	TCT NO.	TAX DEC. NO.	
STREET		BARANGAY	CITY/ MUNICIPALITY OF		
SCOPE OF WORK <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENOVATION <input type="checkbox"/> RAISING <input type="checkbox"/> ERECTION <input type="checkbox"/> CONVERSION <input type="checkbox"/> DEMOLITION <input type="checkbox"/> ADDITION <input type="checkbox"/> REPAIR <input type="checkbox"/> ACCESSORY BUILDING/STRUCTURE <input type="checkbox"/> ALTERATION <input type="checkbox"/> MOVING <input type="checkbox"/> OTHERS (Specify)					

BOX 2

DESIGN PROFESSIONAL, PLANS AND SPECIFICATIONS	
_____ Date _____ ARCHITECT OR CIVIL ENGINEER (Signed and Sealed Printed Name)	
Address	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 3

FULL-TIME INSPECTOR AND SUPERVISOR OF CONSTRUCTION WORKS	
_____ Date _____ ARCHITECT OR CIVIL ENGINEER (Signed and Sealed Over Printed Name)	
Address	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 4

BUILDING OWNER		
_____ (Signature Over Printed Name) Date _____		
Address		
C.T.C. No.	Date Issued	Place Issued

BOX 5

WITH MY CONSENT: LOT OWNER		
_____ (Signature Over Printed Name) Date _____		
Address		
C.T.C. No.	Date Issued	Place Issued

BOX 6

_____ APPLICANT (Signature Over Printed Name) Date _____		
C.T.C. NO.	DATE ISSUED	PLACE ISSUED
TIN		

BOX 7 (TO BE ACCOMPLISHED BY THE PROCESSING AND EVALUATION DIVISION)

FEE PAID _____	OFFICIAL RECEIPT NO. _____
DATE PAID _____	DATE ISSUED _____

BOX 8 (TO BE ACCOMPLISHED BY THE BUILDING OFFICIAL)

<p>ACTION TAKEN:</p> <p>Permit is hereby issued/granted to _____</p> <p>with postal address at _____</p> <p>to erect a SCAFFOLDING for _____</p> <p>with a frontage of _____ () lineal meters at the premises of _____</p> <p>for the period of _____ () days inclusive from _____, ____ to _____, ____</p> <p>pursuant to pertinent provisions of the "National Building Code" (PD 1096) and its Implementing Rules and Regulations and to the following conditions:</p> <ol style="list-style-type: none"> 1. That the owner and contractor shall be jointly responsible for the safety, protection, security and convenience of the general public and his/her personnel, third parties, the works, equipment and the like. 2. That the scaffolding shall not be erected on the roadway area nor shall it obstruct the free passage of pedestrians. 3. That surface drains and other utility fixtures or lines shall not be obstructed. 4. That this permit shall not serve as exemption from securing permits/written clearances from various government authorities exercising regulatory function affecting buildings and other related structures. <p>PERMIT ISSUED BY: _____</p> <p style="text-align: center;">_____ BUILDING OFFICIAL (Signature Over Printed Name) Date _____</p>
--

Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL

SIGN PERMIT

APPLICATION NO.

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SP NO

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BUILDING PERMIT NO.

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BOX 1 (TO BE ACCOMPLISHED BY THE OWNER/APPLICANT)

OWNER/APPLICANT		LAST NAME		FIRST NAME		M.I.	TIN
FOR CONSTRUCTION OWNED				FORM OF OWNERSHIP		USE OR CHARACTER OF OCCUPANCY	
BY AN ENTERPRISE							
ADDRESS: NO.,		STREET,		BARANGAY,		CITY/MUNICIPALITY	ZIPCODE
							TELEPHONE NO
LOCATION OF CONSTRUCTION: LOT NO. _____				BLK NO. _____		TCT NO. _____	
						TAX DEC. NO. _____	
STREET _____				BARANGAY _____		CITY/ MUNICIPALITY _____	
SCOPE OF WORK							
<input type="checkbox"/> NEW CONSTRUCTION		<input type="checkbox"/> RENOVATION _____		<input type="checkbox"/> DEMOLITION _____			
<input type="checkbox"/> ERECTION		<input type="checkbox"/> CONVERSION _____		<input type="checkbox"/> ANCILLARY BUILDING/STRUCTURE _____			
<input type="checkbox"/> ADDITION		<input type="checkbox"/> REPAIR _____		<input type="checkbox"/> OTHERS (Specify) _____			
<input type="checkbox"/> ALTERATION		<input type="checkbox"/> MOVING _____		<input type="checkbox"/> _____			
USE OR CHARACTER OF OCCUPANCY							
A. Type of Display -							
1. <input type="checkbox"/> Single Face		2. <input type="checkbox"/> Double Face		3. <input type="checkbox"/> Multi-Media			
1. <input type="checkbox"/> Neon		2. <input type="checkbox"/> Illuminated		3. <input type="checkbox"/> Painted-on		4. <input type="checkbox"/> Other	
B. Type of Installation							
1. <input type="checkbox"/> Business Sign, Wall Type		4. <input type="checkbox"/> Business Sign, Temporary		7. <input type="checkbox"/> Advertising Sign, Wall Type			
2. <input type="checkbox"/> Business Sign, Projecting Type		5. <input type="checkbox"/> Advertising Sign, Ground Type		8. <input type="checkbox"/> Advertising Sign, Other			
3. <input type="checkbox"/> Business Sign, Ground Type		6. <input type="checkbox"/> Advertising Sign, Wall Type					
C. Display Size/Face: L (m) = _____				W (m) = _____			
				At (m²) = _____			

BOX 2 (TO BE CHECKED, RECEIVED AND RECORDED)

ACCOMPANYING DOCUMENTS: [FIVE (5) SETS EACH SIGNED AND SEALED BY RESPONSIBLE DESIGN PROFESSIONAL]	
<input type="checkbox"/> CERTIFIED XEROX COPY OF TCT	<input type="checkbox"/> XEROX COPY OF LOT PLAN AND SITE DEVELOPMENT PLAN
<input type="checkbox"/> IF NOT OWNED BY THE APPLICANT IN ADDITION TO THE CERTIFIED XEROX COPY OF TCT, XEROX COPY OF CONTRACT OF LEASE	<input type="checkbox"/> PLANS OF SIGN STRUCTURES, STRUCTURAL DESIGN & COMPUTATIONS
<input type="checkbox"/> XEROX COPY OF TAX DECLARATION AND LATEST REALTY TAX RECEIPT	<input type="checkbox"/> SPECIFICATIONS AND COST ESTIMATES

BOX 3

DESIGN PROFESSIONAL, PLANS AND SPECIFICATIONS	
Date _____	
ARCHITECT AND/OR CIVIL ENGINEER (Signed and Sealed Over Printed Name)	
Address _____	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 4

FULL-TIME INSPECTOR AND SUPERVISOR OF CONSTRUCTION WORKS	
Date _____	
ARCHITECT OR CIVIL ENGINEER (Signed and Sealed Over Printed Name)	
Address _____	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 5

Date _____			
APPLICANT (Signature Over Printed Name)			
Address _____			
C.T.C. No.	Date Issued	Place Issued	TIN

BOX 6

BUILDING OWNER		
_____ (Signature Over Printed Name) Date _____		
Address _____		
C.T.C. No. _____	Date Issued _____	Place Issued _____

BOX 7

WITH MY CONSENT: LOT OWNER		
_____ (Signature Over Printed Name) Date _____		
Address _____		
C.T.C. No. _____	Date Issued _____	Place Issued _____

BOX 8 (TO BE ACCOMPLISHED BY THE PROCESSING AND EVALUATION DIVISION)

FEE PAID _____	DATE PAID _____	OFFICIAL RECEIPT NO. _____	DATE ISSUED _____
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BOX 9 (TO BE ACCOMPLISHED BY THE BUILDING OFFICIAL)

ACTION TAKEN:

Permit is hereby issued/granted to _____ with postal address at _____
 to install/erect/construct/attach/paint _____ with the word _____ at
 the premises of _____ as per submitted plans pursuant to pertinent provisions
 of the "National Building Code" (PD 1096) and its Implementing Rules and Regulations and to the following conditions:

- That under Article 1723 of the Civil Code of the Philippines, the engineer or architect who drew up the plans and specifications for a building/structure is responsible for damages if within fifteen (15) years from the completion of the structure, the same should collapse due to defect in the plans or specifications or defects in the ground. The engineer or architect who supervises the construction shall be solidarily liable with the contractor should the edifice collapse due to defect in the construction or the use of inferior materials.
- That the proposed sign shall be in conformity with Rule XX of the "National Building Code" (PD 1096).
 - That prior to commencement of the proposed project and construction/erection, an actual relocation survey shall be conducted by the responsible licensed geodetic engineer.
 - That before commencing the excavation the person making or causing the excavations to be made shall notify in writing the owner of the adjoining building not less than ten (10) days before such excavation is to be made and show how the adjoining building should be protected.
 - That the owner of the sign structure shall engage the services of a responsible licensed architect or civil engineer to undertake the full-time inspection and supervision of the construction work.
 - That there shall be kept at the jobsite a logbook of daily construction activities wherein the actual daily progress of construction including tests conducted, weather condition and other pertinent data are to be recorded, same shall be made available for scrutiny and comments by the OBO representative during the conduct of his/her inspection pursuant to Section 207 of the National Building Code.
 - That upon completion of the construction/sign structure, the responsible licensed supervising architect or civil engineer shall submit the logbook duly signed and sealed to the Building Official including as-built plans and other documents.
 - That he shall also prepare and submit a Certificate of Completion of the project stating that the construction/sign structure conforms to the provision of the "National Building Code" (PD 1096) as well as with plans and specifications.
- That no sign shall be used and no change in the existing character of occupancy classification of a building/structure or portion thereof shall be made until the Building Official has issued a Certificate of Use or Occupancy therefor as provided in the "National Building Code" (PD 1096).
- That this permit shall not serve as an exemption from securing permit/written clearances from various government authorities exercising regulatory function affecting building and other related structures.
- Signs shall adhere to the Code of Ethics for Advertising and Promotions and to the rules and regulations of the appropriate agency in-charge of the conduct of the business.
- Signs shall promote and uphold the public goods especially in historical monuments and shrines, natural scenic areas, parks, parkways and their immediate approaches. Immediate approaches shall mean a distance not exceeding fifty (50.00) meters from the periphery of said areas.
- Signs shall display or convey only message or visuals that conform to public decency and good taste.
- Signs shall follow standards of design, construction and maintenance in the interest of public safety, convenience, good viewing and to promote proper urban design or community architecture.
- Sign structures may be constructed only in areas where zoning regulations permit them and in accordance with the accepted standards of design, construction and maintenance.
- Signs and sign structures shall be constructed in accordance with the provisions of Section 2003 of the "National Building Code" (PD 1096). Plans of sign structure exceeding three (3.00) meters in height from the ground shall be signed and sealed by the responsible designing architect or civil engineer.
- Signs and sign structures built within highly restrictive fire zones shall be of incombustible materials. No combustible materials other than approved plastic shall be used in construction of electrical signs.
- Signs and sign structures equipped with electrical devices shall have an electrical plan conforming with the provisions of the latest edition of the Philippine Electrical Code duly signed and sealed by the responsible Professional Electrical Engineer, if the installation or the machinery is rated less than 500 kVA or less than 600 volts.
- Signs shall be placed in a such manner that no part of its surface will interfere in any way with the free use of a doorway, a fire escape, standpipe or other required means of exit and fire-protective devices.
- Signs, which are written in foreign language, shall have corresponding translation in English or in the local dialect.
- The bottom line of all signboards adjacent to each other shall follow a common base line as determined by the Building Official.

PERMIT ISSUED BY:

BUILDING OFFICIAL
 (Signature Over Printed Name)
 Date _____

Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL

DEMOLITION PERMIT

APPLICATION NO.

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DP NO

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BUILDING PERMIT NO.

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BOX 1 (TO BE ACCOMPLISHED BY THE OWNER/APPLICANT)

OWNER/APPLICANT	LAST NAME	FIRST NAME	M.I.	TIN
FOR CONSTRUCTION OWNED BY AN ENTERPRISE		FORM OF OWNERSHIP	USE OR CHARACTER OF OCCUPANCY	
ADDRESS: NO., STREET,		BARANGAY,	CITY/MUNICIPALITY	ZIP CODE
TELEPHONE NO				
LOCATION OF DEMOLITION WORKS: LOT NO. _____ BLK NO. _____ TCT NO. _____ TAX DEC. NO. _____				
STREET _____ BARANGAY _____		CITY/ MUNICIPALITY OF _____		
SCOPE OF WORK				
<input type="checkbox"/> DEMOLITION _____ <input type="checkbox"/> OTHERS (Specify) _____				

BOX 2

FULL-TIME INSPECTOR AND SUPERVISOR OF DEMOLITION WORKS			
_____ ARCHITECT OR CIVIL ENGINEER (Seal and Signature Over Printed Name) Date _____		Address _____ Tel. No. _____	
		PRC. No	Validity
		PTR. No	Date Issued
		Issued at	TIN

BOX 3 (TO BE ACCOMPLISHED BY THE APPLICANT)

APPLICANT:			WITH MY CONSENT: LOT OWNER		
_____ (Signature Over Printed Name) Date _____			_____ (Signature Over Printed Name) Date _____		
Address _____			Address _____		
C.T.C. No.	Date Issued	Place Issued	C.T.C. No.	Date Issued	Place Issued

BOX 4

REPUBLIC OF THE PHILIPPINES) S.S CITY/MUNICIPALITY OF _____) BEFORE ME, at the City/Municipality of _____, on _____ personally appeared the following:			
APPLICANT	CTC No.	Date Issued	Place Issued
_____ LICENSED ARCHITECT OR CIVIL ENGINEER (Full-Time Inspector and Supervisor of Demolition Works)	CTC No.	Date Issued	Place Issued
whose signatures appear herein above, known to me to be the same persons who executed this standard prescribed form and acknowledged to me that the same is their free and voluntary act and deed. WITNESS MY HAND AND SEAL on the date and place above written.			
Doc. No. _____	* NOTARY PUBLIC (Until December _____)		
Page No. _____			
Book No. _____			
Series No. _____			

BOX 5 (TO BE ACCOMPLISHED BY THE PROCESSING AND EVALUATION DIVISION)

FEE PAID _____	OFFICIAL RECEIPT NO. _____
DATE PAID _____	DATE ISSUED _____

BOX 6 (TO BE ACCOMPLISHED BY THE BUILDING OFFICIAL)**ACTION TAKEN:**

Permit is hereby issued/granted to demolish your _____

subject to the following conditions:

1. The demolition shall be undertaken in accordance with Rule XI on protection and safety requirements for construction and demolition of building/structure of the Implementing Rules and Regulations of the National Building Code of the Philippines (P.D. 1096) and shall be under the direct responsibility of a full time supervising Architect or Civil Engineer in charge of demolition.
2. The demolition shall be undertaken only after the building has been vacated and all utility lines such as electric, gas, telephone and water installations have been disconnected.
3. The demolition work/s by this permit shall be completed within a period of _____ () days from starting date thereof.
4. Demolition
 - a. Precautions before demolition
 - i. Before commencing the work of demolition of a building/ structure, all gas, electric, water and other meters shall be removed and the supply lines disconnected, except such as are especially provided or required for use in connection with the work of demolition.
 - ii. All fittings attached to the building and connected to any street lighting system, electrical supply or other utilities shall be removed.
 - iii. All electric power shall be shut off and all electric service lines shall be cut and disconnected by the power company at or outside the property line.
 - iv. All gas, water and other utility service lines shall be shut off and cut or capped, or otherwise controlled at or outside the building line. In each case, the utility company involved shall be notified in advance and its approval or cooperation obtained.
 - v. No electric cable or other apparatus, other than those especially required for use in connection with the demolition work, shall remain electrically charged during demolition operations. When it is necessary to maintain any power, water, gas, or other utility lines during the process of demolition, such lines shall be temporarily relocated and protected with substantial covering to the satisfaction of the utility company concerned.
 - vi. All necessary steps shall be taken to prevent danger to persons arising from fire or explosion from leakage or accumulation of gas or vapor; and from flooding from uncapped water mains, sewers and/or culverts.
 - vii. All entrances/exits to and from the building shall be properly protected so as prevent any danger to persons engaged in the demolition work using such entrances/exits in the performance of their work.
 - viii. Glazed sashes and glazed doors shall be removed before the start of demolition operations.
5. At least five (5) days before actual demolition work is started, you are required to advise the Office of the Building Official in writing.
6. Strict compliance with the above conditions is required subject to monitoring by this Office of the Building Official and revocation of this permit in case of violation.

PERMIT ISSUED BY:

BUILDING OFFICIAL
 (Signature Over Printed Name)
 Date _____

Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL

NOTICE OF VIOLATION

DATE

Sir/Madam:

Please be informed that an inspection conducted by this Office on _____
of your building/structure/construction and premises located at _____
_____ reveals the following violation/s of the National Building Code
(PD 1096) and its Implementing Rules and Regulations:

SECTION 301 – BUILDING PERMIT

- ☐ No person, firm or corporation, including any agency or instrumentality of the government shall erect, construct, alter, repair, move, convert or demolish any building/structure or cause the same to be done without first obtaining a building permit therefore from the Office of the Building Official assigned in the place where the subject building/structure is located or the building work is to be done.

SECTION 309 – CERTIFICATE OF OCCUPANCY

- ☐ Failure to post or display the Certificate of Occupancy at a conspicuous place on the premises of the building.

RULE II – ADMINISTRATIVE SANCTIONS

- ☐ Non-compliance with work stoppage order for alteration/addition/conversion/repair without permit.
☐ Use or occupancy without Certificate of Occupancy.
☐ Change in existing use or occupancy without Certificate of Change of Occupancy.
☐ Unauthorized changes during construction.
☐ Unauthorized change in type of construction from more fire-resistive to less fire-resistive.
☐ Non-compliance with order to abate or demolish.
☐ Non-compliance with work stoppage order for construction without permit.

☐ _____
☐ _____
☐ _____

You or your representative shall contact this Office within three (3) days from receipt hereof. Failure to do so shall cause this Office to institute appropriate action against you.

Your cooperation on this matter is highly appreciated.

BUILDING OFFICIAL
(Signature Over Printed Name)
Date _____

Served by : _____
Date : _____
Received : _____
Date: _____

NBC FORM NO. B - 10

Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF COMPLETION

<p style="text-align: right; margin: 0;">DATE _____</p>													
<p>This is to certify that the building/structure covered by Building Permit No. _____ issued on _____ has been constructed and completed under our supervision, conforms with the plans and specifications submitted and on file with the Office of the Building Official, and complies with the provisions of the National Building Code and Accessibility Law (BP Blg. 344).</p>													
<p>NAME OF OWNER _____ (Last Name) _____ (Given) _____ (M.I.)</p>													
<p>ADDRESS OF OWNER _____ ZIP CODE _____ TEL. NO. _____</p>													
<p>LOCATION OF CONSTRUCTION: LOT NO. _____ BLK NO. _____ STREET _____ BARANGAY _____ CITY/MUNICIPALITY OF _____</p>													
<p>USE OR CHARACTER OF OCCUPANCY _____ GROUP _____</p>													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">PLANNED</th> <th style="width: 50%;">ACTUAL</th> </tr> <tr> <td>DATE OF START OF CONSTRUCTION</td> <td></td> </tr> <tr> <td>DATE OF COMPLETION</td> <td></td> </tr> <tr> <td>TOTAL FLOOR AREA (Square Meters)</td> <td></td> </tr> <tr> <td>NO. OF STOREY(S)</td> <td></td> </tr> <tr> <td>NO. OF UNITS</td> <td></td> </tr> </table>	PLANNED	ACTUAL	DATE OF START OF CONSTRUCTION		DATE OF COMPLETION		TOTAL FLOOR AREA (Square Meters)		NO. OF STOREY(S)		NO. OF UNITS	
PLANNED	ACTUAL												
DATE OF START OF CONSTRUCTION													
DATE OF COMPLETION													
TOTAL FLOOR AREA (Square Meters)													
NO. OF STOREY(S)													
NO. OF UNITS													
<p>SUMMARY OF ACTUAL COSTS</p> <p>1. TOTAL COST OF MATERIALS:</p> <p style="margin-left: 20px;">1.1. CEMENT (bags) _____ P _____</p> <p style="margin-left: 20px;">1.2. LUMBER (bd. ft.) _____</p> <p style="margin-left: 20px;">1.3. REINFORCING BARS (kg.) _____</p> <p style="margin-left: 20px;">1.4. G.I. SHEETS (sheets) _____</p> <p style="margin-left: 20px;">1.5. PREFAB STRUCTURAL STEEL (kg.) _____</p> <p style="margin-left: 20px;">1.6. Other materials _____</p> <p>2. TOTAL COST OF DIRECT LABOR: _____ P _____</p> <p style="margin-left: 20px;">This includes compensation whether by salary or contract for project architect/engineer down to laborers.</p> <p>3. TOTAL COST OF EQUIPMENT UTILIZATION: _____ P _____</p> <p>4. OTHER COSTS: _____ P _____</p> <p style="margin-left: 20px;">This includes professional services fees, permits and other fees</p> <p style="text-align: center;">TOTAL COST OF BUILDING/STRUCTURE _____ P _____</p>													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">FULL-TIME SUPERVISOR OR INSPECTOR OF CONSTRUCTION</th> <th style="width: 50%;">IF CONSTRUCTION WAS UNDERTAKEN BY CONTRACT</th> </tr> <tr> <td style="height: 100px; vertical-align: top;"> <p style="text-align: center;">_____ ARCHITECT OR CIVIL ENGINEER (Signed And Sealed Over Printed Name) Date _____</p> </td> <td style="vertical-align: top;"> <p>Contractor: _____ PCAB Lic. No. _____</p> <p>Validity _____</p> <p>TIN _____</p> <p>Address _____ Tel. No. _____</p> </td> </tr> <tr> <td style="padding: 5px;"> <p>PRC No. _____ Validity _____</p> <p>PTR No. _____ Date Issued _____</p> <p>Issued at _____ TIN _____</p> <p>CTC No. _____ Date Issued _____ Issued at _____</p> </td> <td style="padding: 5px;"> <p style="text-align: center;">_____ AUTHORIZED MANAGING OFFICER (Signature Over Printed Name) Date _____</p> <p>CTC No. _____ Date Issued _____ Place Issued _____</p> </td> </tr> </table>		FULL-TIME SUPERVISOR OR INSPECTOR OF CONSTRUCTION	IF CONSTRUCTION WAS UNDERTAKEN BY CONTRACT	<p style="text-align: center;">_____ ARCHITECT OR CIVIL ENGINEER (Signed And Sealed Over Printed Name) Date _____</p>	<p>Contractor: _____ PCAB Lic. No. _____</p> <p>Validity _____</p> <p>TIN _____</p> <p>Address _____ Tel. No. _____</p>	<p>PRC No. _____ Validity _____</p> <p>PTR No. _____ Date Issued _____</p> <p>Issued at _____ TIN _____</p> <p>CTC No. _____ Date Issued _____ Issued at _____</p>	<p style="text-align: center;">_____ AUTHORIZED MANAGING OFFICER (Signature Over Printed Name) Date _____</p> <p>CTC No. _____ Date Issued _____ Place Issued _____</p>						
FULL-TIME SUPERVISOR OR INSPECTOR OF CONSTRUCTION	IF CONSTRUCTION WAS UNDERTAKEN BY CONTRACT												
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<p>CONFORME:</p> <p style="text-align: center;">_____ OWNER/APPLICANT (Signature Over Printed Name) Date _____</p>													
<p>REPUBLIC OF THE PHILIPPINES } S.S</p> <p>CITY/MUNICIPALITY OF _____</p> <p>BEFORE ME, at the City/Municipality of _____, on _____ personally appeared the persons whose signatures appear herein at the front and back of this page, known to me to be the same persons who executed this standard prescribed form and acknowledged to me that the same is their free and voluntary act and deed.</p> <p>WITNESS MY HAND AND SEAL on the date and place above written.</p> <p>Doc. No. _____</p> <p>Page No. _____</p> <p>Book No. _____</p> <p>Series of _____</p> <p style="text-align: right;">NOTARY PUBLIC (Until December _____)</p>													

NOTE: COPY TO BE FURNISHED THE NSO

DESIGN PROFESSIONALS, PLANS AND SPECIFICATIONS:

<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td align="center" colspan="2">ARCHITECTURAL</td></tr> <tr><td align="center" colspan="2">_____ Date _____ (Signature Over Printed Name)</td></tr> <tr><td colspan="2">Address</td></tr> <tr><td>PRC. No</td><td>Validity</td></tr> <tr><td>IAPOA No.</td><td>O.R. No. Date Issued:</td></tr> <tr><td>PTR. No</td><td>Date Issued</td></tr> <tr><td>Issued at</td><td>TIN</td></tr> </table>	ARCHITECTURAL		_____ Date _____ (Signature Over Printed Name)		Address		PRC. No	Validity	IAPOA No.	O.R. No. Date Issued:	PTR. No	Date Issued	Issued at	TIN	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td align="center" colspan="2">CIVIL / STRUCTURAL</td></tr> <tr><td align="center" colspan="2">_____ Date _____ (Signature Over Printed Name)</td></tr> <tr><td colspan="2">Address</td></tr> <tr><td>PRC. No</td><td>Validity</td></tr> <tr><td>PTR. No</td><td>Date Issued</td></tr> <tr><td>Issued at</td><td>TIN</td></tr> </table>	CIVIL / STRUCTURAL		_____ Date _____ (Signature Over Printed Name)		Address		PRC. No	Validity	PTR. No	Date Issued	Issued at	TIN
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SUPERVISORS OF SPECIALTY WORKS:

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NBC FORM NO. B - 11

Republic of the Philippines
 City/Municipality of _____
 Province of _____

OFFICE OF THE BUILDING OFFICIAL**APPLICATION FOR CERTIFICATE OF OCCUPANCY**☐ FULL☐ PARTIAL

Building Permit No.: _____
 Date Issued : _____

(Date)

Name of Owner/Applicant: _____
 (Last Name) (Given Name) (Middle Initial)

Address of Owner/Applicant: _____ ZIP Code: _____
 _____ Tel. No.: _____

Requirements submitted:

- ☐ As-Built Plans and Specifications, duly signed and sealed by respective professional discipline
☐ Daily Construction Works Logbook
☐ Certificate of Completion, duly notarized

☐ Others: (Specify) _____

Name of Project: _____

Location: _____
 (Lot No.) (Blk. No.) (Street) (Barangay) (City/Municipality)

Use/Character of Occupancy: _____

No. of Storeys: _____

No. of Units: _____

Total Floor Area (Square Meters): _____

Date of Completion: _____

Submitted by:

OWNER / APPLICANT
 (Signature Over Printed Name)

Community Tax Certificate No. _____

Date Issued: _____

Place Issued: _____

Republic of the Philippines
City/Municipality of _____
Province of _____
OFFICE OF THE BUILDING OFFICIAL

APPLICATION FOR CHANGE OF USE OR OCCUPANCY

Name of Owner/Applicant: _____
(Last Name) (Given Name) (Middle Initial)

Address: _____

Location of Building: _____
(Attach vicinity sketch)

Character of Occupancy:

Existing _____ Proposed: _____

Occupant Load:

Existing _____ Proposed: _____

No. of Storeys:

Existing _____ Additional: _____

Floor Area:

Existing _____ Additional _____ Area affected by change _____
(Square Meters) (Square Meters) (Square Meters)

Type of Construction:

Existing _____ Proposed: _____

Date of completion of existing building: _____

Building Permit (if any): _____ Date Issued _____

Under Official Receipt No.: _____ Date Paid _____

Original Certificate of Occupancy No.: _____ Date Issued _____

Under Official Receipt No.: _____ Date Paid _____

Submitted by:

Conforme:

OWNER OF THE BUILDING
(Signature Over Printed name)

OWNER/APPLICANT
(Signature Over Printed name)

Community Tax Certificate No. _____
Date Issued: _____
Place Issued: _____

SUBMITTED THE FOLLOWING AS REQUIRED

- ☐ CERTIFICATE OF COMPLETION
- ☐ DAILY CONSTRUCTION WORKS LOGBOOK
- ☐ ASBUILT PLANS/SPECIFICATIONS
- ☐ (SPECIFY) _____

DATE SUBMITTED _____

A CERTIFICATE OF COMPLETION WAS SUBMITTED BY _____ (Name)
A DULY LICENSED _____ (Professional) HIRED BY THE OWNER WHO
UNDERTOOK THE FULL-TIME INSPECTION AND SUPERVISION OF CONSTRUCTION
WORKS IN ACCORDANCE WITH SECTION 308, CHAPTER 3 OF THE NATIONAL
BUILDING CODE, (PD 1096).

VERIFIED & COMPLIED AS TO THE FOLLOWING REQUIREMENTS

LOCATIONAL/ZONING OF LAND USE	LINE AND GRADE (GEODETIC)	ARCHITECTURAL
CIVIL/STRUCTURAL	ELECTRICAL	MECHANICAL
SANITARY	PLUMBING	ELECTRONICS
INTERIOR DESIGN	ACCESSIBILITY	FIRE SAFETY
OTHERS (SPECIFY) _____		

THE CONSTRUCTION/ERECTION OF THE BUILDING/STRUCTURE COVERED BY
BUILDING PERMIT NO. _____ ISSUED ON _____ HAS BEEN
COMPLETED, FINALLY INSPECTED AND THE REQUIREMENTS REVIEWED AND FOUND
SUBSTANTIALLY SATISFACTORY COMPLIED, THEREFORE THE "CERTIFICATE OF
OCCUPANCY" IS HEREBY RECOMMENDED FOR ISSUANCE.

CHIEF
INSPECTION AND ENFORCEMENT DIVISION
(SIGNATURE OVER PRINTED NAME)
DATE _____

CHIEF
PROCESSING AND EVALUATION DIVISION
(SIGNATURE OVER PRINTED NAME)
DATE _____

REPUBLIC OF THE PHILIPPINES
CITY/MUNICIPALITY OF _____
PROVINCE OF _____

OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF OCCUPANCY

NO. _____
FEE PAID _____
OFFICIAL RECEIPT NO. _____
DATE PAID _____

DATE ISSUED _____

THIS **CERTIFICATE OF OCCUPANCY** IS ISSUED//GRANTED PURSUANT TO SECTION 309 OF THE
NATIONAL BUILDING CODE (PD 1096).

NAME/OWNER _____
NAME OF PROJECT _____
USE OR CHARACTER OF OCCUPANCY _____ GROUP _____
LOCATED AT/ALONG _____

THE OWNER SHALL PROPERLY MAINTAIN THE BUILDING/STRUCTURE TO ENHANCE ARCHITECTURAL WELL
BEING, STRUCTURAL STABILITY, ELECTRICAL, MECHANICAL, SANITATION, PLUMBING, ELECTRONICS, INTERIOR
DESIGN AND FIRE-PROTECTIVE PROPERTIES AND SHALL NOT BE OCCUPIED OR USED FOR PURPOSES OTHER
THAN ITS INTENDED USE AS STATED ABOVE.

THE ARCHITECT OR ENGINEER WHO DREW UP THE PLANS AND SPECIFICATIONS FOR THE
BUILDING/STRUCTURE IS AWARE THAT UNDER ARTICLE 1723 OF THE CIVIL CODE OF THE PHILIPPINES, HE IS
RESPONSIBLE FOR DAMAGES IF WITHIN FIFTEEN (15) YEARS FROM THE COMPLETION OF THE
BUILDING/STRUCTURE, THE SAME SHOULD COLLAPSE DUE TO DEFECT IN THE PLANS OR SPECIFICATIONS OR
DEFECTS IN THE GROUND. HE IS THEREFORE ENJOINED TO CONDUCT ANNUAL INSPECTIONS OF THE
STRUCTURE TO ENSURE THAT THE CONDITIONS UNDER WHICH THE STRUCTURE WAS DESIGNED ARE NOT BEING
VIOLATED OR ABUSED.

THE BUILDING/STRUCTURE SHALL BE SUBJECT TO ANNUAL INSPECTION AND ISSUANCE OF A
CERTIFICATE OF OCCUPANCY FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF CERTIFICATE
AND YEARLY THEREAFTER.

A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT
BE REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.

BUILDING OFFICIAL
(SIGNATURE OVER PRINTED NAME)
DATE _____

NBC Form No. B-14

SUBMITTED THE FOLLOWING AS REQUIRED

DATE SUBMITTED

☐ CERTIFICATE OF COMPLETION
☐ DAILY CONSTRUCTION WORKS LOGBOOK

☐ ASBUILT PLANS/SPECIFICATIONS
☐ (SPECIFY)

A CERTIFICATE OF COMPLETION SUBMITTED BY

A DULY LICENSED

(Professional)

HIRED BY THE OWNER WHO

UNDERTOOK THE FULL TIME INSPECTION AND SUPERVISION OF CONSTRUCTION

WORKS IN ACCORDANCE WITH SECTION 308, CHAPTER 3 OF THE NATIONAL

BUILDING CODE (PD 1096), AND THAT THE CONSTRUCTION/ERECTION OF SIGN

STRUCTURE IS IN ORDER.

VERIFIED AND COMPLIED AS TO THE FOLLOWING REQUIREMENTS

LOCATIONAL/ZONING OF LAND USE	LINE AND GRADE (GEODETIC)	ARCHITECTURAL
CIVIL/STRUCTURAL	ELECTRICAL	MECHANICAL
SANITARY	PLUMBING	ELECTRONICS
INTERIOR DESIGN	ACCESSIBILITY	FIRE SAFETY
	OTHERS (SPECIFY)	

THE CONSTRUCTION/ERECTION OF THE BUILDING/SIGN STRUCTURE COVERED

BY BUILDING PERMIT NO.

SIGN PERMIT NO.

ISSUED ON

HAS BEEN FOUND TO BE SUBSTANTIALLY

COMPLIED AND THEREFORE THE "CERTIFICATE OF Use" IS HEREBY

RECOMMENDED FOR ISSUANCE.

CHIEF

INSPECTION AND ENFORCEMENT DIVISION

(SIGNATURE OVER PRINTED NAME)

DATE

CHIEF

PROCESSING AND EVALUATION DIVISION

(SIGNATURE OVER PRINTED NAME)

DATE

REPUBLIC OF THE PHILIPPINES

CITY/MUNICIPALITY OF

PROVINCE OF

OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF USE

No.

FEE PAID

OFFICIAL RECEIPT No.

DATE PAID

DATE ISSUED

THIS CERTIFICATE OF Use IS ISSUED/GRANTED PURSUANT TO SECTION 309 OF THE NATIONAL BUILDING CODE (PD 1096).

OWNER/LESSEE

NAME OF PROJECT

USE OR CHARACTER OF OCCUPANCY

LOCATED/ERECTED AT/ALONG

THE OWNER/LESSEE SHALL PROPERLY MAINTAIN THE BUILDING/SIGN STRUCTURE TO ENHANCE ARCHITECTURAL WELL-BEING, STRUCTURAL STABILITY, ELECTRICAL, MECHANICAL, SANTATION, PLUMBING, ELECTRONICS, INTERIOR DESIGN AND FIRE-PROTECTIVE PROPERTIES AND SHALL NOT BE OCCUPIED OR USED FOR PURPOSES OTHER THAN ITS INTENDED USE AS STATED ABOVE.

NO CHANGE IN EXISTING CHARACTER OF OCCUPANCY CLASSIFICATION OF A BUILDING/SIGN STRUCTURE OR PORTION THEREOF SHALL BE MADE UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF USE THEREFOR AS PROVIDED IN THE NATIONAL BUILDING CODE (PD 1096).

THE BUILDING/SIGN STRUCTURE SHALL BE SUBJECT ANNUAL INSPECTION AND ISSUANCE OF A CERTIFICATE OF USE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF SAID CERTIFICATE AND YEARLY THEREAFTER.

A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING/STRUCTURE AND SHALL NOT BE REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL

BUILDING OFFICIAL

(SIGNATURE OVER PRINTED NAME)

DATE

Republic of the Philippines
City/Municipality of _____
Province of _____
OFFICE OF THE BUILDING OFFICIAL

CONSTRUCTION LOGBOOK SHEET

Building Permit No.: _____
Date Issued: _____
Owner/Permittee: _____
Project: _____
Location: _____

Manpower Organization: _____

Equipment use: _____ (If construction is undertaken by contract:)
Contractor: _____
Weather Condition: _____ License No.: _____
Date: _____ Date Issued: _____

DAILY CONSTRUCTION ACTIVITIES

AS TO ARCHITECTURAL WORKS

AS TO CIVIL/STRUCTURAL WORKS

AS TO ELECTRICAL WORKS

AS TO MECHANICAL WORKS

AS TO PLUMBING WORKS

AS TO SANITARY WORKS

AS TO ELECTRONICS WORKS

AS TO INTERIOR DESIGN WORKS

AS TO ACCESSIBILITY FEATURES

PREPARED AND SUBMITTED BY:

Architect or Civil Engineer
(Full-Time Inspector and Supervisor of the Construction Works)

Comments/Recommendations: _____

Building Official/Technical Inspectors: _____
Date of Inspection: _____

Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL

OWNER/FIRM/APPLICANT: _____ DATE: _____
PROPOSED PROJECT: _____ USE OR CHARACTER OF OCCUPANCY: _____ GROUP: _____
LOCATION: _____

ORDER OF PAYMENT

TO: TREASURER/CASHIER: Please collect the corresponding amount fees specified below:

1. BUILDING/CERTIFICATE OF OCCUPANCY AND OTHER ANCILLARY FEES [as prescribed in the Implementing Rules and Regulations of the National Building Code, (P.D. 1096)].

		Assessed By:
a.	FILING FEES	P _____
b.	PRELIMINARY INSPECTION & VERIFICATION FEES.....	_____
c.	LINE AND GRADE FEES	_____
d.	FENCING FEES	_____
e.	BUILDING FEES	_____
i.	Construction/addition/renovation/alteration	_____
ii.	Raising of building/structure.	_____
iii.	Repair of building/structure.	_____
iv.	Demolition/moving of building/structure.	_____
v.	Others (specify)	_____
f.	ANCILLARY STRUCTURE (Specify)	_____
g.	CONSTRUCTION OF TOMB AND CANOPIES, MAUSOLEUMS AND NICHES	_____
h.	ARCHITECTURAL FEES	_____
i.	CIVIL/STRUCTURAL FEES	_____
j.	ELECTRICAL FEES	_____
k.	MECHANICAL FEES	_____
l.	SANITARY FEES	_____
m.	PLUMBING FEES	_____
n.	ELECTRONICS FEES	_____
o.	INTERIOR DESIGN FEES.....	_____
p.	CONSTRUCTION OF SIDEWALK	_____
q.	PAVED AREAS INTENDED for commercial, industrial, etc.	_____
r.	USE OF STREETS AND SIDEWALKS as permitted under Chapter 11 and Rule 2 of NBC	_____
s.	CERTIFICATE OF USE/OCCUPANCY	_____
t.	CHANGE OF USE/OCCUPANCY	_____
u.	ANNUAL INSPECTION FEES	_____
i.	Locational/Zoning of Land Use	_____
ii.	Architectural	_____
iii.	Civil/Structural	_____
iv.	Electrical	_____
v.	Mechanical	_____
vi.	Sanitary	_____
vii.	Plumbing	_____
viii.	Electronics	_____
ix.	Interior Design	_____
x.	Accessibility	_____
xi.	Fire Safety	_____
v.	SIGN FEES <input type="checkbox"/> New <input type="checkbox"/> Annual <input type="checkbox"/> Renewal	_____
w.	CERTIFICATION OF (specify)	_____
x.	SURCHARGE (Specify) <input type="checkbox"/> 10% <input type="checkbox"/> 25% <input type="checkbox"/> 50% <input type="checkbox"/> 100%	_____
y.	PENALTIES/ADMINISTRATIVE FINES (Specify)	_____
z.	OTHERS (Specify)	_____
	TOTAL	P _____

Official Receipt No. _____
Date Paid _____

BREAKDOWN OF THE COLLECTION DERIVED FROM BUILDING FEES AND OTHER CHARGES:

Eighty Percent (80%) share of the Local Government Unit P _____
Twenty Percent (20%) share of the Office of the Building Official P _____

2. AS PROVIDED FOR UNDER FIRE CODE OF THE PHILIPPINES, (P.D. 1185)

a.	FIRE SERVICE FUND (FSF) (One half (½) to be paid prior to the issuance of Building Permit)	_____
b.	FIRE SAFETY INSPECTION FEES	_____
c.	Remaining Balance of Fire Service Fund (Prior to the issuance of Certificate of Occupancy)	_____
d.	Plus 10% of fees as per Sec. 1-206 of the Fire Code of the Philippines	_____

Official Receipt No. _____
Date Paid _____

TOTAL P _____

FLOOR AREA _____ Square meters
ADDITIONAL FLOOR AREA (if any) _____ Square meters
TOTAL FLOOR AREA _____ Square meters

REVIEWED AND RECOMMENDED FOR PAYMENT:

Date
CHIEF, PROCESSING AND EVALUATION DIVISION

FOR PAYMENT:

Date
BUILDING OFFICIAL

NBC FORM NO. B - 17

Republic of the Philippines
 City/Municipality of _____
 Province of _____

OFFICE OF THE BUILDING OFFICIAL

TO : **CITY/MUNICIPAL FIRE MARSHALL**
 Bureau of Fire Protection, DILG

SUBJECT : **APPLICATION FOR BUILDING PERMIT**

Pursuant to the provision of the Memorandum of Agreement, I have the honor to endorse to you one (1) set of plans and specification for the _____ building to be constructed at _____

_____ for your evaluation, review and/or recommendations with respect to fire safety and control requirements.

Quoted hereunder is the pertinent provision of said Memorandum of Agreement:

“Upon receipt of the application for Building Permit, the Building Official shall refer one (1) set of plans and specifications to the City/Municipal Fire Marshall for his evaluation, review and/or recommendation with respect to the Fire Safety and Control Requirements. The C/MFM shall submit his report and recommendations to the Building Official within five (5) working days from the date of referral. Failure of the C/MFM to act within said period shall mean that the plan and specifications submitted conform to all requirements of the FCP”.

It is understood that your report and recommendations shall be submitted to this Office within five (5) days from receipt hereof.

BUILDING OFFICIAL
 (Signature Over Printed Name)

Date referred to C/MFM : _____
 Date received by C/MFM : _____
 Date returned to Building Official: _____
 Date received by Building Official: _____

Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL

T O : CITY/MUNICIPAL FIRE MARSHALL
Bureau of Fire Protection, DILG

SUBJECT : COMPLETION OF CONSTRUCTION

Pursuant to the provision of the Memorandum of Agreement, please conduct a final inspection of the building owned by _____ located at _____ for fire safety and control requirements.

In accordance with the provisions of said Memorandum of Agreement, you are required to submit to this Office the Fire Safety Inspection Certificate within five (5) working days from receipt of this notification. Provided, that in case of non-issuance, suspension or revocation of said certificate of fire safety inspection, the reasons or grounds therefore shall be stated by you in writing. Failure of the C/MFM to act within said period shall mean that the plans and specifications submitted conform to all requirements of the FCP.

BUILDING OFFICIAL
(Signature Over Printed Name)

Date referred to C/MFM : _____
Date received by C/MFM : _____
Date returned to Building Official: _____
Date received by Building Official: _____

NBC FORM NO. B-19

CERTIFICATE OF ANNUAL INSPECTION

NAME OF OWNER/LESSEE

LOCATED AT/ALONG

CHARACTER OF OCCUPANCY

GROUP

A CERTIFICATION DULY SIGNED AND SEALED FROM A DULY LICENSED ARCHITECT/CIVIL ENGINEER, PROFESSIONAL ELECTRICAL ENGINEER/ELECTRONICS ENGINEER/PROFESSIONAL MECHANICAL ENGINEER, MASTER PLUMBER AND SANITARY ENGINEER HIRED BY THE OWNER WAS SUBMITTED AND WHO UNDERTOOK THE ANNUAL INSPECTION THAT THE BUILDING/STRUCTURE IS ARCHITECTURALLY PRESENTABLE, STRUCTURALLY SAFE, THE ELECTRICAL/ELECTRONICS/MECHANICAL/PLUMBING/SANITARY INSTALLATIONS ARE IN ORDER.

VERIFIED AS TO THE FOLLOWING REQUIREMENTS

LOCATIONAL/ZONING OF LAND USE	LINE AND GRADE (GEODETIC)	ARCHITECTURAL
CIVIL/STRUCTURAL	ELECTRICAL	MECHANICAL
SANITARY	PLUMBING	ELECTRONICS
INTERIOR DESIGN	ACCESSIBILITY	FIRE SAFETY
OTHERS (SPECIFY)		

THE ABOVE-DESCRIBED BUILDING/STRUCTURE COVERED BY CERTIFICATE OF OCCUPANCY NO. _____ ISSUED ON _____ HAS BEEN VERIFIED AND FOUND SUBSTANTIALLY SATISFACTORY COMPLIED, THEREFORE THE "CERTIFICATE OF ANNUAL INSPECTION" IS HEREBY RECOMMENDED FOR ISSUANCE.

CHIEF INSPECTION AND ENFORCEMENT DIVISION (SIGNATURE OVER PRINTED NAME) DATE

CHIEF PROCESSING AND EVALUATION DIVISION (SIGNATURE OVER PRINTED NAME) DATE

REPUBLIC OF THE PHILIPPINES
CITY/MUNICIPALITY OF _____
PROVINCE OF _____
OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF ANNUAL INSPECTION

No. _____
FEE PAID _____
OFFICIAL RECEIPT NO. _____
DATE PAID _____

DATE ISSUED _____

THIS **CERTIFICATE OF ANNUAL INSPECTION** IS ISSUED/GRANTED PURSUANT TO PERTINENT PROVISION OF THE NATIONAL BUILDING CODE (PD 1096) AND ITS IMPLEMENTING RULES AND REGULATIONS.

NAME OF OWNER/LESSEE _____

CHARACTER OF OCCUPANCY _____ GROUP _____

LOCATED AT/ALONG _____

THE OWNER/LESSEE SHALL PROPERLY MAINTAIN THE BUILDING/STRUCTURE TO ENHANCE ARCHITECTURAL WELL-BEING, STRUCTURAL STABILITY, ELECTRICAL, MECHANICAL SANITATION, PLUMBING, ELECTRONICS, INTERIOR DESIGN AND FIRE-PROTECTIVE PROPERTIES AND SHALL NOT BE OCCUPIED OR USED FOR PURPOSES OTHER THAN ITS INTENDED USE AS STATED ABOVE.

NO ALTERATION/ADDITION/REPAIRS/NEW ELECTRICAL/ELECTRONICS AND/OR MECHANICAL/PLUMBING/SANITARY INSTALLATIONS SHALL BE MADE THEREON WITHOUT A PERMIT THEREFOR.

THE ARCHITECT OR ENGINEER WHO DREW UP THE PLANS AND SPECIFICATIONS FOR THE BUILDING/STRUCTURE IS AWARE THAT UNDER ARTICLE 1723 OF THE CIVIL CODE OF THE PHILIPPINES HE IS RESPONSIBLE FOR DAMAGES IF WITHIN FIFTEEN (15) YEARS FROM THE COMPLETION OF THE STRUCTURE, THE SAME SHOULD COLLAPSE DUE TO DEFECT IN THE PLANS OR SPECIFICATIONS OR DEFECTS IN THE GROUND. HE IS THEREFORE ENJOINED TO CONDUCT ANNUAL INSPECTIONS OF THE STRUCTURE TO ENSURE THAT THE CONDITIONS UNDER WHICH THE STRUCTURE WAS DESIGNED ARE NOT BEING VIOLATED OR ABUSED.

A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT BE REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.

