

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

FIFTEENTH CONGRESS
First Regular Session

HOUSE BILL NO. 2962

Introduced by Honorable Anna York P. Bondoc, MD

EXPLANATORY NOTE

This bill requires that all government buildings be set, designed, constructed, operated, maintained and retrofitted using environmentally responsible materials, sustainable architecture techniques and other green building practices for the purpose of reducing the building impacts on environment and human health.

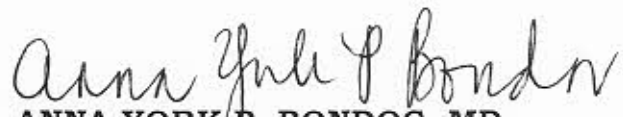
Buildings have been responsible for large amount of land use, energy and water consumption, and air and atmosphere. Such fact runs counter to the very policy of the sustainable development and the Constitutional right of the people to a balanced and healthful ecology.

The escalating concerns on environmental degradation and its recognized consequence like global warming and climate change and the broad array of challenges which include the high and rising cost of energy, the worsening power grid constraints and power quality problems, the increased cost of waste, water, and waste disposal and associated costs of water pollution made it imperative to adopt policies that will condense the general adverse environmental impact of the built environment and will consequently cut costs and save environmental resources.

Green building uses one third less energy than conventional buildings. It espouses the (a) reduction of operating costs by increasing productivity and using less energy, water and other resources, (b) improvement of public and occupant health due to improved indoor air quality, and (c) decrease of waste, pollution and environmental decay.

The green building policy is our tool to address environmental degradation and the broad array of environmental challenges and ultimately to save the sole habitat of human being.

In light of the foregoing, the immediate passage of this urgent bill is earnestly sought.


ANNA YORK P. BONDOC, MD

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**AN ACT ESTABLISHING A GREEN BUILDING STANDARD FOR PLANNING,
DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE PRACTICES,
RENOVATION, EXPANSION AND RETROFITTING OF GOVERNMENT
BUILDING PROJECTS IN THE COUNTRY**

Be it enacted by the Senate and House of Representatives of the Philippines in Congress assembled:

SECTION 1. Title.

This act shall be known as the "Green Building Act"

SEC. 2. Purpose of the Act

To establish high-performance building standard, for the planning, design, construction, operation or maintenance practices, renovation and expansion of building projects and the retrofitting of existing government buildings which will mitigate the environmental, economic, and social impacts of built structures.

SEC. 3. Applicability.

The provisions in this act apply to the planning, design, construction, operation or maintenance practices, renovation, expansion and retrofitting of government owned buildings in the country.

All historic structures shall be exempt from the requirements of this act. Nevertheless, the green building policy may still be adopted in the operation or maintenance practices, renovation and expansion of such structures provided that the historical integrity of the structure shall not be compromised.

Government buildings and structures which are unoccupied or which serve a specialized function, including but not limited to buildings such as a pump station, garage, or storage building, shall not be subject to the requirements of this act.

SEC. 4. Definition of Terms.

For the purposes of this Code, the following definition of terms shall govern:

- (a) "Building" means any structure used or intended for supporting or sheltering any use or occupancy;
- (b) "Construction" means the building of any building or structure, or any portion thereof;
- (c) "Design" refers to the process of originating and developing a plan for a structure, system, or component with intention

- (d) "Government" shall include the national government and all local government units, as well as departments, regulatory agencies, instrumentalities, and implementing units of the same;
- (e) "Green building" means an integrated, or whole building, approach to the planning, design, construction, and operation of buildings and their surrounding landscapes that helps mitigate the environmental, economic, and social impacts of buildings so they are energy efficient, sustainable, secure and safe, cost-effective, accessible, functional, productive, and aesthetic;
- (f) "Historic structure" means any building or structure listed on or eligible for listing on a national, state or local register or list of historic resources;
- (g) "Maintenance and Operation" means the performance of the routine actions in keeping any building or structure in good condition;
- (h) "Renovation" means any change, addition, or modification to an existing building or structure that requires a building permit under pertinent laws;
- (i) "Retrofitting" means the act of adding a component or accessory to existing government buildings to conform with the green building standards;
- (j) "Standard" refers to the Green Building Management Standard or the set or required level of quality or attainment for the government buildings and structures.

