



REPUBLIC OF THE PHILIPPINES
MINISTRY OF PUBLIC WORKS AND HIGHWAYS

OFFICE OF THE MINISTER
Manila

48-105

September 7, 1983

MINISTRY ORDER)
No. **62**)
X - - - - - X) SUBJECT: Reiterating Strict
enforcement of the
provisions of the
NBC

To all Regional Directors as Building Code Coordinators, District/City/Municipal Engineers as Acting Building Officials, Building Officials and all concerned.

Our inspection of the damaged buildings in Ilocos Norte after the recent severe earthquake brings to light that the loss in life and property could not have been as severe had the National Building Code been strictly enforced.

To avert similar occurrences in the future you are all enjoined to enforce same with utmost diligence. The following provisions are quoted for emphasis:

"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 with the Office of the Building Official
To be submitted together with such application are at least five sets of corresponding plans and specifications prepared, signed and sealed by a duly licensed architect or civil engineer in case of architectural and structural plans, by a registered mechanical engineer in case of mechanical plans, by a registered electrical engineer in case of electrical plans and by a licensed sanitary engineer or master plumber in case of plumbing or sanitary installation plans except in those cases exempted or not required by the Building Official under this Code."

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"Section 3.2.2 (Of the IRR) Engineering Documents;

3.2.2.1 Structural

a) Design analysis shall be required for all buildings or structures except the following:

1. Traditional indigenous family dwelling or defined in Section 209 of the NBC.

2. Simple detached residential building with a total area up to 20.00 sq.m."

"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:

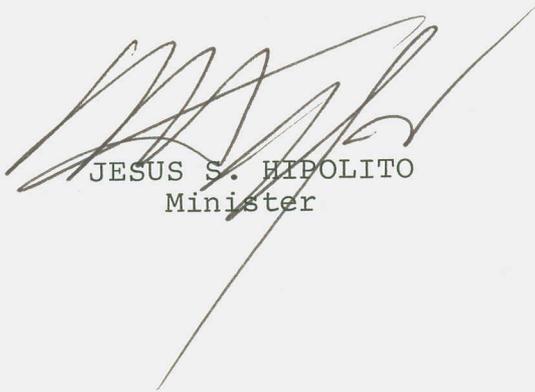
No building or structure shall be used or occupied and no change in the existing use or occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy therefor as provided in this Code . . ."

The Building Official shall strictly require the presence of the project Supervisor or Concrete Inspector during the pouring of concrete which activity shall be recorded in the logbook.

The engineer or architect who drew up the plans and specifications shall be reminded of Article 1723 of the Civil Code that "he is liable for damages if within fifteen years from the completion of the structure, the same should collapse by reason of a defect in those plans and specifications or due to the defects in the ground. The contractor is likewise responsible for the damages if the edifice falls, within the same period, on account of defects in the construction or the use of materials of inferior quality furnished by him, or due to any violation of the terms of the contract. If the engineer or architect supervises the construction, he shall be solidarily liable with the contractor."

Acceptance of the building, after completion, does not imply waiver of any of the causes of action by reason of any defect mentioned in the preceding paragraph.

For compliance.



JESUS S. HIPOLITO
Minister

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