BUILDING OFFICIAL (SIGNATURE OVER PRINTED NAME) DATE

NOTE:
THE OWNER/OCCUPANT OF THE BUILDING UNDER THE CHARACTER OF OCCUPANCY, GROUP B TO J SHALL NOTIFY IN WRITING THE OFFICE OF THE BUILDING OFFICIAL FOR THE GRANTING/ISSUANCE OF AN ANNUAL INSPECTION CERTIFICATE AFTER ONE (1) YEAR FROM THE DATE OF THE ISSUANCE OF THIS CERTIFICATE AND YEARLY THEREAFTER.

Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL

NOTICE OF CONSTRUCTION

I, _____, owner of the proposed _____, to be constructed at Lot No. _____, Block No. _____, Barangay _____, City/Municipality of _____, under OCT/TCT No. _____, covered by Building Permit No. _____ issued on _____, have engaged the service/s of the following contractor/s to undertake the construction and other ancillary works of the aforesaid building/structure pursuant to the provisions of the Contractor's License Law (R.A. 4566) which is expected to start on _____.

GENERAL BUILDING CONTRACTOR: Company Name _____ PCAB License No. _____ Validity _____ TIN _____ Address _____ Tel. No. _____ Authorized Managing Officer _____ _____ Date _____ (Signature Over Printed Name)	SPECIALTY CONTRACTOR: ELECTRICAL Company Name _____ PCAB License No. _____ Validity _____ TIN _____ Address _____ Tel. No. _____ Authorized Managing Officer _____ _____ Date _____ (Signature Over Printed Name)
SPECIALTY CONTRACTOR: MECHANICAL Company Name _____ PCAB License No. _____ Validity _____ TIN _____ Address _____ Tel. No. _____ Authorized Managing Officer _____ _____ Date _____ (Signature Over Printed Name)	SPECIALTY CONTRACTOR: PLUMBING Company Name _____ PCAB License No. _____ Validity _____ TIN _____ Address _____ Tel. No. _____ Authorized Managing Officer _____ _____ Date _____ (Signature Over Printed Name)
SPECIALTY CONTRACTOR: (Specify trade) _____ Company Name _____ PCAB License No. _____ Validity _____ TIN _____ Address _____ Tel. No. _____ Authorized Managing Officer _____ _____ Date _____ (Signature Over Printed Name)	SPECIALTY CONTRACTOR: (Specify trade) _____ Company Name _____ PCAB License No. _____ Validity _____ TIN _____ Address _____ Tel. No. _____ Authorized Managing Officer _____ _____ Date _____ (Signature Over Printed Name)

I/WE HEREBY AFFIX MY/OUR SIGNATURE/S SIGNIFYING MY/OUR CONFORMITY TO THE INFORMATION HEREIN ABOVE SET FORTH

BUILDING OWNER _____ Date _____ (Signature Over Printed Name) Address _____ C.T.C. No. _____ Date Issued _____ Place Issued _____	WITH MY CONSENT: LOT OWNER _____ Date _____ (Signature Over Printed Name) Address _____ C.T.C. No. _____ Date Issued _____ Place Issued _____
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NOTE:

- The duly accomplished **Notice of Construction** shall be submitted to the Office of the Building Official concerned prior to construction. The Building Official shall submit a copy to the Construction Industry Authority of the Philippines and the Department of Labor and Employment.
- Under Article 1723 of the Civil Code of the Philippines, the engineer or architect who drew up the plans and specifications for the building/structure is liable for damages if within fifteen (15) years from completion of the building/structure, the same should collapse due to defect on the plans and specifications or defects in the ground. The contractor is likewise solidarily liable with the engineer or architect who supervises the construction for damages should the edifice collapse due to defect in the construction or the use of inferior materials.
- Before commencing the excavation, the person making or causing the excavation to be made shall notify the in writing the owner of adjoining property not less than Seven (7) days before such excavation is to be made and show how the adjoining property should be protected. The contractor shall be obliged to provide necessary protection prescribed by the IRR and the Department of Labor and Employment.
- Installation of Signboard at Construction Site**, every licensed contractor shall install or erect in a prominent position on the site, of any construction (other than construction work constituting alterations or repairs of any building, house or establishment) being carried out by him or on his behalf or on the outside of the place where such construction is being carried out at least 900 millimeters by 1800 millimeters billboard showing in easily legible characters his name and license number, and the classification of the license held by him, and if the license is a "specialty contractor's license", the classified trade in which he is authorized to undertake and carry out construction work.

Provided, that where the holder of a specialty contractor's license is carrying out construction work in association with the holder of a general engineering contractor's license or a general building contractor's license, or in both, it shall be a sufficient compliance of this section if the installation requirement is complied only by the general building or the general engineering contractor.

NBC FORM NO. B - 21

Republic of the Philippines
City/Municipality of _____
Province of _____
OFFICE OF THE BUILDING OFFICIAL
INSPECTION REPORT

DATE OF INSPECTION _____

NAME OF OWNER _____
(Last Name) (Given Name) (Middle Initial)

ADDRESS OF OWNER _____ TEL. NO. _____

LOCATION OF INSTALLATION: Lot No. _____ Blk. No. _____ Street _____ Barangay _____
City / Municipality _____

USE OR CHARACTER OF OCCUPANCY / NO. OF STOREYS _____

AS TO ARCHITECTURAL WORKS:

- ☐ Site Development Setting _____ ☐ Light & Ventilation _____
- ☐ Fire Safety Requirements _____ ☐ Accessories Control Location _____
- ☐ Occupancy/Use & Functionalities _____ ☐ BP 344 Requirements _____
- ☐ Architectural Deficiencies & Parking Requirements _____
- ☐ Others _____

Inspected By: _____
(Signature Over Printed Name)

AS TO CIVIL / STRUCTURAL WORKS:

- ☐ Application for Building Permit _____ ☐ Excavation & Foundation _____
- ☐ Scaffolding & Sidewalk _____ ☐ Structural Hazards _____
- ☐ Safety Requirements for Construction/Demolition _____
- ☐ Placement of Rebars/Pre-Pouring of Concrete _____
- ☐ Others _____

Inspected By: _____
(Signature Over Printed Name)

AS TO ELECTRICAL WORKS:

- ☐ General Requirements _____ ☐ General Wiring Method _____
- ☐ Services, Feeders & Branch Circuits _____ ☐ Grounding & Bonding _____
- ☐ Hazardous Locations _____ ☐ Special Occupancies _____
- ☐ Swimming Pools & Related Installations _____
- ☐ Emergency & Standby Systems & Fire Pumps _____
- ☐ Others _____

Inspected By: _____
(Signature Over Printed Name)

- CONTINUATION OF INSPECTION REPORT (NBC FORM NO. B-21) -

AS TO SANITARY/PLUMBING WORKS:

- ☐ Drainage & Solid / Wastewater Disposal Installation _____
- ☐ Source of Water Supply & Plumbing Installation _____
- ☐ Hazards & Pollution on Building & Premises _____
- ☐ Others _____

Inspected By: _____
(Signature Over Printed Name)

AS TO MECHANICAL WORKS:

- ☐ Machinery Installations _____
- ☐ Pumps, Pressure Vessels & Automatic Sprinkler _____
- ☐ Test / Rides, Elevators/Dumbwaiters, Escalators & Conveyors _____
- ☐ Others _____

Inspected By: _____
(Signature Over Printed Name)

AS TO OTHER WORKS (Electronics or Interior Installations):

- ☐ Specific Works (itemize) _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

Inspected By: _____
(Signature Over Printed Name)

Comments/Recommendations: _____

Building Official / Technical Inspectors: _____

Date of Inspection: _____

NOTED BY: _____

CHIEF, INSPECTION & ENFORCEMENT DIVISION

(Signature Over Printed Name)

Date: _____

NBC FORM NO. A - 01

Republic of the Philippines
City/Municipality of _____
Province of _____
OFFICE OF THE BUILDING OFFICIAL

ARCHITECTURAL PERMIT

APPLICATION NO.

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AP NO

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BUILDING PERMIT NO.

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BOX 1 (TO BE ACCOMPLISHED IN PRINT BY THE OWNER/APPLICANT)

OWNER/APPLICANT		LAST NAME		FIRST NAME		M.I.	TIN
FOR CONSTRUCTION OWNED BY AN ENTERPRISE		FORM OF OWNERSHIP		USE OR CHARACTER OF OCCUPANCY			
ADDRESS: NO., STREET,		BARANGAY,		CITY/MUNICIPALITY		ZIP CODE	TELEPHONE NO
LOCATION OF CONSTRUCTION: LOT NO. _____ BLK NO. _____ TCT NO. _____ TAX DEC. NO. _____		STREET _____ BARANGAY _____ CITY/ MUNICIPALITY OF _____					
SCOPE OF WORK <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENOVATION _____ <input type="checkbox"/> RAISING _____ <input type="checkbox"/> ERECTION <input type="checkbox"/> CONVERSION _____ <input type="checkbox"/> ACCESSORY BUILDING/STRUCTURE _____ <input type="checkbox"/> ADDITION <input type="checkbox"/> REPAIR _____ <input type="checkbox"/> OTHERS (Specify) _____ <input type="checkbox"/> ALTERATION <input type="checkbox"/> MOVING _____							

BOX 2 (TO BE ACCOMPLISHED BY THE DESIGN PROFESSIONAL)

1. ARCHITECTURAL FACILITIES AND OTHER FEATURES PURSUANT TO BATAS PAMBANSA BILANG 344, REQUIRING CERTAIN BUILDINGS, INSTITUTIONS, ESTABLISHMENTS AND PUBLIC UTILITIES TO INSTALL FACILITIES AND OTHER DEVICES. <input type="checkbox"/> STAIRS <input type="checkbox"/> WASH ROOMS AND TOILETS <input type="checkbox"/> SWITCHES, CONTROLS, BUZZERS <input type="checkbox"/> DRINKING FOUNTAINS <input type="checkbox"/> WALKWAYS <input type="checkbox"/> LIFTS/ELEVATORS <input type="checkbox"/> HANDRAILS <input type="checkbox"/> PUBLIC TELEPHONES <input type="checkbox"/> CORRIDORS <input type="checkbox"/> RAMPS <input type="checkbox"/> THRESHOLDS <input type="checkbox"/> SEATING ACCOMMODATIONS <input type="checkbox"/> DOORS, ENTRANCES & THRESHOLDS <input type="checkbox"/> PARKING AREAS <input type="checkbox"/> FLOOR FINISHES <input type="checkbox"/> OTHERS (Specify) _____			
2. PERCENTAGE OF SITE OCCUPANCY PERCENTAGE OF BUILDING FOOTPRINT _____ % PERCENTAGE OF IMPERVIOUS SURFACE AREA _____ % PERCENTAGE OF UNPAVED SURFACE AREA _____ % OTHERS (Specify) _____		3. CONFORMANCE TO FIRE CODE OF THE PHILIPPINES (P.D. 1185) <input type="checkbox"/> NUMBER AND WIDTH OF EXIT DOORS <input type="checkbox"/> FIRE WALLS <input type="checkbox"/> OTHERS (Specify) _____ <input type="checkbox"/> WIDTH OF CORRIDORS <input type="checkbox"/> FIRE FIGHTING AND SAFETY FACILITIES <input type="checkbox"/> DISTANCE TO FIRE EXITS <input type="checkbox"/> SMOKE DETECTORS <input type="checkbox"/> ACCESS TO PUBLIC STREET <input type="checkbox"/> EMERGENCY LIGHTS	

BOX 3

DESIGN PROFESSIONAL, PLANS AND SPECIFICATIONS			
_____ Date _____ ARCHITECT (Signed and Sealed Over Printed Name)			
Address			
PRC No.		Validity	
IAPOA No.	O.R. No.	Date Issued	
PTR. No.	Place Issued	Date Issued	
TIN			

BOX 4

SUPERVISOR / IN-CHARGE OF ARCHITECTURAL WORKS			
_____ Date _____ ARCHITECT (Signed and Sealed Over Printed Name)			
Address			
PRC No.		Validity	
IAPOA No.	O.R. No.	Date Issued	
PTR. No.	Place Issued	Date Issued	
TIN			

BOX 5

BUILDING OWNER		
_____ (Signature Over Printed Name) Date _____		
Address		
C.T.C. No.	Date Issued	Place Issued

BOX 6

WITH MY CONSENT: LOT OWNER		
_____ (Signature Over Printed Name) Date _____		
Address		
C.T.C. No.	Date Issued	Place Issued

TO BE ACCOMPLISHED BY THE PROCESSING AND EVALUATION DIVISION

BOX 7

RECEIVED BY _____	DATE _____
FIVE (5) SETS OF ARCHITECTURAL DOCUMENTS	
<input type="checkbox"/> 1. VICINITY MAP/LOCATION PLAN WITHIN A TWO-KILOMETER RADIUS <input type="checkbox"/> 2. SITE DEVELOPMENT PLAN <input type="checkbox"/> 3. PERSPECTIVE <input type="checkbox"/> 4. FLOOR PLANS <input type="checkbox"/> 5. ELEVATIONS, AT LEAST FOUR (4) <input type="checkbox"/> 6. SECTIONS, AT LEAST TWO (2) <input type="checkbox"/> 7. CEILING PLANS SHOWING LIGHTING FIXTURES AND DIFFUSERS	<input type="checkbox"/> 8. DETAILS OF RAMPS, PARKING FOR THE DISABLED, STAIRS, FIRE ESCAPES, CABINETS AND PARTITIONS <input type="checkbox"/> 9. SCHEDULE OF DOORS AND WINDOWS <input type="checkbox"/> 10. SCHEDULE OF FINISHES FOR FLOORS, CEILINGS AND WALLS <input type="checkbox"/> 11. ARCHITECTURAL INTERIOR <input type="checkbox"/> 12. SPECIFICATIONS <input type="checkbox"/> 13. COST ESTIMATE <input type="checkbox"/> 14. OTHERS (Specify) _____

BOX 8

PROGRESS FLOW					
	IN		OUT		PROCESSED BY:
	DATE	TIME	DATE	TIME	
ARCHITECTURAL DRAWINGS					
SPECIFICATIONS					
OTHERS (Specify)					

BOX 9

ACTION TAKEN:

PERMIT IS HEREBY ISSUED SUBJECT TO THE FOLLOWING:

1. That under Article 1723 of the Civil Code of the Philippines, the architect (and engineer) who drew up the plans and specifications for the building/structure is responsible for damages if within fifteen (15) years from the completion of the building/structure, the same should collapse due to defect in the plans or specifications or defects in the ground. The engineer or architect who supervises the construction shall be solidarily liable with the contractor should the edifice collapse due to defect in the construction or the use of inferior materials.
2. That the proposed architectural works shall be in accordance with the architectural plans filed with this Office and in conformity with the latest Architectural Code of the Philippines, the National Building Code and its IRR.
3. That prior to any construction activity, a duly accomplished prescribed "**Notice of Construction**" shall be submitted to the Office of the Building Official.
4. That upon completion of the construction, the licensed full-time inspector and supervisor/in-charge of construction works shall submit the entry to the logbook duly signed and sealed to the building official including as-built plans and other documents, and shall also accomplish the Certificate of Completion stating that the architectural works conform to the provision of the Architectural Code, the National Building Code and its IRR.
5. That this permit is null and void unless accompanied by the building permit.

PERMIT ISSUED BY:

BUILDING OFFICIAL
 (Signature Over Printed Name)
 Date _____

Republic of the Philippines
City/Municipality of _____
Province of _____
OFFICE OF THE BUILDING OFFICIAL

CIVIL/STRUCTURAL PERMIT

APPLICATION NO.

C/SP NO

BUILDING PERMIT NO.

BOX 1 (TO BE ACCOMPLISHED IN PRINT BY THE OWNER/APPLICANT)

OWNER/APPLICANT	LAST NAME	FIRST NAME	M.I.	TIN
FOR CONSTRUCTION OWNED BY AN ENTERPRISE		FORM OF OWNERSHIP	USE OR CHARACTER OF OCCUPANCY	
ADDRESS: NO., STREET,		BARANGAY,	CITY/MUNICIPALITY	ZIP CODE TELEPHONE NO.
LOCATION OF CONSTRUCTION: LOT NO. _____ BLK NO. _____ TCT NO. _____ TAX DEC. NO. _____				
STREET		BARANGAY CITY/ MUNICIPALITY OF		
SCOPE OF WORK				
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> RENOVATION	<input type="checkbox"/> RAISING		
<input type="checkbox"/> ERECTION	<input type="checkbox"/> CONVERSION	<input type="checkbox"/> DEMOLITION		
<input type="checkbox"/> ADDITION	<input type="checkbox"/> REPAIR	<input type="checkbox"/> ACCESSORY BUILDING/STRUCTURE		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> MOVING	<input type="checkbox"/> OTHERS (Specify) _____		

BOX 2 (TO BE ACCOMPLISHED BY THE DESIGN PROFESSIONAL)

NATURE OF CIVIL/STRUCTURAL WORKS:

<input type="checkbox"/> STAKING	<input type="checkbox"/> ERECTION/LIFTING	<input type="checkbox"/> PRESTRESS WORKS
<input type="checkbox"/> EXCAVATION	<input type="checkbox"/> CONCRETE FRAMING	<input type="checkbox"/> MATERIAL TESTING
<input type="checkbox"/> SOIL STABILIZATION	<input type="checkbox"/> STRUCTURAL STEEL FRAMING	<input type="checkbox"/> STEEL TOWERS
<input type="checkbox"/> PILING WORKS	<input type="checkbox"/> SLABS	<input type="checkbox"/> TANKS
<input type="checkbox"/> FOUNDATION	<input type="checkbox"/> WALLS	<input type="checkbox"/> OTHERS (Specify) _____

PREPARED BY _____

BOX 3

DESIGN PROFESSIONAL, PLANS AND SPECIFICATIONS	
<div style="text-align: center;"> CIVIL/STRUCTURAL ENGINEER (Signed and Sealed Over Printed Name) Date _____ </div>	
Address _____	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 5

BUILDING OWNER		
<div style="border-bottom: 1px solid black; height: 20px; width: 100%;"></div> <div style="text-align: center;">(Signature Over Printed Name)</div> <div style="text-align: center;">Date _____</div>		
Address		
C.T.C. No.	Date Issued	Place Issued

BOX 4

SUPERVISOR/IN-CHARGE OF CIVIL/STRUCTURAL WORKS	
<div style="text-align: center;"> CIVIL/STRUCTURAL ENGINEER (Signed and Sealed Over Printed Name) Date _____ </div>	
Address _____	
PRC. No _____	Validity _____
PTR. No _____	Date Issued _____
Issued at _____	TIN _____

BOX 6

WITH MY CONSENT: LOT OWNER		
_____ (Signature Over Printed Name) Date _____		
Address		
C.T.C. No.	Date Issued	Place Issued

TO BE ACCOMPLISHED BY THE PROCESSING AND EVALUATION DIVISION

BOX 7

RECEIVED BY: _____	DATE: _____
FIVE (5) SETS OF CIVIL/STRUCTURAL DOCUMENTS	
<input type="checkbox"/> CIVIL/STRUCTURAL DESIGNS COMPUTATIONS, PLANS AND SPECIFICATIONS	<input type="checkbox"/> COST ESTIMATES
<input type="checkbox"/> BILL OF MATERIALS	<input type="checkbox"/> OTHERS (Specify) _____

BOX 8

PROGRESS FLOW					
	IN		OUT		PROCESSED BY:
	DATE	TIME	DATE	TIME	
CIVIL/STRUCTURAL					
OTHERS (Specify)					

BOX 9

ACTION TAKEN:

PERMIT IS HEREBY ISSUED SUBJECT TO THE FOLLOWING:

1. That under Article 1723 of the Civil Code of the Philippines, the engineer (or architect) who drew up the plans and specifications for the building/structure is responsible for damages if within fifteen (15) years from the completion of the building/structure, the same should collapse due to defect in the plans or specifications or defect in the ground. The engineer or architect who supervises the construction shall be solidarily liable with the contractor should the edifice collapse due to defect in the construction or the use of inferior materials.
2. That the proposed civil/structural works shall be in accordance with the civil/structural plans filed with this office and in conformity with the latest National Structural Code of the Philippines, the National Building Code and its IRR.
3. That prior to any construction activity, a duly accomplished prescribed "**Notice of Construction**" shall be submitted to the Office of the Building Official.
4. That upon completion of the construction, the licensed full-time inspector and supervisor/in-charge of construction works shall submit the entry to the logbook duly signed and sealed to the Building Official including as-built plans and other documents and shall also accomplish and submit a certificate of completion stating that the civil/structural works conform to the provisions of the National Structural Code of the Philippines, the National Building Code and its IRR.
5. That this permit is null and void unless accompanied by the building permit.

PERMIT ISSUED BY:

BUILDING OFFICIAL

(Signature Over Printed Name)

Date _____

Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL

ELECTRICAL PERMIT

APPLICATION NO.

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EP NO

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BUILDING PERMIT NO.

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BOX 1 (TO BE ACCOMPLISHED IN PRINT BY THE OWNER/APPLICANT)

OWNER/APPLICANT		LAST NAME		FIRST NAME		M.I.		TIN	
FOR CONSTRUCTION OWNED BY AN ENTERPRISE				FORM OF OWNERSHIP		USE OR CHARACTER OF OCCUPANCY			
ADDRESS: NO.,		STREET,		BARANGAY,		CITY/MUNICIPALITY		ZIP CODE	
TELEPHONE NO									
LOCATION OF CONSTRUCTION:		LOT NO.		BLK NO.		TCT NO.		TAX DEC. NO.	
STREET		BARANGAY		CITY/MUNICIPALITY OF					
SCOPE OF WORK									
<input type="checkbox"/> NEW INSTALLATION			<input type="checkbox"/> RECONNECTION OF SERVICE ENTRANCE			<input type="checkbox"/> RELOCATION OF SERVICE ENTRANCE			
<input type="checkbox"/> ANNUAL INSPECTION			<input type="checkbox"/> SEPARATION OF SERVICE ENTRANCE			<input type="checkbox"/> OTHERS (Specify) _____			
<input type="checkbox"/> TEMPORARY			<input type="checkbox"/> UPGRADING OF SERVICE ENTRANCE						
SUMMARY OF ELECTRICAL LOADS/CAPACITIES APPLIED FOR									
TOTAL CONNECTED LOAD			TOTAL TRANSFORMER CAPACITY			TOTAL GENERATOR/UPS CAPACITY			
_____ kVA			_____ kVA			_____ kVA			

BOX 2 (TO BE ACCOMPLISHED IN PRINT BY THE DESIGN PROFESSIONAL)

DESIGN PROFESSIONAL, PLANS AND SPECIFICATIONS			
_____ Date _____ PROFESSIONAL ELECTRICAL ENGINEER (Signed and Sealed Over Printed Name)		Address	
		PRC. No	Validity
		PTR. No	Date Issued
		Issued at	TIN

BOX 3

SUPERVISOR / IN-CHARGE OF ELECTRICAL WORKS	
<input type="checkbox"/> PROFESSIONAL ELECTRICAL ENGINEER <input type="checkbox"/> REGISTERED ELECTRICAL ENGINEER <input type="checkbox"/> REGISTERED MASTER ELECTRICIAN	
_____ Date _____ (Signed and Sealed Over Printed Name)	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN
Address	

BOX 4

BUILDING OWNER		
_____ Date _____ (Signature Over Printed Name)		
Address		
C.T.C. No.	Date Issued	Place Issued

BOX 5

WITH MY CONSENT: LOT OWNER		
_____ Date _____ (Signature Over Printed Name)		
Address		
C.T.C. No.	Date Issued	Place Issued

TO BE ACCOMPLISHED BY THE PROCESSING & EVALUATION DIVISION

BOX 6

RECEIVED BY: _____	DATE: _____
FIVE (5) SETS OF ELECTRICAL DOCUMENTS	
<input type="checkbox"/> ELECTRICAL PLANS AND SPECIFICATIONS <input type="checkbox"/> SPECIAL FIXTURES AND EQUIPMENT <input type="checkbox"/> PROPOSED STARTING DATE OF INSTALLATION/CONSTRUCTION _____	<input type="checkbox"/> EXPECTED DATE OF COMPLETION/INSTALLATION/CONSTRUCTION _____ <input type="checkbox"/> OTHERS (Specify) _____

BOX 7

PROGRESS FLOW					
	IN		OUT		PROCESSED BY: _____ ELECTRICAL ENGINEER (Signature Over Printed name) PRC Reg. No.: _____ Validity: _____
	DATE	TIME	DATE	TIME	
ELECTRICAL					
OTHERS (Specify)					

BOX 8

ACTION TAKEN:

PERMIT IS HEREBY ISSUED SUBJECT TO THE FOLLOWING:

1. That the proposed electrical works shall be in accordance with the electrical plans filed with this Office and in conformity with the provisions of the latest Philippine Electrical Codes, the National Building Code and its IRR.
2. That prior to any electrical installation, the Owner/Permittee shall submit a duly accomplished prescribed **Notice of Construction** to the Office of the Building Official.
3. That for installed electrical capacity of 200 amperes and above at 230 volts nominal and above, a specialty electrical contractor duly licensed by the Philippine Contractors Accreditation Board (PCAB) shall be required.
4. That a duly licensed electrical practitioner shall be in-charge of the installation, and that upon completion of the electrical works, he shall submit the entry of the logbook duly signed and sealed to the OBO including as-built plans and other documents. He shall also accomplish the Certificate of Completion stating that the electrical works conform to the provisions of the Philippine Electrical Codes, the National Building Code and its IRR.
5. That this permit is **null and void** unless accompanied by the building permit except for projects involving purely electrical works in which case only the building permit number of the existing building/structure shall be required.
6. That a Certificate of Final Electrical Inspection (CFEI) shall be secured prior to the actual occupancy of the building.
7. That this permit shall be posted at the door or site of work.

PERMIT ISSUED BY: _____

BUILDING OFFICIAL
 (Signature Over Printed Name)
 Date _____

NBC FORM NO. A - 04

Republic of the Philippines
City/Municipality of _____
Province of _____
OFFICE OF THE BUILDING OFFICIAL

MECHANICAL PERMIT

APPLICATION NO.

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MP NO

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BUILDING PERMIT NO.

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BOX 1 (TO BE ACCOMPLISHED IN PRINT BY THE OWNER/APPLICANT)

OWNER/APPLICANT		LAST NAME		FIRST NAME		M.I.	TIN
FOR CONSTRUCTION OWNED BY AN ENTERPRISE		FORM OF OWNERSHIP		USE OR CHARACTER OF OCCUPANCY			
ADDRESS: NO.,		STREET,		BARANGAY,		CITY/MUNICIPALITY	ZIP CODE
LOCATION OF CONSTRUCTION:		LOT NO.	BLK NO.	TCT NO.	TAX DEC. NO.		
STREET		BARANGAY		CITY/MUNICIPALITY OF			
SCOPE OF WORK <div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"> <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ERECTION <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION </div> <div style="width: 33%;"> <input type="checkbox"/> RENOVATION <input type="checkbox"/> CONVERSION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVING </div> <div style="width: 33%;"> <input type="checkbox"/> RAISING <input type="checkbox"/> DEMOLITION <input type="checkbox"/> ACCESSORY BUILDING/STRUCTURE <input type="checkbox"/> OTHERS (Specify) </div> </div>							

BOX 2 (TO BE ACCOMPLISHED BY THE DESIGN PROFESSIONAL)

INSTALLATION AND OPERATION OF:		
<input type="checkbox"/> BOILER <input type="checkbox"/> PRESSURE VESSEL <input type="checkbox"/> INTERNAL COMBUSTION ENGINE <input type="checkbox"/> REFRIGERATION AND ICE MAKING <input type="checkbox"/> WINDOW TYPE AIRCONDITIONING <input type="checkbox"/> PACKAGED/ SPLIT TYPE AIRCONDITIONING <input type="checkbox"/> OTHERS (Specify)	<input type="checkbox"/> CENTRAL AIRCONDITIONING <input type="checkbox"/> MECHANICAL VENTILLATION <input type="checkbox"/> ESCALATOR <input type="checkbox"/> MOVING SIDEWALK <input type="checkbox"/> FREIGHT ELEVATOR <input type="checkbox"/> PASSENGER ELEVATOR <input type="checkbox"/> CABLE CAR	<input type="checkbox"/> DUMBWAITER <input type="checkbox"/> PUMPS <input type="checkbox"/> COMPRESSED AIR, VACUUM, INSTITUTIONAL and/or INDUSTRIAL GAS <input type="checkbox"/> PNEUMATIC TUBES, CONVEYORS and/or MONORAILS <input type="checkbox"/> FUNICULAR
PREPARED BY _____		

BOX 3

DESIGN PROFESSIONAL, PLANS AND SPECIFICATIONS	
_____ PROFESSIONAL MECHANICAL ENGINEER (Signed and Sealed Over Printed Name) Date _____	
Address _____	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 5

BUILDING OWNER		
_____ (Signature Over Printed Name) Date _____		
Address _____		
C.T.C. No.	Date Issued	Place Issued

BOX 4

SUPERVISOR / IN-CHARGE OF MECHANICAL WORKS	
<input type="checkbox"/> PROFESSIONAL MECHANICAL ENGINEER <input type="checkbox"/> MECHANICAL ENGINEER _____ (Signed and/or Sealed Over Printed Name) Date _____	
Address _____	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 6

WITH MY CONSENT: LOT OWNER		
_____ (Signature Over Printed Name) Date _____		
Address _____		
C.T.C. No.	Date Issued	Place Issued

TO BE ACCOMPLISHED BY THE PROCESSING AND EVALUATION DIVISION

BOX 7

RECEIVED BY: _____	DATE: _____
FIVE (5) SETS OF MECHANICAL DOCUMENTS	
<input type="checkbox"/> MECHANICAL PLANS AND SPECIFICATIONS	<input type="checkbox"/> COST ESTIMATES
<input type="checkbox"/> BILL OF MATERIALS	<input type="checkbox"/> OTHERS (Specify) _____

BOX 8

PROGRESS FLOW					
	IN		OUT		PROCESSED BY:
	DATE	TIME	DATE	TIME	
MECHANICAL					
OTHERS (Specify)					

BOX 9

ACTION TAKEN: _____

PERMIT IS HEREBY ISSUED SUBJECT TO THE FOLLOWING:

1. That the proposed mechanical works shall be in accordance with the mechanical plans filed with this Office and in conformity with the latest Philippine Mechanical Code, the National Building Code and its IRR.
2. That prior to any mechanical installation, a duly accomplished prescribed "NOTICE OF CONSTRUCTION" shall be submitted to the Office of the Building Official.
3. That upon completion of the mechanical works, the licensed supervisor/in-charge shall submit the entry to the logbook duly signed and sealed to the building official including as-built plans and other documents and shall also accomplish the certificate of completion stating that the mechanical works conform to the provision of the Philippine Mechanical Code, the National Building Code and its IRR.
4. That this permit is **null and void** unless accompanied by the building permit.
5. That a Certificate of Operation shall be issued for the continuous use of mechanical installations.

PERMIT ISSUED BY: _____

BUILDING OFFICIAL
 (Signature Over Printed Name)
 Date _____

NBC FORM NO. A-05

Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL

SANITARY PERMIT

APPLICATION NO.	SP NO	BUILDING PERMIT NO.
<input type="text"/>	<input type="text"/>	<input type="text"/>

BOX 1 (TO BE ACCOMPLISHED IN PRINT BY THE OWNER/APPLICANT)

OWNER/APPLICANT	LAST NAME	FIRST NAME	M.I.	TIN
FOR CONSTRUCTION OWNED BY AN ENTERPRISE		FORM OF OWNERSHIP	USE OR CHARACTER OF OCCUPANCY	
ADDRESS: NO., STREET, BARANGAY,		CITY/MUNICIPALITY	ZIP CODE	TELEPHONE NO
LOCATION OF CONSTRUCTION: LOT NO. _____ BLK NO. _____		TCT NO. _____	TAX DEC. NO. _____	
STREET _____ BARANGAY _____		CITY/MUNICIPALITY OF _____		
SCOPE OF WORK <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENOVATION <input type="checkbox"/> RAISING <input type="checkbox"/> ERECTION <input type="checkbox"/> CONVERSION <input type="checkbox"/> DEMOLITION <input type="checkbox"/> ADDITION <input type="checkbox"/> REPAIR <input type="checkbox"/> ACCESSORY BUILDING/STRUCTURE <input type="checkbox"/> ALTERATION <input type="checkbox"/> MOVING <input type="checkbox"/> OTHERS (Specify) _____				

BOX 2 (TO BE ACCOMPLISHED BY THE DESIGN PROFESSIONAL)

INSTALLATION AND OPERATION OF:		
WATER SUPPLY: <input type="checkbox"/> SHALLOW WELL <input type="checkbox"/> DEEP WELL & PUMP SET <input type="checkbox"/> CITY/MUNICIPAL WATER SYSTEM <input type="checkbox"/> OTHERS (Specify) _____	SYSTEM OF DISPOSAL: <input type="checkbox"/> WASTE WATER TREATMENT PLANT <input type="checkbox"/> IMHOFF TANK <input type="checkbox"/> SANITARY SEWER CONNECTION <input type="checkbox"/> SUB-SURFACE SAND FILTER	<input type="checkbox"/> SURFACE DRAINAGE <input type="checkbox"/> STREET CANAL <input type="checkbox"/> WATER COURSE <input type="checkbox"/> OTHERS (Specify) _____
PREPARED BY: _____		

BOX 3

DESIGN PROFESSIONAL, PLANS AND SPECIFICATIONS	
_____ Date _____ SANITARY ENGINEER (Signed and Sealed Over Printed Name)	
Address _____	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 4

SUPERVISOR / IN-CHARGE OF SANITARY WORKS	
_____ Date _____ SANITARY ENGINEER (Signed and Sealed Over Printed Name)	
Address _____	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 5

BUILDING OWNER		
_____ (Signature Over Printed Name) Date _____		
Address _____		
C.T.C. No.	Date Issued	Place Issued

BOX 6

WITH MY CONSENT: LOT OWNER		
_____ (Signature Over Printed Name) Date _____		
Address _____		
C.T.C. No.	Date Issued	Place Issued

TO BE ACCOMPLISHED BY THE PROCESSING AND EVALUATION DIVISION

BOX 7

RECEIVED BY: _____	DATE: _____
FIVE (5) SETS OF SANITARY DOCUMENTS	
<input type="checkbox"/> SANITARY PLANS AND SPECIFICATIONS <input type="checkbox"/> BILL OF MATERIALS	<input type="checkbox"/> COST ESTIMATES <input type="checkbox"/> OTHERS (Specify) _____

BOX 8

PROGRESS FLOW					
	IN		OUT		PROCESSED BY
	DATE	TIME	DATE	TIME	
SANITARY					
OTHERS (Specify)					

BOX 9

ACTION TAKEN:

PERMIT IS HEREBY ISSUED SUBJECT TO THE FOLLOWING:

1. That the proposed sanitary works shall be in accordance with the sanitary plans filed with this Office and in conformity with the latest Code on Sanitation of the Philippines, the National Building Code and its IRR.
2. That prior to any commencement of sanitary works, a duly accomplished prescribed **"Notice of Construction"** shall be submitted to the Office of the Building Official.
3. That upon completion of the sanitary works, the licensed supervisor/in-charge shall submit the entry to the logbook duly signed and sealed to the Building Official including as-built plans and other documents and shall also accomplish the Certificate of Completion stating that the sanitary works conform to the provision of the Code on Sanitation, the National Building Code and its IRR.
4. That this permit is null and void unless accompanied by the building permit.

PERMIT ISSUED BY: _____

BUILDING OFFICIAL
 (Signature Over Printed Name)
 Date _____

NBC FORM NO. A - 06

Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL

PLUMBING PERMIT

APPLICATION NO.

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PP NO

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BUILDING PERMIT NO.

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BOX 1 (TO BE ACCOMPLISHED IN PRINT BY THE OWNER/APPLICANT)

OWNER/APPLICANT		LAST NAME		FIRST NAME		M.I.	TIN
FOR CONSTRUCTION OWNED		FORM OF OWNERSHIP		USE OR CHARACTER OF OCCUPANCY			
BY AN ENTERPRISE							
ADDRESS: NO.,		STREET,		BARANGAY,		CITY/MUNICIPALITY	ZIP CODE
							TELEPHONE NO
LOCATION OF CONSTRUCTION: LOT NO.		BLK NO.		TCT NO.		TAX DEC. NO.	
STREET		BARANGAY		CITY/ MUNICIPALITY OF			
SCOPE OF WORK							
<input type="checkbox"/> NEW CONSTRUCTION		<input type="checkbox"/> RENOVATION		<input type="checkbox"/> RAISING			
<input type="checkbox"/> ERECTION		<input type="checkbox"/> CONVERSION		<input type="checkbox"/> DEMOLITION			
<input type="checkbox"/> ADDITION		<input type="checkbox"/> REPAIR		<input type="checkbox"/> ACCESSORY BUILDING/STRUCTURE			
<input type="checkbox"/> ALTERATION		<input type="checkbox"/> MOVING		<input type="checkbox"/> OTHERS (Specify)			

BOX 2 (TO BE ACCOMPLISHED BY THE DESIGN PROFESSIONAL)

FIXTURES TO BE INSTALLED							
QTY.	NEW FIXTURES	EXISTING FIXTURES	KIND OF FIXTURES	QTY.	NEW FIXTURES	EXISTING FIXTURES	KIND OF FIXTURES
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> WATER CLOSET		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BIDETTE
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> FLOOR DRAIN		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> LAUNDRY TRAYS
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> LAVATORY		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> DENTAL CUSPIDOR
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> KITCHEN SINK		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> DRINKING FOUNTAIN
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> FAUCET		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BAR SINK
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> SHOWER HEAD		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> SODA FOUNTAIN SINK
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> WATER METER		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> LABORATORY SINK
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> GREASE TRAP		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> STERILIZER
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BATH TUB		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> OTHERS (Specify)
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> SLOP SINK		<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> URINAL		<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> AIR CONDITIONING UNIT		<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> WATER TANK/RESERVOIR		<input type="checkbox"/>	<input type="checkbox"/>	
TOTAL				TOTAL			
<input type="checkbox"/> WATER DISTRIBUTION SYSTEM			<input type="checkbox"/> SEWAGE SYSTEM	<input type="checkbox"/> SEPTIC TANK			<input type="checkbox"/> STORM DRAINAGE SYSTEM
PREPARED BY: _____							

BOX 3

DESIGN PROFESSIONAL, PLANS AND SPECIFICATIONS	
_____ Date _____	
MASTER PLUMBER (Signed and Sealed Over Printed Name)	
Address	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 4

SUPERVISOR / IN-CHARGE OF PLUMBING WORKS	
_____ Date _____	
MASTER PLUMBER (Signed and Sealed Over Printed Name)	
Address	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 5

BUILDING OWNER		
_____ (Signature Over Printed Name) Date _____		
Address		
C.T.C. No.	Date Issued	Place Issued

BOX 6

WITH MY CONSENT: LOT OWNER		
_____ (Signature Over Printed Name) Date _____		
Address		
C.T.C. No.	Date Issued	Place Issued

TO BE ACCOMPLISHED BY THE PROCESSING AND EVALUATION DIVISION

BOX 7

RECEIVED BY: _____	DATE: _____
FIVE (5) SETS OF PLUMBING DOCUMENTS	
<input type="checkbox"/> PLUMBING PLANS AND SPECIFICATIONS	<input type="checkbox"/> COST ESTIMATES
<input type="checkbox"/> BILL OF MATERIALS	<input type="checkbox"/> OTHERS (Specify) _____

BOX 8

PROGRESS FLOW					
	IN		OUT		PROCESSED BY
	DATE	TIME	DATE	TIME	
RECEIVING AND RECORDING					
PLUMBING					
OTHERS (Specify)					

BOX 9

ACTION TAKEN:

PERMIT IS HEREBY ISSUED SUBJECT TO THE FOLLOWING:

1. That the proposed plumbing works shall be in accordance with the plumbing plans filed with this Office and in conformity with the Revised Plumbing Code of the Philippines, the National Building Code and its IRR.
2. That prior to any commencement of plumbing works, a duly accomplished prescribed **“Notice of Construction”** shall be submitted to the Office of the Building Official.
3. That upon completion of the plumbing works, the licensed supervisor/in-charge shall submit the entry to the logbook duly signed and sealed to the building official including as-built plans and other documents and shall also accomplish the Certificate of Completion stating that the plumbing works of the building conform to the provision of the Revised Plumbing Code, the National Building Code and its IRR.
4. That this permit is null and void unless accompanied by the building permit.

PERMIT ISSUED BY:

BUILDING OFFICIAL

(Signature Over Printed Name)

Date _____

NBC FORM NO. A - 07

Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL**ELECTRONICS PERMIT**

APPLICATION NO.

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ELP NO

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING PERMIT NO.

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BOX 1 (TO BE ACCOMPLISHED PRINT BY THE OWNER/APPLICANT)

OWNER/APPLICANT	LAST NAME	FIRST NAME	M.I.	TIN
FOR CONSTRUCTION OWNED BY AN ENTERPRISE		FORM OF OWNERSHIP	USE OR CHARACTER OF OCCUPANCY	
ADDRESS: NO.,	STREET,	BARANGAY,	CITY/MUNICIPALITY	ZIP CODE
TELEPHONE NO				
LOCATION OF CONSTRUCTION:	LOT NO.	BLK NO.	TCT NO.	TAX DEC. NO.
STREET	BARANGAY	CITY/ MUNICIPALITY OF		
SCOPE OF WORK				
<input type="checkbox"/> NEW INSTALLATION <input type="checkbox"/> ANNUAL INSPECTION <input type="checkbox"/> OTHERS (Specify) _____				

BOX 2 (TO BE ACCOMPLISHED BY THE DESIGN PROFESSIONAL)

NATURE OF INSTALLATION WORKS/EQUIPMENT SYSTEM:		
<input type="checkbox"/> TELECOMMUNICATION SYSTEM	<input type="checkbox"/> ELECTRONICS FIRE ALARM SYSTEM	<input type="checkbox"/> ELECTRONICS COMPUTERIZED PROCESS CONTROLS AUTOMATION SYSTEM
<input type="checkbox"/> BROADCASTING SYSTEM	<input type="checkbox"/> SOUND COMMUNICATION SYSTEM	<input type="checkbox"/> BUILDING AUTOMATION MANAGEMENT AND CONTROL SYSTEM
<input type="checkbox"/> TELEVISION SYSTEM	<input type="checkbox"/> CENTRALIZED CLOCK SYSTEM	<input type="checkbox"/> BUILDING WIRING UTILIZING COPPER CABLE, FIBER OPTIC CABLE OR OTHER MEDIAL ELECTRONICS SYSTEM
<input type="checkbox"/> INFORMATION TECHNOLOGY SYSTEM	<input type="checkbox"/> SOUND SYSTEM	
<input type="checkbox"/> SECURITY AND ALARM SYSTEM	<input type="checkbox"/> ELECTRONICS CONTROL AND CONVEYOR SYSTEM	
<input type="checkbox"/> ANY OTHER ELECTRONICS AND I.T. SYSTEMS, EQUIPMENT, APPARATUS, DEVICE AND/OR COMPONENT (Specify) _____		
PREPARED BY _____		

BOX 3

DESIGN PROFESSIONAL, PLANS AND SPECIFICATIONS	
Date _____	
ELECTRONICS ENGINEER (Signed and Sealed Over Printed Name)	
Address	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 4

SUPERVISOR / IN-CHARGE OF ELECTRONICS WORKS	
Date _____	
ELECTRONICS ENGINEER (Signed and Sealed Over Printed Name)	
Address	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN

BOX 5

BUILDING OWNER		
(Signature Over Printed Name) Date _____		
Address		
C.T.C. No.	Date Issued	Place Issued

BOX 6

WITH MY CONSENT: LOT OWNER		
(Signature Over Printed Name) Date _____		
Address		
C.T.C. No.	Date Issued	Place Issued

TO BE ACCOMPLISHED BY THE PROCESSING AND EVALUATION DIVISION

BOX 7

RECEIVED BY: _____	DATE: _____
FIVE (5) SETS OF ELECTRONICS DOCUMENTS	
<input type="checkbox"/> ELECTRONICS PLANS AND SPECIFICATIONS	<input type="checkbox"/> COST ESTIMATES
<input type="checkbox"/> BILL OF MATERIALS	<input type="checkbox"/> OTHERS (Specify) _____

BOX 8

PROGRESS FLOW					
	IN		OUT		PROCESSED BY:
	DATE	TIME	DATE	TIME	
ELECTRONICS					
OTHERS (Specify)					

BOX 9

ACTION TAKEN:

PERMIT IS HEREBY ISSUED SUBJECT TO THE FOLLOWING:

1. That the proposed electronics works shall be in accordance with the electronics plans filed with this Office and in conformity with the latest Electronics Code of the Philippines, the National Building Code and its IRR.
2. That prior to any electronics installation, a duly accomplished prescribed "**Notice of Construction**" shall be submitted to the Office of the Building Official.
3. That upon completion of the electronic works, the licensed supervisor/in-charge shall submit the entry to the logbook duly signed and sealed to the building official including as-built plans and other documents and shall also accomplish the Certificate of Completion stating that the electronic works conform to the provision of the Electronics Code of the Philippines, the National Building Code and its IRR.
4. That this permit is null and void unless accompanied by the building permit.

PERMIT ISSUED BY: _____

BUILDING OFFICIAL

(Signature Over Printed Name)

Date _____

Republic of the Philippines
City/Municipality of _____
Province of _____
OFFICE OF THE BUILDING OFFICIAL

Meter/Account No. _____

Reference No. _____

NOTICE OF UNSAFE ELECTRICAL INSTALLATION

USE OR CHARACTER OF OCCUPANCY _____ Date of Inspection _____

OWNER OF BUILDING _____ OCCUPANT _____

This is to certify that in accordance with the provisions of the "National Building Code of the Philippines" (PD 1096) and the Philippine Electrical Codes (PEC 1 & 2), an inspection has been made of the electrical installation, with load/capacities specified herein, installed in your building and/or premises located at:

No.	Street	Barangay	City/Municipality
SUMMARY OF ELECTRICAL LOADS/CAPACITIES			
TOTAL CONNECTED LOAD: _____ kVA	TOTAL TRANSFORMER CAPACITY: _____ kVA	TOTAL GENERATOR/UPS CAPACITY: _____ kVA	
LIST OF DEFECT(S) (Attach extra sheets if necessary)			

You are hereby notified that the electrical installation was found unsafe. The electrical defects must be properly corrected under the supervision of a duly licensed and qualified electrical practitioner in accordance with the Philippine Electrical Codes and under an electrical permit issued by this Office within ten (10) days from receipt of this notice. Failure to do so shall cause this Office to recommend for the disconnection of your service mains and to initiate legal actions against you.

INSPECTED:

ELECTRICAL INSPECTOR
(Signature Over Printed Name)
Date _____

PRC REG. NO. VALIDITY

NOTED:

CHIEF, ELECTRICAL SECTION
(Signature Over Printed Name)
Date _____

PRC REG. NO. VALIDITY

RECOMMENDING ISSUANCE OF NUIE:

CHIEF, INSPECTION AND ENFORCEMENT DIVISION
(Signature Over Printed Name)
Date _____

ISSUED:**RECEIVED:**

OWNER / REPRESENTATIVE
(Signature Over Printed Name)
Date _____

BUILDING OFFICIAL
(Signature over printed name)
Date _____

INSPECTION FEE: P. _____	O.R. NO. _____	DATE: _____
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Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL

NOTICE OF ILLEGAL ELECTRICAL INSTALLATION

Date

Sir/Madam:

This is to inform that you that based on our records and our inspection, you have made an illegal electrical installation/connection in violation of the provisions of the Philippine Electrical Codes (PEC 1 & 2) and the "National Building Code of the Philippines" (PD 1096) and its Implementing Rules and Regulations as per attached inspection report. You are hereby directed to remove within two (2) days all illegal installations on your building and/or premises. Failure to comply with this Notice shall cause this Office to institute proper legal action against you.