SEC. 5. Green Building Education and Information.

The Government shall take measures, including the design, development, and dissemination of information and education materials, to promote and implement this act. The Government shall ensure that objective, accurate, comprehensive and updated information on green building policies and standards are available at all times not only to government institutions but also to the general public.

To raise awareness on the importance and benefits of green building standards, the month of March in each and every year throughout the Philippines shall be known as "Green Building Month."

SEC. 6. Green Building Management Standard

A Green Building Management Standard shall be developed as provided for in Section 7 for the accomplishment of the purpose of this Act. All government owned and controlled buildings shall adopt the Standard.

Applicable standards shall be set for the purposes of planning, designing, constructing, operating or maintaining, renovating and expanding building projects and for the purpose of retrofitting existing buildings.

SEC. 7. Implementation and Monitoring.

- (a) There shall be a Green Building National Board to be composed of the following members:
 - i. the Department of Public Works and Highways Secretary or his representative who shall be its ex officio-Chairman;
 - ii. the Department of Environment and Natural Resources Secretary or his representative;
 - iii. the Department of Energy Secretary or his representative;
 - iv. the Department of Health Secretary or his representative;
 - v. four (4) representatives from the academe and private sectors having expertise in building construction, development, engineering, natural resources conservation, energy conservation, green building practices,

environmental protection, environmental law, or other similar green building expertise.

- (a) The Green Building National Board shall have the following powers and functions:
 - i. Establish the Green Building Management Standard to be followed in the planning, design, construction, operation or maintenance practices, renovation and expansion of government owned buildings and in the retrofitting of existing government buildings;
 - ii. Make policy recommendations designed to continually improve and update the act;
 - iii. Monitor the compliance with the requirements of this act;
 - iv. Provide assistance in the development, adoption, and revisions of this act, including suggestions for additional incentives to promote green building practices;
 - v. The evaluation of the effectiveness of green building policies and their impact on the environmental health, including the relation of the development of the green building policies to the specific environmental challenges;
 - vi. Develop green building practices to be followed by the government building;
 - vii. Promotion of green building education to the public regarding the benefits of the green building standards;
 - viii. Monitor the issuance of "Green Building" certification by authorized accrediting body.
 - ix. Maintain registry of "Green Building" accrediting bodies, which it shall make available to the public;
 - x. Maintain registry of "Green Building" government institutions, which it shall make available to the public;
 - xi. Exercise such other powers and functions as may be necessary for or incidental to the attainment of the purposes and objectives of this Act.
- (c) The DPWH shall be the Governmental department principally responsible for the implementation and enforcement of the provisions of this Act. For this purpose, it shall have the following powers and functions:
 - i. Promulgate such rules and regulations necessary or proper for the implementation of this Act and the accomplishment of its purposes and objectives;
 - ii. Request the assistance of Government agencies and/or the private sector to ensure the effective and efficient implementation and enforcement of, and strict compliance with, the provisions of this Act and the rules and regulations promulgated in accordance herewith;
 - iii. Exercise such other powers and functions as may be necessary for or incidental to the attainment of the purposes and objectives of this Act.

SEC. 8. Green Building Certification.

The "Green Building" certification, upon satisfying the green building standards, shall be issued by any accrediting body duly authorized by the Green Building National Board.

SEC. 9. Funding Provision.

The Secretary of the DPWH shall immediately hereinafter include in the Department's programs the prompt implementation of this Act, funding of which shall be provided for in the Annual General Appropriations Act.

SEC. 10. Repealing Clause.

All laws, orders, issuances, and rules and regulations or parts thereof inconsistent with this Act are hereby repealed or modified accordingly.

SEC. 11. Separability Clause.

The provisions of this Act are hereby deemed distinct and separable from each other. If any provision hereof be declared invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions which shall remain in full force and effect.

SEC. 12. Effectivity.

This Act shall take effect one hundred twenty (120) days following its publication in at least two newspapers of general circulation.