INSPECTED:

NOTED:

ELECTRICAL INSPECTOR
(Signature Over Printed Name)
Date _____

CHIEF, ELECTRICAL SECTION
(Signature Over Printed Name)
Date _____

PRC REG. NO.

VALIDITY

PRC REG. NO.

VALIDITY

RECOMMENDING ISSUANCE OF NIEI:

CHIEF, INSPECTION & ENFORCEMENT DIVISION
(Signature Over Printed Name)
Date _____

ISSUED:

BUILDING OFFICIAL
(Signature Over Printed Name)
Date _____

RECEIVED:

OWNER / REPRESENTATIVE
(Signature Over Printed Name)
Date _____

INSPECTION FEE: P. _____	O.R. NO. _____	DATE: _____
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Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL
PERMIT FOR TEMPORARY SERVICE CONNECTION

CONTROL NO.

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PTSC NO.

--	--	--	--	--	--	--	--	--	--

BOX 1 (TO BE ACCOMPLISHED IN PRINT BY THE OWNER/APPLICANT)

OWNER/APPLICANT: LAST NAME		FIRST NAME		M.I.	TIN
FOR CONSTRUCTION OWNED BY AN ENTERPRISE		FORM OF OWNERSHIP		USE OR CHARACTER OF OCCUPANCY	
ADDRESS: NO., STREET, BARANGAY, CITY/MUNICIPALITY				ZIP CODE	TELEPHONE NO
LOCATION OF CONSTRUCTION: LOT NO. _____ BLK NO. _____ TCT NO. _____ TAX DEC. NO. _____					
STREET _____ BARANGAY _____ CITY/ MUNICIPALITY OF _____					
PURPOSE: <input type="checkbox"/> FOR CONSTRUCTION <input type="checkbox"/> FOR TESTING <input type="checkbox"/> OTHERS (Specify) _____					
SUMMARY OF ELECTRICAL LOADS / CAPACITIES APPLIED FOR					
TOTAL CONNECTED LOAD _____ kVA		TOTAL TRANSFORMER CAPACITY _____ kVA		TOTAL GENERATOR/UPS CAPACITY _____ kVA	

BOX 2 (TO BE ACCOMPLISHED IN PRINT BY THE DESIGN PROFESSIONAL)

DESIGN PROFESSIONAL, PLANS AND SPECIFICATIONS	
_____ PROFESSIONAL ELECTRICAL ENGINEER (Signed and Sealed Over Printed Name) Date _____	Address
	PRC. No
	Validity
	TIN
	PTR. No Date Issued Issued at

BOX 3

SUPERVISOR / IN-CHARGE OF ELECTRICAL WORKS	
<input type="checkbox"/> PROFESSIONAL ELECTRICAL ENGINEER <input type="checkbox"/> REGISTERED ELECTRICAL ENGINEER <input type="checkbox"/> REGISTERED MASTER ELECTRICIAN	
_____ (Signed and Sealed Over Printed Name) Date _____	
PRC. No	Validity
PTR. No	Date Issued
Issued at	TIN
Address	

BOX 4 (TO BE ACCOMPLISHED BY THE OWNER / APPLICANT)

OWNER / APPLICANT	Address
_____	C.T.C. No.
(Signature Over Printed Name)	Date Issued
Date _____	Place Issued

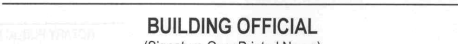
BOX 6 (TO BE ACCOMPLISHED BY THE DESIGN PROFESSIONAL)

MEASUREMENTS :	_____	LENGTH IN METERS	_____	HEIGHT IN METERS	_____
TYPE OF FENCING:	<input type="checkbox"/> INDIGENOUS MATERIALS	<input type="checkbox"/> R.C. STEEL MATTING			
	<input type="checkbox"/> R.C. (Reinforced Concrete)	<input type="checkbox"/> R.C. BARBED WIRE			
	<input type="checkbox"/> R.C. and CONC. HOLLOW BLOCKS	<input type="checkbox"/> OTHERS (Specify) _____			
	<input type="checkbox"/> R.C. and BRICKS	<input type="checkbox"/> _____			
	<input type="checkbox"/> R.C. and INTERLINK/CYCLONE WIRE	<input type="checkbox"/> _____			

BOX 7 (TO BE ACCOMPLISHED BY THE PROCESSING AND EVALUATION DIVISION)

PROGRESS FLOW					
	IN		OUT		PROCESSED BY
	DATE	TIME	DATE	TIME	
LINE AND GRADE (GEODETIC)					
CIVIL/STRUCTURAL					
ELECTRICAL					
OTHERS (Specify)					
ASSESSED FEES					
	Amount Due	O. R. Number	Date Paid	Processed By	
LINE AND GRADE (GEODETIC)					
FENCING					
ELECTRICAL (If any)					
OTHERS (Specify)					
TOTAL					

BOX 8 (TO BE ACCOMPLISHED BY THE BUILDING OFFICIAL)

ACTION TAKEN:
PERMIT IS HEREBY ISSUED/GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:
<ol style="list-style-type: none"> 1. That under Article 1723 of the Civil Code of the Philippines, the engineer or architect who drew up the plans and specifications is liable for damages if within fifteen (15) years from the completion of the structure, it should collapse due to defect in the plans or specifications or defects in the ground. The engineer or architect who supervises the construction shall be solidarily liable with the contractor should the edifice collapse due to defect in the construction or the use of inferior materials. 2. That the proposed construction/erection/addition, etc. shall be in conformity with the provisions of the "National Building Code" (P.D. 1096) and its Implementing Rules and Regulations. <ol style="list-style-type: none"> a. That prior to commencement of the proposed projects and construction an actual relocation survey shall be conducted by responsible licensed Geodetic Engineer. b. That before commencing the excavation the person making or causing the excavation to be made shall verify in writing the owner of adjoining building not less than ten (10) days before such excavation is to be made and show how the adjoining building should be protected. c. That the owner of the fence shall engage the services of responsible licensed Architect or Civil Engineer to undertake the full time inspection and supervision of the construction work. d. That there shall be kept at the jobsite at all times a logbook wherein the actual progress of construction including test conducted, weather condition and other pertinent data are to be recorded, same shall be made available for scrutiny and comments by the OBO representative during the conduct of his/her inspection pursuant to Section 207 of the National Building Code. e. That the property to be fenced is not involved in any court litigation.
PERMIT ISSUED BY:
<div style="text-align: center;">  BUILDING OFFICIAL (Signature Over Printed Name) Date _____ </div>

NBCFORM NO. E-04

CERTIFICATE OF ELECTRICAL INSPECTION FOR TEMPORARY POWER CONNECTION

NAME OF OWNER/LESSEE _____

LOCATED AT/ALONG _____

USE OR CHARACTER OF OCCUPANCY _____ GROUP _____

A CERTIFICATE WAS SUBMITTED BY _____
 A DULY LICENSED (✓) () PROFESSIONAL ELECTRICAL ENGINEER () (Name) REGISTERED
 ELECTRICAL ENGINEER/ () REGISTERED MASTER ELECTRICIAN HIRED BY THE
 OWNER WHO UNDERTOOK THE ELECTRICAL INSPECTION AND THAT THE
 INSTALLATION IS IN ORDER.

PRC LICENSE NO. _____ ISSUED _____ Date _____ WITH VALIDITY _____ Date _____

VERIFIED AND COMPLIED AS TO THE FOLLOWING:

TOTAL CONNECTED LOAD _____ kVA
 TOTAL TRANSFORMER CAPACITY _____ kVA
 TOTAL GENERATOR/UPS CAPACITY _____ kVA
 OTHERS (SPECIFY) _____

THE ABOVE DESCRIBED ELECTRICAL INSTALLATION COVERED BY ELECTRICAL
 PERMIT NO. _____ ISSUED ON _____ HAS BEEN FOUND
 SUBSTANTIALLY SATISFACTORY COMPLIED, THEREFORE THE "CERTIFICATE OF
ELECTRICAL INSPECTION FOR TEMPORARY POWER
CONNECTION" IS HEREBY RECOMMENDED FOR ISSUANCE.

ELECTRICAL INSPECTOR
 (SIGNATURE OVER PRINTED NAME)
 DATE _____

PRC REG. NO. _____ VALIDITY _____

CHIEF, ELECTRICAL SECTION
 (SIGNATURE OVER PRINTED NAME)
 DATE _____

**CHIEF,
 INSPECTION AND ENFORCEMENT DIVISION**
 (SIGNATURE OVER PRINTED NAME)
 DATE _____

REPUBLIC OF THE PHILIPPINES
 CITY/MUNICIPALITY OF _____
 PROVINCE OF _____

OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF ELECTRICAL INSPECTION FOR TEMPORARY POWER CONNECTION

CEITPC No. _____
 FEE PAID _____
 OFFICIAL RECEIPT No. _____
 DATE PAID _____

DATE ISSUED _____

THIS **CERTIFICATE OF ELECTRICAL INSPECTION FOR TEMPORARY POWER CONNECTION** IS
 ISSUED/GRANTED PURSUANT TO PERTINENT PROVISION OF THE LATEST PHILIPPINE ELECTRICAL CODE, THE
 NATIONAL BUILDING CODE AND ITS IMPLEMENTING RULES AND REGULATIONS FOR :
 [] CONSTRUCTION PURPOSES
 [] OTHERS (SPECIFY) _____ [] TESTING PURPOSES

FOR A PERIOD OF _____ () DAYS FROM DATE _____ AFTER WHICH THE
 SERVICE SHALL BE CONSIDERED ILLEGAL, UNLESS ACTUALLY EXTENDED OR RENEWED BEFORE THE EXPIRY
 DATE.

NAME OF OWNER/LESSEE _____
 NAME OF PROJECT _____
 USE OR CHARACTER OF OCCUPANCY _____ GROUP _____
 LOCATED AT/ALONG _____

THE OWNER/APPLICANT SHALL BE LIABLE FOR ANY DAMAGES TO PROPERTY AND INJURY OR LOSS OF
 LIFE IN CONNECTION WITH AN ILLEGAL INSTALLATION AND/OR WHENEVER CHANGES/ALTERATION/
 UPGRADING OR DEVIATING IN THE ELECTRICAL INSTALLATION HAVE RENDERED IT UNSAFE.

BUILDING OFFICIAL
 (SIGNATURE OVER PRINTED NAME)
 DATE _____

NBCFORM NO. E-05

CERTIFICATE OF FINAL ELECTRICAL INSPECTION

NAME OF OWNER/LESSEE _____

LOCATED AT/ALONG _____

USE OR CHARACTER OF OCCUPANCY _____ GROUP _____

A CERTIFICATE WAS SUBMITTED BY _____ (Name) () REGISTERED ELECTRICAL ENGINEER/ () REGISTERED MASTER ELECTRICIAN HIRED BY THE OWNER WHO UNDERTOOK THE ELECTRICAL INSPECTION AND THAT THE INSTALLATION IS IN ORDER.

PRC LICENSE No. _____ ISSUED _____ DATE _____ WITH VALIDITY _____ DATE _____

VERIFIED AND COMPLIED AS TO THE FOLLOWING

TOTAL CONNECTED LOAD _____ KVA

TOTAL TRANSFORMER CAPACITY _____ KVA

TOTAL GENERATOR/UPS CAPACITY _____ KVA

TYPE OF INSTALLATION: () NEW () ALTERATION/UPGRADING

() SEPARATION OF SERVICE ENTRANCE () OTHERS (SPECIFY) _____

TYPE/S OF WIRING: () CONDUITS () ARMORED CABLE () CABLE

() ALTERATION () OPEN WIRING () OTHERS (SPECIFY) _____

TYPE OF SERVICE: _____

VOLTAGE: _____ No. & Size of Wire/Phase _____ PHASE _____

No. & Size of Grounding Wire _____

THE ABOVE DESCRIBED ELECTRICAL INSTALLATION COVERED BY ELECTRICAL PERMIT No. _____ ISSUED ON _____ HAS BEEN FOUND SUBSTANTIALLY SATISFACTORY COMPLIED. THEREFORE THE "CERTIFICATE OF FINAL ELECTRICAL INSPECTION" IS HEREBY RECOMMENDED FOR ISSUANCE.

ELECTRICAL INSPECTOR
(SIGNATURE OVER PRINTED NAME)
DATE _____

PRC REG. NO. _____ VALIDITY _____

CHIEF, ELECTRICAL SECTION
(SIGNATURE OVER PRINTED NAME)
DATE _____

PRC REG. NO. _____ VALIDITY _____

**CHIEF,
INSPECTION AND ENFORCEMENT DIVISION**
(SIGNATURE OVER PRINTED NAME)
DATE _____

REPUBLIC OF THE PHILIPPINES
CITY/MUNICIPALITY OF _____
PROVINCE OF _____

OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF FINAL ELECTRICAL INSPECTION

CFEI No. _____

FEE PAID _____

OFFICIAL RECEIPT No. _____

DATE PAID _____

DATE ISSUED _____

THIS **CERTIFICATE OF FINAL ELECTRICAL INSPECTION** IS ISSUED/GRANTED PURSUANT TO PERTINENT PROVISION OF THE LATEST PHILIPPINE ELECTRICAL CODE, THE NATIONAL BUILDING CODE AND ITS IMPLEMENTING RULES AND REGULATIONS.

NAME OF OWNER/LESSEE _____

NAME OF PROJECT _____

USE OR CHARACTER OF OCCUPANCY _____ GROUP _____

LOCATED AT/ALONG _____

UNDER BUILDING PERMIT No. _____ DATE ISSUED _____

UNDER CERTIFICATE OF OCCUPANCY No. _____ DATE ISSUED _____

THE OWNER/LESSEE SHALL PROPERLY MAINTAIN THE ELECTRICAL INSTALLATION TO ENSURE ITS SAFE CONDITION/OPERATION.

NO CHANGE, ADDITION OR ALTERATION DEVIATING FROM THE ORIGINAL ELECTRICAL PLANS SHALL BE MADE WITHOUT APPROPRIATE PERMIT.

RENEWALS OR EXTENSIONS OF THIS CERTIFICATE OF FINAL ELECTRICAL INSPECTION (CFEI) ARE SUBJECT TO INSPECTION AND PAYMENT OF CORRESPONDING FEES IN CONFORMITY WITH PERTINENT PROVISIONS OF THE LATEST PHILIPPINE ELECTRICAL CODES, THE NATIONAL BUILDING CODE (PD 1096) AND ITS IMPLEMENTING RULES AND REGULATIONS.

BUILDING OFFICIAL
(SIGNATURE OVER PRINTED NAME)
DATE _____

NBCFORM NO. E-06

CERTIFICATE OF ANNUAL ELECTRICAL INSPECTION

NAME OF OWNER/LESSEE _____

LOCATED AT/ALONG _____

USE OR CHARACTER OF OCCUPANCY _____ GROUP _____

A CERTIFICATE WAS SUBMITTED BY _____ (Name)
 A DULY LICENSED (✓) () PROFESSIONAL ELECTRICAL ENGINEER/ () REGISTERED ELECTRICAL ENGINEER/ () REGISTERED MASTER ELECTRICIAN HIRED BY THE OWNER WHO UNDERTOOK THE ELECTRICAL INSPECTION AND THAT THE INSTALLATION IS IN ORDER.

PRC LICENSE NO. _____ ISSUED _____ Date _____ WITH VALIDITY _____ Date _____

VERIFIED AS TO THE FOLLOWING

TOTAL CONNECTED LOAD _____ KVA
 TOTAL TRANSFORMER CAPACITY _____ KVA
 TOTAL GENERATOR/UPS CAPACITY _____ KVA
 VOLTAGE _____ PHASE _____
 SERVICE ENTRANCE/GROUNDING WIRE _____

THE ABOVE DESCRIBED ELECTRICAL INSTALLATION COVERED BY CERTIFICATE OF OCCUPANCY NO. _____ ISSUED ON _____ HAS BEEN FOUND SUBSTANTIALLY SATISFACTORY COMPLIED, THEREFORE THE "CERTIFICATE OF ANNUAL ELECTRICAL INSPECTION" IS HEREBY RECOMMENDED FOR ISSUANCE.

ELECTRICAL INSPECTOR
 (SIGNATURE OVER PRINTED NAME)
 DATE _____

PRC REG. NO. _____ VALIDITY _____

CHIEF, ELECTRICAL SECTION
 (SIGNATURE OVER PRINTED NAME)
 DATE _____

PRC REG. NO. _____ VALIDITY _____

CHIEF,
INSPECTION AND ENFORCEMENT DIVISION
 (SIGNATURE OVER PRINTED NAME)
 DATE _____

REPUBLIC OF THE PHILIPPINES
 CITY/MUNICIPALITY OF _____
 PROVINCE OF _____

OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF ANNUAL ELECTRICAL INSPECTION

No. _____
 FEE PAID _____
 OFFICIAL RECEIPT NO. _____
 DATE PAID _____

DATE ISSUED _____

THIS **CERTIFICATE OF ANNUAL ELECTRICAL INSPECTION** IS ISSUED/GRANTED PURSUANT TO PERTINENT PROVISION OF THE LATEST PHILIPPINE ELECTRICAL CODE, THE NATIONAL BUILDING CODE AND ITS IMPLEMENTING RULES AND REGULATIONS.

NAME OF OWNER/LESSEE _____
 LOCATED AT/ALONG _____
 TOTAL CONNECTED LOAD _____ KVA
 TOTAL TRANSFORMER CAPACITY _____ KVA
 TOTAL GENERATOR/UPS CAPACITY _____ KVA
 VOLTAGE _____ PHASE _____
 SERVICE ENTRANCE/GROUNDING WIRE _____

THE OWNER/LESSEE SHALL PROPERLY MAINTAIN THE ELECTRICAL EQUIPMENT/MACHINERY TO ENSURE ITS SAFE OPERATION.
 NO CHANGE, ADDITION OR UPGRADING/ALTERATION DEVIATING FROM THE ORIGINAL ELECTRICAL PLANS SHALL BE MADE WITHOUT APPROPRIATE PERMIT.

THE OWNER/LESSEE OF THE BUILDING/STRUCTURE SHALL NOTIFY IN WRITING THE OFFICE OF THE BUILDING OFFICIAL FOR THE GRANTING/ISSUANCE OF A **CERTIFICATE OF ANNUAL ELECTRICAL INSPECTION** FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS CERTIFICATE AND YEARLY THEREAFTER.

A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT BE REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.

BUILDING OFFICIAL
 (SIGNATURE OVER PRINTED NAME)
 DATE _____

NBCFORM NO. E-07

CERTIFICATE OF OPERATION:

INDOOR / OUTDOOR STATION TRANSFORMER

(PER STATION TRANSFORMER)

NAME OF OWNER / LESSEE

LOCATED AT / ALONG

A CERTIFICATE WAS SUBMITTED BY

A DULY LICENSED () PROFESSIONAL ELECTRICAL ENGINEER () REGISTERED ELECTRICAL ENGINEER / () REGISTERED MASTER ELECTRICIAN HIRED BY THE OWNER WHO UNDERTOOK THE ELECTRICAL INSPECTION AND THAT THE INSTALLATION IS IN ORDER.

PRC LICENSE NO. ISSUED WITH VALIDITY DATE

VERIFIED AS TO THE FOLLOWING

KVA

DESCRIPTION / MANUFACTURER

PRIMARY VOLTAGE

SECONDARY VOLTAGE

PHASE

TYPE OF INSULATING FLUID

INSULATION POWER FACTOR TEST

WATTS LOSS

LEAKAGE REACTANCE TEST

EXCITING CURRENT TEST

TRANSFORMER TURNS RATIO

VERIFIED ON

EXPIRES ON

INSPECTION FEE PAID

OFFICIAL RECEIPT NO.

DATE ISSUED

THE ABOVE DESCRIBED ELECTRICAL INSTALLATION COVERED BY ELECTRICAL PERMIT NO. ISSUED ON HAS BEEN FOUND SUBSTANTIALLY SATISFACTORY COMPLIED, THEREFORE THE "CERTIFICATE OF OPERATION: INDOOR / OUTDOOR STATION TRANSFORMER" IS HEREBY RECOMMENDED FOR ISSUANCE.

ELECTRICAL INSPECTOR

(SIGNATURE OVER PRINTED NAME)

DATE

PRC REG. NO.

VALIDITY

CHIEF, ELECTRICAL SECTION

(SIGNATURE OVER PRINTED NAME)

DATE

PRC REG. NO.

VALIDITY

CHIEF, INSPECTION AND ENFORCEMENT DIVISION

(SIGNATURE OVER PRINTED NAME)

DATE

CHIEF, PROCESSING AND EVALUATION DIVISION

(SIGNATURE OVER PRINTED NAME)

DATE

REPUBLIC OF THE PHILIPPINES

CITY / MUNICIPALITY OF

PROVINCE OF

OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF OPERATION:

INDOOR / OUTDOOR STATION TRANSFORMER

(PER STATION TRANSFORMER)

No.

FEE PAID

OFFICIAL RECEIPT NO.

DATE PAID

DATE ISSUED

THIS CERTIFICATE OF OPERATION: IS ISSUED / GRANTED PURSUANT TO PERTINENT PROVISION OF THE LATEST PHILIPPINE ELECTRICAL CODE, THE NATIONAL BUILDING CODE AND ITS IMPLEMENTING RULES AND REGULATIONS.

NAME OF OWNER / LESSEE

LOCATED AT / ALONG

KVA

DESCRIPTION / MANUFACTURER

PRIMARY VOLTAGE

SECONDARY VOLTAGE

PHASE

TYPE OF INSULATING FLUID

THE OWNER / LESSEE SHALL PROPERLY MAINTAIN THE ELECTRICAL EQUIPMENT / MACHINERY TO ENSURE ITS SAFE OPERATION.

NO CHANGE, ADDITION OR UPGRADE / ALTERATION DEVIATING FROM THE ORIGINAL ELECTRICAL PLANS SHALL BE MADE WITHOUT APPROPRIATE PERMIT.

THE AFOREMENTIONED STATION TRANSFORMER MAY NOW BE OPERATED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSPECTION.

THE OWNER / LESSEE OF THE BUILDING / STRUCTURE SHALL NOTIFY IN WRITING THE OFFICE OF THE BUILDING OFFICIAL FOR THE GRANTING / ISSUANCE OF A CERTIFICATE OF OPERATION: INDOOR / OUTDOOR STATION TRANSFORMER FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS CERTIFICATE AND YEARLY THEREAFTER.

A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT BE REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.

BUILDING OFFICIAL

(SIGNATURE OVER PRINTED NAME)

DATE

NBC FORM NO. E-08		REPUBLIC OF THE PHILIPPINES CITY/MUNICIPALITY OF _____ PROVINCE OF _____	
CERTIFICATE OF OPERATION: HV / MV PRIMARY DISCONNECTING MEANS		CERTIFICATE OF OPERATION: HV / MV PRIMARY DISCONNECTING MEANS	
NAME OF OWNER/LESSEE _____ LOCATED AT/ALONG _____		OFFICE OF THE BUILDING OFFICIAL	
A CERTIFICATE WAS SUBMITTED BY _____ A DULY LICENSED (✓) () PROFESSIONAL ELECTRICAL ENGINEER/ () REGISTERED ELECTRICAL ENGINEER/ () REGISTERED MASTER ELECTRICIAN HIRED BY THE OWNER WHO UNDERTOOK THE ELECTRICAL INSPECTION AND THAT THE INSTALLATION IS IN ORDER.		No. _____ FEE PAID _____ OFFICIAL RECEIPT NO. _____ DATE PAID _____	
PRC LICENSE NO. _____ ISSUED _____ WITH VALIDITY _____ Date _____		DATE ISSUED _____	
VERIFIED AS TO THE FOLLOWING			
VOLTAGE _____ INSULATING MEDIUM _____ DESCRIPTION/MANUFACTURER _____ NO. OF POLES _____ CONTACT LIFE LEFT _____ CONTINUOUS AMPS RATING _____ FUSE/C.B. RATING _____ NO./SIZE OF INCOMING WIRES _____ NO./SIZE OF GROUNDING WIRES _____ VERIFIED ON _____ INSPECTION FEE PAID _____ OFFICIAL RECEIPT NO. _____ DATE ISSUED _____			
<p>THE ABOVE DESCRIBED ELECTRICAL INSTALLATION COVERED BY ELECTRICAL PERMIT NO. _____ ISSUED ON _____ HAS BEEN FOUND SUBSTANTIALLY SATISFACTORY COMPLIED, THEREFORE THE "CERTIFICATE OF OPERATION: HV / MV PRIMARY DISCONNECTING MEANS" IS HEREBY RECOMMENDED FOR ISSUANCE.</p>			
ELECTRICAL INSPECTOR (SIGNATURE OVER PRINTED NAME) DATE _____ PRC REG. NO. _____ VALIDITY _____		CHIEF, ELECTRICAL SECTION (SIGNATURE OVER PRINTED NAME) DATE _____ PRC REG. NO. _____ VALIDITY _____	
INSPECTION AND ENFORCEMENT DIVISION (SIGNATURE OVER PRINTED NAME) DATE _____		CHIEF, PROCESSING AND EVALUATION DIVISION (SIGNATURE OVER PRINTED NAME) DATE _____	
<p>THE OWNER/LESSEE SHALL PROPERLY MAINTAIN THE ELECTRICAL EQUIPMENT/MACHINERY TO ENSURE ITS SAFE OPERATION. NO CHANGE, ADDITION OR UPGRADING/ALTERATION DEVIATING FROM THE ORIGINAL ELECTRICAL PLANS SHALL BE MADE WITHOUT APPROPRIATE PERMIT. THE AFOREMENTIONED PRIMARY DISCONNECTING MEANS MAY NOW BE OPERATED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSPECTION. THE OWNER/LESSEE OF THE BUILDING/STRUCTURE SHALL NOTIFY IN WRITING THE OFFICE OF THE BUILDING OFFICIAL FOR THE GRANTING/ISSUANCE OF A CERTIFICATE OF OPERATION: HV / MV PRIMARY DISCONNECTING MEANS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS CERTIFICATE AND YEARLY THEREAFTER. A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT BE REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.</p>			
THIS CERTIFICATE OF OPERATION: HV / MV PRIMARY DISCONNECTING MEANS IS ISSUED/GRANTED PURSUANT TO PERTINENT PROVISION OF THE LATEST PHILIPPINE ELECTRICAL CODE, THE NATIONAL BUILDING CODE AND ITS IMPLEMENTING RULES AND REGULATIONS.			
BUILDING OFFICIAL (SIGNATURE OVER PRINTED NAME) DATE _____			

NBC FORM NO. E - 09

**CERTIFICATE OF OPERATION:
INCOMING LOW VOLTAGE SWITCHGEAR**

NAME OF OWNER / LESSEE _____

LOCATED AT / ALONG _____

A CERTIFICATE WAS SUBMITTED BY _____
(Name)
A DULY LICENSED (✓) () PROFESSIONAL ELECTRICAL ENGINEER / () REGISTERED ELECTRICAL ENGINEER / () REGISTERED MASTER ELECTRICIAN HIRED BY THE OWNER WHO UNDERTOOK THE ELECTRICAL INSPECTION AND THAT THE INSTALLATION IS IN ORDER.

PRC LICENSE NO. _____, ISSUED _____ DATE _____ WITH VALIDITY _____ DATE _____

VERIFIED AS TO THE FOLLOWING:

MAIN CB AMPS _____ POLES _____

DESCRIPTION / MANUFACTURER _____

VOLTAGE _____ TYPE OF ENCLOSURE _____

NO. OF FEEDER BREAKERS _____

NO. & SIZE OF INCOMING CABLES PER PHASE _____

NO. & SIZE OF GROUND WIRE _____

MECHANICAL OPERATION _____

VERIFIED ON _____

EXPIRES ON _____

INSPECTION FEE PAID _____

OFFICIAL RECEIPT NO. _____

DATE ISSUED _____

THE ABOVE DESCRIBED ELECTRICAL INSTALLATION COVERED BY ELECTRICAL PERMIT NO. _____ ISSUED ON _____ HAS BEEN FOUND SUBSTANTIALLY SATISFACTORY COMPLIED, THEREFORE THE "CERTIFICATE OF OPERATION: INCOMING LOW VOLTAGE SWITCHGEAR" IS HEREBY RECOMMENDED FOR ISSUANCE.

ELECTRICAL INSPECTOR
(SIGNATURE OVER PRINTED NAME)
DATE _____

PRC REG. NO. _____ VALIDITY _____

CHIEF, ELECTRICAL SECTION
(SIGNATURE OVER PRINTED NAME)
DATE _____

PRC REG. NO. _____ VALIDITY _____

**CHIEF,
INSPECTION AND ENFORCEMENT DIVISION**
(SIGNATURE OVER PRINTED NAME)
DATE _____

**CHIEF,
PROCESSING AND EVALUATION DIVISION**
(SIGNATURE OVER PRINTED NAME)
DATE _____

REPUBLIC OF THE PHILIPPINES
CITY/MUNICIPALITY OF _____
PROVINCE OF _____

OFFICE OF THE BUILDING OFFICIAL

**CERTIFICATE OF OPERATION:
INCOMING LOW VOLTAGE SWITCHGEAR**

NO. _____
FEE PAID _____
OFFICIAL RECEIPT NO. _____
DATE PAID _____

DATE ISSUED _____

THIS **CERTIFICATE OF OPERATION: INCOMING LOW VOLTAGE SWITCHGEAR** IS ISSUED / GRANTED PURSUANT TO PERTINENT PROVISION OF THE LATEST PHILIPPINE ELECTRICAL CODE, THE NATIONAL BUILDING CODE AND ITS IMPLEMENTING RULES AND REGULATIONS.

NAME OF OWNER / LESSEE _____

LOCATED AT / ALONG _____ POLES _____

MAIN CB AMPS _____

DESCRIPTION / MANUFACTURER _____ TYPE OF ENCLOSURE _____

VOLTAGE _____

NO. OF FEEDER BREAKERS _____

NO. & SIZE OF INCOMING CABLES PER PHASE _____

NO. & SIZE OF GROUND WIRE _____

THE OWNER / LESSEE SHALL PROPERLY MAINTAIN THE ELECTRICAL EQUIPMENT / MACHINERY TO ENSURE ITS SAFE OPERATION.
NO CHANGE, ADDITION OR UPGRADING / ALTERATION DEVIATING FROM THE ORIGINAL ELECTRICAL PLANS SHALL BE MADE WITHOUT APPROPRIATE PERMIT.
THE AFOREMENTIONED **Low Voltage Switchgear** MAY NOW BE OPERATED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSPECTION.
THE OWNER / LESSEE OF THE BUILDING / STRUCTURE SHALL NOTIFY IN WRITING THE OFFICE OF THE BUILDING OFFICIAL FOR THE GRANTING / ISSUANCE OF A **CERTIFICATE OF OPERATION: INCOMING LOW VOLTAGE SWITCHGEAR** FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS CERTIFICATE AND YEARLY THEREAFTER.
A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT BE REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.

BUILDING OFFICIAL
(SIGNATURE OVER PRINTED NAME)
DATE _____

CERTIFICATE OF OPERATION: POWER DISTRIBUTION PANELS

NAME OF OWNER/LESSEE

LOCATED AT/ALONG

A CERTIFICATE WAS SUBMITTED BY _____

A DULY LICENSED (✓) () PROFESSIONAL ELECTRICAL ENGINEER/ () REGISTERED ELECTRICAL ENGINEER/ () REGISTERED MASTER ELECTRICIAN HIRED BY THE OWNER WHO UNDERTOOK THE ELECTRICAL INSPECTION AND THAT THE INSTALLATION IS IN ORDER

PRC LICENSE No. _____, ISSUED _____ WITH VALIDITY _____
Date _____ Date _____

VERIFIED AS TO THE FOLLOWING

VOLTAGE _____ TYPE OF ENCLOSURE _____
 DESCRIPTION/MANUFACTURER _____
 MAIN CB AMPS RATING _____ PO _____
 NO. OF BRANCH BREAKERS _____
 NO. & SIZE OF INCOMING CABLES PER PHASE _____
 NO. & SIZE OF GROUND WIRE _____
 VERIFIED ON _____
 INSPECTION FEE PAID _____
 EXPIRES ON _____
 OFFICIAL RECEIPT NO. _____
 DATE ISSUED _____

THE ABOVE DESCRIBED ELECTRICAL INSTALLATION COVERED BY ELECTRICAL PERMIT NO. _____ ISSUED ON _____ HAS BEEN FOUND SUBSTANTIALLY SATISFACTORY COMPLIED, THEREFORE THE "CERTIFICATE OF OPERATION: POWER DISTRIBUTION PANELS" IS HEREBY RECOMMENDED FOR ISSUANCE.

ELECTRICAL INSPECTOR
(SIGNATURE OVER PRINTED NAME)
DATE

PRC REG. NO.	VALIDITY
--------------	----------

CHIEF, ELECTRICAL SECTION
(SIGNATURE OVER PRINTED NAME)
DATE

PRC REG. NO.	VALIDITY

CHIEF,
INSPECTION AND ENFORCEMENT DIVISION
(SIGNATURE OVER PRINTED NAME)
DATE

CHIEF,
PROCESSING AND EVALUATION DIVISION
(SIGNATURE OVER PRINTED NAME)
DATE

REPUBLIC OF THE PHILIPPINES
CITY/MUNICIPALITY OF _____
PROVINCE OF _____

OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF OPERATION: POWER DISTRIBUTION PANELS

NO. _____
FEE PAID _____
OFFICIAL RECEIPT No. _____
DATE PAID _____

DATE ISSUED

THIS **CERTIFICATE OF OPERATION: POWER DISTRIBUTION PANELS** IS ISSUED/GRANTED PURSUANT TO PERTINENT PROVISION OF THE LATEST PHILIPPINE ELECTRICAL CODE, THE NATIONAL BUILDING CODE AND ITS IMPLEMENTING RULES AND REGULATIONS.

NAME OF OWNER/LESSEE_

NAME OF OWNER/ LESSOR
LOCATED AT/ALONG:

VOLTAGE _____ ENCLOSURE _____

DESCRIPTION/MANUFACTURER

MAIN CB AMPS RATING _____

No. of BRANCH BREAKERS _____

No. & SIZE OF INCOMING CABLES PER PHASE_

No. & SIZE OF GROUND WIRE_

THE OWNER/LESSEE SHALL PROPERLY MAINTAIN THE ELECTRICAL EQUIPMENT/MACHINERY TO ENSURE ITS SAFE OPERATION.

NO CHANGE, ADDITION OR UPGRADING/ALTERATION DEVIATING FROM THE ORIGINAL ELECTRICAL PLANS SHALL BE MADE WITHOUT APPROPRIATE PERMIT.

THE ABOVE MENTIONED **POWER DISTRIBUTION PANELS** MAY NOW BE OPERATED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSPECTION.

THE OWNER/LESSEE OF THE BUILDING/STRUCTURE SHALL NOTIFY IN WRITING THE OFFICE OF THE BUILDING OFFICIAL FOR THE GRANTING/ISSUANCE OF A **CERTIFICATE OF OPERATION: POWER DISTRIBUTION PANELS** FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS CERTIFICATE AND YEARLY THEREAFTER.

A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT BE REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.

BUILDING OFFICIAL
(SIGNATURE OVER PRINTED NAME)
DATE _____

**CERTIFICATE OF OPERATION:
LIGHTING DISTRIBUTION PANELS**

NAME OF OWNER/LESSEE _____

LOCATED AT/ALONG _____

A CERTIFICATE WAS SUBMITTED BY _____
(Name)
A DULY LICENSED (✓) () PROFESSIONAL ELECTRICAL ENGINEER/ () REGISTERED
ELECTRICAL ENGINEER/ () REGISTERED MASTER ELECTRICIAN HIRED BY THE
OWNER WHO UNDERTOOK THE ELECTRICAL INSPECTION AND THAT THE
INSTALLATION IS IN ORDER.

PRC LICENSE NO. _____, ISSUED _____, WITH VALIDITY _____
Date Date

VERIFIED AS TO THE FOLLOWING

VOLTAGE _____ TYPE OF ENCLOSURE _____
DESCRIPTION/MANUFACTURER _____ POLES _____
MAIN CB AMPS RATING _____
NO. OF BRANCH BREAKERS _____
NO. & SIZE OF INCOMING CABLES PER PHASE _____
NO. & SIZE OF GROUND WIRE _____
VERIFIED ON _____
EXPIRES ON _____
INSPECTION FEE PAID _____
OFFICIAL RECEIPT NO. _____
DATE ISSUED _____

THE ABOVE DESCRIBED ELECTRICAL INSTALLATION COVERED BY
ELECTRICAL PERMIT NO. _____ ISSUED ON _____ HAS
BEEN FOUND SUBSTANTIALLY SATISFACTORY COMPLIED, THEREFORE THE
"CERTIFICATE OF OPERATION: LIGHTING DISTRIBUTION PANELS" IS HEREBY
RECOMMENDED FOR ISSUANCE.

ELECTRICAL INSPECTOR
(SIGNATURE OVER PRINTED NAME)
DATE _____

PRC. REG. NO. _____ VALIDITY _____

**CHIEF,
INSPECTION AND ENFORCEMENT DIVISION**
(SIGNATURE OVER PRINTED NAME)
DATE _____

**CHIEF,
PROCESSING AND EVALUATION DIVISION**
(SIGNATURE OVER PRINTED NAME)
DATE _____

CHIEF, ELECTRICAL SECTION
(SIGNATURE OVER PRINTED NAME)
DATE _____

PRC. REG. NO. _____ VALIDITY _____

REPUBLIC OF THE PHILIPPINES
CITY/MUNICIPALITY OF _____
PROVINCE OF _____

OFFICE OF THE BUILDING OFFICIAL

**CERTIFICATE OF OPERATION:
LIGHTING DISTRIBUTION PANELS**

No. _____
FEE PAID _____
OFFICIAL RECEIPT NO. _____
DATE PAID _____

DATE ISSUED _____

THIS **CERTIFICATE OF OPERATION: LIGHTING DISTRIBUTION PANELS** IS ISSUED/GRANTED
PURSUANT TO PERTINENT PROVISION OF THE LATEST PHILIPPINE ELECTRICAL CODE, THE NATIONAL BUILDING
CODE AND ITS IMPLEMENTING RULES AND REGULATIONS.

NAME OF OWNER/LESSEE _____
LOCATED AT/ALONG _____ TYPE OF ENCLOSURE _____
VOLTAGE _____
DESCRIPTION/MANUFACTURER _____ POLES _____
MAIN CB AMPS RATING _____
NO. OF BRANCH BREAKERS _____
NO. & SIZE OF INCOMING CABLES PER PHASE _____
NO. & SIZE OF GROUND WIRE _____

THE OWNER/LESSEE SHALL PROPERLY MAINTAIN THE ELECTRICAL EQUIPMENT/MACHINERY TO ENSURE
ITS SAFE OPERATION.

NO CHANGE, ADDITION OR UPGRADING/ALTERATION DEViating FROM THE ORIGINAL ELECTRICAL PLANS
SHALL BE MADE WITHOUT APPROPRIATE PERMIT.

THE AFOREMENTIONED **LIGHTING DISTRIBUTION PANELS** MAY NOW BE OPERATED FOR A PERIOD OF
ONE (1) YEAR FROM THE DATE OF INSPECTION.

THE OWNER/LESSEE OF THE BUILDING/STRUCTURE SHALL NOTIFY IN WRITING THE OFFICE OF THE
BUILDING OFFICIAL FOR THE GRANTING/ISSUANCE OF A **CERTIFICATE OF OPERATION: LIGHTING
DISTRIBUTION PANELS** FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS
CERTIFICATE AND YEARLY THEREAFTER.

A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT BE
REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.

BUILDING OFFICIAL
(SIGNATURE OVER PRINTED NAME)
DATE _____

CERTIFICATE OF OPERATION: GENERATORS / UPS

NAME OF OWNER/LESSEE _____

LOCATED AT/ALONG _____

A CERTIFICATE WAS SUBMITTED BY _____

A DULY LICENSED (✓) () PROFESSIONAL ELECTRICAL ENGINEER/ () REGISTERED ELECTRICAL ENGINEER/ () REGISTERED MASTER ELECTRICIAN HIRED BY THE OWNER WHO UNDERTOOK THE ELECTRICAL INSPECTION AND THAT THE INSTALLATION IS IN ORDER.

PRC LICENSE NO. _____ ISSUED _____ WITH VALIDITY _____ Date _____

VERIFIED AS TO THE FOLLOWING

KVA / WATTS _____
 DESCRIPTION/MANUFACTURER _____
 INCOMING / OUTGOING VOLTAGE _____
 NO. OF PHASES _____
 SIZE / NO. OF INCOMING CABLES _____
 NO. & SIZE OF INCOMING CABLES _____
 NO. & SIZE OF OUTGOING CABLES _____
 NO. & SIZE OF GROUNDING WIRES _____
 VERIFIED ON _____
 EXPIRES ON _____
 INSPECTION FEE PAID _____
 OFFICIAL RECEIPT NO. _____
 DATE ISSUED _____

THE ABOVE DESCRIBED ELECTRICAL INSTALLATION COVERED BY ELECTRICAL PERMIT NO. _____ ISSUED ON _____ HAS BEEN FOUND SUBSTANTIALLY SATISFACTORY. COMPLIED. THEREFORE THE "CERTIFICATE OF OPERATION: GENERATORS / UPS" IS HEREBY RECOMMENDED FOR ISSUANCE.

ELECTRICAL INSPECTOR
 (SIGNATURE OVER PRINTED NAME)
 DATE _____

PRC REG. NO. _____ VALIDITY _____

**CHIEF,
INSPECTION AND ENFORCEMENT DIVISION**
 (SIGNATURE OVER PRINTED NAME)
 DATE _____

**CHIEF,
PROCESSING AND EVALUATION DIVISION**
 (SIGNATURE OVER PRINTED NAME)
 DATE _____

REPUBLIC OF THE PHILIPPINES
 CITY/MUNICIPALITY OF _____
 PROVINCE OF _____

OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF OPERATION: GENERATORS / UPS

No. _____
 FEE PAID _____
 OFFICIAL RECEIPT NO. _____
 DATE PAID _____

DATE ISSUED _____

THIS **CERTIFICATE OF OPERATION: GENERATORS / UPS** IS ISSUED/GRANTED PURSUANT TO PERTINENT PROVISION OF THE LATEST PHILIPPINE ELECTRICAL CODE, THE NATIONAL BUILDING CODE AND ITS IMPLEMENTING RULES AND REGULATIONS.

NAME OF OWNER/LESSEE _____
 LOCATED AT/ALONG _____
 KVA / WATTS _____
 DESCRIPTION/MANUFACTURER _____
 INCOMING / OUTGOING VOLTAGE _____
 NO. OF PHASES _____
 SIZE / NO. OF INCOMING CABLES _____
 NO. & SIZE OF INCOMING CABLES _____
 NO. & SIZE OF OUTGOING CABLES _____
 NO. & SIZE OF GROUNDING WIRES _____

THE OWNER/LESSEE SHALL PROPERLY MAINTAIN THE ELECTRICAL EQUIPMENT/MACHINERY TO ENSURE ITS SAFE OPERATION.

NO CHANGE, ADDITION OR UPGRADE/ALTERATION DEVIATING FROM THE ORIGINAL ELECTRICAL PLANS SHALL BE MADE WITHOUT APPROPRIATE PERMIT.

THE AFOREMENTIONED **GENERATORS / UPS** MAY NOW BE OPERATED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSPECTION.

THE OWNER/LESSEE OF THE BUILDING/STRUCTURE SHALL NOTIFY IN WRITING THE OFFICE OF THE BUILDING OFFICIAL FOR THE GRANTING/ISSUANCE OF A **CERTIFICATE OF OPERATION: GENERATORS / UPS** FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS CERTIFICATE AND YEARLY THEREAFTER.

A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT BE REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.

BUILDING OFFICIAL
 (SIGNATURE OVER PRINTED NAME)
 DATE _____

CERTIFICATE OF OPERATION: MOTOR CONTROL CENTERS

NAME OF OWNER/LESSEE _____

LOCATED AT/ALONG _____

A CERTIFICATE WAS SUBMITTED BY _____

A DULY LICENSED (✓) () PROFESSIONAL ELECTRICAL ENGINEER/ () REGISTERED ELECTRICAL ENGINEER/ () REGISTERED MASTER ELECTRICIAN HIRED BY THE OWNER WHO UNDERTOOK THE ELECTRICAL INSPECTION AND THAT THE INSTALLATION IS IN ORDER.

PRC LICENSE NO. _____ ISSUED _____ DATE _____ WITH VALIDITY _____ DATE _____

VERIFIED AS TO THE FOLLOWING

MAIN CB AMPS _____ POLES _____
 DESCRIPTION/MANUFACTURER _____
 NO. OF COMBINATION OF CB / MS _____ TYPE OF STARTERS _____
 NO. OF CB ONLY _____ WITH PLCS _____
 VOLTAGE _____ TYPE OF ENCLOSURE _____
 NO. & SIZE OF INCOMING CABLES PER PHASE _____
 NO. & SIZE OF GROUNDING WIRES _____
 VERIFIED ON _____
 EXPIRES ON _____
 INSPECTION FEE PAID _____
 OFFICIAL RECEIPT NO. _____
 DATE ISSUED _____

THE ABOVE DESCRIBED ELECTRICAL INSTALLATION COVERED BY ELECTRICAL PERMIT NO. _____ ISSUED ON _____ HAS BEEN FOUND SUBSTANTIALLY SATISFACTORY COMPLIED, THEREFORE THE "CERTIFICATE OF OPERATION: MOTOR CONTROL CENTERS" IS HEREBY RECOMMENDED FOR ISSUANCE.

ELECTRICAL INSPECTOR
 (SIGNATURE OVER PRINTED NAME)
 DATE _____

PRC. REG. NO. _____

VALIDITY _____

PRC. REG. NO. _____

VALIDITY _____

CHIEF,
 INSPECTION AND ENFORCEMENT DIVISION
 (SIGNATURE OVER PRINTED NAME)
 DATE _____

CHIEF,
 PROCESSING AND EVALUATION DIVISION
 (SIGNATURE OVER PRINTED NAME)
 DATE _____

REPUBLIC OF THE PHILIPPINES
 CITY/MUNICIPALITY OF _____
 PROVINCE OF _____

OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF OPERATION: MOTOR CONTROL CENTERS

NO. _____
 FEE PAID _____
 OFFICIAL RECEIPT NO. _____
 DATE PAID _____

DATE ISSUED _____

THIS **CERTIFICATE OF OPERATION: MOTOR CONTROL CENTERS** IS ISSUED/GRANTED PURSUANT TO PERTINENT PROVISION OF THE LATEST PHILIPPINE ELECTRICAL CODE, THE NATIONAL BUILDING CODE AND ITS IMPLEMENTING RULES AND REGULATIONS.

NAME OF OWNER/LESSEE _____
 LOCATED AT/ALONG _____ POLES _____
 MAIN CB AMPS _____
 DESCRIPTION/MANUFACTURER _____
 NO. OF COMBINATION CB/MS _____ TYPE OF STARTERS _____
 NO. OF CB ONLY _____ WITH PLCS _____ WITH VFDS _____
 VOLTAGE _____ TYPE OF ENCLOSURE _____
 NO. OF FEEDER BREAKERS _____
 NO. & SIZE OF INCOMING CABLES PER PHASE _____
 NO. & SIZE OF GROUNDING WIRES _____

THE OWNER/LESSEE SHALL PROPERLY MAINTAIN THE ELECTRICAL EQUIPMENT/MACHINERY TO ENSURE ITS SAFE OPERATION.
 NO CHANGE, ADDITION OR UPGRADE/ALTERATION DEVIATING FROM THE ORIGINAL ELECTRICAL PLANS SHALL BE MADE WITHOUT APPROPRIATE PERMIT.

THE AFOREMENTIONED **MOTOR CONTROL CENTERS** MAY NOW BE OPERATED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSPECTION.

THE OWNER/LESSEE OF THE BUILDING/STRUCTURE SHALL NOTIFY IN WRITING THE OFFICE OF THE BUILDING OFFICIAL FOR THE GRANTING/ISSUANCE OF A **CERTIFICATE OF OPERATION: MOTOR CONTROL CENTERS** FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS CERTIFICATE AND YEARLY THEREAFTER.

A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT BE REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.

BUILDING OFFICIAL
 (SIGNATURE OVER PRINTED NAME)
 DATE _____

NBC FORM NO. E-14

CERTIFICATE OF OPERATION: AUTOMATIC/MANUAL TRANSFER SWITCH

NAME OF OWNER/LESSEE _____

LOCATED AT/ALONG _____

A CERTIFICATE WAS SUBMITTED BY _____ (Name)
A DULY LICENSED (✓) () PROFESSIONAL ELECTRICAL ENGINEER/ () REGISTERED
ELECTRICAL ENGINEER/ () REGISTERED MASTER ELECTRICIAN HIRED BY THE
OWNER WHO UNDERTOOK THE ELECTRICAL INSPECTION AND THAT THE
INSTALLATION IS IN ORDER.

PRC LICENSE NO. _____ ISSUED _____ WITH VALIDITY _____ Date _____

VERIFIED AS TO THE FOLLOWING

AMPS OF CB / CONTACTOR _____ POLES _____
DESCRIPTION/MANUFACTURER _____
TYPE OF ENCLOSURE _____
VOLTAGE _____ TRANSFERRING OPERATION _____
STANDBY BATTERIES _____ TRICKLE CHARGER _____
NO. & SIZE OF INCOMING WIRES PER PHASE _____
NO. & SIZE OF GROUNDING WIRES _____
KIND OF OPERATION (ATS OR MTS) _____
VERIFIED ON _____
EXPIRES ON _____
INSPECTION FEE PAID _____
OFFICIAL RECEIPT NO. _____
DATE ISSUED _____

THE ABOVE DESCRIBED ELECTRICAL INSTALLATION COVERED BY
ELECTRICAL PERMIT NO. _____ ISSUED ON _____ HAS
BEEN FOUND SUBSTANTIALLY SATISFACTORY COMPLIED. THEREFORE THE
"CERTIFICATE OF OPERATION: AUTOMATIC/MANUAL TRANSFER SWITCH" IS
HEREBY RECOMMENDED FOR ISSUANCE.

ELECTRICAL INSPECTOR
(SIGNATURE OVER PRINTED NAME)
DATE _____

PRC REG. NO. _____ VALIDITY _____

CHIEF,
INSPECTION AND ENFORCEMENT DIVISION
(SIGNATURE OVER PRINTED NAME)
DATE _____

CHIEF,
PROCESSING AND EVALUATION DIVISION
(SIGNATURE OVER PRINTED NAME)
DATE _____

REPUBLIC OF THE PHILIPPINES
CITY/MUNICIPALITY OF _____
PROVINCE OF _____

OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF OPERATION: AUTOMATIC/MANUAL TRANSFER

No. _____
FEE PAID _____
OFFICIAL RECEIPT NO. _____
DATE PAID _____

DATE ISSUED _____

THIS **CERTIFICATE OF OPERATION: AUTOMATIC/MANUAL TRANSFER SWITCH** IS
ISSUED/GRANTED PURSUANT TO PERTINENT PROVISION OF THE LATEST PHILIPPINE ELECTRICAL CODE, THE
NATIONAL BUILDING CODE AND ITS IMPLEMENTING RULES AND REGULATIONS.

NAME OF OWNER/LESSEE _____
LOCATED AT/ALONG _____
AMPS OF CB / CONTACTOR _____ POLES _____
DESCRIPTION/MANUFACTURER _____
TYPE OF ENCLOSURE _____
VOLTAGE _____ WITH PLANT EXERCISER _____
NO. & SIZE OF INCOMING CABLES PER PHASE _____
NO. & SIZE OF GROUNDING WIRES _____
KIND OF OPERATION (ATS OR MTS) _____

THE OWNER/LESSEE SHALL PROPERLY MAINTAIN THE ELECTRICAL EQUIPMENT/MACHINERY TO ENSURE
ITS SAFE OPERATION.
NO CHANGE, ADDITION OR UPGRADING/ALTERATION DEViating FROM THE ORIGINAL ELECTRICAL PLANS
SHALL BE MADE WITHOUT APPROPRIATE PERMIT.

THE AFOREMENTIONED **AUTOMATIC/MANUAL TRANSFER SWITCH** MAY NOW BE OPERATED FOR A
PERIOD OF ONE (1) YEAR FROM THE DATE OF INSPECTION.

THE OWNER/LESSEE OF THE BUILDING/STRUCTURE SHALL NOTIFY IN WRITING THE OFFICE OF THE
BUILDING OFFICIAL FOR THE GRANTING/ISSUANCE OF A **CERTIFICATE OF OPERATION: AUTOMATIC /
MANUAL TRANSFER SWITCH** FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS
CERTIFICATE AND YEARLY THEREAFTER.

A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT BE
REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.

BUILDING OFFICIAL
(SIGNATURE OVER PRINTED NAME)
DATE _____

Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL

NOTICE OF ILLEGAL MECHANICAL INSTALLATION

Date

Sir/Madam:

Please be informed that you that based on our records and our inspection, you have made an illegal mechanical installation in violation of the provisions of the latest Philippine Mechanical Code and the "National Building Code of the Philippines" (PD 1096) and its Implementing Rules and Regulations as per attached Mechanical Inspection Report.

You are hereby directed to remove all illegal installations on your building/structure and/or premises within two (2) days and secure a mechanical permit before installation.

Failure to comply with this Notice shall cause this Office to institute administrative sanctions and/or institute legal action against you.

INSPECTED:

NOTED:

MECHANICAL INSPECTOR
(Signature Over Printed Name)
Date _____

CHIEF, MECHANICAL SECTION
(Signature Over Printed Name)
Date _____

PRC REG. NO.

VALIDITY

PRC REG. NO.

VALIDITY

RECOMMENDING ISSUANCE OF NIMI:

CHIEF, INSPECTION & ENFORCEMENT DIVISION
(Signature Over Printed Name)
Date _____

ISSUED:

BUILDING OFFICIAL
(Signature Over Printed Name)
Date _____

INSPECTION FEE: P _____ (Annual Mechanical)	O.R. NO. _____	DATE: _____
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RECEIVED:

OWNER / REPRESENTATIVE
(Signature Over Printed Name)
Date _____

Republic of the Philippines
City/Municipality of _____
Province of _____

OFFICE OF THE BUILDING OFFICIAL

NOTICE OF MECHANICAL REQUIREMENTS

Date

Sir/Madam:

In compliance with the provisions of the "National Building Code of the Philippines (PD 1096) and its Implementing Rules and Regulations (IRR), the Philippine Mechanical Engineering Act of 1998 and the latest Philippine Mechanical Code (PMC), you are hereby directed to comply with the following marked ☒ requirements within ten (10) days:

- ☐ 1. Apply for Mechanical Permit (NBC Form No. A-04);
☐ 2. Submit mechanical documents per Sec. 302, Sub-Section 7, Rule III of IRR;
☐ 3. Submit for inspection and test;

MACHINE / EQUIPMENT	WHEN	KIND OF TEST	DURATION
<input type="checkbox"/> STEAM BOILER		HYDROSTATIC / EMISSION	
<input type="checkbox"/> PRESSURE VESSEL		HYDROSTATIC	
<input type="checkbox"/> ELEVATOR		WEIGHT / TRIP	
<input type="checkbox"/> ESCALATOR		MICRO SWITCHES	
<input type="checkbox"/> ICE		ORSAT / EMISSION	
<input type="checkbox"/> REFRIGERANT LINES		NITROGEN	
<input type="checkbox"/> STEAM LINES		HYDROSTATIC	
<input type="checkbox"/> GAS LINES		PNEUMATIC	
<input type="checkbox"/> SAFETY DEVICES		EFFECTIVITY	
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

4. Institute corrective measures against unsafe mechanical installations (Sec. 215, Sub-Section 4, Rule II of IRR) at the following locations referred to latest mechanical layout submitted;

MACHINE / EQUIPMENT	SHEET	COORDINATES	REMARKS
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

5. Employ a resident mechanic and/or mechanical engineer per RA 8495 and submit report;
6. Organize and regularly meet to safeguard life, health, property and public welfare per Sec. 102 of PD 1096, and submit a report;
7. Others: _____

8. Secure Certificate of Operation after compliance with above marked ☒.

INSPECTED BY:

NOTED BY:

RECOMMENDING ISSUANCE OF NOMR:

MECHANICAL INSPECTOR
(Signature Over Printed Name)
Date _____

CHIEF, MECHANICAL SECTION
(Signature Over Printed Name)
Date _____

CHIEF, INSPECTION & ENFORCEMENT DIVISION
(Signature Over Printed Name)
Date _____

PRC Reg. No.

Validity

PRC Reg. No.

Validity

ISSUED BY:

RECEIVED BY:

OWNER / REPRESENTATIVE
(Signature Over Printed Name)
Date _____

BUILDING OFFICIAL
(Signature Over Printed Name)
Date _____

NBC FORM NO. M - 03

CERTIFICATE OF INSPECTION:
STEAM BOILER

NAME OF OWNER/LESSEE

LOCATED AT/ALONG

A CERTIFICATE WAS SUBMITTED BY

(Name)

A DULY LICENSED PROFESSIONAL MECHANICAL ENGINEER HIRED BY THE OWNER WHO UNDERTOOK THE MECHANICAL INSPECTIONS AND THAT THE INSTALLATION IS IN ORDER.

VERIFIED AS TO THE FOLLOWING

TYPE OF BOILER

LOCATION OF INSTALLATION

TYPE OF BOILER

LENGTH OF SHELL OF DRUM

DIAMETER OF SHELL OF DRUM

TENSILE STRENGTH OF SHELL PLATES

THICKNESS OF SHELL PLATE

THICKNESS OF HEADS

NUMBER SIZE OF TUBES

STYLE OF LONGITUDINAL JOINT

H.P.

A.W.P.

KGMS./SQ.CM.

DATE OF INSPECTION

DATE OF EXPIRATION

DATE ISSUED

FEE PAID

OFFICIAL RECEIPT NO.

DATE PAID

THE ABOVE DESCRIBED MECHANICAL INSTALLATION COVERED BY MECHANICAL PERMIT NO. _____ ISSUED ON _____ HAS BEEN FOUND SUBSTANTIALLY SATISFACTORY COMPLIED, THEREFORE THE "CERTIFICATE OF OPERATION: STEAM BOILER" IS HEREBY RECOMMENDED FOR ISSUANCE.

MECHANICAL INSPECTOR
(SIGNATURE OVER PRINTED NAME)
DATE

PRC. REG. NO. _____ VALIDITY _____

CHIEF,
INSPECTION AND ENFORCEMENT DIVISION
(SIGNATURE OVER PRINTED NAME)
DATE

CHIEF,
PROCESSING AND EVALUATION DIVISION
(SIGNATURE OVER PRINTED NAME)
DATE

REPUBLIC OF THE PHILIPPINES
CITY/MUNICIPALITY OF _____
PROVINCE OF _____

OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF OPERATION:
STEAM BOILER

No. _____

FEE PAID _____

OFFICIAL RECEIPT NO. _____

DATE PAID _____

DATE ISSUED _____

THIS CERTIFICATE OF OPERATION: STEAM BOILER IS ISSUED/GRANTED PURSUANT TO PERTINENT PROVISION OF THE LATEST PHILIPPINE MECHANICAL CODE, THE NATIONAL BUILDING CODE AND ITS IMPLEMENTING RULES AND REGULATIONS.

NAME OF OWNER/LESSEE

LOCATED AT/ALONG

PRESSURE NOT TO EXCEED

TYPE

NO. OF DRUM OR SHELL

THICKNESS OF SHELL PLATE

NO. & SIZE OF TUBES

TYPE OF LONGITUDINAL JOINT

LOCATION OF FUSIBLE PLUG

THE OWNER/LESSEE SHALL PROPERLY MAINTAIN THE EQUIPMENT/MACHINERIES TO ENSURE ITS SAFE USE AND OPERATION.

NO CHANGE, ADDITION OR UPGRADING/ALTERATION DEVIATING FROM THE ORIGINAL MECHANICAL PLANS SHALL BE MADE WITHOUT APPROPRIATE PERMIT.

THE AFOREMENTIONED STEAM BOILER MAY NOW BE OPERATED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSPECTION.

THE OWNER/LESSEE OF THE BUILDING/STRUCTURE SHALL NOTIFY IN WRITING THE OFFICE OF THE BUILDING OFFICIAL FOR THE GRANTING/ISSUANCE OF A CERTIFICATE OF OPERATION: STEAM BOILER FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS CERTIFICATE AND YEARLY THEREAFTER.

A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT BE REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.

BUILDING OFFICIAL
(SIGNATURE OVER PRINTED NAME)
DATE

NBC FORM NO. M-04

CERTIFICATE OF INSPECTION: UNFIRED PRESSURE VESSELS

NAME OF OWNER/LESSEE _____

LOCATED AT/ALONG _____

A CERTIFICATE WAS SUBMITTED BY _____ (Name)
A DULY LICENSED PROFESSIONAL MECHANICAL ENGINEER HIRED BY THE OWNER
WHO UNDERTOOK THE MECHANICAL INSPECTIONS AND THAT THE INSTALLATION IS
IN ORDER.

VERIFIED AS TO THE FOLLOWING

TYPE _____

LENGTH OF SHELL _____

DIAMETER OF SHELL PLATE _____

THICKNESS OF SHELL PLATE _____

TYPE OF HEAD _____

RADIUS _____

LONGITUDINAL JOINT _____

EFFICIENCY OF LONG JOINT _____

PRESSURE ALLOWED _____

DATE OF INSPECTION _____

DATE ISSUED _____

CAPACITY _____ CU. M.

FEE PAID _____

OFFICIAL RECEIPT NO. _____

DATE PAID _____

THE ABOVE DESCRIBED MECHANICAL INSTALLATION COVERED BY MECHANICAL
PERMIT NO. _____ ISSUED ON _____ HAS
BEEN FOUND SUBSTANTIALLY SATISFACTORY. THEREFORE, THE
"CERTIFICATE OF OPERATION: UNFIRED PRESSURE VESSELS" IS HEREBY
RECOMMENDED FOR ISSUANCE.

MECHANICAL INSPECTOR
(SIGNATURE OVER PRINTED NAME)
DATE _____

PRC REG. NO. _____ VALIDITY _____

CHIEF, MECHANICAL SECTION
(SIGNATURE OVER PRINTED NAME)
DATE _____

PRC REG. NO. _____ VALIDITY _____

**CHIEF,
INSPECTION AND ENFORCEMENT DIVISION**
(SIGNATURE OVER PRINTED NAME)
DATE _____

**CHIEF,
PROCESSING AND EVALUATION DIVISION**
(SIGNATURE OVER PRINTED NAME)
DATE _____

REPUBLIC OF THE PHILIPPINES
CITY/MUNICIPALITY OF _____
PROVINCE OF _____
OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF OPERATION: UNFIRED PRESSURE VESSELS

No. _____

FEE PAID _____

OFFICIAL RECEIPT NO. _____

DATE PAID _____

DATE ISSUED _____

THIS **CERTIFICATE OF OPERATION: UNFIRED PRESSURE VESSELS** IS ISSUED/GRANTED
PURSUANT TO PERTINENT PROVISION OF THE LATEST PHILIPPINE MECHANICAL CODE, THE NATIONAL
BUILDING CODE AND ITS IMPLEMENTING RULES AND REGULATIONS.

NAME OF OWNER/LESSEE _____

LOCATED AT/ALONG _____

PRESSURE NOT TO EXCEED _____ KGMS./SQ. CM. TYPE _____

LONGITUDINAL JOINT _____ EFFICIENCY _____ %

SHELL DIAMETER _____ LENGTH _____ HEAD TYPE _____

SHELL THICKNESS _____ TEN. STRG. _____ HEAD THICKNESS _____

USE FOR _____

THE OWNER/LESSEE SHALL PROPERLY MAINTAIN THE EQUIPMENT/ MACHINERIES TO ENSURE ITS
SAFE USE AND OPERATION.
NO CHANGE, ADDITION OR UPGRADING/ALTERATION DEVIATING FROM THE ORIGINAL MECHANICAL
PLANS SHALL BE MADE WITHOUT APPROPRIATE PERMIT.
THE AFOREMENTIONED **UNFIRED PRESSURE VESSELS** MAY NOW BE OPERATED FOR A PERIOD OF
ONE (1) YEAR FROM THE DATE OF INSPECTION.
THE OWNER/LESSEE OF THE BUILDING/STRUCTURE SHALL NOTIFY IN WRITING THE OFFICE OF THE
BUILDING OFFICIAL FOR THE GRANTING/ISSUANCE OF A **CERTIFICATE OF OPERATION: UNFIRED
PRESSURE VESSELS** FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS CERTIFICATE
AND YEARLY THEREAFTER.
A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT
BE REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.

BUILDING OFFICIAL
(SIGNATURE OVER PRINTED NAME)
DATE _____

NBC FORM NO. M - 05

CERTIFICATE OF INSPECTION:
GAS PIPE AND/OR BURNER
(Commercial, Industrial, Institutional)

NAME OF OWNER/LESSEE

LOCATED AT/ALONG

A CERTIFICATE WAS SUBMITTED BY

A DULY LICENSED PROFESSIONAL MECHANICAL ENGINEER HIRED BY THE OWNER WHO UNDERTOOK THE MECHANICAL INSPECTION AND THAT THE INSTALLATION IS IN ORDER.

VERIFIED AS TO THE FOLLOWING

GAS PIPE AND/OR BURNER/USE OF GAS
LENGTH, DIAMETER, PIPE SCHEDULE AND DESCRIPTION

PROTECTION PROVISION
SUPPLY TO

SAFETY DEVICE

CAPACITY

VERIFIED ON

DATE OF EXPIRATION

INSPECTION FEE PAID

OFFICIAL RECEIPT NO.

DATE ISSUED

THE ABOVE DESCRIBED MECHANICAL INSTALLATION COVERED BY MECHANICAL PERMIT NO. ISSUED ON HAS BEEN FOUND SUBSTANTIALLY SATISFACTORY COMPLIED, THEREFORE THE "CERTIFICATE OF OPERATION: GAS PIPE AND/OR BURNER (COMMERCIAL, INDUSTRIAL, INSTITUTIONAL)" IS HEREBY RECOMMENDED FOR ISSUANCE.

MECHANICAL INSPECTOR
(SIGNATURE OVER PRINTED NAME)
DATE

PRC REG. NO. VALIDITY

CHIEF, MECHANICAL SECTION
(SIGNATURE OVER PRINTED NAME)
DATE

PRC REG. NO. VALIDITY

INSPECTION AND ENFORCEMENT DIVISION
(SIGNATURE OVER PRINTED NAME)
DATE

CHIEF,
PROCESSING AND EVALUATION DIVISION
(SIGNATURE OVER PRINTED NAME)
DATE

REPUBLIC OF THE PHILIPPINES
CITY/MUNICIPALITY OF
PROVINCE OF

OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF OPERATION:
GAS PIPE AND/OR BURNER
(Commercial, Industrial, Institutional)

NO.

FEE PAID

OFFICIAL RECEIPT NO.

DATE PAID

DATE ISSUED

THIS CERTIFICATE OF OPERATION: GAS PIPE AND/OR BURNER (COMMERCIAL, INDUSTRIAL, INSTITUTIONAL) IS ISSUED/GRANTED PURSUANT TO PERTINENT PROVISION OF THE LATEST PHILIPPINE MECHANICAL CODE, THE NATIONAL BUILDING CODE AND ITS IMPLEMENTING RULES AND REGULATIONS.

NAME OF OWNER/LESSEE

LOCATED AT/ALONG

PIPING AND/OR BURNER/USE

LENGTH, DIAMETER, PIPE SCHEDULE AND DESCRIPTION:

PROTECTION PROVISION
SUPPLY TO

SAFETY DEVICE

CAPACITY

THE OWNER/LESSEE SHALL PROPERLY MAINTAIN THE INSTALLATION/DEVICE/EQUIPMENT TO ENSURE ITS SAFE USE AND OPERATION.
NO CHANGE, ADDITION OR UPGRADING/ALTERATION DEVIATING FROM THE ORIGINAL MECHANICAL PLANS SHALL BE MADE WITHOUT APPROPRIATE PERMIT.
THE AFOREMENTIONED GAS PIPE AND/OR BURNER (COMMERCIAL, INDUSTRIAL, INSTITUTIONAL) MAY NOW BE OPERATED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSPECTION.
THE OWNER/LESSEE OF THE BUILDING/STRUCTURE SHALL NOTIFY IN WRITING THE OFFICE OF THE BUILDING OFFICIAL FOR THE GRANTING/ISSUANCE OF A CERTIFICATE OF OPERATION: GAS PIPE AND/OR BURNER (COMMERCIAL, INDUSTRIAL, INSTITUTIONAL) FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS CERTIFICATE AND YEARLY THEREAFTER.
A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT BE REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.

BUILDING OFFICIAL
(SIGNATURE OVER PRINTED NAME)
DATE

NBC FORM NO. M - 06 CERTIFICATE OF OPERATION: INTERNAL COMBUSTION ENGINE	
NAME OF OWNER/LESSEE _____ LOCATED AT/ALONG _____	
A CERTIFICATE WAS SUBMITTED BY _____ (Name) A DULY LICENSED PROFESSIONAL MECHANICAL ENGINEER HIRED BY THE OWNER WHO UNDERTOOK THE MECHANICAL INSPECTION AND THAT THE INSTALLATION IS IN ORDER.	
VERIFIED AS TO THE FOLLOWING	
TYPE _____ MANUFACTURER _____ R.P.M. _____ H.P. _____ DATE OF INSPECTION _____ EXPIRES ON _____ FEE PAID _____ OFFICIAL RECEIPT NO. _____ DATE ISSUED _____	THE ABOVE DESCRIBED MECHANICAL INSTALLATION COVERED BY MECHANICAL PERMIT NO. _____ ISSUED ON _____ HAS BEEN FOUND SUBSTANTIALLY SATISFACTORY COMPLIED THEREFORE THE "CERTIFICATE OF OPERATION: INTERNAL COMBUSTION ENGINE" IS HEREBY RECOMMENDED FOR ISSUANCE.
MECHANICAL INSPECTOR (SIGNATURE OVER PRINTED NAME) DATE _____ PRC REG. NO. _____ VALIDITY _____	CHIEF, MECHANICAL SECTION (SIGNATURE OVER PRINTED NAME) DATE _____ PRC REG. NO. _____ VALIDITY _____
CHIEF, INSPECTION AND ENFORCEMENT DIVISION (SIGNATURE OVER PRINTED NAME) DATE _____	CHIEF, PROCESSING AND EVALUATION DIVISION (SIGNATURE OVER PRINTED NAME) DATE _____

REPUBLIC OF THE PHILIPPINES CITY/MUNICIPALITY OF _____ PROVINCE OF _____ OFFICE OF THE BUILDING OFFICIAL CERTIFICATE OF OPERATION: INTERNAL COMBUSTION ENGINE	
NO. _____ FEE PAID _____ OFFICIAL RECEIPT NO. _____ DATE PAID _____	DATE ISSUED _____
THIS CERTIFICATE OF OPERATION: INTERNAL COMBUSTION ENGINE IS ISSUED/GRANTED PURSUANT TO PERTINENT PROVISION OF THE LATEST PHILIPPINE MECHANICAL CODE, THE NATIONAL BUILDING CODE AND ITS IMPLEMENTING RULES AND REGULATIONS.	
NAME OF OWNER/LESSEE _____ LOCATED AT/ALONG _____ ENGINE USED FOR _____ TYPE OF ENGINE _____ MANUFACTURED BY _____ H.P. OF ENGINE _____	THE OWNER/LESSEE SHALL PROPERLY MAINTAIN THE EQUIPMENT/MACHINERIES TO ENSURE ITS SAFE OPERATION. NO CHANGE, ADDITION OR UPGRADING/ALTERATION DEVIATING FROM THE ORIGINAL MECHANICAL PLANS SHALL BE MADE WITHOUT APPROPRIATE PERMIT. THE AFOREMENTIONED INTERNAL COMBUSTION ENGINE MAY NOW BE OPERATED WITH A SPEED NOT TO EXCEED _____ R.P.M. FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSPECTION. THE OWNER/LESSEE OF THE BUILDING/STRUCTURE SHALL NOTIFY IN WRITING THE OFFICE OF THE BUILDING OFFICIAL FOR THE GRANTING/ISSUANCE OF A CERTIFICATE OF OPERATION: INTERNAL COMBUSTION ENGINE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS CERTIFICATE AND YEARLY THEREAFTER. A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT BE REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.
BUILDING OFFICIAL (SIGNATURE OVER PRINTED NAME) DATE _____	

**CERTIFICATE OF OPERATION:
MACHINERY**

NAME OF OWNER/LESSEE _____

LOCATED AT/ALONG _____

A CERTIFICATE WAS SUBMITTED BY _____
(Name)
A DULY LICENSED PROFESSIONAL MECHANICAL ENGINEER HIRED BY THE OWNER
WHO UNDERTOOK THE MECHANICAL INSPECTION AND THAT THE INSTALLATION IS IN
ORDER.

VERIFIED AS TO THE FOLLOWING

NO. OF UNITS _____
DESCRIPTION _____
TOTAL HP _____
VERIFIED ON _____
EXPIRES ON _____
INSPECTION FEE PAID _____
OFFICIAL RECEIPT NO. _____
DATE ISSUED _____

THE ABOVE DESCRIBED MECHANICAL INSTALLATION COVERED BY MECHANICAL
PERMIT NO. _____ ISSUED ON _____ HAS BEEN
FOUND SUBSTANTIALLY SATISFACTORY COMPLIED, THEREFORE THE "CERTIFICATE
OF OPERATION: MACHINERY" IS HEREBY RECOMMENDED FOR ISSUANCE.

MECHANICAL INSPECTOR
(SIGNATURE OVER PRINTED NAME)
DATE _____

PRC REG. NO. _____ VALIDITY _____

**CHIEF,
INSPECTION AND ENFORCEMENT DIVISION**
(SIGNATURE OVER PRINTED NAME)
DATE _____

**CHIEF,
PROCESSING AND EVALUATION DIVISION**
(SIGNATURE OVER PRINTED NAME)
DATE _____

REPUBLIC OF THE PHILIPPINES

CITY/MUNICIPALITY OF _____
PROVINCE OF _____

OFFICE OF THE BUILDING OFFICIAL

**CERTIFICATE OF OPERATION:
MACHINERY**

NO. _____
FEE PAID _____
OFFICIAL RECEIPT NO. _____
DATE PAID _____

DATE ISSUED _____

THIS **CERTIFICATE OF OPERATION: MACHINERY** IS ISSUED/GRANTED PURSUANT TO PERTINENT
PROVISION OF THE LATEST PHILIPPINE MECHANICAL CODE, THE NATIONAL BUILDING CODE AND ITS
IMPLEMENTING RULES AND REGULATIONS.

NAME OF OWNER/LESSEE _____
LOCATED AT/ALONG _____
NO. OF UNITS _____
DESCRIPTION _____
TOTAL HP _____

THE OWNER/LESSEE SHALL PROPERLY MAINTAIN THE EQUIPMENT/MACHINERIES TO ENSURE ITS SAFE
OPERATION.

NO CHANGE, ADDITION OR UPGRADING/ALTERATION DEViating FROM THE ORIGINAL MECHANICAL PLANS
SHALL BE MADE WITHOUT APPROPRIATE PERMIT.

THE AFOREMENTIONED **MACHINERY** MAY NOW BE OPERATED FOR A PERIOD OF ONE (1) YEAR FROM THE
DATE OF INSPECTION.

THE OWNER/LESSEE OF THE BUILDING/STRUCTURE SHALL NOTIFY IN WRITING THE OFFICE OF THE
BUILDING OFFICIAL FOR THE GRANTING/ISSUANCE OF A **CERTIFICATE OF OPERATION: MACHINERY**
FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS CERTIFICATE AND YEARLY THEREAFTER.

A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT BE
REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.

BUILDING OFFICIAL
(SIGNATURE OVER PRINTED NAME)
DATE _____

NBC FORM NO. M-08

CERTIFICATE OF OPERATION: ELEVATOR/DUMBWAITER

NAME OF OWNER/LESSEE _____

LOCATED AT/ALONG _____

A CERTIFICATE WAS SUBMITTED BY _____
A DULY LICENSED PROFESSIONAL MECHANICAL ENGINEER HIRED BY THE OWNER
(Name)
WHO UNDERTOOK THE MECHANICAL INSPECTION AND THAT THE INSTALLATION IS IN
ORDER.

VERIFIED AS TO THE FOLLOWING

CLASSIFICATION _____
WORKING LOAD _____
NO. OF PASSENGER _____
VERIFIED ON _____
EXPIRES ON _____
INSPECTION FEE PAID _____
OFFICIAL RECEIPT NO. _____
DATE ISSUED _____

THE ABOVE DESCRIBED MECHANICAL INSTALLATION COVERED BY
MECHANICAL PERMIT NO. _____ ISSUED ON _____ HAS
BEEN FOUND SUBSTANTIALLY SATISFACTORY COMPLIED, THEREFORE THE
"CERTIFICATE OF OPERATION: ELEVATOR/DUMBWAITER" IS HEREBY
RECOMMENDED FOR ISSUANCE.

MECHANICAL INSPECTOR
(SIGNATURE OVER PRINTED NAME)
DATE _____

PRC REG. NO. _____ VALIDITY _____

CHIEF, MECHANICAL SECTION
(SIGNATURE OVER PRINTED NAME)
DATE _____

PRC REG. NO. _____ VALIDITY _____

**CHIEF,
INSPECTION AND ENFORCEMENT DIVISION**
(SIGNATURE OVER PRINTED NAME)
DATE _____

**CHIEF,
PROCESSING AND EVALUATION DIVISION**
(SIGNATURE OVER PRINTED NAME)
DATE _____

REPUBLIC OF THE PHILIPPINES
CITY/MUNICIPALITY OF _____
PROVINCE OF _____

OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF OPERATION: ELEVATOR/DUMBWAITER

NO. _____
FEE PAID _____
OFFICIAL RECEIPT NO. _____
DATE PAID _____

DATE ISSUED _____

THIS **CERTIFICATE OF OPERATION: ELEVATOR/DUMBWAITER** IS ISSUED/GRANTED PURSUANT
TO PERTINENT PROVISION OF THE LATEST PHILIPPINE MECHANICAL CODE, THE NATIONAL BUILDING CODE
AND ITS IMPLEMENTING RULES AND REGULATIONS.

NAME OF OWNER/LESSEE _____
LOCATED AT/ALONG _____
WORKING LOAD _____
NO. OF PASSENGERS _____

THE OWNER/LESSEE SHALL PROPERLY MAINTAIN THE EQUIPMENT/MACHINERIES TO ENSURE ITS SAFE
OPERATION.
NO CHANGE, ADDITION OR UPGRADING/ALTERATION DEVIATING FROM THE ORIGINAL MECHANICAL PLANS
SHALL BE MADE WITHOUT APPROPRIATE PERMIT.

THE AFOREMENTIONED **ELEVATOR/DUMBWAITER** MAY NOW BE OPERATED FOR A PERIOD OF ONE (1)
YEAR FROM THE DATE OF INSPECTION.

THE OWNER/LESSEE OF THE BUILDING/STRUCTURE SHALL NOTIFY IN WRITING THE OFFICE OF THE
BUILDING OFFICIAL FOR THE GRANTING/ISSUANCE OF A **CERTIFICATE OF OPERATION:
ELEVATOR/DUMBWAITER** FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS
CERTIFICATE AND YEARLY THEREAFTER.

A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT BE
REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.

BUILDING OFFICIAL
(SIGNATURE OVER PRINTED NAME)
DATE _____

NBC FORM NO. M-09

CERTIFICATE OF OPERATION: ESCALATOR

NAME OF OWNER/LESSEE _____

LOCATED AT/ALONG _____

A CERTIFICATE WAS SUBMITTED BY _____

A DULY LICENSED PROFESSIONAL MECHANICAL ENGINEER ^(Name) HIRED BY THE OWNER WHO UNDERTOOK THE MECHANICAL INSPECTION AND THAT THE INSTALLATION IS IN ORDER.

VERIFIED AS TO THE FOLLOWING

RATED LOAD _____
PASS./HR. _____
SPEED _____ WIDTH _____
TREAD WIDTH _____ FLOOR HEIGHT _____
HORSEPOWER _____
VERIFIED ON _____ EXPIRES ON _____
INSPECTION FEE PAID _____
OFFICIAL RECEIPT NO. _____ DATE ISSUED _____

THE ABOVE DESCRIBED MECHANICAL INSTALLATION COVERED BY MECHANICAL PERMIT NO. _____ ISSUED ON _____ HAS BEEN FOUND SUBSTANTIALLY SATISFACTORY. COMPLIED. THEREFORE, THE "CERTIFICATE OF OPERATION: ESCALATOR" IS HEREBY RECOMMENDED FOR ISSUANCE.

MECHANICAL INSPECTOR(SIGNATURE OVER PRINTED NAME)
DATE _____

PRC REG. NO. _____ VALIDITY _____

CHIEF, MECHANICAL SECTION(SIGNATURE OVER PRINTED NAME)
DATE _____

PRC REG. NO. _____ VALIDITY _____

CHIEF,**INSPECTION AND ENFORCEMENT DIVISION**(SIGNATURE OVER PRINTED NAME)
DATE _____**CHIEF,****PROCESSING AND EVALUATION DIVISION**(SIGNATURE OVER PRINTED NAME)
DATE _____

REPUBLIC OF THE PHILIPPINES

CITY/MUNICIPALITY OF _____
PROVINCE OF _____
OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF OPERATION: ESCALATOR

NO. _____
FEE PAID _____
OFFICIAL RECEIPT NO. _____
DATE PAID _____

DATE ISSUED _____

THIS **CERTIFICATE OF OPERATION: ESCALATOR** IS ISSUED/GRANTED PURSUANT TO PERTINENT PROVISION OF THE LATEST PHILIPPINE MECHANICAL CODE, THE NATIONAL BUILDING CODE AND ITS IMPLEMENTING RULES AND REGULATIONS.

NAME OF OWNER/LESSEE _____
LOCATED AT/ALONG _____
RATED LOAD _____ CAPACITY PER HOUR _____ SPEED _____
EFFECTIVE WIDTH _____ TREAD WIDTH _____ FLOORS SERVED _____
FLOOR HEIGHT _____ MOTOR HORSEPOWER _____ H.P. OF ENGINE _____

THE OWNER/LESSEE SHALL PROPERLY MAINTAIN THE EQUIPMENT/MACHINERIES TO ENSURE ITS SAFE OPERATION.

NO CHANGE, ADDITION OR UPGRADING/ALTERATION DEVIATING FROM THE ORIGINAL MECHANICAL PLANS SHALL BE MADE WITHOUT APPROPRIATE PERMIT.

THE FOREMENTIONED **ESCALATOR** MAY NOW BE OPERATED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSPECTION.

THE OWNER/LESSEE OF THE BUILDING/STRUCTURE SHALL NOTIFY IN WRITING THE OFFICE OF THE BUILDING OFFICIAL FOR THE GRANTING/ISSUANCE OF A **CERTIFICATE OF OPERATION: ESCALATOR** FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS CERTIFICATE AND YEARLY THEREAFTER.

A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT BE REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.

BUILDING OFFICIAL
(SIGNATURE OVER PRINTED NAME)
DATE _____

NBC FORM NO. M - 10

CERTIFICATE OF OPERATION: AIR-CONDITIONING/REFRIGERATION

A CERTIFICATE WAS SUBMITTED BY _____
(NAME)
 A DULY LICENSED PROFESSIONAL MECHANICAL ENGINEER HIRED BY THE OWNER
 WHO UNDERTOOK THE MECHANICAL INSPECTIONS AND THAT THE INSTALLATION IS
 IN ORDER.

VERIFIED AS TO THE FOLLOWING

_____ UNITS, REFRIGERATION.....	_____ TONS
_____ UNITS, ICE PLANT.....	_____ TONS
_____ UNITS, CENTRAL A.C.....	_____ TONS
_____ UNITS, PACKAGED A.C.....	_____ TONS
_____ UNITS, WINDOW TYPE A.C.....	_____ H.P.
_____ UNITS, MECHANICAL VENTILATION.....	_____ H.P.

VERIFIED ON _____
 DATE OF EXPIRATION _____
 INSPECTION FEE PAID _____
 OFFICIAL RECEIPT NO. _____
 DATE ISSUED _____

THE ABOVE DESCRIBED MECHANICAL INSTALLATION COVERED BY MECHANICAL PERMIT NO. _____ ISSUED ON _____ HAS BEEN FOUND SUBSTANTIALLY SATISFACTORY COMPLIED, THEREFORE THE "CERTIFICATE OF OPERATION: AIR-CONDITIONING/REFRIGERATION" IS HEREBY RECOMMENDED FOR ISSUANCE.

MECHANICAL INSPECTOR (SIGNATURE OVER PRINTED NAME) DATE _____ PRC REG. NO. _____ VALIDITY _____	CHIEF, MECHANICAL SECTION (SIGNATURE OVER PRINTED NAME) DATE _____ PRC REG. NO. _____ VALIDITY _____
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CHIEF, INSPECTION AND ENFORCEMENT DIVISION (SIGNATURE OVER PRINTED NAME) DATE _____	CHIEF, PROCESSING AND EVALUATION DIVISION (SIGNATURE OVER PRINTED NAME) DATE _____
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REPUBLIC OF THE PHILIPPINES
 CITY/MUNICIPALITY OF _____
 PROVINCE OF _____
 OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF OPERATION: AIR-CONDITIONING/REFRIGERATION

NO. _____
 FEE PAID _____
 OFFICIAL RECEIPT NO. _____
 DATE PAID _____
 DATE ISSUED _____

THIS **CERTIFICATE OF OPERATION: AIR-CONDITIONING/REFRIGERATION** IS ISSUED/GRANTED PURSUANT TO PERTINENT PROVISION OF THE LATEST PHILIPPINE MECHANICAL CODE, THE NATIONAL BUILDING CODE AND ITS IMPLEMENTING RULES AND REGULATIONS.

NAME OF OWNER/LESSEE _____
 LOCATED AT/ALONG _____

_____ UNITS, REFRIGERATION _____ TONS	_____ UNITS, ICE PLANT _____ TONS
_____ UNITS, CENTRAL A.C. _____ TONS	_____ UNITS, PACKAGED A.C. _____ TONS
_____ UNITS, WINDOW TYPE A.C. _____ H.P.	_____ UNITS, MECHANICAL VENTILATION _____ H.P.

THE OWNER/LESSEE SHALL PROPERLY MAINTAIN THE EQUIPMENT/MACHINERIES TO ENSURE ITS SAFE OPERATION.

NO CHANGE, ADDITION OR UPGRADING/ALTERATION DEVIATING FROM THE ORIGINAL MECHANICAL PLANS SHALL BE MADE WITHOUT APPROPRIATE PERMIT.

THE AFOREMENTIONED **AIR-CONDITIONING/REFRIGERATION** MAY NOW BE OPERATED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSPECTION.

THE OWNER/LESSEE OF THE BUILDING/STRUCTURE SHALL NOTIFY IN WRITING THE OFFICE OF THE BUILDING OFFICIAL FOR THE GRANTING/ISSUANCE OF A **CERTIFICATE OF OPERATION: AIR-CONDITIONING/REFRIGERATION** FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS CERTIFICATE AND YEARLY THEREAFTER.

A CERTIFIED COPY HEREOF SHALL BE POSTED WITHIN THE PREMISES OF THE BUILDING AND SHALL NOT BE REMOVED WITHOUT AUTHORITY FROM THE BUILDING OFFICIAL.

BUILDING OFFICIAL
 (SIGNATURE OVER PRINTED NAME)
 DATE _____

Republika ng Pilipinas
 MINISTRI NG KATARUNGAN
Ministry of Justice
 Manila

OPINION NO. 140, S. 1987

December 1, 1987

The Acting Secretary
 Department of Public Works
 and Highways
 M a n i l a

S i r :

This refers to your request for legal determination/opinion as to who between the Secretary of Public Works and Highways and the Acting Governor of the Metro Manila Commission has the power of administration and enforcement of the National Building Code (P.D. No. 1096) within the Metro Manila Area.

It appears that the query was prompted by the letter dated July 13 1987 to that Department of MMC Acting Governor Jejomar C. Binay, who insists that the by virtue of Par. 1, Sub-par. 12 of LOI No. 624, he is the one vested with the power too appoint Building Officials in the Metro Manila Area. It is the position of the MMC Acting Governor that because the MMC has already provided regular positions for all MMC Building Officials in the MMC Staffing Pattern duly approved by the Civil Service Commission in 1981, the authority of the Secretary of Public Works and Highways to designate Acting Building Officials for the 17 cities and municipalities in Metro Manila pursuant to Section 206 of P.D. No. 1096 was terminated; that accordingly, when the Secretary of Public Works and Highways designated Engr. Benjamin Malinao as Acting Building Official for Quezon City, he did so without authority; and that it is his (MMC Acting Governor) designee, Arch. Leonardo d. Espinosa, Jr. who is the lawful Acting Building Official of Quezon City to temporarily replace Architect Domingo Tapay, the regular ly appointed Building Official for Quezon City who is presently being investigated by the MMC.

You state that the aforesaid LOI No. 624, Par. 1, Sub-par. 12 does not confer upon the Acting MMC Governor the power of administration and enforcement of the National Building Code (NBC) in Metro Manila for the following reasons:

- (a) LOI 624 being merely an executive act, by the well-established principle of statutory construction it cannot amend P.D. No. 1096, particularly Section 201 thereof, which is a legislative act x x x.
- (b) LOI 624 cannot be a valid amendment to the NBC because it is a repugnant to the declared enforcement and administration of the Code.
- (c) No less than then President Marcos, speaking thru his Executive Assistant for Legal Affairs in his opinion No. 74, s. 1984 states that the power to enforce the NBC is lodged to no other except the Minister (now Secretary) of Public Works and Highways following the well-known rule of law *inclusio unius est exclusio alterius* x x x.”

Further, you state that those positions of Building Officials created by the MMC are not the regular positions of Building Officials contemplated in Section 205 of P.D. No. 1096 because these positions are national, and not local, positions, as misunderstood by the Acting MMC Governor. In support of your view, you cite Secretary of Justice Opinion No. 92, s. 1983, citing Opinion No. 114, s. 1979, which states that the “administration and enforcement of the provisions of the Code is the primary concern of the National Government, the function being vested in the Minister

(now Secretary) of Public Works and Highways, who is a national official, and that city and municipal engineers, when acting as Building Officials, are merely his deputies”.

I concur with your view that the Secretary of Public Works and Highways is the official solely vested by law with the authority and responsibility for the administration and enforcement of the National Building Code (P.D. No. 1096) nationwide, including the Metro Manila Area, and that corollarily the power to appoint all Building Officials, including those for the thirteen (13) cities and municipalities in Metro Manila is his prerogative.

Section 201 and 205 of the National Building Code (P.D. No. 1096) provide:

“SECTION 201. Responsibility for Administration and Enforcement

The administration and enforcement of the provisions of this Code including the imposition of penalties for administrative violations thereof is hereby vested in the Secretary of Public Works, Transportation and Communications, hereinafter referred to as the ‘Secretary’.”

“SECTION 205. Building Officials

Except as otherwise provided herein, the Building Official shall be responsible for carrying out the provisions of this Code in the field as well as the enforcement of orders and decisions made pursuant thereto.

Due to the exigencies of the service, the Secretary may designate incumbent Public Works District Engineers, City Engineers and Municipal Engineers to act as Building Officials in their respective areas of jurisdiction.

The designation made by the Secretary under this Section shall continue until regular positions of Building Official are provided or unless sooner terminated for causes provided by law or decree.”

Our ruling in Opinion No. 92, s. 1983 is in point, and we quote:

“The National Building Code (P.D. No. 1096) was promulgated to adopt ‘a uniform building code enforceable nationwide’ (see Explanatory Note) which shall provide for all buildings and structures a framework of minimum a standard requirements to regulate and control their location, site, design, quality of materials, construction, use, occupancy and maintenance. The administration and enforcement of its provisions, including the imposition of penalties for administrative violations thereof, are vested in the Minister of Public Works and Highways (formerly Secretary of Public Works, Transportation and Communications) [Sec. 201]. Due to the exigencies of the service, the incumbent city and municipal engineers have designated to act as building officials in their respective areas of jurisdiction. (Section 205) x x x” When acting as building officials the city and municipal engineers, who are local officials, should be deemed national officials subject to the supervision of the Minister of Public Works (Opinion No. 144, series of 1979).”

We do not think that it was the intention of LOI No. 624 to amend or supersede Section 201 of the National Building Code. Essentially, LOI No. 624 is a directive issued by then President Marcos enjoining the heads of the different departments and agencies of the government enumerated therein to cooperate and coordinate with the PERC (Plan Enforcement and Regulation Center) in the implementation of P.D. No. 1096 in the Metro Manila Area. Its avowed purpose is to implement the provisions of P.D. No. 1096. Thus, said LOI provides:

“In accordance with Presidential Decree No. 1096 which adopted a uniform building code and in pursuance of the creation of the Plan Enforcement and Regulation Center (PERC) under the Metropolitan Manila Commission which shall aim to implement Presidential Decree No. 1096 within Metropolitan Manila Area, I hereby order the following:

"1. The Secretary of the DPWTC shall see to it that the PERC be provided with technical supervision and guidance in the implementation of the National Building Code in Metropolitan Manila Area. The DPWTC shall detail with PERC an overall MMA Building Official who shall be responsible for processing the plans and specifications of buildings and structures of metro significance and for recommending to the Executive Secretary the issuance of building/structure clearance. He shall direct the NHA, CAA, MWSS, NPCC and other agencies under it, as may be necessary, to assign required personnel to coordinate with PERC.

x x x

x x x

x x x

"12. The Governor of the Metropolitan Manila Commission shall be responsible for the proper administration and efficient enforcement of Presidential Decree No. 1096 within Metropolitan Manila Area. The Metropolitan Manila commission shall as necessary, employ and maintain sufficient and technically capable staff to man the Plan Enforcement And Regulation Center (PERC) in the said enforcement of PD 1096. The Governor of the Metropolitan Manila Commission, through the Executive Secretary, shall supervise the personnel of the PERC. As such, the MMC shall be responsible for all operating and incidental expenses to be incurred by the PERC relative to the administration and enforcement of the said PD including honoraria and allowances for consultants and employees detailed to PERC from the different involved government agencies.

The MMC, thru PERC, shall administer the collection of building permit fees through the local building officials and retain an amount not exceeding 20% thereof to be used for the operating expenses of the different local Building Officers of Metropolitan Manila and the PERC."

x x x

x x x

x x x

(Underscoring supplied)

It is noted the Governor of the Metro Manila Commission, under subparagraph 12 of the LOI, is made responsible for the proper administration and efficient enforcement of P.D. No. 1096 within the Metro Manila Area. The clear intent is to deputize the MMC Governor as overall coordinator of the efforts to implement P.D. 1096 in Metro Manila.

LOI No. 624 should not be construed as transferring the power of administration and enforcement of P.D. No. 1096 within the Metro Manila Area to the MMC Governor. As stated previously, the purpose of said LOI is to implement P.D. No. 1096 within Metro Manila Area. It is not intended to modify or supersede certain provisions of said Decree, such as Section 201 thereof which vests the power of administration and enforcement of the Decree in secretary of Public Works and Highways.

Significantly, LOI No. 624 does not have a repealing clause. On the contrary, it expressly acknowledge the authority of the Secretary of Public Works and Highways under Section 201 by specifically providing in subparagraph 1 thereof that “the Secretary.... shall see to it that the PERC be provided with technical supervision and guidance in the implementation of the National Building Code in the Metropolitan Manila Area” and that the Secretary shall detail with PERC an overall MMA Building Official who shall be responsible for processing the plans and specification of buildings and structures of metro significance and for recommending to the Executive Secretary the issuance of building/structure clearance. He shall direct the NHA, CAA, MWSS, NPCC and other agencies under it, as may be necessary, to assign required personnel to coordinate with PERC” (Subpar. 1, par.1).

Moreover, under Section 201 of P.D. No. 1096, the power to impose penalties for administrative violations of P.D. No. 1096 was vested in the Secretary of the Department of Public Works and Highways. LOI No. 624 gave the Governor of the MMC no such power without which he cannot effectively enforce the provisions of P.D. No. 1096.

As to the issue of who has the power to appoint building Officials for the Metro Manila area, it is out view that the same is vested solely in the Secretary of Public Works and Highways as corollary to his power to enforce and administer P.D. No. 1096. In Opinion No. 44, s.1979, we ruled that Building Officials who are the deputies of the Secretary of Public Works and Highways in the enforcement of the National Building Code in their respective areas of jurisdiction (Section 205, P.D. No. 1096) are national officials because they exercise a function of national concern (see also Op. No. 92, s. 1983). As national officials, their appointment should be the prerogative of the Secretary of Public Works and Highways, who is also the official expressly authorized by law to “designate incumbent Public Works District Engineers, City Engineers and Municipal Engineers to act as Building Officials in their respective areas of jurisdiction” in the meantime that regular positions of Building Officials have not been provided for (Sec. 205, P.D. No. 1096).

In the instant case, the fact that the MMC had provided positions of Building Officials in its Staffing Pattern with salaries paid out of MMC funds does not make them local officials because, in the performance of their functions, they are by specific provision of P.D. No. 1096 subject to the supervision and control of the national authority (Op. No. 83, s. 1974), in this case, the Secretary of Public works and Highways. Furthermore, this Office has time and again expressed the view that in determining whether an official or employee in the public service is a national, provincial, city or municipal employee, service is the test, not the source of funds from which his salary is paid or the office or official who fixes his salary (Ops. No. 105, s. 1977; No. 75, s. 1975; Nos. 131 and 164, s. 1962; No. 33, s. 1959; No. 174, s. 1947; No. 370, s. 1940).

As previously stated, the administration and enforcement of the provisions of the National Building Code is the primary concern of the national government the said function being vested in the Secretary of Public Works and Highways (Sec. 201, Code), a national official. Since a building Official assigned to a province, city or municipality is the deputy of the Secretary of Public Works and Highways in the enforcement of the

provisions of the National Building Code, he is deemed to be a national official notwithstanding that his salary is paid out of local funds.

In view of the foregoing, we reiterate the view that the authority to administer and enforce the provisions of the National Building Code, and the power to appoint Building Officials, throughout the country, including Metro Manila, pertain to the Secretary of Public Works and Highways and to no other official.

Please be guided accordingly.

Very truly yours,

(SGD.)

SEDFREY A. ORDOÑEZ
Secretary of Justice

Republika ng Pilipinas
KAGAWARAN NG KATARUNGAN
Department of Justice
Manila

OPINION NO. 36, S. 1996

April 2, 1996

Undersecretary Mabini F. Pablo
Department of Public Works and Highways
Port Area, Manila

Sir:

This has reference to your request for opinion as to whether or not with the enactment of the Local Government Code of 1991, appeals from the decision order of the building official should be filed with the Office of the City/Municipal Mayor.

You state that Section 201 of the National Building Code (P.D. No. 1096) which was promulgated on February 19, 1977, vests the administration and enforcement of the provisions of the Code, including the imposition of administrative sanctions and fines for violation thereof, in the Secretary of Public Works, Transportation and Communications (now Public Works and Highways); that Section 205 of the same code empowers the Secretary to designate building officials in an acting capacity who shall be responsible in carrying out the provisions of the Code in the field, as well as the enforcement of decisions and orders made pursuant thereto, that authority is amplified in Section 5.3 to 5.7, Rule VII and Section 23-25, Rule VIII, of the Implementing Rules and Regulations.

You believe that the passage of the Local Government Code notwithstanding the general supervision over the implementation of the National Building Code, including the exercise of appellate jurisdiction over the decisions and orders of the Building Officials remain vested in the Secretary of Public Works and Highways.

We agree with your aforestated view.

Section 307 of Presidential Decree No. 1096, otherwise known as the "National Building Code of the Philippines" explicitly provides:

"Section 307. Appeal within fifteen (15) days from the date of receipt of advice of the non-issuance, suspension or revocation of permits, the applicant/permittee may file an appeal with the Secretary who shall render his decision within fifteen days from date of receipt of notice of appeal. The decision of the secretary shall be final subject only to review by the Office of the President."

The law is clear that the Secretary of the Department of Public Works and Highways has jurisdiction over the appeals from the decision of building officials involving the non-issuance, suspension or revocation of building permits. His decision is final subject only to review by the Office of the President.

In line with existing jurisprudence, jurisdiction must exist as a matter of law (*Basalco vs. Ramolete*, 21 SCRA 519; *Garcia vs. De Jesus*, 206 SCRA 779). Section 307 of P.D. No. 1096 is the law that confers jurisdiction upon DPWH Secretary to adjudicate appeals from the orders or decisions of the building officials.

Section 477 of the Local Government Code of 1991 is cited to support the view that the appellate jurisdiction over decisions of building officials has been devolved to the city/municipal mayor. But Section 477 which reads:

“SECTION 477 – Qualifications, Powers and Duties

x x x

x x x

x x x

The appointment of an engineer shall be mandatory for the provincial, city and municipal governments. “The city and municipal engineers shall also act as the local building official” (Emphasis supplied)

Should be read in conjunction with Section 205 of the National Building Code which provides:

Section 205. Building Officials

x x x

x x x

x x x

Due to exigencies of the service, the Secretary may designate incumbent Public Works District Engineers, City Engineers and Municipal Engineers to act as Building Officials in their respective areas of jurisdiction.

“The designation made by the Secretary under this Section shall continue until regular positions of Building Officials are provided or unless sooner terminated for causes provided by law”

Section 477 authorizes the local chief executive to appoint an engineer who shall also act as the Local Building Official. The aforesaid provision merely dispenses with the necessity of the designation by the Secretary of Public Works and Highways of city and municipal engineers to act as building officials in their respective areas of jurisdiction which he may otherwise do in exigency of the service pursuant to Section 205 of the National Building Code. There is no provision of the Local Government Code which empowers the local chief executives to exercise appellate jurisdiction over the decisions of the local building officials relative to non-issuance, suspension or revocation of building permits.

Well-settled is the rule in statutory construction that the agency has only such powers as are expressly granted to it by the statute under which it is created or such powers as are necessary implied in the exercise thereof (Sy v. Central bank, 70 SCRA 570, Guerzon v. Court of Appeals, 164 SCRA 182). Moreover, statutes conferring powers or investing duties upon officers/agencies/officials must be strictly construed and must be treated not merely as grants of power but also as limitations thereon; and that powers should not be extended by implication beyond what may be necessary for their just and reasonable execution (Secretary of Justice Opns. No. 224, s. 1982 and No. 144, s. 1986).

Relevantly, in Opinion No. 140, s. 1987 (citing Op. No. 92, s. 1983), this Department ruled that:

“The National Building Code (P.D. No. 1096) was promulgated to adopt “a uniform building code enforceable nationwide (see Explanatory Note) which shall provide for all buildings and structures a framework of minimum standard requirements to regulate and control their location, site, design, quality of materials, constructions, use, occupancy and maintenance. The administration and enforcement of its provisions including the imposition of penalties for administrative violations thereof are vested in the Minister of Public Works and Highways (formerly Secretary of Public Works, Transportation and communications).

[Section 201]. Due to the exigencies of service, the incumbent city and municipal engineers have been designated to act as building officials in their respective areas of jurisdiction (Section 205) x x x When acting as building officials the city and municipal engineers, who are local building officials, should be deemed national official subject to the supervision of the Minister of Public Works (Opinion No. 144, series 1979)” (underscoring supplied).

It does not appear from the Local Government Code that the vesting of power in the local chief executive to appoint an engineer who, in the case of cities and municipalities, shall likewise act as local

building official, also carries with it the power to exercise appellate jurisdiction over their decisions in matters involving non-issuance, suspension or revocation of building permits.

Absent any clear and explicit provision in the said Code to the effect, we cannot conclude that the appellate jurisdiction vested in the Secretary of Public Works and Highways under Section 307 of the National Building Code has been transferred to the city or municipal mayor.

Please be guided accordingly.

Very truly yours,

(SGD.)
TEOFISTO T. GUINGONA, JR.
Secretary

Republika ng Pilipinas
KAGAWARAN NG KATARUNGAN
Department of Justice
Manila

OPINION NO. 1, S. 2004

January 9, 2004

Hon. Florante Soriquez

Acting Secretary
Department of Public Works and Highways
Bonifacio Drive, Port Area, Manila

Sir:

This has reference to your request for opinion concerning the interpretation of the pertinent provisions of the Civil Engineering Law (R.A. No. 544) and the Architects Law (R.A. No. 545), both as amended, in order to determine the realm of practice of both professions and, at the same time, avoid the alleged conflict in the enforcement of the National Building Code of the Philippines (P.D. No. 1096) and its Implementing rules and Regulations (IRR).

The request, we assume, is made in connection with the promulgation and issuance of the revised/updated IRR of the National Building Code, the approval of final draft of which, you say, has been deferred pending resolution of the claimed conflicting provisions of R.A. No. 544 and R.A. No. 545 relating to the practice of structural and architectural designing of buildings, including the signing and sealing of architectural plans and specifications needed in securing building permits.

It appears that civil engineers, relying on the provisions of Section 2 and 23 of R.A. No. 544, believe that it is their inherent right to sign and seal building structural and architectural plans, while architects, quoting the “unlawfully practicing architecture” when they sign and seal architectural plans and specifications of residential buildings from single detached dwellings to multi-story condominiums, office buildings, commercial and industrial building and other buildings since the act of planning and architectural and structural designing, among others, are included in the “practice of architecture.”

It also appears that under the final draft of the revised/updated IRR, it is proposed that only architects can sign architectural plans/documents and only civil engineers can sign structural plans/documents; and that the Philippine Institute of Civil Engineers (PICE), however, opposed the proposal. Hence, the request.

Although, in line with the settled policy and precedents, the Secretary of Justice does not pass upon issues which, as in this case, involve the substantive rights of private parties, i.e., the PICE and its members, upon whom the opinion of this Department has no binding effect and which might, in all probability, take the matter to courts when they find the opinion adverse to their interest,¹ we would like to state some relevant observation for your enlightenment.²

The Civil Engineering Law³ pertinently provides:

SEC. 2. *Definition of Terms.* – (a) The **practice of civil engineering** within the meaning and intent of this Act **shall embrace shall embrace services in the form of consultation, design preparation of** consultation, design, **preparation of plans, specifications, estimates, erection, installation and supervision of the construction of streets, bridges, highways, railroads, airports and**

¹Secretary of Justice Op. Nos. 33 and 35, s. 2000, citing opinions:

²*Ibid.*, No. 33, s. 1983;

³R.A. No. 544, as amended;

hangars, portworks, canals, river and shore improvements, lighthouses and dry docks; buildings, fixed structures for irrigation, flood protection, drainage, water supply and sewerage works; demolition of permanent structures; and tunnels. **The enumeration of any work in this section shall not be construed as excluding any other work requiring civil engineering knowledge and application.**

X X X

X X X

SEC. 23. *Preparation of plans and supervision of construction by registered civil engineer.* – It shall be unlawful for any person to order or otherwise cause the construction, reconstruction, or alteration of any building or structure intended for public gathering or assembly such as theaters, cinematographs, stadia, churches or structures of like nature, and any other engineering structures mentioned in section two of this Act **unless the designs, plans, and specifications of the same have been prepared under the responsible charge of, and signed and sealed by a registered civil engineer,** and unless the construction, reconstruction and/or alteration thereof are executed under the responsible charge and direct supervision of a civil engineer. Plans and designs of structures must be approved by law or ordinance of a city or province or municipality where the said structure is to be constructed.⁴

read: Upon the other hand, Sections 14 and 30 of R.A. No. 545, as amended,⁵ insofar as material, respectively

SEC. 14. *Definition of Terms.* – xxx

(C) *General practice of architecture.* – The practice of architecture is hereby defined to be: **The act pf planning, architectural and structural designing, specifying, supervising, and giving general administration and responsible direction to the erection, enlargement or alterations of buildings and architectural design of engineering structures or any part thereof,** xxx.

xxx

xxx

SEC. 30. *Prohibitions in the practice of architecture.* – Any person who shall practice or offer to practice architecture in the Philippines without being registered or exempted from registration in accordance with the provisions of this Act, xxx⁶

It is clear from a reading of the above-quoted provisions of the subject laws that the making of plans and designs, not to mention the supervision of construction, are activities that are more or less common to both “architecture” and engineering”.⁷ However, the distinction between an architect and a civil engineer is clear. Thus, in one case,⁸ it was held:

An “architect” is defined as one who, skilled in the art of architecture, **designs buildings, determining the disposition of both their interior and exterior spaces, together with structural embellishments of each,** and generally supervises their erection; while a “civil engineer” is **one whose field is that of structures, particularly foundations,** and who designs and supervises construction of bridges, great buildings, etc. xxx⁹

⁴Underscoring supplied;

⁵An Act To Regulate the Practice of Architecture In The Philippines

⁶Emphasis ours;

⁷See, *Smith vs. American packing and Provisions Co.*, 130 P. 2nd 951, 957;

⁸*Rabinowitz vs. Hurwitz Furniture Co.*, 133 So. 498;

⁹at p. 499; stress supplied.

Indeed, the language of both laws confirms this distinction. The **practice of civil engineering** embraces services in the form of **preparation of structural plans, designs, specifications**, etc., and construction of streets, bridges, highways, canals and **other engineering structures** specifically mentioned in section 2 of R.A. 544. The law, however, is silent on whether the practice covers the preparation of architectural plans/designs of said engineering structures. Upon the other hand, **the practice of architecture** clearly concerns with the act of planning, **architectural and structural designing of buildings as well as the architectural designs of engineering structures** or any part thereof.

Having these in mind, it can, therefore, be safely said that the proposal to limit the preparation, signing, and sealing of architectural plans and designs to architects and the preparation, signing and sealing of structural plans and designs to civil engineers to be in order.

Please be guided accordingly.

Very truly yours,

(SGD.)

MA. MERCEDITAS N. GUTIERREZ

Acting Secretary

CHAPTER 1

GENERAL PROVISIONS

SECTION 101. Title

This Decree shall be known as the “National Building Code of the Philippines” and shall hereinafter be referred to as the “Code”.

SECTION 102. Declaration of Policy

It is hereby declared to be the policy of the State to safeguard life, health, property, and public welfare, consistent with the principles of sound environmental management and control; and to this end, make it the purpose of this Code to provide for all buildings and structures, a framework of minimum standards and requirements to regulate and control their location, site, design, quality of materials, construction, use, occupancy, and maintenance.

SECTION 103. Scope and Application

(a) The provisions of this Code shall apply to the design, location, siting, construction, alteration, repair, conversion, use, occupancy, maintenance, moving, demolition of, and addition to public and private buildings and structures, except traditional indigenous family dwellings as defined herein.

(b) Buildings and/or structures constructed before the approval of this Code shall not be affected thereby except when alterations, additions, conversions or repairs are to be made therein in which case, this Code shall apply only to portions to be altered, added, converted or repaired.

SECTION 104. General Building Requirements

(a) All buildings or structures as well as accessory facilities thereto shall conform in all respects to the principles of safe construction and must be suited to the purpose for which they are designed.

(b) Buildings or structures intended to be used for the manufacture and/or production of any kind of article or product shall observe adequate environmental safeguards.

(c) Buildings or structures and all parts thereof as well as all facilities found therein shall be maintained in safe, sanitary and good working condition.

SECTION 105. Site Requirements

The land or site upon which will be constructed any building or structure, or any ancillary or auxiliary facility thereto, shall be sanitary, hygienic or safe. In the case of sites or buildings intended for use as human habitation or abode, the same shall be at a safe distance, as determined by competent authorities, from streams or bodies of water and/or sources of air considered to be polluted; from a volcano or volcanic site and/or any other building considered to be a potential source of fire or explosion.

SECTION 106. Definitions

As used in this Code, the words, terms and phrases enumerated in Annex “A” hereof shall have the meaning or definition, correspondingly provided therein.

CHAPTER 2

ADMINISTRATION AND ENFORCEMENT

SECTION 201. Responsibility for Administration and Enforcement

The administration and enforcement of the provisions of this Code including the imposition of penalties for administrative violations thereof is hereby vested in the Secretary of Public Works, Transportation and Communications, hereinafter referred to as the "Secretary".

SECTION 202. Technical Staff

The Secretary is hereby authorized to constitute and provide in his Department a professional staff composed of highly qualified architects, engineers and technicians who possess diversified and professional experience in the field of building design and construction.

SECTION 203. General Powers and Functions of the Secretary under this Code

For purposes of carrying out the provisions of this Code, the Secretary shall exercise the following general powers and functions:

- (1) Formulate policies, plans, standards and guidelines on building design, construction, use, occupancy and maintenance, in accordance with this Code.
- (2) Issue and promulgate rules and regulations to implement the provisions of this Code and ensure compliance with policies, plans, standards and guidelines formulated under paragraph 1 of this Section.
- (3) Evaluate, review, approve and/or take final action on changes and/or amendments to existing Referral Codes as well as on the incorporation of other referral codes which are not yet expressly made part of this Code.
- (4) Prescribe and fix the amount of fees and other charges that the Building Official shall collect in connection with the performance of regulatory functions.

SECTION 204. Professional and Technical Assistance

The Secretary with the assistance of his technical staff shall provide such professional, technical, scientific and other services including testing laboratories and facilities as may be required to carry out the provisions of this Code; Provided that the Secretary may secure such services as he may deem necessary from other agencies of the National Government and may make arrangement for the compensation of such services. He may also engage and compensate within appropriations available therefore, the services of such number of consultants, experts and advisers on full or part-time basis, as may be necessary, coming from the government or private businesses, entities or associations to carry out the provisions of this Code.

SECTION 205. Building Officials

Except as otherwise provided herein, the Building Official shall be responsible for carrying out the provisions of this Code in the field as well as the enforcement of orders and decisions made pursuant thereto.

Due to the exigencies of the service, the Secretary may designate incumbent Public Works District Engineers, City Engineers and Municipal Engineers to act as Building Officials in their respective areas of jurisdiction.

The designation made by the Secretary under this Section shall continue until regular positions of Building Official are provided or unless sooner terminated for causes provided by law or decree.

SECTION 206. Qualifications of Building Officials

No person shall be appointed as a Building Official unless he possesses the following qualifications:

1. A Filipino citizen and of good moral character.
2. A duly registered architect or civil engineer.
3. A member of good standing of a duly accredited organization of his profession for not less than two years.
4. Has at least five years of diversified and professional experience in building design and construction.

SECTION 207. Duties of a Building Official

In his respective territorial jurisdiction, the Building Official shall be primarily responsible for the enforcement of the provisions of this Code as well as of the implementing rules and regulations issued therefor. He is the official charged with the duties of issuing building permits.

In the performance of his duties, a Building Official may enter any building or its premises at all reasonable times to inspect and determine compliance with the requirements of this Code, and the terms and conditions provided for in the building permit as issued.

When any building work is found to be contrary to the provisions of this Code, the Building Official may order the work stopped and prescribe the terms and/or conditions when the work will be allowed to resume. Likewise, the Building Official is authorized to order the discontinuance of the occupancy or use of any building or structure or portion thereof found to be occupied or used contrary to the provisions of this Code.

SECTION 208. Fees

Every Building Official shall keep a permanent record and accurate account of all fees and other charges fixed and authorized by the Secretary to be collected and received under this Code.

Subject to existing budgetary, accounting and auditing rules and regulations, the Building Official is hereby authorized to retain not more than twenty percent of his collection for the operating expenses of his office.

The remaining eighty percent shall be deposited with the city or municipal treasurer and shall accrue to the General Fund of the province, city or municipality concerned.

SECTION 209. Exemption

Public buildings and traditional indigenous family dwellings shall be exempt from payment of building permit fees.

As used in this Code, the term "traditional indigenous family dwelling" means a dwelling intended for the use and occupancy by the family of the owner only and constructed of native materials such as bamboo, nipa, logs, or lumber, the total cost of which does not exceed fifteen thousand pesos.

SECTION 210. Use of Income from Fees

Any provision of law to the contrary notwithstanding, the Secretary is hereby authorized to prescribe the procedures for the use of all net income realized by the office of the Building Official

from the collection of fees and charges not exceeding twenty percent thereof in accordance with Section 208.

Such income may be used to cover necessary operating expenses including the purchase of equipment, supplies and materials, traveling expenses, obligation expenses and sheriff's fees and payment of other prior years' obligations not adequately funded, subject to existing budgetary and auditing rules and regulations.

SECTION 211. Implementing Rules and Regulations

In the implementation of the provisions of this Code, the Secretary shall formulate necessary rules and regulations and adopt design and construction standards and criteria for buildings and other structures. Such standards, rules and regulations shall take effect after their publication once a week for three consecutive weeks in a newspaper of general circulation.

SECTION 212. Administrative Fines

For the violation of any of the provisions of this Code or any of the rules or regulations issued thereunder, the Secretary is hereby empowered to prescribe and impose fines not exceeding ten thousand pesos.

SECTION 213. Penal Provisions

It shall be unlawful for any person, firm or corporation, to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy, or maintain any building or structure or cause the same to be done contrary to or in violation of any provision of this Code.

Any person, firm or corporation who shall violate any of the provisions of this Code and/or commit any act hereby declared to be unlawful shall upon conviction, be punished by a fine of not more than twenty thousand pesos or by imprisonment of not more than two years or by both such fine and imprisonment: Provided, that in the case of a corporation firm, partnership or association, the penalty shall be imposed upon its officials responsible for such violation and in case the guilty party is an alien, he shall immediately be deported after payment of the fine and/or service of his sentence.

SECTION 214. Dangerous and Ruinous Buildings or Structures

Dangerous buildings are those which are herein declared as such or are structurally unsafe or not provided with safe egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health or public welfare because of inadequate maintenance, dilapidation, obsolescence, or abandonment; or which otherwise contribute to the pollution of the site or the community to an intolerable degree.

SECTION 215. Abatement of Dangerous Buildings

When any building or structure is found or declared to be dangerous or ruinous, the Building Official shall order its repair, vacation or demolition depending upon the degree of danger to life, health, or safety. This is without prejudice to further action that may be taken under the provisions of Articles 482 and 694 to 707 of the Civil Code of the Philippines.

SECTION 216. Other Remedies

The rights, actions and remedies provided in this Code shall be in addition to any and all other rights of action and remedies that may be available under existing laws.

CHAPTER 3

PERMITS AND INSPECTION

SECTION 301. Building Permits

No person, firm or corporation, including any agency or instrumentality of the government shall erect, construct, alter, repair, move, convert or demolish any building or structure or cause the same to be done without first obtaining a building permit therefor from the Building Official assigned in the place where the subject building is located or the building work is to be done.

SECTION 302. Application for Permits

In order to obtain a building permit, the applicant shall file an application therefor in writing and on the prescribed form from the Office of the Building Official. Every application shall provide at least the following information:

- (1) A description of the work to be covered by the permit applied for;
- (2) Certified true copy of the TCT covering the lot on which the proposed work is to be done. If the applicant is not the registered owner, in addition to the TCT, a copy of the contract of lease shall be submitted;
- (3) The use or occupancy for which the proposal work is intended;
- (4) Estimated cost of the proposed work.

To be submitted together with such application are at least five sets of corresponding plans and specifications prepared, signed and sealed by a duly registered mechanical engineer in case of mechanical plans, and by a registered electrical engineer in case of electrical plans, except in those cases exempted or not required by the Building Official under this Code.

SECTION 303. Processing of Building Permits

The processing of building permits shall be under the overall administrative control and supervision of the Building Official and his technical staff of qualified professionals.

In processing an application for a building permit, the Building Official shall see to it that the applicant satisfies and conforms with approved standard requirements on zoning and land use, lines and grades, structural design, sanitary and sewerage, environmental health, electrical and mechanical safety as well as with other rules and regulations promulgated in accordance with the provisions of this Code.

SECTION 304. Issuance of Building Permits

When satisfied that the work described in an application for building permit and the plans and specifications submitted therewith, conform to the requirements of this Code and other pertinent rules and regulations, the Building Official shall, within fifteen days from payment of the required fees by the applicant, issue the building permit applied for.

The Building Official may issue a permit for the construction of only a part or portion of a building or structure whenever the plans and specifications submitted together with the application do not cover the entire building or structure.

Approved plans and specifications shall not be changed, modified or altered without the approval of the Building Official and the work shall be done strictly in accordance thereto.

SECTION 305. Validity of Building Permits

The issuance of a building permit shall not be construed as an approval or authorization to the permittee to disregard or violate any of the provisions of this Code.

Whenever the issuance of a permit is based on approved plans and specifications which are subsequently found defective, the Building Official is not precluded from requiring permittee to effect the necessary corrections in said plans and specifications or from preventing or ordering the stoppage of any or all building operations being carried on thereunder which are in violation of this Code.

A building permit issued under the provisions of this Code shall expire and become null and void if the building or work authorized therein is not commenced within a period of one year from the date of such permit, or if the building or work so authorized is suspended or abandoned at any time after it has been commenced, for a period of 120 days.

SECTION 306. Non-Issuance, Suspension or Revocation of Building Permits

The Building Official may order or cause the non-issuance, suspension or revocation of building permits on any or all of the following reasons or grounds:

- (a) Errors found in the plans and specifications;
- (b) Incorrect or inaccurate data or information supplied;
- (c) Non-compliance with the provisions of this Code or of any rule or regulation.

Notice of non-issuance, suspension or revocation of building permits shall always be made in writing, stating the reason or grounds therefor.

SECTION 307. Appeal

Within fifteen (15) days from the date of receipt of advice of the non-issuance, suspension or revocation of permits, the applicant/permittee may file an appeal with the Secretary who shall render his decision within fifteen days from date of receipt of notice of appeal. The decision of the Secretary shall be final subject only to review by the Office of the President.

SECTION 308. Inspection and Supervision of Work

The owner of the Building who is issued or granted a building permit under this Code shall engage the services of a duly licensed architect or civil engineer to undertake the full time inspection and supervision of the construction work.

Such architect or civil engineer may or may not be the same architect or civil engineer who is responsible for the design of the building.

It is understood however that in either case, the designing architect or civil engineer is not precluded from conducting inspection of the construction work to check and determine compliance with the plans and specifications of the building as submitted.

There shall be kept at the jobsite at all times a logbook wherein the actual progress of construction including tests conducted, weather conditions and other pertinent data are to be recorded.

Upon completion of the construction, the said licensed architect or civil engineer shall submit the logbook, duly signed and sealed, to the Building Official. He shall also prepare and submit a Certificate of Completion of the project stating that the construction of building conforms to the provisions of this Code as well as with the approved plans and specifications.

SECTION 309. Certificate of Occupancy

No building or structure shall be used or occupied and no change in the existing use or occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy therefor as provided in this Code.

A Certificate of Occupancy shall be issued by the Building Official within thirty (30) days if after final inspection and submittal of a Certificate of Completion referred to in the preceding Section, it is found that the building or structure complies with the provisions of this Code.

The Certificate of Occupancy shall be posted or displayed in a conspicuous place on the premises and shall not be removed except upon order of the Building Official.

The non-issuance, suspension and revocation of Certificates of Occupancy and the procedure for appeal therefrom shall be governed in so far as applicable, by the provisions of Section 306 and 307 of this Code.

CHAPTER 4

TYPES OF CONSTRUCTION

SECTION 401. Types of Construction

For purposes of this Code, all buildings proposed for construction shall be classified or identified according to the following types:

- (1) Type I – Type I buildings shall be of wood construction. The structural elements may be any of the materials permitted by this Code.
- (2) Type II – Type II buildings shall be of wood construction with protective fire-resistant materials and one-hour fire-resistive throughout: *Except*, that permanent non-bearing partitions may use fire-retardant treated wood within the framing assembly.
- (3) Type III – Type III buildings shall be of masonry and wood construction. Structural elements may be any of the materials permitted by this Code: *Provided*, that the building shall be one-hour fire-resistive throughout. Exterior walls shall be of incombustible fire-resistive construction.
- (4) Type IV – Type IV buildings shall be of steel, iron, concrete, or masonry construction. Walls, ceilings, and permanent partitions shall be of incombustible fire-resistive construction: *Except*, that permanent non-bearing partitions of one-hour fire-resistive construction may use fire-retardant treated wood within the framing assembly.
- (5) Type V – Type V buildings shall be fire-resistive. The structural elements shall be of steel, iron, concrete, or masonry construction. Walls, ceilings, and permanent partitions shall be of incombustible fire-resistive construction.

SECTION 402. Changes in Types

No change shall be made in the type of construction of any building which would place the building in a different sub-type or type of construction unless such building is made to comply with the requirements for such sub-type of construction: *Except*, when the changes is approved by the Building Official upon showing that the new or proposed construction is less hazardous, based on life and fire risk, than the existing construction.

SECTION 403. Requirements on Type of Construction

Subject to the provisions of this Chapter, the Secretary shall prescribe standards for each type of construction, and promulgate rules and regulations therefor, relating to structural framework, exterior walls and openings, interior walls and enclosures, floors, exits and stairs construction, and roofs.

CHAPTER 5

REQUIREMENTS FOR FIRE ZONES

SECTION 501. Fire Zones Defined

Fire zones are areas within which only certain types of buildings are permitted to be constructed based on their use or occupancy, type of construction, and resistance to fire.

SECTION 502. Buildings located in more than One Fire Zone

A building or structure which is located partly in one fire zone and partly in another shall be considered to be in the more highly restrictive fire zone, when more than one-third of its total floor area is located in such zone.

SECTION 503. Moved Building

Any building or structure moved within or into any fire zone shall be made to comply with all the requirements for buildings in that fire zone.

SECTION 504. Temporary Buildings

Temporary buildings such as reviewing stands and other miscellaneous structures conforming to the requirements of this Code, and sheds, canopies and fences used for the protection of the public around and in conjunction with construction work, may be erected in the fire zones by special permit from the Building Official for a limited period of time, and such buildings or structures shall be completely removed upon the expiration of the time limit stated in such permits.

SECTION 505. Center Lines of Streets

For the purpose of this Chapter, the center line of an adjoining street or alley may be considered an adjacent property line. Distances shall be measured at right angles to the street or alley.

SECTION 506. Restrictions on Existing Buildings

Existing buildings or structures in fire zones that do not comply with the requirements for a new building erected therein shall not hereafter be enlarged, altered, remodeled, repaired or moved except as follows:

- (a) Such building is entirely demolished;
- (b) Such building is to be moved outside the limits of the more highly restrictive Fire Zone to a zone where the building meets the minimum standards;
- (c) Changes, alterations and repairs may be made provided that in any 12-month period, the value of the work does not exceed twenty percent of the value of the existing building, and provided that, such changes do not add additional combustible material, and do not, in the opinion of the Building Official, increase the fire hazard;
- (d) Additions thereto are separated from the existing building by fire walls, as set forth in Sub-section 604 (b);
- (e) Damage from fire or earthquake, typhoons or any fortuitous event may be repaired, using the same kind of materials of which the building or structure was originally constructed, provided that, the cost of such repair shall not exceed twenty percent of the replacement cost of the building or structure.

SECTION 507. Designation of Fire Zones

The Secretary shall promulgate specific restrictions for each type of Fire Zone. Cities and municipalities shall be divided into such Fire Zones in accordance with local, physical, and spatial framework plans submitted by city or municipal planning and/or development bodies.

CHAPTER 6

FIRE-RESISTIVE REQUIREMENTS IN CONSTRUCTION

SECTION 601. Fire-Resistive Rating defined

Fire-resistive rating means the degree to which a material can withstand fire as determined by generally recognized and accepted testing methods.

SECTION 602. Fire-Resistive Time Period Rating

Fire-resistive time period rating is the length of time a material can withstand being burned which may be one-hour, two-hours, three-hours, four-hours, etc.

SECTION 603. Fire-Resistive Standards

All materials of construction, and assemblies or combinations thereof shall be classified according to their fire-retardant or flame-spread ratings as determined by general accepted testing methods and/or by the Secretary.

SECTION 604. Fire-Resistive Regulations

The Secretary shall prescribe standards and promulgate rules and regulations on the testing of construction materials for flame-spread characteristics, tests on fire damages, fire tests of building construction and materials, door assemblies and tinclad fire doors and window assemblies, the installation of fire doors and windows and smoke and fire detectors for fire protective signaling system, application and use of controlled interior finish, fire-resistive protection for structural members, fire-resistive walls and partitions, fire-resistive floor or roof ceiling, fire-resistive assemblies for protection of openings and fire-retardant roof coverings.

CHAPTER 7

CLASSIFICATION AND GENERAL REQUIREMENT OF ALL BUILDINGS BY USE OR OCCUPANCY

SECTION 701. Occupancy Classified

- (a) Buildings proposed for construction shall be identified according to their use or the character of its occupancy and shall be classified as follows:

(1) Group A – *Residential Dwellings*

Group A Occupancies shall be dwellings.

(2) Group B – *Residentials, Hotels and Apartments*

Group B Occupancies shall be multiple dwelling units including boarding or lodging houses, hotels, apartment buildings, row houses, convents, monasteries and other similar building each of which accommodates more than 10 persons.

(3) Group C – *Education and Recreation*

Group C Occupancies shall be buildings used for school or day-care purposes, involving assemblage for instruction, education, or recreation, and not classified in Group I or in Division 1 and 2 or Group H Occupancies.

(4) Group D – *Institutional*

Group D Occupancies shall include:

Division 1 – Mental hospitals, mental sanitarium, jails, prisons, reformatories, and buildings where personal liberties of inmates are similarly restrained.

Division 2 – Nurseries for full-time care of children under kindergarten age, hospitals, sanitarium, nursing homes with non-ambulatory patients, and similar buildings each accommodating more than five persons.

Division 3 – Nursing homes for ambulatory patients, homes for children of kindergarten age or over, each accommodating more than five persons: Provided, that Group D Occupancies shall not include buildings used only for private or family group dwelling purposes.

(5) Group E – *Business and Mercantile*

Group E Occupancies shall include:

Division 1 – Gasoline filling and service stations, storage garages and boat storage structures where no work is done except exchange of parts and maintenance requiring no open flame, welding, or the use of highly flammable liquids.

Division 2 – Wholesale and retail stores, office buildings, drinking and dining establishments having an occupant load of less than one hundred persons, printing plants, police and fire stations, factories and workshops using not highly flammable or combustible materials and paint stores without bulk handlings.

Division 3 – Aircraft hangars and open parking garages where no repair work is done except exchange of parts and maintenance requiring no open flame, welding or the use of highly flammable liquids.

(6) Group F – *Industrial*

Group F Occupancies shall include: ice plants, power plants, pumping plants, cold storage, and creameries, factories and workshops using incombustible and non-explosive materials, and storage and sales rooms for incombustible and non-explosive materials.

(7) Group G – *Storage and Hazardous*

Groups G Occupancies shall include:

Division 1 – Storage and handling of hazardous and highly flammable material.

Division 2 – Storage and handling of flammable materials, dry cleaning plants using flammable liquids; paint stores with bulk handling, paint shops and spray painting rooms.

Division 3 – Wood working establishments, planing mills and box factories, shops, factories where loose combustible fibers or dust are manufactured, processed or generated; warehouses where highly combustible materials is stored.

Division 4 – Repair garages.

Division 5 – Aircrafts repair hangars.

(8) *Group H – Assembly Other Than Group I*

Group H Occupancies shall include:

Division 1 – Any assembly building with a stage and an occupant load of less than 1000 in the building.

Division 2 – Any assembly building without stage and having an occupant load of 300 or more in the building.

Division 3 – Any assembly building without a stage and having an occupant load of less than 300 in the building.

Division 4 – Stadia, reviewing stands, amusement park structures not included within Group I or in Division 1, 2, and 3 of this Group.

(9) *Group I – Assembly Occupant Load 1000 or More*

Group I Occupancies shall be any assembly building with a stage and an occupant load of 1000 or more in the building.

(10) *Group J – Accessory*

Group J Occupancies shall include:

Division 1 – Private garage, carports, sheds and agricultural buildings.

Division 2 – Fences over 1.80 meters high, tanks and towers.

(b) Other subgroupings or divisions within Groups A to J may be determined by the Secretary. Any other occupancy not mentioned specifically in this Section, or about which there is any question, shall be included in the Group which it most nearly resembles based on the existing or proposed life and fire hazard.

SECTION 702. Change in Use

No change shall be made in the character of occupancy or use of any building which would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of this Code for such division or group of occupancy. The character of occupancy of existing buildings may be changed subject to the approval of the Building Official and the building may be occupied for purposes set forth in other Groups: Provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

SECTION 703. Mixed Occupancy

(a) *General Requirements*

When a building is of mixed occupancy or used for more than one occupancy, the whole building shall be subject to the most restrictive requirement pertaining to any of the type of occupancy found therein except in the following:

- (1) When a one-storey building houses more than one occupancy, each portion of the building shall conform to the requirement of the particular occupancy housed therein and;
- (2) Where minor accessory uses do not occupy more than ten percent of the area of any floor or a building, nor more than ten percent of the basic area permitted in the occupancy requirements, in which case, the major use of the building shall determine the occupancy classification.

(b) *Forms of Occupancy Separation*

Occupancy separations shall be vertical or horizontal or both, or when necessary, of such other forms as may be required to afford a complete separation between the various occupancy divisions in the building.

(c) *Types of Occupancy Separation*

Occupancy separation shall be classified as "One-Hour Fire-Resistive", "Two-Hour Fire-Resistive", "Three-Hour Fire-Resistive" and "Four-Hour Fire-Resistive."

- (1) A "One-Hour Fire-Resistive Occupancy Separation" shall be of not less than one-hour fire-resistive construction. All openings in such separation shall be protected by a fire-assembly having a one-hour fire-resistive rating.
- (2) A "Two-Hour Fire-Resistive Occupancy Separation" shall be of not less than two-hour fire-resistive construction. All openings in such separation shall be protected by a fire assembly having a two-hour fire-resistive rating.
- (3) A "Three-Hour Fire-Resistive Occupancy Separation" shall be of not less than three-hour fire-resistive construction. All openings in walls forming such separation shall be protected by a fire assembly having a three-hour fire-resistive rating. The total width of all openings in any three-hour fire-resistive occupancy separation wall in any one-storey shall not exceed 25 percent of the length of the wall in that storey and no single opening shall have an area greater than 10.00 square meters. All openings in floors forming a "Three-Hour Fire-Resistive Occupancy Separation" shall be protected by vertical enclosures extending above and below such openings. The walls of such vertical enclosures shall be of not less than two-hour fire-resistive construction, and all openings therein shall be protected by a fire assembly having a three-hour fire-resistive rating.
- (4) A "Four-Hour Fire-Resistive Occupancy Separation" shall have no openings therein and shall be of not less than four-hour fire-resistive construction.

(d) *Fire Rating for Occupancy Separation*

Occupancy Separations shall be provided between groups, subgroupings, or divisions of occupancies. The Secretary shall promulgate rules and regulations for appropriate occupancy separations in buildings of mixed occupancy; Provided, that, where any occupancy separation is required, the minimum shall be a "One-Hour Fire-Resistive Occupancy Separation"; and where the occupancy separation is horizontal, structural members supporting the separation shall be protected by an equivalent fire-resistive construction.

SECTION 704. Location on Property

(a) *General*

No building shall be constructed unless it adjoins or has direct access to a public space, yard or street on at least one of its sides.

For the purpose of this Section, the center line of an adjoining street or alley shall be considered an adjacent property line.

Eaves over required windows shall not be less than 750 millimeters from the side and rear property lines.

(b) *Fire Resistance of Walls*

Exterior walls shall have fire resistance and opening protection in accordance with the requirements set forth by the Secretary. Projections beyond the exterior wall shall not exceed beyond a point one-third the distance from an assumed vertical plane located where the fire-resistive protection of

openings is first required to the location on property whichever is the least restrictive. Distance shall be measured at right angles from the property line. When openings in exterior walls are required to be protected due to distance from property line, the sum of the areas of such openings in any storey shall not exceed 50 percent of the total area of the wall in that storey.

(c) Buildings on Same Property and Buildings Containing Courts

For the purpose of determining the required wall and opening protection, buildings on the same property and court walls shall be assumed to have a property line between them. When a new building is to be erected on the same property with an existing building, the assumed property line from the existing building shall be the distance to the property line for each occupancy as set forth by the Secretary: Provided, that two or more buildings on the same property may be considered as one building if the aggregate area of such building is within the limits of allowable floor areas for a single building, and when the buildings so considered, house different occupancies or are of different types of construction, the area shall be that allowed for the most restrictive occupancy or construction.

SECTION 705. Allowable Floor Areas

The allowable floor areas for one-storey building and buildings over one-storey shall not exceed the limits prescribed by the Secretary for each occupancy groups and/or types of construction. For purposes of this Section, each portion of a building separated by one or more area separation walls may be considered a separate building provided the area separation walls meet the requirements prescribed therefor by the Secretary.

SECTION 706. Allowable Floor Area Increases

The floor areas hereinabove provided may be increased in certain specific instances and under appropriate conditions, based on the existence of public space, streets or yards extending along and adjoining two or more sides of the building or structure subject to the approval of the Building Official.

SECTION 707. Maximum Height of Buildings

The maximum height and number of storeys of every building shall be dependent upon the character of occupancy and the type of construction as determined by the Secretary considering population density, building bulk, widths of streets and car parking requirements. The height shall be measured from the highest adjoining sidewalk or ground surface: Provided, that the height measured from the lowest adjoining surface shall not exceed such maximum height by more than 3.00 meters: Except, that towers, spires, and steeples, erected as part of a building and not used for habitation or storage are limited as to height only by structural design if completely of incombustible materials, or may extend not to exceed 6.00 meters above the height limits for each occupancy group if of combustible materials.

SECTION 708. Minimum Requirements for Group A Dwellings

(a) Dwelling Location and Lot Occupancy

The dwelling shall occupy not more than ninety percent of a corner lot and eighty percent of an inside lot, and subject to the provisions on Easements of Light and View of the Civil Code of Philippines, shall be at least 2 meters from the property line.

(b) Light and Ventilation

Every dwelling shall be so constructed and arranged as to provide adequate light and ventilation as provided under Section 805 to Section 811, of this Code.

(c) Sanitation

Every dwelling shall be provided with at least one sanitary toilet and adequate washing and drainage facilities.

(d) *Foundation*

Footings shall be of sufficient size and strength to support the load of the dwelling and shall be at least 250 millimeters thick and 600 millimeters below the surface of the ground.

(e) *Post*

The dimensions of wooden posts shall be those found in Table 708-A: *Dimensions of Wooden Posts* (Annex B-1). Each post shall be anchored to such footing by straps and bolts of adequate size.

(f) *Floor*

The live load of the first floor shall be at least 200 kilograms per square meter and for the second floor, at least 150 kilograms per square meter.

(g) *Roof*

The wind load for roofs shall be at least 120 kilograms per square meter for vertical projection.

(h) *Stairs*

Stairs shall be at least 750 millimeters in clear width, with a rise of 200 millimeters and a minimum run of 200 millimeters.

(i) *Entrance and Exit*

There shall be at least one entrance and another one for exit.

(j) *Electrical Requirements*

All electrical installation shall conform to the requirements of the Philippine Electrical Code.

(k) *Mechanical Requirements*

Mechanical systems and/or equipment installation shall be subject to the requirement of the Philippine Mechanical Engineering Code.

SECTION 709. Requirements for Other Group Occupancies

Subject to the provisions of this Code, the Secretary shall promulgate rules and regulations for each of the other Group Occupancies covering: allowable construction, height, and area; location on property, exit facilities, light, ventilation, and sanitation; enclosures of vertical openings; fire extinguishing systems; and special hazards.

CHAPTER 8

LIGHT AND VENTILATION

SECTION 801. General Requirements of Light and Ventilation

- (a) Subject to the provisions of the Civil Code of the Philippines on Easements of Light and View, and to the provisions of this part of the Code, every building shall be designed, constructed, and equipped to provide adequate light and ventilation.
- (b) All buildings shall face a street or public alley or a private street which has been duly approved.
- (c) No building shall be altered nor arranged so as to reduce the size of any room or the relative area of windows to less than that provided for buildings under this Code, or to create an additional room, unless such additional room conforms to the requirements of this Code.
- (d) No building shall be enlarged so that the dimensions of the required court or yard would be less than that prescribed for such building.

SECTION 802. Measurement of Site Occupancy

- (a) The measurement of site occupancy or lot occupancy shall be taken at the ground level and shall be exclusive of courts, yards, and light wells.
- (b) Courts, yards, and light wells shall be measured clear of all projections from the walls enclosing such wells or yards with the exception of roof leaders, wall copings, sills, or steel fire escapes not exceeding 1.20 meters in width.

SECTION 803. Percentage of Site Occupancy

- (a) Minimum site occupancy shall be governed by the use, type of construction, and height of the building and the use, area, nature, and location of the site; and subject to the provisions of the local zoning requirements and in accordance with the rules and regulations promulgated by the Secretary.

SECTION 804. Size and Dimensions of Courts

- (a) Minimum size of courts and their least dimensions shall be governed by the use, type of construction, and height of the building as provided in the rules and regulations promulgated by the Secretary, provided that the minimum horizontal dimension of court shall be not less than 2.00 meters.
- (b) All inner courts shall be connected to a street or yard, either by a passageway with a minimum width of 1.20 meters or by a door through a room or rooms.

SECTION 805. Ceiling Heights

- (a) Habitable rooms provided with artificial ventilation shall have ceiling heights not less than 2.40 meters measured from the floor to the ceiling; Provided that for buildings of more than one-storey, the minimum ceiling height of the first storey shall be 2.70 meters and that for the second storey 2.40 meters and succeeding storeys shall have an unobstructed typical head-room clearance of not less than 2.10 meters above the finished floor. Above stated rooms with a natural ventilation shall have ceiling heights not less than 2.70 meters.
- (b) Mezzanine floors shall have a clear ceiling height not less than 1.80 meters above and below it.

SECTION 806. Size and Dimension of Rooms

Minimum sizes of rooms and their least horizontal dimensions shall be as follows:

1. Rooms for Human Habitations – 6.00 square meters with a least dimension of 2.00 meters;
2. Kitchens – 3.0 square meters with a least dimension of 1.50 meters;
3. Bath and toilet – 1.20 square meters with a least dimension of 0.90 meter.

SECTION 807. Air Space Requirements in Determining the Size of Rooms

Minimum air space shall be provided as follows:

1. School Rooms – 3.00 cubic meters with 1.00 square meter of floor area per person;
2. Workshops, Factories, and Offices – 12.00 cubic meters of air space per person;
3. Habitable rooms – 14.00 cubic meters of air space per person.

SECTION 808. Window Openings

Every room intended for any use, not provided with artificial ventilation system as herein specified in this Code, shall be provided with a window or windows with a total free area of openings and equal to at least ten percent of the floor area of room, and such window shall open directly to a court, yard, public street or alley, or open water courses.

SECTION 809. Vent Shafts

- (a) Ventilation or vent shafts shall have a horizontal cross-sectional area of not less than 0.10 square meter for every meter of height of shaft but in no case shall the area be less than 1.00 square meter. No vent shaft shall have its least dimension less than 600 millimeters.
- (b) Skylights – Unless open to the outer air at the top for its full area, vent shaft shall be covered by a skylight having a net free area or fixed louver openings equal to the maximum required shaft area.
- (c) Air ducts shall open to a street or court by a horizontal duct or intake at a point below the lowest window opening. Such duct or intake shall have a minimum unobstructed cross-sectional area of not less than 0.30 square meter with a minimum dimension of 300 millimeters. The openings to the duct or intake shall be not less than 300 millimeters above the bottom of the shaft and the street surface or level of court, at the respective ends of the duct or intake.

SECTION 810. Ventilation Skylights

Skylights shall have a glass area not less than that required for the windows that are replaced. They shall be equipped with movable sashes or louvers with an aggregate net free area not less than that required for openable parts in the window that are replaced or provided with approved artificial ventilation of equivalent effectiveness.

SECTION 811. Artificial Ventilation

- (a) Rooms or spaces housing industrial or heating equipment shall be provided with artificial means of ventilation to prevent excessive accumulation of hot and/or polluted air.
- (b) Whenever artificial ventilation is required, the equipment shall be designed and constructed to meet the following minimum requirements in air changes:
 1. For rooms entirely above grade and used for office, clerical, or administrative purposes, or as stores, sales rooms, restaurants, markets, factories, workshops, or machinery rooms, not less than three changes of air per hour shall be provided.

2. For rooms entirely above grade and used as bakeries, hotel or restaurant kitchens, laundries other than accessory to dwellings, and boiler rooms – not less than ten changes of air per hour shall be provided.
3. For auditorium and other rooms used for assembly purposes, with seats or other accommodations – not less than 0.30 cubic meter of air per minute shall be supplied for each person.
4. For wards and dormitories of institutional buildings – not less than 0.45 cubic meter of air per minute shall be supplied for each person accommodated.
5. For other rooms or spaces not specifically covered under this Section of the Code, applicable provisions of the Philippine Mechanical Engineering Code, shall be followed.

CHAPTER 9

SANITATION

SECTION 901. General Requirements

Subject to the provisions of Book II of the Civil Code of the Philippines on Property, Ownership, and its Modification, all buildings hereafter erected, altered, remodeled, relocated or repaired for human habitation shall be provided with adequate and potable water supply, plumbing installation, and suitable wastewater treatment or disposal system, storm water drainage, pest and vermin control, noise abatement device, and such other measures required for the protection and promotion of health of persons occupying the premises and others living nearby.

SECTION 902. Water Supply System

- (a) Whenever available, the potable water requirements for a building used for human habitation shall be supplied from existing municipal or city waterworks system.
- (b) The quality of drinking water from meteoric, surface or underground sources shall conform to the criteria set in the latest approved National Standards for Drinking Water.
- (c) The design, construction and operation of deepwells for the abstraction of groundwater shall be subject to the provisions of the Water Code of the Philippines.
- (d) The design, construction and operation of independent waterworks systems private housing subdivisions or industrial estates shall be governed by existing laws relating to local waterworks system.
- (e) The water piping installations inside buildings and premises shall conform to the provisions of the National Plumbing Code of the Philippines.

SECTION 903. Wastewater Disposal System

- (a) Sanitary sewage from buildings and neutralized or pre-treated industrial wastewater shall be discharged directly into the nearest street sanitary sewer main of existing municipal or city sanitary sewerage system in accordance with the criteria set by the Code on Sanitation and the National Pollution Control Commission.
- (b) All buildings located in areas where there are no available sanitary sewerage system shall dispose their sewage "Imhoff" or septic tank and subsurface absorption field.
- (c) Sanitary and industrial plumbing installations inside buildings and premises shall conform to the provisions of the National Plumbing Code.

SECTION 904. Storm Drainage System

- (a) Rainwater drainage shall not discharge to the sanitary sewer system.
- (b) Adequate provisions shall be made to drain low areas in buildings and their premises.

SECTION 905. Pest and Vermin Control

- (a) All buildings with hollow and/or wood construction shall be provided with rat proofing.
- (b) Garbage bins and receptacles shall be provided with ready means for cleaning and with positive protection against entry of pest and vermins.
- (c) Dining rooms for public use without artificial ventilation shall be properly screened.

SECTION 906. Noise Pollution Control

Industrial establishments shall be provided with positive noise abatement devices to tone down the noise level of equipment and machineries to acceptable limits set down by the Department of Labor and the National Pollution Control Commission.

SECTION 907. Pipe Materials

All pipe materials to be used in buildings shall conform to the Standard Specifications of the Philippine Standard Council.

CHAPTER 10

BUILDING PROJECTION OVER PUBLIC STREETS

SECTION 1001. General Requirements

- (a) No part of any building or structure or any of its appendages shall project beyond the property line of the building site, except as provided in this Code.
- (b) The projection of any structure or appendage over a public property shall be the distance measured horizontally from the property line to the uttermost point of the projection.

SECTION 1002. Projection into Alleys or Streets

- (a) No part of any structure or its appendage shall project into any alley or street, national road or public highway except as provided in this Code.
- (b) Footings located at least 2.40 meters below grade along national roads or public highway may project not more than 300 millimeters beyond the property line.
- (c) Foundations may be permitted to encroach into public sidewalk areas to a width not exceeding 500 millimeters; provided, that the top of the said foundations is not less than 600 millimeters below the established grade; and provided further, that said projection does not obstruct any existing utility such as power, communication, gas, water, or sewer lines, unless the owner concerned shall pay the corresponding entities for the rerouting of the parts of the affected utilities.

SECTION 1003. Projection of Balconies and Appendages Over Streets

- (a) The extent of any projection over an alley or street shall be uniform within a block and shall conform to the limitations set forth in Table 1003-A; *Projection of Balconies and Appendages* (Annex B-2).
- (b) The clearance between the established grade of the street and/or sidewalk and the lowest under surface of any part of the balcony shall not be less than 3.00 meters.

SECTION 1004. Arcades

- (a) Whenever required by existing building and zoning regulations, arcades shall be constructed on sidewalks of streets. The width of the arcade and its height shall be uniform throughout the street provided, that in no case, shall an arcade be less than 3.00 meters above the established sidewalk grade.

SECTION 1005. Canopies (Marquees)

- (a) *Definition:* A canopy or marquee is a permanent roofed structure above a door attached to and supported by the building and projecting over a wall or sidewalk. This includes any object or decoration attached thereto.
- (b) *Projection and Clearance.* The horizontal clearance between the outermost edge of the marquee and the curb line shall be not less than 300 millimeters. The vertical clearance between the pavement or ground line and the undersurface of any part the marquee shall not be less than 3.00 meters.
- (c) *Construction.* A marquee shall be constructed of incombustible material or materials of not less than two-hours fire-resistive construction. It shall be provided with necessary drainage facility.
- (d) *Location.* Every marquee shall be so located as not to interfere with the operation of any exterior standpipe connection or to obstruct the clear passage from stairway exits from the building or the installation or maintenance of electroliners.

SECTION 1006. Movable Awnings or Hoods

- (a) *Definition.* An awning is a movable shelter supported entirely from an exterior wall of a building and of a type which can be retracted, folded, or collapsed against the face of a supporting building.
- (b) *Clearance.* The horizontal clearance between the awning and the curb line shall not be less than 300 millimeters. The vertical clearance between the undermost surface of the awning and the pavement or ground line shall be not less than 2.40 meters. Collapsible awnings shall be so designated that they shall not block a required exit when collapsed or folded.

SECTION 1007. Doors, Windows, and the like

Doors, windows, and the like less than 2.40 meters above the pavement or groundline shall not, when fully opened or upon opening, project beyond the property line except fire exit doors.

SECTION 1008. Corner Buildings with Chafans

- (a) Every corner building or solid fence on a public street or alley less than 3.60 meters in width shall be truncated at the corner. The face of the triangle so formed shall be at right angles to the bisector of the angle of the intersection of the street lines; provided, that in no case, the Secretary shall determine the size and form of the chaflan.
- (b) If the building is arcaded, no chaflan is required notwithstanding the width of the public street or alley, less than 12.00 meters.

CHAPTER 11

PROTECTION OF PEDESTRIANS DURING CONSTRUCTION OR DEMOLITION

SECTION 1101. General Requirements

- (a) No person shall use or occupy a street, alley or public sidewalk for the performance of work covered by a building permit except in accordance with the provisions of this Chapter.
- (b) No person shall perform any work on any building or structure adjacent to a public way in general use for pedestrian travel, unless the pedestrians are protected as specified in this Chapter.
- (c) Any material or structure temporarily occupying public property, including fence, canopies, and walkways, shall be adequately lighted, between sunset and sunrise.

SECTION 1102. Storage in Public Property

Materials and equipment necessary for work to be done under a permit when placed or stored on public property shall not obstruct free and convenient approach to and use of any fire hydrant, fire or police alarm box, utility box, catch basin, or manhole and shall not interfere with any drainage of any street or alley gutter.

SECTION 1103. Mixing Mortar on Public Property

The mixing of mortar, concrete, or similar materials on public streets shall not be allowed.

SECTION 1104. Protection of Utilities

All public or private utilities above or below the ground shall be protected from any damage by any work being done under the permit. The protection shall be maintained while such work is being done and shall not obstruct the normal functioning of any such utility.

SECTION 1105. Walkway

- (a) When the Building Official authorizes a sidewalk to be fenced or closed, or in case there is no sidewalk in front of the building site during construction or demolition, a temporary walkway of not less than 1.20 meters wide shall be provided.
- (b) The walkway shall be capable of supporting a uniform live load of 650 kilograms per square meter. A durable wearing surface shall be provided throughout the construction period.

SECTION 1106. Pedestrian Protection

- (a) *Protection Required.* Pedestrian traffic shall be protected by a railing on the street side when the walkway extends into the roadway, by a railing when adjacent to excavations, and by such as set forth in Table 1106-A: Type of Protection Required for Pedestrians (Annex B-2).
- (b) *Railings.* Adequate railings when required shall be built substantially strong and should be at least 1.00 meter in height.
- (c) *Fences.* Fences shall be built of an approved material, not less than 2.40 meters in height above grade, and be placed on the side of the walkway nearest to the building site. Fences shall enclose entirely the building site. Openings in such fences shall be provided with doors which shall be kept closed at all times.
- (d) *Canopies.* The protective canopy shall have a clear height of 2.40 meters above the railway, and shall be structurally safe. Every canopy shall have a solid fence built along its entire length on the construction side. If materials are stored or work is done on top of the canopy, the edge

along the street shall be protected by a tight curb board not less than 300 millimeters high and a railing not less than 1.00 meter high shall be provided. The entire structure shall be designed to carry the loads imposed upon it: Provided, that the live load shall be not less than 600 kilograms per square meter.

SECTION 1107. Maintenance and Removal of Protective Devices

- (a) *Maintenance.* All protective devices shall be properly maintained in place and kept in good order for the entire length of time pedestrians may be endangered.
- (b) *Removal.* Every protective fence or canopy shall be removed within 30 days after such protection is no longer required as determined by the Building Official.

SECTION 1108. Demolition

- (a) The work of demolishing any building shall not be commenced until all the necessary pedestrian protective structures are in place.
- (b) The Building Official may require the permittee to submit plans, specifications and complete schedule of demolition. When so required, no work shall be done until such plans, specifications and schedule are approved by the Building Official.

CHAPTER 12

GENERAL DESIGN AND CONSTRUCTION REQUIREMENTS

SECTION 1201. General Requirements

Buildings proposed for construction shall comply with all the regulations and specifications herein set forth governing quality, characteristics and properties of materials, methods of design and construction, type of occupancy and classification.

All other matters relative to the structural design of all buildings and other structures not provided for in this Chapter shall conform with the provisions of the National Structural Code of Buildings, as adopted and promulgated by the Board of Civil Engineering pursuant to Republic Act Number 544, as amended, otherwise known as the "Civil Engineering Law".

SECTION 1202. Excavation, Foundation, and Retaining Walls

- (a) Subject to the provisions of Articles 684 to 686 of the Civil Code of the Philippines on lateral and subjacent support, the design and quality of materials used structurally in excavation, footings, and in foundations shall conform to accepted engineering practice.
- (b) *Excavation and Fills*
 - (1) Excavation or fills for buildings or structures shall be so constructed or protected that they do not endanger life or property.
 - (2) Whenever the depth of excavation for any construction is such that the lateral and subjacent support of the adjoining property or existing structure thereon would be affected in a manner that the stability or safety of the same is endangered, the person undertaking or causing the excavation to be undertaken shall be responsible for the expense of underpinning or extending the foundation or footings of the aforementioned property or structure.
 - (3) Excavation and other similar disturbances made on public property shall, unless otherwise excluded by the Building Official, be restored immediately to its former condition within 48 hours from the start of such excavation and disturbances by whosoever caused such excavation or disturbance.
- (c) *Footings, Foundations, and Retaining Walls*
 - (1) Footings and foundations shall be of the appropriate type, of adequate size, and capacity in order to safely sustain the superimposed loads under seismic or any condition of external forces that may affect the safety or stability of the structure. It shall be the responsibility of the architect and/or engineer to adopt the type and design of the same in accordance with the standards set forth by the Secretary.
 - (2) Whenever or wherever there exist in the site of the construction an abrupt change in the ground levels or level of the foundation such that instability of the soil could result, retaining walls shall be provided and such shall be of adequate design and type of construction as prescribed by the Secretary.

SECTION 1203. Veneer

- (a) *Definition.* Veneer is a nonstructural facing of brick, concrete, tile, metal, plastic, glass, or other similar approved materials attached to a backing or structural components of the building for the purpose of ornamentation, protection, or enclosure that may be adhered, integrated, or anchored either on the interior or exterior of the building or structure.
- (b) *Design Requirements.* The design of all veneer shall comply with the following:

- (1) Veneer shall support no load other than its own weight and the vertical dead load of veneer immediately above.
- (2) Surfaces to which veneer is attached shall be designed to support the additional vertical and lateral loads imposed by the veneer.
- (3) Consideration shall be given to differential movements of the supports including those caused by temperature changes, shrinkage, creep, and deflection.
- (4) Adhered veneer and its backing shall be designed to have a bond to the supporting elements sufficient to withstand shearing stresses due to their weights including seismic effects on the total assemblage.
- (5) Anchored veneer and its attachment shall be designed to resist horizontal forces equal to twice the weight of the veneer.
- (6) Anchors supports and ties shall be non-combustible and corrosion-resistant.

SECTION 1204. Enclosure of Vertical Openings

- (a) *General.* Vertical openings shall be enclosed depending upon the fire-resistive requirements of a particular type of construction as set forth in this Code.
- (b) *Elevator Enclosures.* Walls and partitions enclosing elevators and escalators shall be of not less than the fire-resistive construction required under the Types of Construction. Enclosing walls of elevator shafts may consist of wire glass set in metal frames on the entrance side only. Elevator shafts extending through more than two storeys shall be equipped with an approved means of adequate ventilations to and through the main roof of the building: *Provided*, that in those buildings housing Groups F and G Occupancies equipped with automatic fire-extinguishing systems throughout, enclosures shall not be required for escalators: *Provided*, further that the top of the escalator opening at each storey shall be provided with a draft curtain. Such draft curtain shall enclose the perimeter of the unenclosed opening and shall extend from the ceiling downward at least 300 millimeters on all sides. Automatic sprinklers shall be provided around the perimeter of the opening and within a 600 millimeters of the draft curtain. The distance between the sprinkles shall not exceed 1.80 meters center-to-center.
- (c) *Other Vertical Openings.* All shafts, ducts, chutes, and other vertical openings not covered in paragraph (b) above shall have enclosing walls conforming to the requirements specified under the type of construction of the building in which they are located. In other than Group A Occupancies rubbish and linen chutes shall terminate in rooms separated from the remainder of the building by a One-Hour Fire-Resistive Occupancy Separation. Openings into the chutes shall not be located in required exit corridors or stairways.
- (d) *Air Ducts.* Air ducts passing through a floor shall be enclosed in a shaft. The shaft shall be as required in this Code for vertical openings. Dampers shall be installed where ducts pierce the shaft enclosure walls. Air ducts in Group A Occupancies need not be enclosed in a shaft if conforming to the mechanical provisions of this Code.

SECTION 1205. Floor Construction

- (a) Floors shall be of such materials and construction as specified under Chapter 5 Fire Zones and Fire-Resistive Standards and under Chapter 6 – Types of Construction.
- (b) All floors shall be so framed and secured into the framework and supporting walls as to form an integral part of the whole building.
- (c) The types of floor construction used shall provide means to keep the beam and girders from lateral buckling.

SECTION 1206. Roof Construction and Covering

- (a) *Roof Covering.* Roof covering for all buildings shall be either fire-retardant or ordinary depending upon the fire-resistive requirements of the particular type of construction. The use of combustible roof insulation shall be permitted in all types of construction provided it is covered with approved roof covering applied directly thereto.

- (b) *Roof Trusses.* All roofs shall be so framed and tied into the framework and supporting walls so as to form an integral part of the whole building. Roof trusses shall have all joints well fitted and shall have all tension members well tightened before any load is placed in the truss. Diagonal and sway bracing shall be used to brace all roof trusses. The allowable working stresses of materials in trusses shall conform to this Code. Camber shall be provided to prevent sagging.

(c) *Attics.*

- (1) *Access.* An attic access opening shall be provided in the ceiling of the top floor of buildings with a combustible ceiling or roof construction. The opening shall be located in a corridor or hallway of buildings of three or more storeys in height, and readily accessible in buildings of any height. An opening shall not be less than 600 millimeters square or 600 millimeters in diameter. The minimum clear headroom of 800 millimeters shall be provided above the access opening. For ladder requirements, refer to the Philippine Mechanical Engineering code.
- (2) *Area Separation.* Enclosed attic spaces of combustible construction shall be divided into horizontal areas not exceeding 250 square meters by fire-resistive partitions extending from the ceiling to the roof. *Except*, that where the entire attic is equipped with approved automatic fire-extinguishing system, the attic space may be divided into areas not to exceed 750 square meters. Openings in the partitions shall be protected by self-closing doors.
- (3) *Draft Stops.* Regardless of the type of construction, draft stops shall be installed in trusses roofs, between roof and bottom chords or trusses, in all buildings exceeding 2000 square meters. Draft stops shall be constructed as for attic area separations.
- (4) *Ventilation.* Enclosed attics including rafter spaces formed where ceilings are applied direct to the underside of roof rafters, shall be provided with adequate ventilation protected against the entrance of rain.

(d) *Roof Drainage System*

- (1) *Roof Drains.* Roof drains shall be installed at low points of the roof and shall be adequate in size to discharge all tributary waters.
- (2) *Overflow Drains and Scuppers.* Where roof drains are required, adequate overflow drains shall be provided.
- (3) *Concealed Piping.* Roof drains and overflow drains, when concealed within the construction of the building, shall be installed in accordance with the provisions of the National Plumbing Code.
- (4) *Over Public Property.* Roof drainage water from a building shall not be permitted to flow over public property, except for Group A and J Occupancies.

- (e) *Flashing.* Flashing and counterflashing shall be provided at the juncture of the roof and vertical surfaces.

SECTION 1207. Stairs, Exits, and Occupant Loads

- (a) *General.* The construction of stairs and exits shall conform to the occupant load requirements of buildings, reviewing stands, bleachers, and grandstands.

- (1) *Determination of Occupant Loads.* The occupant load permitted in any building or portion thereof shall be determined by dividing the floor area assigned to that use by the unit area allowed per occupant as determined by the Secretary.
- (2) *Exit Requirements.* Exit requirements of a building or portion thereof used for different purposes shall be determined by the occupant load which gives the largest number of persons. No obstruction shall be placed in the required width of an exit except projections permitted by this Code.
- (3) *Posting of Room Capacity.* Any room having an occupant load of more than 50 where fixed seats are not installed, and which is used for classroom, assembly, or similar

purpose shall have the capacity of the room posted in a conspicuous place near the main exit from the room.

- (4) *Changes in Elevation.* Except in Group A Occupancies, changes in floor elevations of less than 300 millimeters along any exit serving a tributary occupant load of 10 or more shall be by means of ramps:

(b) Exits

- (1) *Number of Exits.* Every building or usable portion thereof shall have at least one exit. In all occupancies, floors above the first storey having an occupant load of more than 10 shall not have less than two exits. Each mezzanine floor used for other than storage purposes, if greater in area than 185 square meters or more than 18.00 meters in any dimension, shall have at least two stairways to an adjacent floor. Every storey or portion thereof, having an occupant load of 500 to 999 shall have at least three exits. Every storey or portion thereof having an occupant load of 1000 or more shall have at least four (4) exits. The number of exits required from any storey of a building shall be determined by using the occupant loads of floors which exit through the level under consideration as follows: 50 percent of the occupant load in the first adjacent storey above (and the first adjacent storey below, when a storey below exits through the level under consideration) and 25 percent of the occupant load in the storey immediately beyond the first adjacent storey. The maximum number of exits required for any storey shall be maintained until egress is provided from the structures. For purposes of this Section basement or cellars and occupied roofs shall be provided with exits as required for storeys. Floors above the second storey, basements and cellars used for other than service of the building shall have not less than two exits.
- (2) *Width.* The total width of exits in meters shall not be less than the total occupant load served divided by 165. Such width of exits shall be divided approximately equally among the separate exits. The total exit width required from any storey of a building shall be determined by using the occupant load of that storey plus the percentage of the occupant loads of floors which exits through the level under consideration as follows: fifty (50) percent of the occupant load in the first adjacent storey above (and the first adjacent storey below when a storey below exits through the level under consideration) and twenty five percent of the occupant load in the storey immediately beyond the first adjacent storey. The maximum exit width from any storey of a building shall be maintained.
- (3) *Arrangement of Exits.* If only two exits are required they shall be placed a distance apart to not less than one-fifth of the perimeter of the area served measured in a straight line between exits. Where three or more exits are required they shall be arranged a reasonable distance apart so that if one becomes blocked, the others will be available.
- (4) *Distance to Exits.* No point in a building without a sprinkler system shall be more than 45.00 meters from an exterior exit door, a horizontal exit, exit passageway, or an enclosed stairway, measured along the line of travel. In a building equipped with a complete automatic fire extinguishing system the distance from exits may be increased to 60.00 meters.

(c) *Doors.* The provisions herein shall apply to every exit door serving an area having an occupant load of more than 10, or serving hazardous rooms or areas.

- (1) *Swing.* Exit door shall swing in the direction of exit travel when serving any hazardous areas or when serving an occupant load of 50 or more. Double acting doors shall not be used as exits serving a tributary occupant load of more than 100; nor shall they be used as a part of fire assembly, nor equipped with panic hardware. A double acting door shall be provided with a view panel of not less than 1,300 square centimeters.
- (2) *Type of Lock or Latch.* Exit door shall be openable from the inside without the use of a key or any special knowledge or effort: *Except*, that this requirement shall not apply to exterior exit doors in a group E or F Occupancy if there is a conspicuous, readily visible and durable sign on or adjacent to the door, stating that the door is to remain unlocked during business hours. The locking device must be of a type that will readily be distinguishable as locked. Flush bolts or surface bolts are prohibited.
- (3) *Width and Height.* Every required exit doorway shall be of a size as to permit the installation of a door not less than 900 millimeters in width and not less than 2.00 meters in height. When installed in exit doorways, exit doors shall be capable of opening at least

90 degrees and shall be so mounted that the clear width of the exitway is not less than 700 millimeters. In computing the required exit width the net dimension of the exitway shall be used.

- (4) *Door Leaf Width.* No leaf of an exit door shall exceed 1.20 meters in width.
 - (5) *Special Doors.* Revolving, sliding, and overhead doors shall not be used as required exits.
 - (6) *Egress from Door.* Every required exit door shall give immediate access to an approved means of egress from the building.
 - (7) *Change in Floor Level at Doors.* Regardless of the occupant load there shall be a floor or landing on each side of an exit door. The floor or landing shall be leveled with, or not more than 50 millimeters lower than the threshold of the doorway: *Except*, that in Group A and B Occupancies, a door may open on the top step of a flight of stairs or an exterior landing provided the door does not swing over the top step or exterior landing and the landing is not more than 200 millimeters below the floor level.
 - (8) *Door Identification.* Glass doors shall conform to the requirements in Section 1805. Other exit doors shall be so marked that they are readily distinguishable from the adjacent construction.
 - (9) *Additional Doors.* When additional doors are provided for egress purposes, they shall conform to all provisions in the following cases: Approved revolving doors having leaves which will collapse under opposing pressures may be used in exit situations; *provided*; that such doors have a minimum width of 2.00 meters or they are not used in occupancies where exits are required to be equipped with panic hardware or at least one conforming exit door is located adjacent to each revolving doors installed in a building and the revolving door shall not be considered to provide any exit width.
- (d) *Corridors and Exterior Exit Balconies.* The provisions herein shall apply to every corridor and exterior exit balcony serving as a required exit for an occupant load of more than ten.
- (1) *Width.* Every corridor or exit balcony shall not be less than 1.10 meters in width.
 - (2) *Projections.* The required width of corridors and exterior exit balconies shall be unobstructed. *Except*, that trim handrails, and doors when fully opened shall not reduce the required width by more than 200 millimeters. Doors in any position shall not reduce the required width of the corridor by more than one-half.
 - (3) *Access to Exits.* When more than one exit is required, they shall be so arranged to allow going to either direction from any point in the corridor or exterior exit balcony to a separate exit, except for dead ends permitted by this Code.
 - (4) *Dead Ends.* Corridors and exterior exit balconies with dead ends are permitted when the dead end does not exceed 6.00 meters in length.
 - (5) *Construction.* Walls and ceilings of corridors shall not be less than one-hour fire-resistive construction. Provided, that this requirement shall not apply to exterior exit balconies, railings, and corridors of one-storey building housing a Group E and F Occupancy occupied by one tenant only and which serves an occupant load of 30 or less, nor to corridors, formed by temporary partitions. Exterior exit balconies shall not project into an area where protected openings are required.
 - (6) *Openings.* Where corridor wall are required to be one-hour fire-resistive construction, every interior door opening shall be protected as set forth in generally recognized and accepted requirements for dual purpose fire exit doors. Other interior openings except ventilation louvers equipped with approved automatic fire shutters shall be 7 millimeters thick fixed wire glass set in steel frames. The total area of all openings other than doors, in any portion of an interior corridor wall shall not exceed twenty-five percent of the area of the corridor wall of the room being separated from the corridor.
- (e) *Stairways.* Except stairs or ladders used only to access equipment, every stairway serving any building or portion thereof shall conform to the following requirements:
- (1) *Width.* Stairways serving an occupant load of more than 50 shall not be less than 1.10 meters. Stairways serving an occupant load of 50 or less may be 900 millimeters wide. Private stairways serving an occupant load of less than 10 may be 750 millimeters. Trim and handrails shall not reduce the required width by more than 100 millimeters.
 - (2) *Rise and Run.* The rise of every step in a stairway shall not exceed 200 millimeters and the run shall not be less than 250 millimeters. The maximum variations in the height of risers and the width of treads in any one flight shall be 5 millimeters: *Except*, in case of

private stairways serving an occupant load of less than 10, the rise may be 200 millimeters and the run may be 250 millimeters, except as provided in sub-paragraph (3) below.

- (3) *Winding Stairways.* In Group A Occupancy and in private stairways in Group B Occupancies, winders may be used if the required width of run is provided at a point not more than 300 millimeters from the side of the stairway where the treads are narrower but in no case shall any width of run be less than 150 millimeters at any point.
 - (4) *Circular Stairways.* Circular stairs may be used as an exit provided the minimum width of run is not less than 250 millimeters. All treads in any one flight between landings shall have identical dimensions within a 5 millimeter tolerance.
 - (5) *Landings.* Every landing shall have a dimension measured in the direction of travel equal to the width of the stairway. Such dimension need not exceed 1.20 meters when the stairs has a straight run. Landings when provided shall not be reduced in width by more than 100 millimeters by a door when fully open.
 - (6) *Basement Stairways.* Where a basement stairway and a stairway to an upper storey terminate in the same exit enclosure, an approved barrier shall be provided to prevent persons from continuing on to the basements. Directional exit signs shall be provided as specified in this Code.
 - (7) *Distance Between Landings.* There shall be not more than 3.60 meters vertical distance between landings.
 - (8) *Handrails.* Stairways shall have handrails on each side and every stairway required to be more than 3.00 meters in width shall be provided with not less than one intermediate handrail for each 3.00 meters of required width. Intermediate handrails shall be spaced approximately equal within the entire width of the stairway. Handrails shall be placed not less than 800 millimeters nor more than 900 millimeters above the nosing of treads, and ends of handrails shall be returned or shall terminate in newel posts or safety terminals: *Except*, in the following cases: Stairways 1.10 meters or less in width and stairways serving one individual dwelling unit in Group A or B Occupancies may have one handrail, except that such stairway, open on one or both, sides shall have handrails provided on the open side or sides: or stairways having less than four risers need not have handrails.
 - (9) *Exterior Stairway Protection.* All openings in the exterior wall below or within 3.00 meters, measured horizontally, of an exterior exit stairway serving a building over two storeys in height shall be protected by a self-closing fire assembly having a three-fourths hour fire-resistive rating: *Except*, that openings may be unprotected when two separated exterior stairways serve an exterior exit balcony.
 - (10a) *Stairways Construction - Interior.* Interior stairways shall be constructed as specified in this Code. Where there is enclosed usable space under the stairs the walls and soffits of the enclosed space shall be protected on the enclosed side as required for one-hour fire resistive construction.
 - (10b) *Stairway Construction - Exterior.* Exterior stairways shall be of incombustible material: *Except*, that on Type III buildings which do not exceed two storeys in height, which are located in less fire-restrictive Fire Zones, as well as on Type I buildings which may be of wood not less than 50 millimeters in nominal thickness. Exterior stairs shall be protected as required for exterior walls due to location on property as specified in this Code. Exterior stairways shall not project into an area where openings are required to be protected. Where there is enclosed usable space under stairs, the walls and soffits of the enclosed space shall be protected on the enclosed side as required for one-hour fire-resistive construction.
 - (11) *Stairway to Roof.* In every building four or more storeys in height, one stairway shall extend to the roof unless the roof has C slope greater than 1 in 3.
 - (12) *Headroom.* Every required stairway shall have a headroom clearance of not less than 2.00 meters. Such clearance shall be established by measuring vertically from a plane parallel and tangent to the stairway tread nosing to the soffit above all points.
- (f) *Ramps.* A ramp conforming to the provisions of this Code may be used as an exit. The width of ramps shall be as required for corridors.
- (g) *Horizontal Exit.* If conforming to the provisions of this Code, a horizontal exit may be considered as the required exit. All openings in a separation wall shall be protected by a fire assembly having a fire-resistive rating of not less than one hour. A horizontal exit shall not

lead into a floor area having a capacity for an occupant load not less than the occupant load served by such exit. The capacity shall be determined by allowing 0.30 square meter of net floor area per ambulatory occupant and 1.90 square meters per non-ambulatory occupant. The dispersal area into which the horizontal exit leads shall be provided with exits as required by this Code.

- (h) *Exit Enclosure.* Every interior stairway, ramp, or escalator shall be enclosed as specified in this Code: *Except*, that in other than Group D Occupancies, an enclosure will not be required for stairway, ramp, or escalator serving only one adjacent floor and not connected with corridors or stairways serving other floors. Stairs in Group A Occupancies need not be enclosed.
 - (1) Enclosure walls shall not be less than two-hour fire-resistive construction. There shall be no openings into exit enclosures except exit doorways and openings in exterior walls. All exit doors in an exit enclosure shall be appropriately protected.
 - (2) Stairway and ramp enclosures shall include landings and parts of floors connecting stairway flights and shall include a corridor on the ground floor leading from the stairway to the exterior of the building. Enclosed corridors or passageways are not required for unenclosed stairways.
 - (3) A stairway in an exit enclosure shall not continue below the grade level exit unless an approved barrier is provided at the ground floor level to prevent persons from accidentally continuing into the basement.
 - (4) There shall be no enclosed usable space under stairways in an exit enclosure, nor shall the open space under such stairways be used for any purpose.
- (i) *Smokeproof Enclosures*

A smokeproof enclosure shall consist of a vestibule and a continuous stairway enclosed from the highest point to the lowest point by walls of two-hour fire-resistive construction. In buildings five storeys or more in height, one of the required exits shall be a smokeproof enclosure.

- (1) Stairs in smokeproof enclosures shall be of incombustible construction.
 - (2) There shall be no openings in smokeproof enclosures, except exit doorways and openings in exterior walls. There shall be no openings directly into the interior of the building. Access shall be through a vestibule with one wall at least fifty percent open to the exterior and having an exit door from the interior of the building and an exit door leading to the smokeproof enclosure. In lieu of a vestibule, access may be by way of an open exterior balcony of incombustible materials.
 - (3) The opening from the building to the vestibule or balcony shall be protected with a self-closing fire assembly having one-hour fire-resistive rating. The opening from the vestibule or balcony to the stair tower shall be protected by a self-closing fire assembly having a one-hour fire-resistive rating.
 - (4) A smokeproof enclosure shall exit into a public way or into an exit passageway leading to a public way. The exit passageway shall be without other openings and shall have walls, floors, and ceilings of two-hour fire-resistance.
 - (5) A stairway in a smokeproof enclosure shall not continue below the grade level exit unless an approved barrier is provided at a ground floor level to prevent persons from accidentally walking into the basement.
- (j) *Exit Outlets, Courts, and Passageways*

Every exit shall discharge into a public way, exit court, or exit passageway. Every exit court shall discharge into a public way or an exit passageway. Passageways shall be without openings other than required exits and shall have walls, floors, and ceilings of the same period of fire-resistance as the walls, floors and ceilings of the building but shall not be less than one-hour fire-resistive construction.

- (1) *Width.* Every exit court and exit passageways shall be at least as wide as the required total width of the tributary exits, such required width being based on the occupant load served. The required width of exit courts or exit passageways shall be unobstructed

except as permitted in corridors. At any point where the width of an exit court is reduced from any cause, the reduction in width shall be affected gradually by a guardrail at least 900 millimeters in height. The guardrail shall make an angle of not more than 30 degrees with the axis of the exit court.

- (2) *Slope.* The slope of exit courts shall not exceed 1 in 10. The slope of exit passageway shall not exceed 1 in 8.
- (3) *Number of Exits.* Every exit court shall be provided with exits as required in this Code.
- (4) *Openings.* All openings into an exit court less than 3.00 meters wide shall be protected by fire assemblies having not less than three-fourth hour fire-resistive rating. *Except*, that openings more than 3.00 meters above the floor of the exit court may be unprotected.

(k) *Exit Signs and Illuminations*

Exits shall be illuminated at any time the building is occupied with lights having an intensity of not less than 10.7 lux at floor level: *Except*, that for Group A Occupancies, the exit illumination shall be provided with separate circuits or separated sources of power (but not necessarily separate from exit signs when these are required for exit sign illumination)

(l) *Aisles*

Every portion or every building in which are installed seats, tables, merchandise, equipment, or similar materials shall be provided with aisles leading to an exit.

- (1) *Width.* Every aisle shall be not less than 800 millimeters wide if serving only one side, and not less than 1 meter wide if serving both sides. Such minimum width shall be measured at the point farthest from an exit, cross aisle, or foyer and shall be increased by 30 millimeters for every meter in length towards the exit, cross aisle or foyer. Side aisles shall not be less than 1.10 meters in width.
- (2) *Exit Distance.* In areas occupied by seats and in Groups H and I Occupancies without seats, the line of travel to an exit door by an aisle shall be not more than 45.00 meters. With standard spacing, as specified in this Code, aisles shall be so located that there will be not more than seven seats between the wall and an aisle and not more than fourteen seats between aisles. The number of seats between aisles may be increased to 30 where exits doors are provided along each side aisle of the row of seats at the rate of one pair of exit doors for every five rows of seats, provided further that the distance between seats back to back is at least one meter. Such exit doors shall provide a minimum clear width of 1.70 meters.
- (3) *Cross aisles.* Aisles shall terminate in a cross aisle, foyer, or exit. The width of the cross aisle shall be not less than the sum of the required width of the widest aisle plus fifty percent of the total required width of the remaining aisle leading thereto. In Groups C, H and E Occupancies, aisles shall not be provided a dead end greater than 6.00 meters in length.
- (4) *Vomitories.* Vomitories connecting the foyer or main exit with the cross aisles shall have a total width not less than the sum of the required width of the widest aisles leading thereto plus fifty percent of the total required width of the remaining aisles leading thereto.
- (5) *Slope.* The slope portion of aisles shall not exceed a fall of 1 in 8.

(m) *Seats*

- (1) *Seat Spacing.* With standard seating, the spacing of rows of seats from back-to-back shall be not less than 840 millimeters. With continental seating, the spacing of rows of unoccupied seats shall provide a clear width measured horizontally, as follows: 450 millimeters clear for rows of 18 seats or less; 500 millimeters clear for rows of 35 seats or less; 525 millimeters clear for rows of 45 seats or less; and 550 millimeters clear for rows of 46 seats or more.
- (2) *Width.* The width of any seat shall be not less than 450 millimeters.

(n) *Reviewing Stands, Grandstands, and Bleachers*

- (1) *Height of Stands.* Stands made of combustible framing shall be limited to 11 rows or 2.70 meters in height.
- (2) *Design Requirements.* The minimum unit live load for reviewing stands, grandstands, and bleachers shall be 500 kilograms per square meter of horizontal projection for the structure as a whole. Seat and footboards shall be 180 kilograms per linear meter. The sway force, applied to seats, shall be 35 kilograms per linear meter parallel to the seats and 15 kilograms per linear meter perpendicular to the seats. Sway forces need not be applied simultaneously with other lateral forces.
- (3) *Spacing of Seats*
 - (3.1) *Row Spacing.* The minimum spacing of rows of seats measured from back-to-back shall be: 600 millimeters for seats without backrests in open air stands; 750 millimeters for seats with backrests; and 850 millimeters for chair seating. There shall be a space of not less than 300 millimeters between the back of each seat and the front of the seat immediately behind it.
 - (3.2) *Rise Between Rows.* The maximum rise from one row of seats to the next shall not exceed 400 millimeters.
 - (3.3) *Seating Capacity.* For determining the seating capacity of a stand, the width of any seat shall not be less than 450 millimeters nor more than 480 millimeters.
 - (3.4) *Number of Seats Between Aisles.* The number of seats between any seat and an aisle shall not be greater than 15 for open air stands with seats without backrests, a far open air stands with seats having backrests and seats without backrests within buildings and 6 for seats with backrests in buildings.
- (4) *Aisles*
 - (4.1) *Aisles Required.* Aisles shall be provided in all stands; *Except*, that aisles may be omitted when all the following conditions exist: Seats are without backrests; the rise from row to row does not exceed 300 millimeters per row; the number of rows does not exceed 11 in height; the top seating board is not over 3.00 meters above grade; and the first seating board is not more than 500 millimeters above grade.
 - (4.2) *Obstructions.* No obstruction shall be placed in the required width of any aisle or exitway.
 - (4.3) *Stairs Required.* When an aisle is elevated more than 200 millimeters above grade, the aisle shall be provided with a stairway or ramp whose width is not less than the width of the aisle.
 - (4.4) *Dead End.* No vertical aisle shall have a dead end more than 16 rows in depth regardless of the number of exits required.
 - (4.5) *Width.* Aisles shall have a minimum width of 1.10 meters.
- (5) *Stairs and Ramps*

The requirements in this Code shall apply to all stairs and ramps except for portions that pass through the seating area.

 - (5.1) *Stair Rise and Run.* The maximum rise of treads shall not exceed 200 millimeters and the minimum width of the run shall be 280 millimeters. The maximum variation in the width of treads in any one flight shall not be more than 5 millimeters and the maximum variation in one height of two adjacent rises shall not exceed 5 millimeters.
 - (5.2) *Ramp Slope.* The slope of a ramp shall not exceed 1 in 8. Ramps shall be roughened or shall be of approved nonslip material.
 - (5.3) *Handrails.* A ramp with a slope exceeding 1 in 10 shall have handrails. Stairs for stands shall have handrails. Handrails shall conform to the requirements of this Code.
- (6) *Guardrails*
 - (6.1) Guardrails shall be required in all locations where the top of a seat plank is more than 1.20 meters above the grade and at the front of stands elevated more than 600 millimeters above grade. Where only sections of stands are used, guardrails shall be provided as required in this Code.
 - (6.2) Railings shall be 1.10 meters above the rear of a seat plank or 1.10 meters above the rear of the steps in an aisle when the guardrail is parallel and adjacent to the

aisle: *Except*, that the height may be reduced to 900 millimeters for guardrails located in front of the grandstand.

- (6.3) A midrail shall be placed adjacent to any seat to limit the open distance above the top of any part of a seat to 250 millimeters where the seat is at the extreme end or at the extreme rear of the bleachers or grandstand. The intervening space shall have one additional rail midway in the opening: *Except*, that railings may be omitted when stands are placed directly against a wall or fence giving equivalent protection; stairs and ramps shall be provided with guardrails. Handrails at the front of stands and adjacent to an aisle shall be designed to resist a load of 75 kilograms per linear meter applied at the top rail. Other handrails shall be designed to resist a load of 40 kilograms per linear meter.

(7) *Foot Boards*

Footboards shall be provided for all rows of seats above the third row or beginning at such point where the seating plank is more than 600 millimeters above grade.

(8) *Exits*

- (8.1) *Distance to Exit.* The line of travel to an exit shall not be more than 45.00 meters. For stands with seats without backseats this distance may be measured by direct line from a seat to the exit from the stand.
- (8.2) *Aisle Used as Exit.* An aisle may be considered as only one exit unless it is continuous at both ends to a legal building exit or to a safe dispersal area.
- (8.3) *Two Exits Required.* A stand with the first seating board not more than 500 millimeters above grade of floor may be considered to have two exits when the bottom of the stand is open at both ends. Every stand or section of a stand within a building shall have at least two means of egress when the stand accommodates more than 50 persons. Every open air stand having seats without backrests shall have at least two means of egress when the stand accommodates more than 300 persons.
- (8.4) *Three Exits Required.* Three exits shall be required for stands within a building when there are more than 300 occupants within a stand and for open air stands with seats without backrests where a stand or section of a stand accommodates more than 1000 occupants.
- (8.5) *Four Exits Required.* Four exits shall be required when a stand or section of a stand accommodates more than 1000 occupants: *Except*, that for an open air stand with seats without backrest four exits need not be provided unless there are accommodations for more than 3000 occupants.
- (8.6) *Width.* The total width of exits in meters shall not be less than the total occupant load served divided by 165: *Except*, that for open air stands with seats without backrest the total width of exits in meters shall be not less than the total occupant load served divided by 500 when exiting by stairs, and divided by 650 when exiting by ramps or horizontally. When both horizontal and stair exits are used, the total width of exits shall be determined by using both figures as applicable. No exit shall be less than 1.10 meters in width. Exits shall be located at a reasonable distance apart. When only two exits are provided, they shall be spaced not less than one-fifth of the perimeter apart.

(9) *Securing of Chairs*

Chairs and benches used on raised stands shall be secured to the platforms upon which they are placed: *Except*, that when less than 25 chairs are used upon a single raised platform the fastening of seats to the platform may be omitted. When more than 500 loose chairs are used in connection with athletic events, chairs shall be fastened together in groups of not less than three, and shall be tied or staked to the ground.

(10) *Safe Dispersal Area*

Each safe dispersal area shall have at least two exits. If more than 6000 persons are to be accommodated within such an area, there shall be a minimum of three exits, and for more than 9000 persons there shall be a minimum of four exits. The aggregate clear width of exits from a safe dispersal area shall be determined on the basis of not less than

one exit unit of 600 millimeters for each 500 persons to be accommodated and no exit shall be less than 1.10 meters in width, a reasonable distance apart but shall be spaced not less than one-fifth of the perimeter of the area apart from each other.

(o) *Special Hazards*

- (1) *Boiler Rooms.* Except in Group A Occupancies, every boiler room and every room containing an incinerator or liquefied petroleum gas or liquid fuel-fired equipment shall be provided with at least two means of egress, one of which may be a ladder. All interior openings shall be protected as provided for in this Code.
- (2) *Cellulose Nitrate Handling.* Film laboratories, projection rooms, and nitro-cellulose processing rooms shall have not less than two exits.

SECTION 1208. Skylights

- (a) All skylights shall be constructed with metal frames except those for Groups A and J Occupancies. Frames of skylights shall be designed to carry loads required for roofs. All skylights, the glass of which is set at an angle of less than 45 degrees from the horizontal, if located above the first storey, shall be set at least 100 millimeters above the roof. Curbs on which the skylights rest shall be constructed of incombustible materials except for Types I or II Construction.
- (b) Spacing between supports in one direction for flat wired glass in skylights shall not exceed 625 millimeters. Corrugated wired glass may have supports 1.50 meters apart in the direction of the corrugation. All glass in skylights shall be wired glass: *Except*, that skylights over vertical shafts extending through two or more storeys shall be glazed with plain glass as specified in this Code: *Provided*, that wired glass may be used in ventilation equal to not less than one-eighth the cross-sectional area of the shaft but never less than 1.20 meters provided at the top of such shaft. Any glass not wired glass shall be protected above and below with a screen constructed of wire not smaller than 2.5 millimeters in diameter with a mesh not larger than 25 millimeters. The screen shall be substantially supported below the glass.
- (c) Skylights installed for the use of photographers may be constructed of metal frames and plate glass without wire netting.
- (d) Ordinary glass may be used in the roof and skylights for greenhouses, *Provided*, that height of the greenhouses at the ridge does not exceed 6.00 meters above the grade. The use of wood in the frames of skylights will be permitted in greenhouses outside of highly restrictive Fire Zones if the height of the skylight does not exceed 6.00 meters above the grade, but in other cases metal frames and metal sash bars shall be used.
- (e) Glass used for the transmission of light, if placed in floors or sidewalks, shall be supported by metal or reinforced concrete frames, and such glass shall not be less than 12.5 millimeters in thickness. Any such glass over 100 square centimeters in area shall have wire mesh embedded in the same or shall be provided with a wire screen underneath as specified for skylights in this Code. All portions of the floor lights or sidewalk lights shall be of the same strength as required for floor or sidewalk construction, except in cases where the floor is surrounded by a railing not less 1.10 meters in height, in which case the construction shall be calculated for not less than roof loads.

SECTION 1209. Bays, Porches, and Balconies

- (a) Walls and floors in bay and oriel windows shall conform to the construction allowed for exterior walls and floors of the type of construction of the building to which they are attached. The roof covering of a bay or oriel window shall conform to the requirements of the roofing of the main roof. Exterior balconies attached to or supported by wall required to be of masonry, shall have brackets or beams constructed of incombustible materials. Railings shall be provided for balconies, landings, or porches which are more than 750 millimeters above grade.

SECTION 1210. Penthouses and Roof Structures

- (a) *Height*

No penthouse or other projection above the roof in structures of other than Type V construction shall exceed 8.40 meters above the roof when used as an enclosure for tanks or for elevators which run to the roof and in all other cases shall not extend more than 3.60 meters in height with the roof.
- (b) *Area*

The aggregate area of all penthouses and other roof structures shall not exceed one third of the area of the supporting roof.
- (c) *Prohibited Uses*

No penthouse, bulkhead, or any other similar projection above the roof shall be used for purposes other than shelter of mechanical equipment or shelter of vertical shaft openings in the roof. A penthouse or bulkhead used for purposes other than that allowed by this Section shall conform to the requirements of this Code for an additional storey.
- (d) *Construction*

Roof structures shall be constructed with walls, floors, and roof as required for the main portion of the building except in the following cases:

 - (1) On Types III and IV constructions, the exterior walls and roofs of penthouses which are 1.50 meters or more from an adjacent property line may be of one-hour fire-resistive incombustible construction.
 - (2) Walls not less than 1.50 meters from an exterior wall of a Type IV construction may be of one-hour fire-resistive incombustible construction.

The above restrictions shall not prohibit the placing of wood flagpoles or similar structures on the roof of any building.
- (e) *Towers and Spires*

Towers and spires when enclosed shall have exterior walls as required for the building to which they are attached. Towers not enclosed and which extend more than 20.00 meters above the grade shall have their framework constructed of iron, steel, or reinforced concrete. No tower or spire shall occupy more than one-fourth of the street frontage of any building to which it is attached and in no case shall the base area exceed 150 square meters unless it conforms entirely to the type of construction requirements of the building to which it is attached and is limited in height as a main part of the building. If the area of the tower and spire exceeds 10.00 square meters on any horizontal cross section, its supporting frames shall extend directly to the ground. The roof covering of the spires shall be as required for the main room of the rest of the structure. Skeleton towers used as radio masts, neon signs, or advertisement frames and placed on the roof of any building shall be constructed entirely of incombustible materials when more than 7.50 meters in height, and shall be directly supported on an incombustible framework to the ground. No such skeleton towers shall be supported on roofs of combustible framings. They shall be designed to withstand a wind load from any direction in addition to any other loads.

SECTION 1211. Chimneys, Fireplaces, and Barbecues

- (a) *Chimneys*
 - (1) *Structural Design.* Chimneys shall be designed, anchored, supported, reinforced, constructed, and installed in accordance with generally accepted principles of engineering. Every chimney shall be capable of producing a draft at the appliance not less than that required for the safe operation of the appliance connected thereto. No chimney shall support any structural load other than its own weight unless it is designed to act as a supporting member. Chimneys in a wood-framed building shall be anchored laterally at the ceiling line and at each floor line which is more than 1.80 meters above grade, except when entirely within the framework or when designed to be free standing.
 - (2) *Walls.* Every masonry chimney shall have walls of masonry units, bricks, stones, listed masonry chimney units, reinforced concrete or equivalent solid thickness of hollow masonry and lined with suitable liners in accordance with the following requirements:

- (2.1) *Masonry Chimneys for Residential Type Appliances.* Masonry chimneys shall be constructed of masonry units or reinforced concrete with walls not less than 100 millimeters thick; or of rubble stone masonry not less than 300 millimeters thick. The chimney liner shall be in accordance with this Code.
- (2.2) *Masonry Chimneys for Low Heat Appliances.* Masonry chimneys shall be constructed of masonry units or reinforced concrete with walls not less than 200 millimeters thick: *Except*, that rubble stone masonry shall be not less than 300 millimeters thick. The chimney liner shall be in accordance with this Code.
- (2.3) *Masonry Chimneys for Medium-Heat Appliances.* Masonry chimneys for medium-heat appliances shall be constructed of solid masonry units of reinforced concrete not less than 200 millimeters thick, *Except*, that stone masonry shall be not less than 300 millimeters thick and, in addition shall be lined with not less than 100 millimeters of firebrick laid in a solid bed of fire clay mortar with solidly filled head, bed, and wall joints, starting not less than 600 millimeters below the chimney connector entrance. Chimneys extending 7.50 meters or less above the chimney connector shall be lined to the top.
- (2.4) *Masonry Chimneys for High-Heat Appliances.* Masonry chimneys for high-heat appliances shall be constructed with double walls of solid masonry units or reinforced concrete not less than 200 millimeters in thickness, with an air space of not less than 50 millimeters between walls. The inside of the interior walls shall be of firebrick not less than 100 millimeters in thickness laid in a solid bed of fire clay mortar with solidly filled head, bed, and wall joints.
- (2.5) *Masonry Chimneys for incinerators installed in Multi-Storey Buildings (Apartment-Type Incinerators).* Chimneys for incinerators installed in multi-storey buildings using the chimney passageway as a refuse chute where the horizontal grate area of combustion chamber does not exceed 0.80 square meter shall have walls of solid masonry or reinforced concrete, not less than 100 millimeters thick with a chimney lining as specified in this Code. If the grate area of such an incinerator exceeds 0.80 square meter, the walls shall not be less than 100 millimeters of firebrick except that higher than 9.00 meters above the roof of the combustion chamber, common brick alone 200 millimeters in thickness may be used.
- (2.6) *Masonry Chimneys for Commercial and Industrial Type Incinerators.* Masonry chimneys for commercial and industrial type incinerators of a size designed for not more than 110 kilograms of refuse per hour and having a horizontal grate area not exceeding 0.50 square meter shall have walls of solid masonry or reinforced concrete not less than 100 millimeters thick with lining of not less than 100 millimeters of firebrick, which lining shall extend for not less than 12.00 meters above the roof of the combustion chamber. If the design capacity of grate area of such an incinerator exceeds 110 kilograms per hour and 0.80 square meter respectively, walls shall not be less than 200 millimeters thick, lined with not less than 100 millimeters of firebrick extending the full height of the chimney.
- (3) *Linings.* Fire clay chimney lining shall not be less than 15 millimeters thick. The lining shall extend from 200 millimeters below the lowest inlet or, in the case of fireplace, from the throat of the fireplace to a point above enclosing masonry walls. Fire clay chimney linings shall be installed ahead of the construction of the chimney as it is carried up, carefully bedded one on the other in fire clay mortar, with close-fitting joints left smooth on the inside. Firebrick not less than 500 millimeters thick may be used in place of fire clay chimney.
- (4) *Area.* No chimney passageway shall be smaller in area than the vent connection of the appliance attached thereto.
- (5) *Height.* Every masonry chimney shall extend at least 600 millimeters above the part of the roof through which it passes and at least 600 millimeters above the highest elevation of any part of a building within 3.00 meters to the chimney.
- (6) *Corbeling.* No masonry chimney shall be corbeled from a wall more than 150 millimeters nor shall a masonry chimney be corbelled from a wall which is less than 300 millimeters in thickness unless it projects equally on each side of the wall. In the second storey of a two-storey building of Group A Occupancy, corbeling of masonry chimneys on the exterior of the enclosing walls may equal the wall thickness. In every case the corbeling shall not exceed 25 millimeters projection for each course of brick.

- (7) *Change in size or Shape.* No change in the size or shape of a masonry chimney shall be made within a distance of 150 millimeters above or below the roof joints or rafters where the chimney passes through the roof.
- (8) *Separation.* When more than one passageway is contained in the same chimney, masonry separation at least 100 millimeters thick bonded into the masonry wall of the chimney shall be provided to separate passageways.
- (9) *Inlets.* Every inlet to any masonry chimney shall enter the side thereof and shall be of not less than 3 millimeters thick metal or 16 millimeters refractory material.
- (10) *Clearance.* Combustible materials shall not be placed within 50 millimeters of smoke chamber or masonry chimney walls when built within a structure, or within 25 millimeters when the chimney is built entirely outside the structure.
- (11) *Termination.* An incinerator chimney shall terminate in a substantially constructed spark arrester having a mesh not exceeding 20 millimeters.
- (12) *Cleanouts.* Cleanout openings shall be provided at the base of every masonry chimney.

(b) *Fireplaces and Barbecues*

Fireplaces, barbecues, smoke chambers, and fireplace chimneys shall be of solid masonry or reinforced concrete and shall conform to the minimum requirements specified in this Code.

- (1) *Fireplace Walls.* Walls of fireplaces shall not be less than 200 millimeters in thickness. Walls of fireboxes shall not be less than 250 millimeters in thickness: *Except*, that where a lining of firebrick is used, such walls shall not be less than 200 millimeters in thickness. The firebox shall not be less than 500 millimeters in depth. The maximum thickness of joints in firebrick shall be 10 millimeters.
- (2) *Hoods.* Metal hoods used as part of a fireplace or barbecue shall be not less than No. 18 gauge copper, galvanized iron, or other equivalent corrosion-resistant ferrous metal with all seams and connections of smokeproof unsoldered construction. The hoods shall be sloped at an angle of 45 degrees or less from the vertical and shall extend horizontally at least 150 millimeters beyond the limits of the firebox. Metal hoods shall be kept a minimum of 400 millimeters from combustible materials.
- (3) *Circulators.* Approved metal heat circulators may be installed in fireplaces.
- (4) *Smoke Chamber.* Front and side walls shall not be less than 200 millimeters in thickness. Smoke chamber back walls shall not be less than 150 millimeters in thickness.
- (5) *Fireplace Chimneys.* Walls of chimneys without flue lining shall not be less than 200 millimeters in thickness. Walls of chimneys with flue lining shall not be less than 100 millimeters in thickness and shall be constructed in accordance with the requirements of this Code.
- (6) *Clearance to Combustible Materials.* Combustible materials shall not be placed within 50 millimeters of fireplace, smoke chamber, or chimney walls when built entirely within a structure, or within 25 millimeters when the chimney is built entirely outside the structure. Combustible materials shall not be placed within 150 millimeters of the fireplace opening. No such combustible material within 300 millimeters of the fireplace opening shall project more than 3 millimeters for each 25 millimeters clearance from such opening. No part of metal hoods used as part of a fireplace, barbecue or heating stoves shall be less than 400 millimeters from combustible material. This clearance may be reduced to the minimum requirements set forth in this Code.
- (7) *Area of Flues, Throats, and Dampers.* The net cross-sectional area of the flue and of the throat between the firebox and the smoke chamber of a fireplace shall not be less than the requirements to be set forth by the Secretary. Where dampers are used, they shall be of not less than No. 12 gauge metal. When fully opened, damper opening shall be not less than ninety percent of the required flue area. When fully open, damper blades shall not extend beyond the line of the inner face of the flue.
- (8) *Lintel* – Masonry over the fireplace opening shall be supported by a non-combustible lintel.
- (9) *Hearth* – Every fireplace shall be provided with a brick, concrete, stone, or other approved non-combustible hearth slab at least 300 millimeters wider on each side than the fireplace opening and projecting at least 450 millimeters therefrom. This slab shall not be less than 100 millimeters thick and shall be supported by a noncombustible material or reinforced to carry its own weight and all imposed loads.

SECTION 1212. Fire-Extinguishing Systems

- (a) *Fire-Extinguishing Systems* – Where required, standard automatic fire-extinguishing systems shall be installed in the following places, and in the manner provided in this Code.
- (1) In every storey, basement or cellar with an area of 200 square meters or more which is used for habitation, recreation, dining, study, or work, and which has an occupant load of more than 20.
 - (2) In all dressing rooms, rehearsal rooms, workshops or factories, and other rooms with an occupant load of more than 10 or assembly halls under Group H and I occupancies with occupant load of more than 500, and if the next doors of said rooms are more than 30.00 meters from the nearest safe fire dispersal area of the building or opening to an exit court or street.
 - (3) In all rooms used for storage or handling of photographic x-ray nitrocellulose films and other inflammable articles.
- (b) *Dry Standpipes* – Every building four or more storeys in height shall be equipped with one or more dry standpipes.
- (1) *Construction and Tests* – Dry standpipes shall be of wrought iron or galvanized steel and together with fittings and connections shall be of sufficient strength to withstand 20 kilograms per square centimeter of water pressure when ready for service, without leaking at the joints, valves, or fittings. Tests shall be conducted by the owner or the building contractor in the presence of a representative of the Building Official whenever deemed necessary for the purpose of certification of its proper function.
 - (2) *Size* – Dry standpipes shall be of such size as to be capable of delivering 900 liters of water per minute from each of any three outlets simultaneously under the pressure created by one fire engine or pumper based on the standard equipment available.
 - (3) *Number Required* – Every building four or more storeys in height where the area of any floor above the third floor is 950 square meters or less, shall be equipped with at least one dry standpipe and an additional standpipe shall be installed for each additional 950 square meters or fraction thereof.
 - (4) *Location* – Standpipes shall be located within enclosed stairway landings or near such stairways as possible or immediately inside of an exterior wall and within 300 millimeters of an opening in a stairway enclosure of the balcony or vestibule of a smokeproof tower or an outside exit stairway.
 - (5) *Siamese Connections* – Subject to the provisions of subparagraph (2) all 100 millimeters dry standpipes shall be equipped with a two-way Siamese fire department connection. All 125 millimeters dry standpipes shall be equipped with a three-way Siamese fire department connection and 150 millimeters dry standpipes shall be equipped with a four-way Siamese fire department connections. All Siamese inlet connections shall be located on a street-front of the building and not less than 300 millimeters nor more than 1.20 meters above the grade and shall be equipped with a clapper-checks and substantial plugs. All Siamese inlet connections shall be recessed in the wall or otherwise substantially protected.
 - (6) *Outlets* – All dry standpipes shall extend from the ground floor to and over the roof and shall be equipped with a 63 millimeters outlet nor more than 1.20 meters above the floor level at each storey. All dry standpipes shall be equipped with a two-way 63 millimeters outlet above the roof. All outlets shall be equipped with gate valves.
 - (7) *Signs* – An iron or bronze sign with raised letters at least 25 millimeters high shall be rigidly attached to the building adjacent to all Siamese connections and such signs shall read: "CONNECTION TO DRY STANDPIPE".
- (c) *Wet Standpipes* – Every Group H and I Occupancy of any height, and every Group C Occupancy of two more storeys in height, and every Group B, D, E, F and G Occupancy of three or more storeys in height and every Group G and E Occupancy over 1800 square meters in area shall be equipped with one or more interior wet standpipes extending from the cellar or basement into the topmost storey: *Provided*, that Group H buildings having no stage and having a seating capacity of less than 500 need not be equipped with interior wet standpipes.

- (1) *Construction* – Interior wet standpipes shall be constructed of the same materials as those required for dry standpipes.
- (2) *Size*
 - (2.1) Interior wet standpipes shall have an internal diameter sufficient to deliver 190 liters of water per minute under 2.0 kilograms per square centimeter pressure at the hose connections. Buildings of Group H and I Occupancy shall have wet standpipe systems capable of delivering the required quantity and pressure from any two outlets simultaneously; for all other occupancies only one outlet need be figured to be opened at one time. In no case shall the internal diameter of a wet standpipe be less than 50 millimeters, except when the standpipe is attached to an automatic fire-extinguishing system.
 - (2.2) Any approved formula which determine pipe sizes on a pressure drop basis may be used to determine pipe size for wet standpipe systems. The Building Official may require discharge capacity and pressure tests on completed wet standpipe systems.
- (3) *Number required* – The number of wet standpipes when required in this Code shall be so determined that all portions of the building are within 6.00 meters of a nozzle attached to a hose 23.00 meters in length.
- (4) *Location* – In Group H and I Occupancies, outlets shall be located as follows: one on each side of the stage, one at the rear of the auditorium, and one at the rear of the balcony. Where occupant loads are less than 500 the above requirements may be waived: *Provided*, that portable fire-extinguishers of appropriate capacity and type are installed within easy access from the said locations. In Group B, C, D, E, F and G Occupancies, the location of all interior wet standpipes shall be in accordance with the requirement for dry standpipes: *Provided*, that at least one standpipe is installed to cover not more than 650 square meters.
- (5) *Outlets*. All interior wet standpipes shall be equipped with a 38 millimeter valve in each storey, including the basement or cellar of the building, and located not less than 300 millimeters nor more than 1.20 meters above the floor.
- (6) *Threads*. All those threads used in connection with the installation of such standpipes, including valves and reducing fittings shall be uniform with that prescribed by the Secretary.
- (7) *Water Supply*. All interior wet standpipes shall be connected to a street main not less than 100 millimeters in diameter, or when the water pressure is insufficient, to a water tank of sufficient size as provided in subparagraph
- (8). When more than one interior wet standpipe is required in the building, such standpipe shall be connected at their bases or at their tops by pipes of equal size.
- (8) *Pressure and Gravity Tanks* – Tanks shall have a capacity sufficient to furnish at least 1,500 liters per minute for a period of not less than 10 minutes. Such tanks shall be located so as to provide not less than 2 kilograms per square centimeter pressure at the topmost base outlet for its entire supply. Discharge pipes from pressure tanks shall extend 50 millimeters into and above the bottom of such tanks. All tanks shall be tested in place after installation and proved tight at a hydrostatic pressure fifty percent in excess of the working pressure required. Where such tanks are used for domestic purposes the supply pipe for such purposes shall be located at or above the center line of such tanks. Incombustible supports shall be provided for all such supply tanks and not less than a 900 millimeters clearance shall be maintained over the top and under the bottom of all pressure tanks.
- (9) *Fire pumps*. Fire pumps shall have a capacity of not less than 1,000 liters per minute with a pressure not less than 2 kilograms per square centimeter at the topmost hose outlet. The source of supply for such pump shall be a street water main of not less than 100 millimeters diameter or a well or cistern containing a one-hour supply. Such pumps shall be supplied with an adequate source of power and shall be automatic in operation.
- (10) *Hose and Hose Reels* – Each hose outlet of all interior wet standpipes shall be supplied with a hose not less than 38 millimeters in diameter. Such hose shall be equipped with a suitable brass or bronze nozzle and shall be not over 23.00 meters in length. An approved standard form of wall hose reel or rack shall be provided for the hose and shall be located so as to make the hose readily accessible at all times and shall be recessed in the walls or protected by suitable cabinets.
- (d) *Basement Pipe Inlets* – Basement pipe inlets shall be installed in the first floor of every store, warehouse, or factory where there are cellars or basements under same: *Except*, where in such cellars or basements there is installed a fire-extinguishing system as specified in this

Code or where such cellars or basements are used for banking purposes, safe deposit vaults, or similar uses.

- (1) *Material* – All basement pipe inlets shall be of cast iron, steel, brass, or bronze with lids of cast brass or bronze and shall consist of a sleeve not less than 200 millimeters in diameter through the floor extending to and flush with the ceiling below and with a top flange, recessed with an inside shoulder, to receive the lid and flush with the finished floor surface. The lid shall be a solid casting and shall have a ring lift recessed on the top thereof, so as to be flushed. The lid shall have the words “FOR FIRE DEPARTMENT ONLY, DO NOT COVER UP” cast on the top thereof. The lid shall be installed in such a manner as to permit its removal readily from the inlet.
 - (2) *Location*. Basement pipe inlets shall be strategically located and kept readily accessible at all times to the Fire Department.
- (e) *Approval* – All fire-extinguishing systems, including automatic sprinklers, wet and dry standpipes, automatic chemical extinguishers, basement pipe inlets, and the appurtenances thereto shall meet the approval of the Fire Department as to installation and location and shall be subject to such periodic tests as it may require.

SECTION 1213. Stages and Platform

- (a) *Stage Ventilators* – There shall be one or more ventilators constructed of metal or other incombustible material near the center and above the highest part of any working stage raised above the stage roof and having a total ventilation area equal to at least five percent of the floor area within the stage walls. The entire equipment shall conform to the following requirements:
 - (1) *Opening Action* – Ventilators shall open by spring action or force of gravity sufficient to overcome the effects of neglect, rust, dirt, or expansion by heat or warping of the framework.
 - (2) *Glass* – Glass, if used in ventilators, must be protected against falling on the stage. A wire screen, if used under the glass, must be so placed that if clogged it cannot reduce the required ventilating area or interfere with the operating mechanism or obstruct the distribution of water from the automatic fire extinguishing systems.
 - (3) *Design* – Ventilators, penthouses, and supporting framework shall be designed in accordance with this Code.
 - (4) *Spring Actuation* – Springs, when employed to actuate ventilator doors, shall be capable of maintaining full required tension indefinitely. Springs shall not be stressed more than fifty percent of their rated capacity and shall not be located directly in the air stream, nor exposed to elements.
 - (5) *Location of Fusible Links* – A fusible link shall be placed in the cable control system on the underside of the ventilator at or above the roof line or as approved by the Building Official, and shall be so located as not to be affected by the operation of fire-extinguishing systems.
 - (6) *Control* – Remote, manual or electrical control shall provide for both opening and closing of the ventilator doors for periodic testing and shall be located at a point on the stage designated by the Building Official. When remote control of ventilator is electrical, power failure shall not affect its instant operation in the event of fire. Hand winches may be employed to facilitate operation of manually controlled ventilators.
- (b) *Gridirons* –
 - (1) Gridirons fly galleries, and pin-rails shall be constructed of incombustible materials and fire protection of steel and iron may be omitted. Gridirons and fly galleries shall be designed to support a live load of not less than 367 kilograms per square meter. Each loft block well shall be designed to support 373 kilograms per linear meter and the head block well shall be designed to support the aggregate weight of all the loft block wells served. The head block well must be provided with an adequate strongback or lateral brace to offset torque.

- (2) The main counterweight sheave beam shall be designed to support a horizontal and vertical uniformly distributed live load sufficient to accommodate the weight imposed by the total number of loft blocks in the gridiron. The sheave blocks shall be designed to accommodate the maximum load for the loft or head blocks served with a safety factor of five.
- (c) *Rooms Accessory to Stage* – In a building having a stage, the dressing room sections, workshops, and storerooms shall be located on the stage side of the proscenium wall and shall be separated from each other and from the stage by not less than a One-Hour Fire-Resistive Occupancy Separation.
- (d) *Proscenium Walls* – A stage shall be completely separated from the auditorium by a proscenium wall of not less than two-hour incombustible construction. The proscenium wall shall extend not less than 1.20 meters above the roof over the auditorium. Proscenium walls may have, in addition to the main proscenium openings, one opening at the orchestra pit level and not more than two openings at the stage floor level, each of which shall be not more than 2.00 square meters in area. All openings in the proscenium wall of stage shall be protected by a fire assembly having a one and one-half-hour fire-resistive rating. The proscenium opening, which shall be the main opening for viewing performances, shall be provided with a self closing fire-resistive curtain as specified in this Code.
- (e) *Stage Floor* – The type of construction for stage floors shall depend upon the requirements based on the type of Occupancy and the corresponding fire-resistive requirements. All parts of the stage floor shall be designed to support not less than 620 kilograms per square meters. Openings through stage floors shall be equipped with tight-fitting trap doors of wood of not less than 50 millimeters nominal thickness.
- (f) *Platforms* – The type of construction for platforms shall depend upon the requirements based on the Type of Occupancy and corresponding fire-resistive requirements. Enclosed platforms shall be provided with one or more ventilators conforming to the requirements of stage ventilators: *Except*, that the total area shall be equal to five percent of the area of the platform. When more than one ventilator is provided, they shall be so spaced as to provide proper exhaust ventilation. Ventilators shall not be required for enclosed platforms having a floor area of 45.00 square meters or less.
- (g) *Stage Exits* – At least one exit not less than 900 millimeters wide shall be provided from each side of the stage opening directly or by means of a passageway not less than 900 millimeters in width to a street or exit court. An exit stair not less than 750 millimeters wide shall be provided for egress from each fly gallery. Each tier of dressing rooms shall be provided with at least two means of egress each not less than 750 millimeters wide and all such stairs shall be constructed in accordance with the requirement specified in this Code. The stairs required in this Sub-section need not be enclosed.

SECTION 1214. Motion Picture Projection Rooms

- (a) *General Requirements* – The provisions of this Section shall apply only where ribbon type motion picture films in excess of 22-millimeter width and electric projection equipment are used. Every motion picture machine using ribbon type film in excess of 22 millimeter width and electric arc projections equipment, together with all electrical devices, rheostats, machines, and all such films present in any Group C, I, or H Occupancy, shall be enclosed in a projection room large enough to permit the operator to walk freely on either side and back of the machine.
- (b) *Construction* – Every projection room shall be of not less than one-hour fire-resistive construction throughout and the walls and ceiling shall be finished with incombustible materials. The ceiling shall be not less than 2.40 meters from the finished floor. The room shall have a floor area of not less than 7.00 square meters and 3.50 square meters for each additional machine.

- (c) *Exit* – Every projection room shall have at least two doorways separated by not less than one-third the perimeter of the room, each at least 750 millimeters wide and 2.00 meters high. All entrances to a projection room shall be protected by a self-closing fire assembly having a three-fourths hour fire-resistive rating. Such doors shall open outward and lead to proper exits as required in this Code and shall not be equipped with any latch. The maximum width of such door shall be 750 millimeters.
- (d) *Ports and Openings* – Ports in projection room walls shall be of three kinds: projection ports; observation ports; and combination ports used for both observation and for stereopticon, spot or floodlight machines.
 - (1) *Ports Required* – There shall be provided for each motion picture projector not more than one projection port, which shall be limited in area to 750 square centimeters, and not more than one observation port, which shall be limited in area to 1,300 square centimeters. There shall be not more than three combination ports, each of which shall not exceed 750 millimeters by 600 millimeters. Each port opening shall be completely covered with a pane of glass: *Except*, that when acetate safety film is used, projection ports may be increased in size to an area not to exceed 4,500 square centimeters.
 - (2) *Shutters* – Each port and every other opening in projection room walls, including, any fresh-air inlets but excluding exit doors and exhaust ducts, shall be provided with a shutter of not less than 2.4 millimeters thick sheet metal or its equivalent large enough to overlap at least 25 millimeters on all sides of such openings. Shutters shall be arranged to slide without binding in guides constructed of material equal to the shutters in strength and fire-resistance. Each shutter shall be equipped with a 74° fusible link, which when fused by heat will cause closure of the shutter by gravity. Shutters of a size greater than 1,300 square centimeters shall be equipped with a counter-balance. There shall also be a fusible link located over the upper magazine of each projector, which upon operating, will close all the shutters. In addition, there shall be provided suitable means for manually closing all shutters simultaneously from any projector head and from a point within the projection room near each exit door. Shutters on openings not in use shall be kept closed: *Except*, that shutters may be omitted when only acetate safety film is used.
- (e) *Ventilation* –
 - (1) *Inlet* – A fresh-air inlet from the exterior of the building not less than 900 square centimeters and protected with wire netting, shall be installed within 50 millimeters of the floor in every projection room, the source of which shall be remote from other outside vents or flues.
 - (2) *Outlets* – Ventilation shall be provided by one or more mechanical exhaust systems which shall draw air from each arc lamp housing to out-doors either directly or through an incombustible flue used for no other purpose. Exhaust capacity shall not be less than 0.50 cubic meter nor more than 1.40 cubic meter per minute for each arc lamp plus 5.60 cubic meters for the room itself. Systems shall be controlled from within the enclosure and shall have pilot lights to indicate operation. The exhaust systems serving the projection room may be extended to cover rooms associated therewith such as rewind rooms. No dampers shall be installed in such exhaust systems. Ventilation of these rooms shall not be connected in any way with ventilating or air-conditioning systems serving other portions of the building. Exhaust ducts shall be of incombustible material and shall either be kept 25 millimeters from combustible material or covered with 10 millimeters of incombustible heat-insulating material.
- (f) *Regulation of Equipment* – All shelves, fixtures, and fixed equipment in a projection room shall be constructed of incombustible materials. All films not in actual use shall be stored in metal cabinets having individual compartments for reels or shall be in generally accepted shipping containers. No solder shall be used in the construction of such cabinets.

SECTION 1215. Lathing, Plastering, and Installation of Wall Boards

The installation of lath, plaster and gypsum wall board shall conform to the fire-resistive rating requirements and the type of construction of building.

CHAPTER 13

ELECTRICAL AND MECHANICAL REGULATIONS

SECTION 1301. Electrical Regulations

All electrical systems, equipment and installation mentioned in this Code shall conform to the provisions of the Philippine Electrical Code, as adopted by the Board of Electrical Engineering pursuant to Republic Act No. 184 otherwise known as the Electrical Engineering Law.

SECTION 1302. Mechanical Regulations

All mechanical systems, equipment and installations mentioned in this Code shall conform to the provisions of the Philippine Mechanical Engineering code, as adopted by the Board of Mechanical Engineering pursuant to Commonwealth Act No. 294 as amended, otherwise known as the Mechanical Engineering Law.

CHAPTER 14

PHOTOGRAPHIC AND X-RAY FILMS

SECTION 1401. Storage and Handling

- (a) Storage rooms of unexposed photographic and x-ray films shall be provided with automatic fire extinguishing systems in the following cases:
 - (1) When unexposed films in generally accepted safety shipping containers exceed the aggregate of 14.00 cubic meters.
 - (2) Where shelving used for storage of individual packages not in said shipping containers exceeds 1.40 cubic meters in capacity; and
 - (3) Storage is not in generally accepted safety shipping containers in any section not exceeding 14.00 cubic meters.
- (b) Film negatives in storage or in process of handling shall be kept in heavy Manila envelopes, not exceeding 12 films to an envelope. Expanding envelopes shall not be used.
- (c) Film negatives shall be kept in properly insulated vented cabinets, vented storage vaults or outside storage houses. Not more than 110 kilograms shall be stored in any single cabinet. Where the film stored exceeds 450 kilograms, it shall be in vented storage vaults or in a detached structure or roof vault. Door openings in vaults shall be of four-hour fire-resistive construction and shall be kept closed except when in use.
- (d) Only incandescent electric light shall be permitted; protected with substantial wire guards or vapor proof globes or both. Portable lights on extension cords are prohibited. Conspicuous "NO SMOKING" signs shall be posted.
- (e) No films shall be stored within 600 millimeters of steam pipes, chimneys, or other sources of heat.
- (f) There shall be first aid provisions of types using water or water solutions. Discarded films shall be stored and handled in the same manner as other films until removed from the premises.

SECTION 1402. Classes of Film Exempted

- (a) The provisions of this Section do not apply to the following: film for amateur photographic use in original packages of "roll" and "film pack" films in quantities of less than 1.40 cubic meters; safety film; dental X-ray film; establishments manufacturing photographic films and their storage incidental thereto and films stored or being used in standard motion picture booths.
- (b) Safety photographic X-ray film may be identified by the marking on the edge of the film.

SECTION 1403. Fire Extinguishing System

Unless otherwise provided in this Code, all fire extinguishing systems when so required shall be of a type, specifications, and methods of installation as prescribed in accordance with the requirements of the Secretary.

CHAPTER 15

PRE-FABRICATED CONSTRUCTION

SECTION 1501. Prefabricated Assembly

- (a) Prefabricated assembly is a structural unit, the integral parts of which have been built up or assembled prior to incorporation in the building.
- (b) The Secretary shall prescribe special tests to determine the structural adequacy, durability, soundness, weather and fire resistance of prefabricated assemblies.
- (c) Every device or system to connect prefabricated assemblies shall be capable of developing the strength of the different members as an integral structure. *Except*, in the case of members forming part of a structural frame as specified in this Code. Anchorages and connections between members and the supporting elements of the structure or walls shall be capable of withstanding all probable external and internal forces or other conditions for a structurally adequate construction. In structural design, proper allowances shall be made for any material to be displaced or removed for the installation of pipes, conduits, or other equipment.
- (d) Placement of prefabricated assemblies shall be inspected to determine compliance with this Code.

CHAPTER 16

PLASTICS

SECTION 1601. Approved Plastics

Approved plastic materials shall be those which have a flame-spread rating of 225 or less and a smoke density not greater than that obtained from the burning of untreated wood under similar conditions when tested in accordance with generally accepted engineering practices. The products of combustion shall be no more toxic than the burning of untreated wood under similar conditions.

SECTION 1602. Installation

- (a) *Structural Requirements* – All plastic materials shall be of adequate strength and durability to withstand the prescribed design loads. Sufficient and substantial technical data shall be submitted to establish stresses, maximum unsupported spans, and such other information as may be deemed necessary for the various thicknesses and forms used.
- (b) *Fastenings* – Fastenings shall be adequate to withstand design loads and internal and external stresses required of the assembly. Proper allowances of plastic materials in conjunction with other materials with which it is assembled or integrated shall be provided.

SECTION 1603. Glazing of Openings

- (a) Doors, sashes and framed openings in exterior walls of all buildings except Types IV and V Constructions may be glazed or equipped with approved plastics: *Provided*, that:
 - (1) The wall in which such glazing is installed is so located that openings are not required to be fire-protected.
 - (2) Except for Type I Construction, the location, size, and spacing of such glazed openings do not exceed the values set forth by the Secretary.
 - (3) Plastics used in glazed openings for Type II Construction shall be materials appropriate for use according to flame-spread characteristics and the location, size, and spacing of the openings do not exceed the values set forth by the Secretary.

SECTION 1604. Skylights

- (a) *General* – Approved plastics may be used in skylights installed on roofs of Types I, II or III constructions and all buildings in these categories shall be equipped with an approved automatic fire-extinguishing system in Groups A, B, C, E, F, J, H-3 and H-4 Occupancies: *Except*, that:
 - (1) Approved plastics may be used in any type of construction or occupancy as a fire venting system when approved by the Building Official.
 - (2) Plastics may be used in approved skylights in Type II one-hour fire-resistive construction which are located 300 millimeters or more above the lower flange of the ceiling. The walls of the skylight well shall be no less fire-resistive than the adjacent ceiling.
 - (3) Where a fire-resistive ceiling is not required in one-storey buildings, approved plastics may be used in skylights.
- (b) *Installation Requirements*
 - (1) Except in Group A Occupancies, no skylight shall be installed within 3.00 meters of a property line.
 - (2) The edges of dome-type skylights shall be properly flashed.

- (3) Plastic skylights shall be separated from each other by at least 2.50 meters laterally and 3.00 meters along the slope of the roof.
- (c) *Allowable areas* – The area of individual plastic skylights shall not exceed 10.00 square meters. The total aggregate area of plastics used in skylights, monitors, and sawtooth glazing shall not exceed twenty percent of the floor area of the room or occupancy sheltered.
- (d) *Curb Requirements* – Plastic skylights in roofs having a slope of less than 1 in 3 shall have a 100 millimeters high curb. The curb may be omitted where a wire screen not smaller than No. 12 U.S. gauge with a mesh not larger than 25-millimeters is provided immediately below the skylight. The screen shall be substantially mounted below the skylight.

SECTION 1605. Light-Transmitting Panels in Monitors and Sawtooth Roofs

- (a) *General* – Where a fire-resistive rating is not required for the roof structure, and in all buildings provided with an approved automatic fire-extinguishing system, approved plastics may be used with or without sash as the light-transmitting medium in monitors and sawtooth; *Except*, that plastics used in monitors or sawtooth roofs of Type II Construction shall be of materials appropriate to be used according to flame-spread characteristics.
- (b) *Allowable Areas* – The area of individual plastic glazing used in monitors and sawtooth glazing shall not exceed 15.00 square meters. The total aggregate area of plastics used in skylights, monitors, and sawtooth glazing shall not exceed twenty percent of the floor area of the room or occupancy sheltered.
- (c) *Area Separation* – The area of such plastic panels shall be separated from each other by a section of incombustible material or by a section of the roofing material of the structure not less than 1.50 meters in length. The lower edge of the plastic material shall be at least 150 millimeters above the surface of the adjoining roof surface.

SECTION 1606. Plastic Light Diffusers in Ceilings

- (a) *General* – Ceiling light diffusers having an area greater than ten percent of any 10.00 square meters of room area shall be of approved plastics conforming to the requirements specified in this Code.
- (b) *Installation* – Plastic light diffusers shall be installed in such a manner that they will not readily become detached when subjected to room temperature of 80°C for 15 minutes, *Except*, for plastic light diffusers which are installed in the first floor area of Group C Occupancies having egress directly to the exterior of the building; and plastic light diffusers which are located between an approved automatic Fire-extinguishing system and the area to be protected other than public corridors for Group A, B, C, D, E, G, H, and I Occupancies if tests required by the Secretary have established that such installation will not interfere with the efficient operation of such automatic fire-extinguishing systems.

SECTION 1607. Partitions

Where partitions are not required to be of fire-resistive or incombustible construction, approved plastics conforming to the requirements specified in this Code may be used.

SECTION 1608. Exterior Veneer

- (a) *General*
Exterior veneer may be of approved plastic materials, and shall conform to the provisions of this Section.
- (b) *Height*
Plastic veneer shall not be attached to any exterior wall above the first storey: *Provided*, that plastic veneer may be attached to exterior walls above the first storey of buildings located

outside of highly restrictive Fire Zones: *Provided*, further that the height of veneer is not in excess of 10.00 meters above the adjacent grade of elevation.

- (c) *Area*
Sections of plastic veneer shall not exceed 15.00 square meters in area, *Except*, that in less restrictive Fire Zones, the area may be increased by fifty percent.
- (d) *Separation*
Sections of plastic veneer shall be separated by a minimum of 1.20 meters vertically and 600 millimeters horizontally.

SECTION 1609. Awnings and Canopies

- (a) Plastic materials appropriate for use according to Flame Spread characteristics may be utilized in awnings and canopies, provided such awnings and canopies are constructed in accordance with provisions governing projections and appendages as specified in this Code.
- (b) Approved plastics may be used in awnings where untreated canvass is permitted.
- (c) Approved plastics may be used in lieu of plain glass in green-houses in less restrictive Fire Zones.

CHAPTER 17

SHEET METAL PAINT SPRAY BOOTHS

SECTION 1701. Sheet Metal Paint Spray Booths

(a) *General*

Paint spray booths shall be constructed of steel of not less than No. 18 U.S. gauge in thickness and shall be designed in accordance with this Code.

(b) *Area*

The area of a paint spray booth shall not exceed 150 square meters nor ten percent of the basic area permitted for the major use of the building according to its Occupancy Group.

(c) *Floor Construction*

The floor shall be constructed of incombustible material.

(d) *Interior Surface*

Paint spray booths shall be designed to permit the free passage of exhaust air from all parts of the interior and all interior surfaces shall be smooth and continuous without outstanding edges.

SECTION 1702. Fire Protection

Every spray booth having an open front elevation larger than 1.00 square meter and which is not equipped with doors, shall have a fire curtain or metal deflector not less than 100 millimeters deep installed at the upper outer edge of the booth opening.

SECTION 1703. Light

Paint spray booths shall be illuminated through hammered wire or heat-treated glass panels. The glass panels shall be located in such a manner as to reduce the hazard of ignition caused by paint spray deposit.

SECTION 1704. Ventilation

(a) *General*

Mechanical ventilation shall be provided direct to the exterior of the building. The mechanical exhaust system shall be designed to move the air through any portion of the paint spray area at the rate of not less than 30.00 lineal meters per minute. The blades of exhaust fans shall be constructed of non-ferrous material and shall be mounted in such a manner as to prevent contact with the exhaust duct. The motor shall not be mounted in the spray booth or the duct system and belts shall be enclosed where they enter the booth or duct system.

(b) *Exhaust Ducts*

Exhaust ducts shall be constructed of steel having a thickness not less than the values set by the Secretary. The discharge point for ducts in a paint spray booth shall be not less than 2.00 meters from adjoining combustible construction nor less than 8.00 meters from adjoining exterior wall openings: Except, that the discharge point for exhaust ducts is not regulated in a waterwash spray booth.

CHAPTER 18

GLASS AND GLAZING

SECTION 1801. General Requirements

- (a) This Chapter shall apply to exterior glass and glazing in all Occupancies except Groups A, B, and J Occupancies not over three storeys in height, and to interior and exterior glass and glazing in all occupancies subject to human impact as specified in this Code.
- (b) Standards for materials shall conform to the provisions set by the Secretary on glass dimensional tolerances, breaking stress levels, and design safety factors.
- (c) Each light shall bear the manufacturer's label designating the type and thickness of glass. Each light with special performance characteristics such as laminated, heat strengthened, fully tempered or insulated, shall bear the manufacturer's identification showing the special characteristics and thickness by etching or other permanent identification that shall be visible after the glass is glazed.

SECTION 1802. Area Limitation

Exterior glass and glazing shall be capable of safely withstanding the load due to wind pressures for various height zones above ground acting inward or outward. The area of individual lights shall not be more than the maximum allowable area of glass according to the wind load multiplied by the appropriate adjustment factor.

SECTION 1803. Glazing

Glass firmly supported on all four edges shall be glazed with minimum laps and edge clearances in accordance with Section 1801 paragraph (b), *Provided*, that glass edge clearance in fixed openings shall be not less than what is required for wind and earthquake drift. For glass not firmly supported on all four edges and design shall be submitted for approval of the Building Official. Glass supports shall be considered firm when deflection of the support at design load does not exceed 1/175 of the span.

SECTION 1804. Louvered Windows

Regular plate, sheet, or patterned glass in jalousies and louvered windows shall not be thinner than 5.6 millimeters minimal and not longer than 1.20 meters. Exposed glass edges shall be smooth.

SECTION 1805. Impact

Frameless glass doors, glass in doors, fixed glass panels, and similar glazed openings which may be subject to accidental human impact shall conform with the requirements set forth by the Secretary on impact loads of glass: *Except* in the following cases:

- (1) Bathtub and shower enclosures shall be constructed from approved shatter-resistant materials, such as: wire-reinforced glass not less than 5.6 millimeters thick; fully tempered glass not less than 4.8 millimeters thick; or laminated safety glass not less than 6.4 millimeters thick.
- (2) Glass lights located not less than 450 millimeters above the adjacent finished floor or walking surface.
- (3) Glass lights when the least dimension is not greater than 450 millimeters.
- (4) Glass lights 1.50 square meters or less in area.

CHAPTER 19

THE USE OF COMPUTERS

SECTION 1901. General Rule

The use of computers for all or any part of the design of buildings under this Code is permitted provided that all programs to be used are documented.

SECTION 1902. Program Documentation

Documenting a program under this Code consists of filing with the Building Official a reference to a publication or publications accessible to him where the detailed description of the program or a brief statement of the theoretical background of the program including a description of the algorithms used are found.

SECTION 1903. Submission of Computer-Generated Computations

A copy of the output sheets for computer-generated computations shall be submitted as a part of the design computations. The out sheets shall be accompanied by a certification of a designer and/or consultant that the output sheets are the results obtained through the use of documented programs. The certification should include the identification of the specific program used for each portion of the computer-generated computations being submitted.

CHAPTER 20

SIGNS

SECTION 2001. General Requirements

- (a) No sign or signboard shall be erected in such a manner as to confuse or obstruct the view or interpretation of any official traffic sign, signal, or device.
- (b) No sign or signboard shall be constructed as to unduly obstruct the natural view of the landscape, distract or obstruct the view of the public as to constitute a traffic hazard, or otherwise defile, debase or offend aesthetic and cultural values and traditions.

SECTION 2002. Maintenance

All signs, together with all of their supports, braces, guys, and anchors, shall be kept in repair and in proper state of preservation. The display of all signs shall be kept neatly painted and secured at all times.

SECTION 2003. Design and Construction

Sign structures shall be designed and constructed to resist all forces in accordance with the National Structural Code for Buildings. For signs on buildings, the dead lateral loads shall be transmitted through the structural frame of the building to the ground in such a manner as not to overstress any of the elements of the building. The weight of earth superimposed over footings may be used in determining the dead load resisting moment. Such earth shall be carefully placed and thoroughly compacted.

SECTION 2004. Supports and Anchorages

- (a) *General.* The supports and anchorages of all signs or sign structures shall be placed in or upon private property and shall be constructed conformity with the requirements of this Code.
- (b) *Materials.* Materials for construction of signs or sign structures shall be of the quality and grade as specified in this Code.
- (c) *Restrictions on Combustible Materials* – All signs or sign structures erected in highly restrictive Fire Zones shall have structural members of incombustible materials. Ground signs may be constructed of any material meeting the requirements of this Code. Combination signs, roof signs, wall signs, projecting signs, and signs on marquees shall be constructed of incombustible materials. No combustible material other than approved plastics shall be used in the construction of electric signs.
- (d) *Non-structural Trim* – Non-structural trim and portable display surfaces may be of wood, metal, approved plastics, or any combination thereof.
- (e) *Display Surfaces* – Display surfaces in all types of signs may be made of metal, glass, or approved plastics.

SECTION 2005. Projections and Clearances

- (a) *Clearances from High Voltage Power Lines* – Clearances of signs from high voltage power lines shall be in accordance with the Philippine Electrical Code.
- (b) *Clearances from Fire Escapes, Exits, or Standpipes* – No signs or sign structures shall be erected in such a manner than any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit, or standpipe.
- (c) *Obstruction of Openings.* No sign shall obstruct any opening to such an extent that light or ventilation is reduced to a point below that required by this Code. Signs erected within 1.50 meters of an exterior wall in which there are openings within the area of the sign shall be constructed of incombustible material or approved plastics.

- (d) *Projection over Alleys.* No sign or sign structure shall project into any public alley below a height of 3.00 meters above established sidewalk grade, nor project more than 300 millimeters where the sign structure is located 3.00 meters to 4.5 meters above established sidewalk grade. The sign or sign structure must not project more than 1.00 meter into the public alley where the sign or sign structure is located more than 4.50 meters above established sidewalk grade.

SECTION 2006. Lighting

Signs shall be illuminated only by electrical means in accordance with the Philippine Electrical Code.

CHAPTER 21

TRANSITORY AND FINAL PROVISIONS

SECTION 2101. Existing Building and Structures

All buildings or structures constructed under R.A. 6541 or existing city or municipal building codes or ordinances, if legally done in accordance therewith, shall be respected subject to such limitations established in this Code.

However, alterations, additions, conversions and/or repairs to be made in such buildings or structures shall be subject to the provisions of this Code.

SECTION 2102. Interim Rules and Regulations

Interim rules and regulations on buildings promulgated by the Secretary before the adoption of this Code pursuant to existing laws or decrees shall continue to have binding force and effect, when not in conflict with the provisions of this Code.

SECTION 2103. Separability Clause

If any provision of this Decree or the application thereof is to any person or circumstance declared unconstitutional or invalid for any reason, the same shall not affect the validity of the other provisions.

SECTION 2104. Repealing Clause

All laws, decrees, provisions of charters, executive orders, ordinances, rules and regulations or parts thereof contrary to or inconsistent with the provisions of this Decree are hereby repealed, amended, or modified accordingly.

SECTION 2105. Effectivity

This Decree shall take effect upon its promulgation.

Done in the City of Manila, this 19th day of February, in the year of our Lord, nineteen hundred and seventy seven.

(SGD.)
FERDINAND E. MARCOS
President
Republic of the Philippines

By the President:

(SGD.)
SGD. JUAN C. TUVERA
Presidential Assistant

CERTIFIED COPY:

(SGD.)
MELQUIADES T. DELA CRUZ, CESO II
Presidential Staff Director
Malacañang Records Section

REPUBLIC ACT NO. 544

AN ACT TO REGULATE THE PRACTICE OF CIVIL ENGINEERING IN THE PHILIPPINES

**Be it enacted by the Senate and House of Representatives of the
*Philippines in Congress assembled:***

ARTICLE I. – TITLE OF THE ACT AND DEFINITION OF TERMS

SECTION 1. *Title of Act.* – This Act shall be known as the “Civil Engineering Law”.

SECTION 2. *Definition of Terms.* – (a) The practice of civil engineering within the meaning and intent of this Act shall embrace services in the form of consultation, design, preparation of plans, specifications, estimates, erection, installation and supervision of the construction of streets, bridges, highways, railroads, airports and hangars, portworks, canals, river and shore improvements, lighthouses, and dry docks; buildings, fixed structures for irrigation, flood protection, drainage, water supply and sewerage works; demolition of permanent structures; and tunnels. The enumeration of any work in this section shall not be construed as excluding any other work requiring civil engineering knowledge and application.

(b) The term “civil engineer” as used in this Act shall mean a person duly registered with the Board of Examiners for Civil Engineers in the manner as hereinafter provided.

ARTICLE II. – BOARD OF EXAMINERS FOR CIVIL ENGINEERS

SECTION 3. *Composition of Board* – Within thirty days after the approval of this Act there shall be created a Board of Examiners for Civil Engineers hereinafter referred to as the Board, to be composed of a chairman and two members who shall be appointed by the Secretary of Public Works and Communication. The members of the Board shall hold office for a term of three years after appointment or until their successors shall have been appointed and shall have duly qualified. The first members of the Board appointed under this Act shall hold office for the following terms: One member for one year; one member for two years; and one member or three years. Each member of the Board shall qualify by taking the proper oath of office before entering upon the performance of his duties. Any member of the Board may be removed by the Secretary of Public Works and Communications for neglect of duty, incompetency, malpractice, unprofessional, unethical, immoral, or dishonorable conduct, after having been given opportunity to defend himself in a proper administrative investigation: Provided, That during the process of investigation the Secretary of Public Works and Communications shall have the power to suspend such member under investigation and shall appoint a temporary member in his place. Vacancies in the Board shall be filled for the unexpired term only.

SECTION 4. *Powers and duties of the Board* – The Board of Examiners for Civil Engineers is vested with authority, conformable with the provisions of this Act, to administer oaths, issue, suspend and revoke certificates of registration for the practice of civil engineering, issue certificates of recognition to civil engineers already registered under this Act for advanced studies, research, and/or highly specialized training in any branch of civil engineering subject to the approval of the Secretary of Public Works and Communications PRC, to investigate such violations of this Act and the regulations, there under as may come to the knowledge of the Board and, for this purpose, issue subpoena and subpoena duces tecum to secure appearance of witnesses in connection with the charges presented to the Board, to inspect at least once a year educational institutions offering courses in civil engineering, civil engineering works, projects or corporations, established in the Philippines and, for safe-guarding of life, health and property, to discharge such other powers and duties as may affect ethical and technological standards of the civil engineering profession in the Philippines. For the purpose of this Act, the Director of Public Works and/or his authorized representatives in the provinces and chartered cities shall be ex-officio agents of the Board and as such it shall be their duty to help in the enforcement of the provisions of this Act.

The Board may, with the approval of the Secretary of Public Works and Communication, Professional Regulation Commission issue such rules and regulations as may be deemed necessary to carry out the provisions of this Act. The board shall also adopt a code of ethics in the practice of civil engineering and have an official seal to authenticate its official documents.

SECTION 5. *Qualifications of Board members.* – Each member of the Board shall, at the time of his appointment:

- (a) Be a citizen and resident of the Philippines;
- (b) Be at least thirty years of age and of good moral character;
- (c) Be a graduate of civil engineering from a recognized and legally constituted school, institute, college or university;
- (d) Be a registered civil engineer duly qualified to practice civil engineering in the Philippines;
- (e) Have practiced civil engineering, with a certificate as such, for a period of not less than ten years prior to his appointment;
- (f) Not be a member of the faculty of any school, institute, college, or university where civil engineering course is taught, nor have a pecuniary interest in such institutions;
- (g) No former members of the faculty of any school, institute or university where civil engineering is taught can become a member of the Board unless he had stopped teaching for at least three consecutive years.

SECTION 6. *Fees and compensation of Board.* – The Board of Examiners for Civil Engineers shall charge for each application for examination the sum of forty pesos payable to the collecting and disbursing officer of the Bureau of Civil Service, Board of Examiners PRC upon filing of said application for examination, and for each certificate of registration, twenty pesos. Each member of the Board shall receive a compensation of five pesos for each applicant examined. A civil engineer in the service of the Government of the Republic of the Philippines appointed as member of the Board shall receive the compensation as herein provided, in addition to his salary in the government. All authorized expenses of the Board, including the compensation provided for herein, shall be paid by the collecting and disbursing officer of the Bureau of Civil Service out of such appropriation as may be made for the purpose.

SECTION 7. *Annual report.* – The Board shall, at the end of each fiscal year, submit to the Secretary of Public Works and Communications and PRC a detailed report of its activities and proceedings during the period covered by the fiscal year ended.

ARTICLE III. – EXAMINATION AND REGISTRATION

SECTION 8. *Examination requirement.* – All applicants for registration for the practice of civil engineering shall be required to pass a technical examination as hereinafter provided.

SECTION 9. *Holding of examination.* – Examination of candidates desiring to practice civil engineering in the Philippines shall be given in the City of Manila beginning the second Monday of February and August of each year, provided that such days do not fall on official holidays, otherwise the examinations shall be held on the days next following.

SECTION 10. – *Subjects of Examination.* – Applicants for certificates of registration as civil engineer shall be examined, in the discretion of the Board, on the following subjects: mathematics, including algebra, plane and spherical trigonometry, analytics, descriptive and solid geometry, differential and integral calculus, and rational and applied mechanics; hydraulics; surveying, including highway and railroad surveying; plane, topographic and hydrographic surveying, and advance surveying; design and construction of highways and railroads, masonry structures, wooden and reinforced concrete buildings, bridges, towers, walls, foundations, piers, ports, wharves, aqueducts, sanitary engineering works, water supply systems, dikes, dams, and irrigation and drainage canals.

SECTION 11. *Executive officer of the Board.* – The Commissioner of Civil Service Professional Regulation Commission shall be the executive officer of the Board and shall conduct the examinations given by the said Board. He shall designate any subordinate officer of the Bureau of Civil Service

Professional Regulation Commission to act as the Secretary and custodian of all records including examination papers and minutes of the deliberation of the Board.

SECTION 12. *Qualifications for examination.* – Any person applying for admission to the civil engineering examination as herein provided shall, prior to the date of the examination, establish to the satisfaction of the Board that he has the following qualifications:

- (a) Be at least twenty-one years of age;
- (b) Be a citizen of the Philippines;
- (c) Be of good reputation and moral character; and
- (d) Be a graduate of a four-year course in civil engineering from a school, institute, college or university recognized by the Government or the State wherein it is established.

SECTION 13. *Oath of civil engineers.* – All successful candidates in the examination shall be required to take a professional oath before the Board of Examiners for Civil Engineer or other Government Officials authorized to administer oaths, prior to entering upon the practice of the civil engineering profession.

SECTION 14. – *Seal and use of seal.* – All registered civil engineers shall obtain a seal of such design as the Board shall authorize and direct: *Provided, however,* That the serial number of the certificate issued by the Board shall be included in the design of the seal. Plans and specifications prepared by, or under the direct supervision of a registered civil engineer shall be stamped with said seal during the life of the registrant's certificate, and it shall be unlawful for any one to stamp or seal any documents with said seal after the certificate of the registrant named thereon has expired or has been revoked, unless said certificate shall have been renewed or re-issued.

SECTION 15. *Exemption from registration.* – (1) Registration shall not be required of the following persons:

- (a) Officers or enlisted men of the United States and Philippine Armed Forces, and civilian employees of the Government of the United States stationed in the Philippines while rendering civil engineering services for the United States and/or Philippines.
 - (b) Civil engineers or experts called in by the Philippine Government for consultation, or specific design and construction of fixed structures as defined under this Act, provided that their practice shall be limited to such work.
- (2) Any person residing in the Philippines may make plans or specifications for any of the following:
- (a) Any building in chartered cities or in towns with building ordinances, not exceeding the space requirement specified therein, requiring the services of a civil engineer.
 - (b) Any wooden building enlargement or alteration which is to be used for farm purposes only and costing not more than ten thousand pesos.
 - (c) *Provided, however,* That there shall be nothing in this Act that will prevent any person from constructing his own (wooden or light material) residential house, utilizing the service of a person or persons required for the purpose, without the use of a civil engineer, as long as he does not violate local ordinances of the place where the building is to be constructed.
- (3) Nor shall anything in this Act prevent draftsmen, student clerk-of-work, superintendents and other employees of those lawfully engaged in the practice of civil engineering under the provisions of this Act from acting under the instruction, control or supervision of their employer.
- (4) Nor shall anything in this Act prevent any person who prior to the approval of this Act have been lawfully engaged in the practice of "maestro de obras" to continue as such, provided they shall not undertake the making of plans supervision for the following classes of work:
- (a) Building of concrete whether reinforced or not.
 - (b) Building of more than two stories.
 - (c) Building with frames of structural steel.
 - (d) Building of structures intended for public gathering or assemblies such as theaters, cinematographs, stadia, churches, or structures of like nature.

(5) Nor shall anything in this Act prevent professional architects and engineers to practice their professions

SECTION 16. *Refusal to issue certificate.* – The Board of Examiners for Civil Engineers shall not issue a certificate to any person convicted by a court of competent jurisdiction of any criminal offense involving moral turpitude, or to any person guilty of immoral or dishonorable conduct, or to any person of unsound mind. In the event of a refusal to issue a certificate to any person, the Board shall give to the applicant a written statement setting forth its reason for such action, which statement shall be incorporated in the records of the Board.

SECTION 17. – *Suspension and revocation of certificates.* – Subject to the approval of the Secretary of Public Works and Communications, the Board shall have the power, after due notice and hearing, to suspend or revoke the certificate of registration for any cause mentioned in the preceding section.

SECTION 18. *Re-issue and replacement of certificates.* – The Board may, after the expiration of one year from the date a certificate of registration is revoked and for reasons it may deem sufficient, entertain an application for a new certificate of registration from the registrant concerned. Such application shall be accomplished in the same form prescribed for examination, but the Board may, in its discretion, exempt the applicant from taking the requisite examination.

SECTION 19. *Transitory provisions.* – As soon as this Act takes effect, any person desiring to practice the profession of civil engineering shall be required to obtain a certificate of registration in the manner and under the conditions hereinafter provided.

All civil engineers duly licensed under the provisions of Act Numbered Twenty-nine hundred and eighty-five, as amended, at the time this Act takes effect, shall be automatically registered under the provisions hereof. Certificates of registration held by such persons in good standing shall have the same force and effect as though the same have been issued under the provisions of this Act.

All graduates in civil engineering from a school, institute, college, or university recognized by the Government who have passed the civil service examinations for senior civil engineer and have been practicing or employed in the Government as such during five years are exempted from taking examination.

ARTICLE IV. – ENFORCEMENT OF ACT AND PENAL PROVISIONS

SECTION 20. *Enforcement of the Act by officers of the law.* It shall be the duty of all duly constituted law officers of the national, provincial, city and municipal governments, or any political subdivisions thereof, to enforce the provisions of this Act and to prosecute any person violating the same.

SECTION 21. *Registration required.* – Unless exempt from registration, no person shall practice or offer to practice civil engineering in the Philippines without having obtained the proper certificate of registration from the Board of Examiners for Civil Engineers.

SECTION 22. *Penal Provisions.* – Any person who shall practice civil engineering in the Philippines without being registered in accordance with the provisions of this Act or any person presenting or attempting to use as his own the certificate of registration of a registered civil engineer, or any person who shall give any false or forged evidence of any kind to the Board, or any person who shall impersonate any registrant civil engineer of different name, or any person who shall attempt to use a revoked or suspended certificate of registration, or any person who shall use in connection with his

name or otherwise assume, use or advertise any title or description tending to convey the impression that he is a civil engineer, without holding a valid certificate of registration, or any person who shall violate any of the provision of this Act, shall be guilty of a misdemeanor and shall, upon conviction, be sentenced to a fine of not less than five hundred pesos nor more than two thousand pesos, or to suffer imprisonment for a period of not less than six months not more than one year, or both, in the discretion of the court.

ARTICLE V. – MISCELLANEOUS PROVISIONS

SECTION 23. *Preparation of plans and supervision of construction by registered civil engineer.* – It shall be unlawful for any person to order or otherwise cause the construction, reconstruction, or alteration of any building or structure intended for public gathering or assembly such as theaters, cinematographs, stadia, churches or structures of like nature, and any other engineering structures mentioned in section two of this Act unless the designs, plans, and specifications of same have been prepared under the responsible charge of, and signed and sealed by a registered civil engineer, and unless the construction, reconstruction and/or alteration thereof are executed under the responsible charge and direct supervision of a civil engineer. Plans and designs of structures must be approved as provided by law or ordinance of a city or province or municipality where the said structure is to be constructed.

SECTION 24. The practice of civil engineering is a professional service, admission to which must be determined upon individual, personal qualifications. Hence, no firm, partnership, corporation or association may be registered or licensed as such for the practice of civil engineering: *Provided, however,* that persons properly registered and licensed as civil engineers may, among themselves or with a person or persons properly registered and licensed as architects, form, and obtain registration of, a firm, partnership or association using the term “Engineers” or “Engineers and Architects”, but, nobody shall be a member or partner of such firm, partnership or association unless he is a duly licensed civil engineer or architect, and the members who are civil engineers shall only render work and services proper for a civil engineer, as defined in this Act, and the members who are architects shall also only render work and services proper for an architect, as defined in the law regulating the practice of architecture; individual members of such firms, partnership or association shall be responsible for their own respective acts.

SECTION 25. *Reciprocity requirements.* – No person who is not a citizen of the Philippines at the time he applies to take the examination shall be allowed to take it unless he can prove in the manner provided by the Rules of Court that, by specific provision of law, the country of which he is a citizen, subject, or national either admits citizens of the Philippines to the practice of the same profession without restriction or allows them to practice it after an examination on terms of strict and absolute equality with citizens, subjects, or nationals of the country concerned, including the unconditional recognition of degrees issued by institutions of learning duly recognized for the purpose by the Government of the Philippines: *Provided,* That if he is not a citizen of the Philippines, and was admitted to the practice of a profession in the Philippines after December 8, 1941, his active practice in that profession, either in the Philippines or in the state or country where he was practicing his profession, shall not have been interrupted for a period of two years or more prior to July 4, 1946, and that the country or state from which he comes allows the citizens of the Philippines by specific provision of law, to practice the same profession without restriction or on terms of strict and absolute equality with citizens, subjects or nationals of the country or state concerned.

SECTION 26. *Roster of civil engineers.* – A roster showing the names and places of business of all registered civil engineers shall be prepared by the Commissioner of Civil Service periodically but at least once a year. Copies of this roster shall be placed on file with the Secretary of Public Works and Communications and furnished to all department heads, mayors of all chartered cities, to the Director of Public Works, to such other Bureaus, government entities or agencies and municipal and provincial authorities as may be deemed necessary and to the public upon request.

SECTION 27. *Repeal.* – All laws, parts of laws, orders, ordinances, or regulations in conflict with the provisions hereof; including parts of Act Numbered Twenty-nine hundred and eighty-five, as amended, as pertains to the practice of civil engineering, are hereby repealed, except the provisions of Act Numbered Thirty-one hundred and fifty nine amending Act Numbered Twenty-nine hundred and eighty five, pertaining to the practice of “maestro de obras”.

SECTION 28. *Construction of Act.* – If any part or section of this Act shall be declared unconstitutional, such declarations shall not invalidate the other provisions hereof.

SECTION 29. *Effectivity.* – This Act shall take effect upon its approval.

H. No. 5389
S. No. 2710

**Republic of the Philippines
Congress of the Philippines
Metro Manila
Twelfth Congress
Third Regular Session**

Begun and held in Metro Manila, on Monday, The twenty-eighth day of July, two thousand three.

REPUBLIC ACT NO. 9266

AN ACT PROVIDING FOR A MORE RESPONSIVE AND COMPREHENSIVE REGULATION FOR THE REGISTRATION, LICENSING AND PRACTICE OF ARCHITECTURE, REPEALING FOR THE PURPOSE REPUBLIC ACT NO. 545, AS AMENDED, OTHERWISE KNOWN AS “AN ACT TO REGULATE THE PRACTICE OF ARCHITECTURE IN THE PHILIPPINES, “ AND FOR OTHER PURPOSES

Be it enacted by the Senate and House of Representatives of the Philippines in Congress assembled:

**ARTICLE I
GENERAL PROVISIONS**

SECTION 1. *Short Title.* – This act shall be known as “The Architecture Act of 2004”.

SEC. 2. *Statement of Policy.* – The State recognizes the importance of architects in nation building and development. Hence, it shall develop and nurture competent, virtuous, productive and well-rounded professional architects whose standards of practice and service shall be excellent, qualitative, world-class and globally competitive through inviolable, honest, effective and credible licensure examinations and through regulatory measures, programs and activities that foster their professional growth and development.

SEC. 3. *Definition of Terms.* – As used in this Act, the following terms shall be defined as follows:

- (1) “Architecture” is the art, science or profession of planning, designing and constructing buildings in their totality taking into account their environment, in accordance with the principles of utility, strength and beauty;
- (2) “Architect” means a person professionally and academically qualified, registered and licensed under this Act with a Certificate of Registration and Professional Identification Card issued by the Professional Regulatory Board of Architecture and the Professional Regulation Commission, and who is responsible for advocating the fair and sustainable development, welfare and cultural expression of society’s habitat in terms of space, forms and historical context;
- (a) “Architect-of-record” means the architect registered and licensed under this Act, who is directly and professionally responsible for the total design of the project for the client and who shall assume the civil liability for the plans, specifications and contract documents he/she has signed and sealed;
- (b) “Architect-in-charge of construction” means an architect registered and licensed under this Act, who is directly and professionally responsible and liable for the construction supervision of the project;

(c) "Consulting Architect" means the architect registered and licensed or permitted to practice under this Act, who is professionally and academically qualified and with exceptional or recognized expertise or specialization in any branch of architecture;

(3) "General Practice of Architecture " means the act of planning and architectural designing, structural conceptualization, specifying, supervising and giving general administration and responsible direction to the erection, enlargement or alterations of buildings and building environments and architectural design in engineering structures or any part thereof; the scientific, aesthetic and orderly coordination of all the processes which enter into the production of a complete building or structure performed through the medium of unbiased preliminary studies of plans, consultations, specifications, conferences, evaluations, investigations, contract documents and oral advice and directions regardless of whether the persons engaged in such practice are residents of the Philippines or have their principal office or place of business in this country or another territory, and regardless of whether such persons are performing one or all these duties, or whether such duties are performed in person or as the directing head of an office or organization performing them;

(4) "Scope of the Practice of Architecture" encompasses the provision of professional services in connection with site, physical and planning and the design, construction, enlargement, conservation, renovation, remodeling, restoration or alteration of a building or group of buildings. Services may include, but are not limited to:

- (a) planning, architectural designing and structural conceptualization;
- (b) consultation, consultancy, giving oral or written advice and directions, conferences, evaluations, investigations, quality surveys, appraisals and adjustments, architectural and operational planning, site analysis and other pre-design services;
- (c) schematic design, design development, contract documents and construction phases including professional consultancies;
- (d) preparation of preliminary, technical, economic and financial feasibility studies of plans, models and project promotional services;
- (e) preparation of architectural plans, specifications, bill of materials, cost estimates, general conditions and bidding documents;
- (f) construction and project management, giving general management, administration, supervision, coordination and responsible direction or the planning, architectural designing, construction, reconstruction, erection, enlargement or demolition, renovation, repair, orderly removal, remodeling, alteration, preservation or restoration of buildings or structures or complex buildings, including all their components, sites and environs, intended for private or public use;
- (g) the planning, architectural lay-outing and utilization of spaces within and surrounding such buildings or structures, housing design and community architecture, architectural interiors and space planning, architectural detailing, architectural lighting, acoustics, architectural lay-outing of mechanical, electrical, electronic, sanitary, plumbing, communications and other utility systems, equipment and fixtures;
- (h) building programming, building administration, construction, arbitration and architectural conservation and restoration;
- (i) all works which relate to the scientific, aesthetic and orderly coordination of all works and branches of the work, systems and processes necessary for the production of a complete building or structure, whether for public or private use, in order to enhance and safeguard life, health and property and the promotion and enrichment of the quality of life, the architectural design of engineering structures or any part thereof; and

- (j) all other works, projects and activities which require the professional competence of an architect, including teaching of architectural subjects and architectural computer-aided design;
- (5) "Structural Conceptualization" means the act of conceiving, choosing and developing the type, disposition, arrangement and proportioning of the structural elements of an architectural work giving due consideration to safety, cost-effectiveness, functionality and aesthetics;
- (6) "Architectural Firm" means a sole proprietorship, a partnership or corporation registered with the proper government agencies;
- (7) "Authorship" refers to the author or authors of a set of architectural plans or specifications who are in charge of their preparation, whether made by them personally or under their immediate supervision;
- (8) "Board" refers to the Professional Regulatory Board of Architecture;
- (9) "Commission" means the Professional Regulation Commission;
- (10) "Service Agreement" means a duly notarized written contract or equivalent public instrument stipulating the scope of services and guaranteeing compensation of such services to be rendered by an architect registered and licensed under this Act;
- (11) "Integrated and Accredited Professional Organization" means the existing official national organization of all architects of the Philippines in which all registered Filipino architects shall be members without prejudice to membership in other voluntary professional associations;
- (12) "Continuing Professional Development" refers to a sustaining and progressive learning process that maintains, enhances, or increases the knowledge and continuing ability of architects;
- (13) "DTI" shall mean the Department of Trade and Industry; and
- (14) "SEC" shall mean the Securities and Exchange Commission.

ARTICLE II PROFESSIONAL REGULATORY BOARD OF ARCHITECTURE

SEC. 4. *Creation and Composition of the Professional Regulatory Board.* - There is hereby created a Professional Regulatory Board of Architecture, hereinafter referred to as the Board, a collegial body under the supervision and administrative control of the Professional Regulation Commission, hereinafter referred to as the Commission, to be composed of a chairman and two (2) members appointed by the President of the Philippines from a list of three (3) recommendees chosen from a list of five (5) nominees for each position submitted to the Commission by the integrated and the accredited professional organization of architects. The Board shall be organized not later than six (6) months from the effectivity of this Act.

SEC. 5. *Qualifications of Members of the Professional Regulatory Board.* – Each member shall, at the time of his/her appointment, possess the following qualifications:

- (a) be a citizen and a resident of the Philippines;
- (b) be a holder of a degree in Bachelor of Science in Architecture conferred by a school, college or university in the Philippines or abroad that is recognized and/or accredited by the Commission on Higher Education (CHED);

- (c) be an architect with a valid Certificate of Registration and Professional Identification Card and active practitioner of architecture for at least ten (10) years on the date of his/ her appointment;
- (d) not be a member of the faculty of any school, college, university or review institution where a regular course or review course in architecture is taught, nor have pecuniary interest in such institution. No former member of the faculty of any school, institute, university or review center where architecture is taught can become a member of the Board unless he/ she had officially resigned from such an institution and has completely stopped teaching, advising or reviewing activities for at least five (5) years prior to the nomination; and
- (e) Has never been convicted of any crime involving moral turpitude.

SEC. 6. *Term of Office.* – The members of the Board shall hold office for a term of three (3) years after appointment or until their successors shall have been appointed and duly qualified. Any vacancy occurring within the term of a member shall be filled for the unexpired portion of the term only. Each member of the Board maybe reappointed for one full term of three (3) years. Of the members of the Board first appointed under this Act, one (1) member shall be appointed and hold office as chairman for three (3) years, one (1) member for two (2) years, and one (1) member for one (1) year. Each member of the Board shall qualify by taking the proper oath prior to the performance of their duties: *Provided*, That the incumbent members of the Board shall continue to serve for the remainder of their term as members of the herein created Professional Regulatory Board of Architecture until a new Board shall have been properly organized.

SEC. 7. *Powers and Functions of the Board.* – The Board shall exercise the following specific powers, functions and responsibilities:

- (a) Prescribe and adopt the rules and regulations necessary for carrying out the provisions of this Act;
- (b) Supervise the registration, licensure and practice of architects;
- (c) Administer oaths in connection with the administration of this Act;
- (d) Issue, suspend, revoke, or reinstate the Certificate of Registration and the Professional Identification Card for the practice of the architecture profession;
- (e) Adopt an official seal of the Board;
- (f) Monitor the conditions affecting the practice of architecture and adopt such measures as may be deemed proper for the enhancement and maintenance of high professional, ethical and technical standards of the profession;
- (g) Prescribe and/or adopt the Code of Ethical Conduct and Standards of Professional Practice;
- (h) Hear and decide administrative cases involving violations of this Act, its implementing rules and regulations, the Code of Ethical Conduct and Standards of Professional Practice and for this purpose, to issue *subpoena ad testificandum* and *subpoena duces tecum* to secure the appearance of witnesses and the production of documents in connection therewith: *Provided*, That the decision of the Board shall, unless appealed to the Commission, become final and executory after fifteen (15) days from receipt of notice of judgment or decision. The decision of the Commission may be appealed to the Court of Appeals in accordance with the procedure under the Rules of Court;
- (i) Prescribe guidelines for the Continuing Professional Development (CPD) program in consultation with the integrated and accredited professional organization of architects: *Provided*, That the attendance to said CPD shall not be a mandatory requirement for the renewal of a professional license;

- (j) Prepare, adopt, issue or amend the syllabi of the subjects for examinations by determining and preparing questions which shall be within the scope of the syllabi of the subject for examination as well as administer, correct and release the results of the licensure examinations;
- (k) Approve, issue, limit or cancel temporary or special permit to practice architecture;
- (l) In coordination with the CHED, ensure that all higher educational instruction and offerings of architecture comply with the policies, standards and requirements of the course prescribed by the CHED in the areas of curriculum, faculty, library and facilities;
- (m) To adopt a program for the full computerization of the licensure examination; and
- (n) Discharge such other duties and functions as may be deemed necessary for the enhancement of the architecture profession and the upgrading, development and growth of the architecture education.

The policies, resolutions, rules and regulations, issued or promulgated by the Board shall be subject to review and approval of the Commission. However, the Board's decisions, resolutions or orders rendered in administrative cases shall be subject to review only if on appeal.

SEC. 8. *Administrative Supervision of the Board, Custodian of its Records, Secretariat and Support Services.* – The Board shall be under the administrative supervision of the Commission. All records of the Board, including applications for examination and administrative and other investigative cases conducted by the Board shall be under the custody of the Commission. The Commission shall designate the Secretary of the Board and shall provide the secretariat and other support services to implement the provisions of this Act.

SEC. 9. *Grounds for Suspension or Removal of Members of the Board.* – The President of the Philippines, upon the recommendation of the Commission, after giving the concerned member an opportunity to defend himself in a proper administrative investigation to be conducted by the Commission, may suspend or remove any member on the following grounds:

- (a) Neglect of duty or incompetence;
- (b) Violation or tolerance of the violation of this Act, or its implementing rules and regulations or the Code of Ethical Conduct and Standards of Professional Practice;
- (c) Final judgment of crimes involving moral turpitude; and
- (d) Manipulation or rigging of the architecture licensure examination results, disclosure of secret and confidential information in the examination questions prior to the conduct of the said examination or tampering of grades.

SEC. 10. *Compensation and Allowances of the Board.* – The chairman and members of the Board shall receive compensation and allowances comparable to that being received by the chairman and members of existing regulatory Boards under the Commission as provided for in the General Appropriations Act.

SEC. 11. *Annual Report.* – The Board shall submit an annual report to the Commission after the close of each year giving a detailed account of its proceedings during the year and making such recommendations as it may deem proper.

ARTICLE III EXAMINATION, REGISTRATION AND LICENSURE

SEC. 12. *Examination Required.* – All applicants for registration for the practice of architecture shall be required to undergo a licensure examination to be given by the Board in such places and dates as the Commission may designate in accordance with the provisions of R.A. No. 8981.

SEC. 13. *Qualifications of Applicant for Examination.* – Any person applying for examination shall establish to the satisfaction of the Board that:

- (a) He/she is a Filipino citizen or a citizen of a foreign country qualified to take the examination as provided for in this Act;
- (b) He/she is of good moral character;
- (c) He/she is a holder of the degree of Bachelor of Science in Architecture conferred by a school, college, academy or institute duly recognized and/or accredited by the Commission on Higher Education (CHED) and in addition has a specific record of at least two (2) years of equivalent of diversified architectural experience duly certified by a registered/licensed architect: *Provided, however,* That an applicant holding a Master's Degree in Architecture from a school, college, university or institute recognized by the government shall be credited one (1) year in his/her practical experience; and
- (d) He/she has not been convicted of any criminal offense involving moral turpitude.

SEC. 14. *Subjects for Examination.* – The licensure examination for architects shall cover, but are not limited to, the following subjects:

- (1) History and Theory of Architecture; Principles of Planning and Architectural Practice;
- (2) Structural Design, Building Materials, and Architectural Specifications, and Methods of Construction and Utilities;
- (3) Urban Design and Architectural Interiors; and
- (4) Architectural Design and Site Planning.

The Board, subject to the approval of the Commission, may revise or exclude any of the subjects and their syllabi, and add new ones as the need arises to conform to technological changes brought about by continuing trends in the profession.

SEC. 15. *Rating in the Licensure Examination.* – To be qualified as having passed the licensure examination for architects, a candidate must obtain a weighted general average of seventy percent (70%), with no grade lower than fifty percent (50%) in any given subject.

SEC. 16. *Report of Ratings.* – The Board shall submit to the Commission the ratings obtained by each candidate within thirty (30) calendar days after the examination, unless extended for just cause. Upon the release of the results of the examination, the Commission shall send by mail the rating received by each examinee at his/her given address using the mailing envelope submitted during the examination.

SEC. 17. *Oath.* – All successful candidates in the examination shall be required to take an oath of profession before any member of the Board, any government official authorized by the Commission or any person authorized by law to administer oaths, prior to entering upon the practice of the profession.

SEC. 18. *Issuance of Certificate of Registration and Professional Identification Card.* – A certificate of Registration and Professional Identification Card shall be issued to examinees who pass the licensure examination subject to payment of fees prescribed by the Commission. The Certificate of Registration shall bear the signature of the chairperson of the Commission

and the chairman and members of the Board, stamped with the official seal, indicating that the person named therein is entitled to the practice of the profession with all the privileges appurtenant thereto. The said certificate shall remain in full force and effect until withdrawn, suspended or revoked in accordance with this Act.

A Professional Identification Card bearing the registration number, date of issuance, expiry date, duly signed by the chairperson of the Commission, shall likewise be issued to every registrant who has paid the prescribed fee.

SEC. 19. *Roster of Architects.* – A roster showing the names and place of business of all registered professional architects shall be prepared and updated by the Board and copies thereof shall be made available to any party as may be deemed necessary.

SEC. 20. *Seal, Issuance and Use of Seal.* – A duly licensed architect shall affix the seal prescribed by the Board bearing the registrant's name, registration number and title "Architect" on all architectural plans, drawings, specifications and all other contract documents prepared by or under his/her direct supervision.

- (1) Each registrant hereunder shall, upon registration, obtain a seal of such design as the Board shall authorize and direct. Architectural plans and specifications prepared by, or under the direct supervision of a registered architect shall be stamped with said seal during the life of the registrant's certificate, and it shall be unlawful for any one to stamp or seal any documents with said seal after the certificate of the registrant named thereon has expired or has been revoked, unless said certificate shall have been renewed or re-issued.
- (2) No officer or employee of this Republic, chartered cities, provinces and municipalities, now or hereafter charged with the enforcement of laws, ordinances or regulations relating to the construction or alteration of buildings, shall accept or approve any architectural plans or specifications which have not been prepared and submitted in full accord with all the provisions of this Act; nor shall any payments be approved by any such officer for any work, the plans and specifications for which have not been so prepared and signed and sealed by the author.
- (3) It shall be unlawful for any architect to sign his/her name, affix his/her seal or use any other method of signature on architectural plans, specifications or other documents made under another architect's supervision, unless the same is made in such manner as to clearly indicate the parts of such work actually performed by the former, and it shall be unlawful for any person, except the architect-of-record, to sign for any branch or work for any function of architectural practice, not actually performed by him/her. The architect-of-record shall be fully responsible for all architectural plans, specifications and other documents issued under his/her seal or authorized signature.
- (4) Drawings and specifications duly signed, stamped or sealed, as instruments of service, are the intellectual properties and documents of the architect, whether the object for which they are made is executed or not. It shall be unlawful for any person, without the consent of the architect or author of said documents, to duplicate or to make copies of said documents for use in the repetition of and for other projects or buildings, whether executed partly or in whole.
- (5) All architectural plans, designs, specifications, drawings and architectural documents relative to the construction of a building shall bear the seal and signature only of an architect registered and licensed under this Act together with his/her professional identification card number and the date of its expiration.

SEC. 21. *Indication of Certificate of Registration/Professional Identification Card and Professional Tax Receipt.* – The architect shall be required to indicate his/her Certificate of Registration and Professional Identification Card, its date of issuance and the duration of validity, including the professional tax receipt number, on the documents he/she signs, uses in connection with the practice of his/her profession.

SEC. 22. *Refusal to Issue Certificate of Registration and Professional Identification Card.* – The Board shall not register and issue a Certificate of Registration and Professional Identification Card to any person who has falsely sworn or misrepresented himself/herself in his/her application for examination or to any person convicted by a court of competent jurisdiction of a criminal offense involving moral turpitude or guilty or immoral and dishonorable conduct or to any person of unsound mind. In the event of refusal to issue certificate for any reason, the Board shall give the applicant a written statement setting forth the reasons for such action, which statement shall be incorporated in the record of the Board: *Provided, however,* That registration shall not be refused and a name shall not be removed from the roster of architects on conviction for a political offense or for an offense which should not, in the opinion of the Board, either from the nature of the offense or from the circumstances of the case, disqualify a person from practicing under this Act.

SEC. 23. *Suspension and Revocation of Certificates of Registration, Professional Identification Card or the Special/Temporary Permit.* – The Board shall have the power, upon notice and hearing, to suspend or revoke the validity of a Certificate of Registration/Professional Identification Card, or shall cancel a special permit granted under this Act to an architect, on any ground mentioned under Section 22 hereof for the use of or perpetuation of any fraud or deceit in obtaining a Certificate of Registration and Professional Identification Card or special/temporary permit; for gross negligence or incompetence; for unprofessional or dishonorable conduct; or for any cause specified hereunder: *Provided, however,* That such action of the Board shall be subject to appeal to the Commission whose decision shall be final if he/she:

- (a) has signed and affixed or permitted to be signed or affixed his name or seal on architectural plans and designs, specifications, drawings, technical reports, valuation, estimates, or other similar documents or work not prepared by him/her or not executed under his/her immediate supervision; or
- (b) has paid money except the regular fees provided for to secure a Certificate of Registration; or
- (c) has falsely impersonated a practitioner, or former practitioner of alike or different name or has practiced under an assumed, fictitious or corporate name other than that of the registered; or
- (d) has aided or abetted in the practice of architecture any person not duly authorized to practice architecture in the Philippines; or
- (e) has openly solicited projects by actually undertaking architectural services without a valid service agreement guaranteeing compensation of services to be rendered and/or has actually allowed himself/herself to be exploited by undertaking architectural services without a valid service agreement, both acts being prejudicial to other architects registered and licensed under this Act and inimical to the interests of the profession; or
- (f) has violated any provision of this Act, its implementing rules and regulations, the Code of Ethical Conduct and Standards of Professional Practice.

The Board shall periodically examine the grounds for the revocation of the Certificate of Registration and Professional Identification Card and update these as necessary under the implementing rules and regulations.

Any person, firm or association, may prepare charges in accordance with the provisions of this section against any registrant, or the Board may *motu proprio* investigate and/or take cognizance of acts and practices constituting sufficient cause for suspension or revocation of the Certificate of Registration by proper resolution or order. Such charges shall be in writing and shall be sworn to by the person making them and shall be filed with the Secretary of the Board.

SEC. 24. *Re-issuance or Replacement of Revoked or Lost Certificates of Registration, Professional Identification Card or Special and Temporary Permit.* – The Board may, after the expiration of two (2) years from the date of revocation of a Certificate of Registration, Professional Identification Card or special/temporary permit, and upon application and for reasons deemed proper and sufficient, reinstate the validity of a revoked Certificate of Registration and in so doing may, in its discretion, exempt the application from taking another examination.

A new Certificate of Registration or Professional Identification Card, temporary/ special permit to replace those which have been lost, destroyed, or mutilated, may be re- issued, subject to the rules promulgated by the Board and the Commission, upon payment of the required fees.

ARTICLE IV PRACTICE OF ARCHITECTURE

SEC. 25. *Registration of Architects Required.* – No person shall practice architecture in this country, or engage in preparing architectural plans, specifications or preliminary data for the erection or alteration of any building located within the boundaries of this country, or use the title “Architect”, or display the word “Architect” together with another word, or display or use any title, sign, card, advertisement, or other device to indicate such person practices or offers to practice architecture, or is an architect, unless such person shall have received from the Board a Certificate of Registration and be issued a Professional Identification Card in the manner hereinafter provided and shall thereafter comply with the provisions of this Act.

A foreign architect or any person not authorized to practice architecture in the Philippines, who shall stay in the country and perform any of the activities mentioned in Section 3 and 4 of this Act, or any other activity analogous thereto, in connection with the construction of any building/structure/edifice or land development project, shall be deemed engaged in the unauthorized practice of architecture.

SEC. 26. *Vested Rights: Architects Registered When this Law is Passed.* – All architects registered at the time this law takes effect shall automatically be registered under the provisions hereof, subject, however, to the provisions herein set forth as to future requirements.

Certificate of Registration held by such persons in good standing shall have the same force and effect as though issued after the passage of this Act.

SEC. 27. *Reciprocity Requirements.* – A person who is not a citizen of the Philippines at the time he/she applies to take the examination shall not be allowed to take the licensure examination unless he/she can prove, in the manner provided by the Rules of Court that, by specific provisions of law, the country of which he/she is a citizen, subject or national either admits citizens of the Philippines to the practice of the same profession without restriction or allows them to practice it after passing an examination on terms of strict and absolute equality with citizens, subjects or nationals of the country concerned, including the unconditional recognition of prerequisite degrees/diplomas issued by the institutions of learning duly recognized for the purpose by the Government of the Philippines.

SEC. 28. *Continuing Professional Development (CPD).* – To promote public interest and to safeguard life, health and property, all practicing architects shall maintain a program of continuing professional development. The integrated and accredited professional organization shall have the responsibility of developing a continuing professional development program for architects. Other entities or organizations may become CPD providers upon accreditation by the Board.

SEC. 29. *Prohibition in the Practice of Architecture and Penal Clause.* – Any person who shall practice or offer to practice architecture in the Philippines without being registered/licensed and who are not holders of temporary or special permits in accordance with the provisions of this Act, or any person presenting or attempting to use as his/her own the Certificate of

Registration/Professional Identification Card or seal of another or temporary or special permit, or any person who shall give any false or forged evidence of any kind to the Board or to any member thereof in obtaining a Certificate of Registration/Professional Identification Card or temporary or special permit, or any person who shall falsely impersonate any registrant of like or different name, or any person who shall attempt to use a revoked or suspended Certificate of registration/Professional Identification Card or cancelled special/temporary permit or any person who shall use in connection with his/her name or otherwise assume, use or advertise any title or description tending to convey the impression that he/she is an architect when he/she is not an architect, or any person whether Filipino or foreigner, who knowingly allows the use, adoption, implementation of plans, designs or specifications made by any person, firm, partnership or company not duly licensed to engage in the practice of architecture, or any person who shall violate any of the provisions of this Act, its implementing rules and regulations, the Code of Ethical Conduct and Standards of Professional Practice, or any policy of the Board and the Commission, shall be guilty of misdemeanor and charged in court by the Commission and shall, upon conviction be sentenced to a fine of not less than One hundred thousand pesos (P100,000.00) but not more than Five million pesos (P5,000,000.00) or to suffer imprisonment for a period not less than six (6) years or both, at the discretion of the Court.

SEC. 30. *Prohibition in the Practice of Architecture.* – Any person or entity, whether public or private, Filipino or foreigner, who/which shall entice, compel, coerce, require or otherwise force an architect registered and licensed under this Act to undertake/perform any service under the general practice of architecture as defined under this Act, without first executing a written contract/service agreement, shall be guilty of a misdemeanor and shall, upon conviction be sentenced to a fine of not less than Two hundred thousand pesos (P200,000.00) or to suffer imprisonment for a period not exceeding six (6) years, or both, at the discretion of the Court.

SEC. 31. *Liability of Representative of Non-Registered Persons.* – It shall be unlawful for any person or firm or corporation to seek to avoid the provisions of this Act by having a representative or employee seek architectural work in their behalf, unless and until, such persons have duly qualified and duly registered/licensed, otherwise, both those represented and the representative, the employer and the employee shall be deemed guilty of violation of this Act. Solicitation of architectural work shall be construed as offering to practice architecture and shall be unlawful for any non-registered and unlicensed persons to do so.

SEC. 32. *Signing of Architectural Plans, Specifications and Other Contract Documents.* – It shall be unlawful for any architect to sign his/her name, affix his/her seal, or use other method of signature on architectural plans, specifications or other contract documents made under another architect's supervision, unless the same is made in such manner as to clearly indicate the part or parts of such work actually performed by the former; and it shall be unlawful for any person, except the Architect-of-record to sign for any branch of the work, or any function or architectural practice, not actually performed by him/her. The Architect-of-record shall be fully responsible for all architectural plans, specifications, and other documents issued under his/her seal or authorized signature.

The Board shall make all the necessary rules and regulations with regards to the signing and sealing of drawings, specifications, reports, and other documents.

SEC. 33. *Ownership of Plans, Specifications and Other Contract Documents.* – Drawings and specifications and other contract documents duly signed, stamped or sealed, as instruments of service, are the intellectual property and documents of the architect, whether the object for which they are made is executed or not. It shall be unlawful for any person to duplicate or to make copies of said documents for use in the repetition of and for the other projects or buildings, whether executed partly or in whole, without the written consent of architect or author of said documents.

All architects shall incorporate this provision in all contract documents and other instruments of service.

SEC. 34. *Non-Registered Person Shall Not Claim Equivalent Service.* – Persons not registered as an architect shall not claim nor represent either services or work as equivalent to those of a duly qualified registered architect, or that they are qualified for any branch or function of architectural practice, even though no form of the title “Architect” is used.

SEC. 35. *Positions in Government Requiring the Services of Registered and Licensed Architects.* – Within three (3) years from the effectivity of this Act, all existing and proposed positions in the local and national government, whether career, permanent, temporary or contractual and primarily requiring the services of an architect shall be filled only by registered and licensed architects.

SEC. 36. *Collection of Professional Fees.* - It shall be unlawful for any unregistered person to collect a fee for architectural services except as an employee collecting a fee as representative of a Registered Architect.

SEC. 37. *Limitation to the Registration of a Firm, Company, Partnership, Corporation or Association.* – The practice of architecture is a professional service, admission to which shall be determined upon the basis of individual personal qualifications. However, a firm, company, partnership, corporation or association may be registered or licensed as such for the practice of architecture under the following conditions:

- (a) Only Filipino citizens properly registered and licensed as architects under this Act may, among themselves, or together with allied technical professionals, form and obtain registration as a firm, company, partnership, association or corporation for the practice of architecture;
- (b) Registered and licensed architects shall compose at least seventy-five percent (75%) of the owners, shareholders, members, incorporators, directors, executives officers, as the case may be;
- (c) Individual members of such firm, partnership, association or corporation shall be responsible for their individual and collective acts as an entity and as provided by law;
- (d) Such firm, partnership, association or corporation shall be registered with the Securities and Exchange Commission and the Board.

Sec. 38. *Coverage of Temporary/Special Permits.* – Foreign nationals who have gained entry in the Philippines to perform professional services as architects or consultants in foreign-funded or assisted projects of the government or employed or engaged by Filipino or foreign contractors or private firms, shall, before assuming the duties, functions and responsibilities as architects or consultants, secure a special/temporary permit from the Board subject to approval of the Commission, to practice his/her profession in connection with the project to which he/she was commissioned: *Provided*, That the foreign national of foreign firm, whose name or company name, with the title architect, architectural consultant, design consultant, consultant or designer appears on architectural plans, specifications and other related construction documents, for securing building permits, licenses and government authority clearances for actual building project construction in the Philippines and advertisements and billboards for marketing purposes, shall be deemed practicing architecture in the Philippines, whether the contract for professional services is consummated in the Philippines or in a foreign country: *Provided, further*, That the following conditions are satisfied as follows:

- (a) That he/she is a citizen or subject of a country which specifically permits Filipino professionals to practice his/her profession within their territorial limits, on the same basis as the subjects or citizens of such foreign state or country;
- (b) That he/she is legally qualified to practice architecture in his/her own country, and that his/her expertise is necessary and advantageous to our country particularly in the aspects of technology transfer and specialization;

- (c) That foreign nationals shall be required to work with a Filipino counterpart and shall also be responsible for public utilities and taxes due to the Philippine government, relative to their participation in, or professional services rendered to the project, in accordance with the established implementing rules and regulations providing for the procedure for the registration and/or issuance of temporary/special permits to foreign architects allowed by law to practice their profession in the Philippines by the Board of Architecture and the accredited professional organization; and
- (d) Agencies, organizations or individuals whether public or private, who secure the services of a foreign professional authorized by law to practice in the Philippines for reasons aforementioned, shall be responsible for securing a special permit from the Professional Regulation Commission (PRC) and the Department of Labor and Employment (DOLE) pursuant to PRC and DOLE rules.

SEC. 39. *Liability Insurance of a Person or Entity Allowed to Practice under a Temporary/Special Permit.* – Foreign nationals, including former Filipinos wanting to engage in the general practice of architecture as defined in Section 3 (c) of this Act must secure locally their professional liability insurance or malpractice insurance or their acceptable equivalent in bond form commensurate with the nature and magnitude of their project involvement and their compensation the implementing rules and regulations for such a requirement for practice shall be implemented by the Board in consultation with the integrated and accredited professional organization of architects within six (6) months from the effectivity of this Act.

ARTICLE V FINAL PROVISIONS

SEC. 40. *Integration of the Architecture Profession.* – The Architecture profession shall be integrated into one (1) national organization which shall be accredited by the Board, subject to the approval by the Commission, as the integrated and accredited professional organization of architects: *Provided, however,* That such an organization shall be registered with the Securities and Exchange Commission, as a non-profit, non-stock corporation to be governed by by-laws providing for a democratic election of its officials. An architect duly registered with the Board shall automatically become a member of the integrated and accredited professional organization of architects and shall receive the benefits and privileges provided for in this Act upon payment of the required fees and dues. Membership in the integrated and accredited professional organization of architects shall not be a bar to membership in other associations of architects.

SEC. 41. *Implementing Rules and Regulations.* – Within sixty (60) days after the effectivity of this Act, the Board, subject to the approval of the Commission and in coordination with integrated and accredited professional organization, shall adopt and promulgate such rules and regulations, Code of Ethical Conduct and Standards of Professional Practice, to carry out the provisions of this Act and which shall be effective fifteen (15) days following their publication in the *Official Gazette* or in two (2) major daily newspapers of general circulation.

SEC. 42. *Appropriations.* – The Chairperson of the Professional Regulation Commission shall immediately include in the Commission's programs the implementation of this Act, the funding of which shall be included in the annual General Appropriations Act.

SEC. 43. *Act Not Affecting Other Professionals.* – This Act shall not be construed to affect or prevent the practice of any other legally recognized profession.

SEC. 44. *Enforcement of the Act.* – It shall be the primary duty of the Commission and the Board to effectively enforce the provisions of this Act. All duly constituted law enforcement agencies and officers of national, provincial, city or municipal government or of any political subdivision thereof, shall, upon the call or request of the Commission or the Board, render assistance in enforcing the provisions of this Act and to prosecute any person violating the provisions of the same. The Secretary of Justice or his duly designated representative shall act as legal adviser to the Commission and the Board and shall render legal assistance as may be necessary in carrying out the provisions of this Act.

Any person may bring before the Commission, Board or the aforementioned officers of the law, cases of illegal practice or violations of this Act committed by any person or party.

The Board shall assist the Commission in filing the appropriate charges through the concerned prosecution office in accordance with law and the Rules of Court.

SEC. 45. *Separability Clause.* – If any clause, provision, paragraph or part hereof shall be declared unconstitutional or invalid, such judgment shall not affect, invalidate or impair any other part hereof, but such judgment shall be merely confined to the clause, provision, paragraph or part directly involved in the controversy in which such judgment has been rendered.

SEC. 46. *Repealing Clause.* – Republic Act No. 545, as amended by Republic Act No. 1581 is hereby repealed and all other laws, orders, rules and regulations or resolutions or part/s thereof inconsistent with the provisions of this Act are hereby repealed or modified accordingly.

SEC. 47. *Effectivity.* – This Act shall take effect after fifteen (15) days following its publication in the *Official Gazette* or in two (2) newspapers of general circulation.

Approved,

(SGD.)
FRANKLIN M. DRILON
President of the Senate

(SGD.)
JOSE DE VENECIA JR.
Speaker of the House
of Representatives

This Act which is a consolidation of House Bill No. 5389 and Senate Bill No. 2710 was finally passed by the House of Representatives and the Senate on January 28, 2004 and January 29, 2004, respectively.

(SGD.)
OSCAR G. YABES
Secretary of the Senate

(SGD.)
ROBERTO P. NAZARENO
Secretary General
House of Representatives

Approved:

(Signed)
GLORIA MACAPAGAL-ARROYO
President of the Philippines